



NOTICE OF MEETING
Cochise County, Planning and Zoning Commission

September 14, 2011, at 4:00

Cochise County Complex
Board of Supervisors, Hearing Room
1415 W. Melody Lane, Building G
Bisbee, Arizona 85607

AGENDA

1. 4:00 P.M. - CALL TO ORDER

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

- 2. ROLL CALL** (Introduce Commission members, explain quorum and requirements for taking legal action.)
- 3. CALL TO THE PUBLIC** (Opportunity for members of the public to speak on any item not already on the agenda).
- 4. APPROVAL OF PREVIOUS MONTH'S MINUTES**
- 5. NEW BUSINESS**

Item 1 – (Page 1) Introduce docket and advise the public who the applicants are.

PUBLIC HEARING, DOCKET SU-11-11 (Thome): The Applicant seeks Special Use authorization from the Planning and Zoning Commission in order to establish a Professional Services (607.26) land use on the 581-acre subject property. The intent is to install and operate a 10' x 40' modular office building for use as a lot reservation office for the proposed Copper Hills subdivision to the North.

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 this afternoon 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 38) Introduce docket and advise public who the applicants are.

PUBLIC HEARING, Docket R-11-03: Consideration of amendments to Article 20, and Section 2003 of the Cochise County Zoning Regulations concerning continuation, changes, or modifications to non-conforming land uses, lots and structures. The Commission will consider and forward to the Board of Supervisors recommendations concerning the proposed amendments, which are intended to provide regulatory relief to property owners affected by the Monument and Horseshoe II fires.

ANNOUNCE ACTION TAKEN (If the Commission makes a recommendation, the docket will be heard by the Board of Supervisors on Tuesday, September 27, 2011 at 10:00 a.m., at the same location as the Commission meeting).

Item 3 – (Page 40) Introduce docket and advise public who the applicants are.

PUBLIC HEARING, Docket R-11-04: Consideration of adoption of revisions to the existing Cochise County Building Safety Code Owner-Builder Amendment Options and to Section 508 of the Cochise County Zoning Regulations. The Commission will consider and forward to the Board of Supervisors recommendations concerning the proposed amendments, which are intended to provide regulatory relief to property owners affected by the Monument and Horseshoe II fires.

ANNOUNCE ACTION TAKEN (If the Commission makes a recommendation, the docket will be heard by the Board of Supervisors on Tuesday, September 27, 2011 at 10:00 a.m., at the same location as the Commission meeting).

Item 4 – (Page 42) Introduce docket and advise public who the applicants are.

PUBLIC HEARING, Docket R-11-05: Consideration of adoption of revisions to Article 20 and of the Cochise County Zoning Regulations. The Commission will consider and forward to the Board of Supervisors recommendations concerning the proposed amendments, which would codify the Board of Supervisors' authority to modify or waive site development standards for existing non-conforming structures or uses as part of a rezoning action.

ANNOUNCE ACTION TAKEN (If the Commission makes a recommendation, the docket will be heard by the Board of Supervisors on Tuesday, September 27, 2011 at 10:00 a.m., at the same location as the Commission meeting).

6. PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS

7. PENDING AND RECENT MATTERS

- A) FUTURE AGENDA ITEMS/DOCKETS**
- B) BOARD OF SUPERVISORS'S ACTIONS**

8. CALL TO COMMISSIONERS ON RECENT MATTERS

9. ADJOURNMENT

Pursuant to the Americans with Disabilities Act (ADA), Cochise County does not, by reason of a disability, exclude from participation in or deny benefits or services, programs or activities or discriminate against any qualified person with a disability. Inquiries regarding compliance with ADA provisions, accessibility or accommodations can be directed to Chris Mullinax, Safety/Loss Control Analyst at (520) 432-9720, FAX (520) 432-9716, TDD (520) 432-8360, 1415 Melody Lane, Building F, Bisbee, Arizona 85603.