

# Cochise County Planning Commission



Cochise County Complex  
Board of Supervisors' Hearing Room  
1415 W. Melody Lane, Building G  
Bisbee, Arizona 85603

**Regular Meeting**  
**March 12, 2014**  
**4:00 p.m.**

## AGENDA

- 1. 4:00 P.M. - CALL TO ORDER**
- 2. ROLL CALL** (Introduce Commission members and explain quorum and requirements for taking legal action).
- 3. APPROVAL OF PREVIOUS MONTH'S MINUTES**
- 4. CALL TO THE PUBLIC** - Pursuant to A.R.S. § 38-431.01 (H) this is an opportunity for the public to comment. Individuals are invited to address the Commission on any issue within the Commission's jurisdiction. Since Commissioners may not discuss items that are not specifically identified on the agenda, Commission action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date.
- 5. OLD BUSINESS**

**Item 1 - (Page 1) – PUBLIC HEARING – Docket SU-14-02 (Workman):** A request for a Special Use authorization to establish and operate a special event venue in the Kings Ranch subdivision. The proposal is to use the 10,937-square foot existing home on the property for special events such as wedding receptions. The subject parcel is located at 6121 E. Oak Loop in Palominas. The Applicant is R.L. Workman of Workman Homes.

## **Planning Commission**

The Planning Commission meets the second Wednesday of the month at 4:00 p.m. in the Board of Supervisors' Hearing Room. All meetings are open to the public. Those who wish to speak are asked to complete a "Speaker Information" form (available at the meeting) and submit it to County staff before the Call to Order.

The order and/or deletion of any item on the agenda is subject to modification at the meeting. Actions of the Planning Commission may be appealed to the Board of Supervisors by any interested party by submitting an application for appeal within 15 days. An application for appeal is available this afternoon with the Clerk, at the Community Development Department's office Monday through Friday between 8 A.M. and 5 P.M., or anytime on our webpage in the "Permits and Packets" link.

Packets and staff reports are available for review at the Community Development Department. Questions or concerns may be directed to Planning Manager, Michael Turisk at 520.432.9240. Agendas and minutes are posted on Cochise County's home page in the "Public Meeting Info" link.

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.

**COMMUNITY DEVELOPMENT DEPT.**  
**HOURS OF OPERATION**  
**Monday through Friday**  
**7:30 a.m. to 5:00 p.m.**  
**Phone: 520.432.9240**  
**Fax: 520.432.9278**

## **6. NEW BUSINESS**

**Item 1 – (Page 46) – NOT A PUBLIC HEARING - Docket S-05-05 (La Marquesa)** – A request for an additional one-year time extension for the La Marquesa Subdivision Tentative Plat. La Marquesa is a 103-lot Residential Conservation subdivision located on 317 acres, zoned RU-4 (Rural; one dwelling unit per 4 acres) and located at the north side of Three Canyons Road in Hereford, about one-mile east of Highway 92. The Tentative Plat was approved by the Board of Supervisors on February, 5, 2007. The current Tentative Plat extension expired on February 5, 2014. The Developer is Mr. Patrick Kirk and the Project Engineer is Mr. Blaine Reely of Monsoon Consultants in Tucson.

**Item 2 – (Page 50) – PUBLIC HEARING - Docket SU-14-03 (Marshall):** - A request for Special Use authorization to establish and operate a small-scale animal husbandry operation on an undeveloped, one-acre site. The intention is to construct a small tack shed/horse shelter to accommodate up to two horses on a seasonal basis. As the proposal is to establish a principal land use on the site, it is considered Animal Husbandry and requires Special Use approval. The subject parcel is unaddressed, but is located at the southwest corner of S. Barnett Road and Copper Ridge Road in unincorporated Bisbee. The Applicant is Mr. Steve Marshall.

**Item 3 – (Page 74) – PUBLIC HEARING - Docket SU-14-04 (Kitko):** A request for Special Use authorization in order to offer a single-family home for short-term vacation rentals. The proposed use is considered Guest Lodging and requires Special Use approval. The subject parcel is located at 11943 S. Elk Horn Road in Pearce. The Applicant is Stephen Kitko.

- 7. PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS**
- 8. CALL TO COMMISSIONERS ON RECENT MATTERS**
- 9. ADJOURNMENT**