

**COCHISE COUNTY PLANNING & ZONING COMMISSION  
FINAL MINUTES  
May 11, 2016  
REGULAR MEETING at 4:00 p.m.**

The regular meeting of the Cochise County Planning and Zoning Commission was called to order at 4:00 p.m. by Vice-Chairman Gregan at the Cochise County Complex, 1415 Melody Lane, Building G, Bisbee, Arizona in the Board of Supervisors' Hearing Room. Vice-Chairman Gregan admonished the public to turn off cell phones, use the speaker request forms provided, and to address the Commission from the podium using the microphone. He explained the time allotted to speakers when at the podium. He then explained the composition of the Commission, and indicated that there were two Special Use Dockets and one Regulation Docket on the agenda. Vice-Chairman Gregan explained the consequences of a potential tie vote and the process for approval and appeal.

**ROLL CALL**

Vice-Chairman Gregan noted the presence of a quorum and called the roll, asking the Commissioners to introduce themselves and indicate the respective District they represent; six Commissioners (Jim Martzke, Carmen Miller, Wayne Gregan, Gary Brauchla, Nathan Watkins and Pat Edie indicated their presence. Staff members present included; Paul Esparza, Planning Director; Jesse Drake, Planning Manager; Peter Gardner, Planner I; and Jim Henry, Planner I.

**APPROVAL OF THE MINUTES**

**Motion:** Approve minutes of the April 13, 2016 meeting Action: Approve

**Moved by:** Ms. Edie **Seconded by:** Mr. Brauchla

**Vote:** Motion passed (**Summary:** Yes = 4, No = 0, Abstain = 2)

**Yes:** Ms. Miller, Mr. Brauchla, , Mr. Watkins, and Ms. Edie

**No:** 0

**Abstain:** Mr. Martzke and Mr. Gregan

**CALL TO THE PUBLIC:**

Mr. Jack Cook of Bisbee spoke on matters of personal concern.

**NEW BUSINESS**

**Item 1 PUBLIC HEARING Docket SU-16-06 (Frazier)**

A request for a Special Use authorization to approve a facility for the cultivation and infusion of medical marijuana on 9.78 acres of a 40-acre RU-4, D-Rural zoned property located at 11429 N. Moore Rd., Elfrida, AZ. The Applicant is Tim Frazier.

Vice-Chairman Gregan called for the Planning Director's report. Planning Manager Jesse Drake presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. Ms. Drake also explained Staff's analysis of the request, including the requested Modifications. She noted the support and opposition received, and closed by listing factors in favor of and against approval and then invited questions from the Commission.

Vice-Chairman Gregan then opened the Public Hearing. Mr. Tim Frazier of Elfrida spoke. He explained how the facility will help the local economy and school district by improving teacher pay. Mr. Frazier explained the education efforts he has undertaken in the community, including the changes that are happening in the valley. He stated that this project would pay better than other local agricultural jobs, which would improve the local economic outlook. He emphasized the benefits to the local schools which would improve the area overall.

Mr. Michael Pahle of Elfrida spoke in support, representing NORML of Arizona. He expressed support for the request, noting that this was the first time that NORML has offered endorsement of a request in Cochise County. Mr. Pahle explained his personal experience with medical marijuana and urged the Commission to support the request.

There being no further speakers in support or opposition, Vice-Chairman Greene closed the Public Hearing and invited discussion. Mr. Brauchla stated that the Commission's approval would be for the land use only, not an endorsement of MMJ. Mr. Watkins noted that if the use did not involve MMJ, the request would be exempt.

There being no further discussion, Vice-Chairman Gregan asked for Staff's recommendation. Ms. Drake recommended Conditional Approval. Vice-Chairman Gregan called for a motion. Mr. Watkins made a motion to approve the docket with the Conditions recommended by Staff. Ms. Edie seconded the motion. There being no further discussion, Vice-Chairman Gregan called for a vote on the motion. The motion passed 6-0.

