



**Planning  
Commission**



# Cochise County Planning Commission

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

**Regular Meeting  
April 13, 2016  
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 – 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. NEW BUSINESS**

**Item 1- (Page 1) – Docket SU-16-01 (AEPCO).** A request for approval of a solar energy project in phases on approximately 202 acres of Heavy Industry (HI) and RU-4, D-Rural zoned property in and around the Arizona Electric Power Cooperative Inc. plant site located at 3525 N. Highway 191 in Cochise AZ. The applicant is Arizona Electric Power Cooperative Inc.

**Item 2 - (Page 85) –PUBLIC HEARING – Docket SU-06-14C (CQ Palominas)** A request for a Special Use modification to approve a new wall sign and an over-height sign at the Copper Queen Palominas Clinic, a 1.76-acre, R-36, Residential zoned

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 Department, at 520-432-9300. 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**

property located at 10524 Highway 92, Hereford, Arizona. The Applicant is Copper Queen Community Hospital/Palominas-Hereford Clinic.

**Item 3 - (Page 123) –PUBLIC HEARING – Docket SU-16-03 (Levine)** A request for a Special Use modification to approve a dog kennel/animal boarding facility on a 39-acre RU-4, Rural zoned property located at 6475 S. Jeffords Trail, Willcox, AZ. The proposed use is considered a Special Use in RU-4 Rural Zoning Districts under Section 607.06 of the Zoning Regulations. The Applicants are Alvin and Sileigh Levine.

**Item 4 - (Page 159) –PUBLIC HEARING – Docket SU-16-04 (Kriaris)** A request for a Special Use modification to approve a facility for the cultivation and infusion of medical marijuana on 40 acre RU-10, D-Rural zoned property located at 6952 S Covered Wagon Rd, Willcox, AZ. The Applicant is Nick Kriaris/NGK Enterprises Inc.

**Item 5 - (Page 199) –PUBLIC HEARING – Docket SU-16-07 (Brown)** A request for a Special Use modification to approve an animal boarding and a doggy daycare facility on a vacant 2.3-acre General Business (GB), zoned property located approximately one-quarter mile north of the intersection of E Hazen Rd.and S.Wardle Rd. near Sierra Vista, AZ. The Applicant is Nicole Brown.

**Item 6 - (Page 237) –PUBLIC HEARING – Docket SU-16-05 (Canna Sunglow)** A request for a Special Use modification to approve a facility for the cultivation and infusion of medical marijuana on 3.46 acres of a 393 acre RU-4, Rural zoned property located at 14066 S Sunglow Rd, Pearce, AZ. The Applicant is Canna Consultants Inc.

**6. PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS.**

**Report on April 12<sup>th</sup> Board of Supervisors meeting**

- a. Abandonment of Foremost subdivision

**Next P&Z Commission meeting**

**May 11, 2016**

- a. SU-16-06 (Frazier) medical marijuana north of Elfrida
- b. SU-99-09 (Muhammad) revocation of SUP for airstrip in abandoned Foremost subdivision
- c. Special Use request for indoor recreation in Whetstone

**Upcoming**

- a. SU-16-09 (Kramme) request for Tire Aggregate Storage near Willcox
- b. Minor zoning regulation update

**7. CALL TO COMMISSIONERS ON RECENT MATTERS.**

**8. ADJOURNMENT**