

NOTICE OF MEETING

Planning and Zoning Commission
April 14, 2010
Cochise County Complex
Board of Supervisors Hearing Room
1415 W. Melody Lane, Building G
Bisbee, Arizona

AGENDA

4:00 P.M. CALL TO ORDER

THE ORDER OR DELETION OF ANY ITEM ON THIS AGENDA IS SUBJECT TO MODIFICATION AT THE MEETING.

ROLL CALL (Introduce Commission members, explain quorum and requirements for taking legal action.)

(Also explain procedure for public hearing, i.e., after Planning Director's Report, Applicant will be allowed 10 minutes, other persons will each have 5 minutes to speak and Applicant can have 5 minutes for rebuttal at end.)

APPROVAL OF PREVIOUS MINUTES - (Call for motion to approve the minutes of the March 10, 2010 Meeting)

CALL TO THE PUBLIC (Ask if any member of the public wishes to speak on any item not already on the agenda).

NEW BUSINESS

Item 1 (Page 1) - Introduce Docket and advise public who the applicants are.

Public Hearing, Docket SU-10-05: The Applicant seeks a Special Use Permit in order to establish and operate a farm equipment repair/metal fabrication operation, per Section 607.16 of the Cochise County Zoning Regulations. The operation is to take place in an existing Quonset hut which is approximately 1,200 square feet, a proposed 3,200 square foot shop, a 9' x 45' storage container, and associated outdoor storage. The business would include agriculture-related welding, metal fabrication and incidental small repairs. The subject parcel (305-73-020) is located at 3911 E. Shelton Road in Kansas Settlement, AZ.

Applicant: Jonathan Schmidt.

- Call for PLANNING DIRECTOR'S REPORT
- Call for APPLICANT'S STATEMENT
- Declare PUBLIC HEARING OPEN
 - Call For COMMENT FROM OTHER PERSONS (either in favor or against)
 - Call for APPLICANT'S REBUTTAL (if APPROPRIATE)
- Declare PUBLIC HEARING CLOSED
- Call for COMMISSION DISCUSSION (May ask questions of the applicant)
- Call for PLANNING DIRECTOR'S SUMMARY AND RECOMMENDATION
- Call for MOTION
- Call for DISCUSSION OF MOTION
- Call for QUESTION

ANNOUNCE ACTION TAKEN - (Note: Any individual disagreeing with this action has the right to appeal to the Board of Supervisors within 15 days. An application for appeal is available tonight with the Clerk, at our office Monday through Friday between 8 A.M. and 5 P.M., or anytime on our webpage in the "Permits and Packets" link)

Item 2 (Page 21) - Introduce Docket and advise public who the applicants are.

Public Hearing, Docket SU-10-07: The Applicant seeks a Special Use Permit in order to establish and operate a goat cheese making operation with up to 30 goats in milk production on the 40-acre parcel, and to supplement on-site power needs with two additional 55 foot tall wind turbines (one currently exists on the property and serves the existing single family residence). The applicable Sections of the Zoning Regulations are 607.37 (Agricultural Processing) and 1822.02.B (which requires an SUP for more than two wind turbines on any parcel). The subject parcel (104-62-001P) is located at 11432 S. Triple R Ranch Road in Palominas, AZ.

Applicant: J. C. Mutchler.

FOLLOW FORMAT FOR ITEM 1

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Item 3 (Page 54) - Introduce Docket and advise public who the applicants are.

Public Hearing, Docket SU-10-04: The Applicant seeks a Special Use Permit in order to legitimize an existing 70' x 1,200' private airstrip and 3,000 square foot hangar on a 61.2-

acre parcel, pursuant to Section 607.14 of the Cochise County Zoning Regulations. The subject parcel (104-80-013A) is located at 11647 S. Apache Sky Road in Palominas, AZ.

Applicant: Glen Spencer of Alan Nelson, LLC.

FOLLOW FORMAT FOR ITEM 1

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Item 4 (Page 107) - Introduce Docket and advise public who the applicants are.

Public Hearing, Docket SU-10-06: The Applicant seeks a Special Use Permit in a RU-4 zoning district (Rural; minimum lot size 4 acres) to legitimize the placement and rental of 35 storage containers (approximately 160 sq.-ft. each) on the site of the Security Plus Self Storage of Bisbee facility located at 101 S Taylor Rd. just outside of incorporated Bisbee and south of State Route 92. The Applicant also owns two adjacent parcels (102-15-118 and 119) that are under the jurisdiction of the City of Bisbee; those properties are also used as part of the self storage facility. The Applicant has requested several site development standard modifications, including the minimum 40 foot setback requirement for Special Uses in the Rural zoning districts to allow storage containers to remain approximately 3 feet from the north and south property boundaries, per Section 604.03 of the Zoning Regulations. In addition, the Applicant has requested a modification of the minimum parking and loading area improvement requirements for commercial uses in Category B Growth Areas to allow for the existing native surface, per Section 1804.07C, and the minimum landscaping requirements for commercial uses in Category B Growth Areas, per Section 1806.02B. Also, the Applicant seeks modifications of the minimum parking area design standard requirements, per Section 1804.09 and the requirement that two-way driveways be a minimum of 24 feet in width, per Section 1804.06F(3). The subject parcel (tax parcel id number 102-15-121) is located at 101 S. Taylor Rd. in unincorporated Bisbee.

Applicant: Christopher Borchard for Security Plus Self Storage of Bisbee.

FOLLOW FORMAT FOR ITEM 1

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Item 5 (Page 168) - Introduce Docket and advise public who the applicants are.

Public Hearing, Docket SUA-02-10: The Applicant seeks a Modification of Special Use Permit SU-91-06 (approved in 1991 for a private airstrip, accessory uses and structures), to allow for the construction of a six bedroom guesthouse and six additional single-family residences, pursuant to Section 607.01 of the Cochise County Zoning Regulations. The Applicant would also construct a private gymnasium to accommodate additional personnel and their families, pursuant to Section 607.07. The subject parcel (tax parcel id number 404-11-023) is zoned RU-4 (Rural; minimum lot size 4 acres) and is located approximately one-third of a mile east of the McNeal town site at 3870 Davis Rd.

Applicant: Walter Durfey for New Tribes Mission Aviation.

FOLLOW FORMAT FOR ITEM 1

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Item 6 (Page 204) - Introduce Docket and advise public who the applicants are.

Study Session, Docket R-10-02: Study session to consider an amendment to the whole of the "Cochise County Hazard Abatement Ordinance" to abate/remove rubbish, trash, weeds, filth, debris or damaged or dilapidated buildings which constitute a hazard to public health and safety and which may be compelled to be removed, with due process, from buildings, grounds, lots, contiguous sidewalks, streets and alleys within the unincorporated areas of the County. The Ordinance outlines the due process for formal notification, removal by the County and recovery of costs for removal and appeal processes for property owners with hazardous materials.

DIRECTOR'S REPORT ON PENDING AND RECENT MATTERS AND FUTURE AGENDA ITEMS

1. Board of Supervisors Actions
2. Next and potential future month's Dockets

CALL TO COMMISSIONERS ON RECENT MATTERS

ADJOURNMENT