**Motion:** Motioned to Approve the Docket with the Conditions recommended by Staff  
**Moved by:** Mr. Watkins **Seconded by:** Ms. Edie  
**Vote:** Motion passed (**Summary:** Yes = 6, No =0, Abstain =0)  
**Yes:** Mr. Martzke, Ms. Miller, Mr. Gregan, Mr. Brauchla, Mr. Watkins, and Ms. Edie  
**No:** 0  
**Abstain:** 0

### **Item 2 PUBLIC HEARING SU-16-08 (Reaves)**

A request for an indoor recreation center for the purposes of hosting children parties and events on two R-18, Residential zoned properties, Comprehensive Plan B-Neighborhood Conservation, located at 2136 N. Coronado Frontage Rd. near Huachuca City, AZ. The Applicant is Carla Reaves.

Vice-Chairman Gregan called for the Planning Director's report. Planner I Jim Henry presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. Mr. Henry also explained Staff's analysis of the request. He noted the support and opposition received, and closed by listing factors in favor of and against approval and then invited questions from the Commission. correct.

Vice\_Chairman Gregan then opened the Public Hearing. Ms. Carla Reaves of Huachuca City spoke, explaining the niche that the proposed business would fill, giving children something to do in the neighborhood. She explained that they had previously run a roofing business from the site for almost 12 years, and explained how she felt that the proposal would support the community and provide an economic benefit.

There being no speakers, Vice-Chairman Gregan then closed the Public Hearing and asked for Staff's recommendation. Mr. Henry recommended Conditional Approval with the requested Modifications. Vice-Chairman Gregan called for a motion. Mr. Martzke made a motion of Conditional Approval, with the Conditions and Modifications recommended by Staff. Mr. Watkins seconded the motion. There being no further discussion, Vice-Chairman Gregan called for a vote on the motion. The motion passed unanimously.

**Motion:** Motioned to Approve the Docket with the Conditions and Modifications recommended by Staff

**Moved by:** Mr. Martzke **Seconded by:** Mr. Watkins

**Vote:** Motion passed (**Summary:** Yes = 6, No =0, Abstain = 0)

**Yes:** Mr. Martzke, Ms. Miller, Mr. Gregan, Mr. Brauchla, Mr. Watkins, and Ms. Edie **No:** 0

**Abstain:** 0

### **Item 3 Initiation of text amendments to the Cochise County Zoning Regulations.**

#### **Item 4 PUBLIC HEARING R-16-01 (Update of the Zoning Regulations)**

A request for recommendation to the Board of Supervisors to approve text amendments to the Cochise County Zoning Regulations to clarify and simplify the existing regulations, and to incorporate changes from the Arizona Department of Fire, Building and Life Safety. The last revision of the Cochise County Zoning Regulations were on December 2, 2014 by Zoning Ordinance 14-10.

Vice-Chairman Gregan called for the Planning Director's report. Zoning Administrator Dora Flores presented the Docket, explaining the background of the proposed changes. She explained each change recommended by Staff and the rationale for said changes.

Vice-Chairman Gregan then opened the Public Hearing. There being no speakers Vice-Chairman Gregan closed the Public Hearing and invited discussion. Ms. Miller asked about the change to moving Solar from SU to PPU in LI & HI. Staff explained that oversight would not change, as site development standards would still apply, but that the projects in Industrial Zoning Districts would not require a Special Use Authorization. Mr. Gregan asked about the removal of the SU setback doubling, and if the Commission would have authority to impose additional setbacks if deemed necessary to mitigate impacts. Staff explained the recommendation, and confirmed that the Commission could increase setbacks if it was deemed appropriate.

Vice-Chairman Gregan then asked for Staff's recommendation. Ms. Flores recommended forwarding the Docket to the Board of Supervisors with a recommendation of Approval. Vice-Chairman Gregan called for a motion. Mr. Martzke made a motion to forward the Docket to the Board of Supervisors with a recommendation of Approval. Ms. Miller seconded the motion. There being no further discussion, Vice-Chairman Gregan called for a vote on the motion. The motion passed unanimously.

**Motion:** Motioned to forward the Docket to the Board of Supervisors with a recommendation of Approval

**Moved by:** Mr. Martzke **Seconded by:** Ms. Miller

**Vote:** Motion passed (**Summary:** Yes = 6, No =0, Abstain = 0)

**Yes:** Mr. Martzke, Ms. Miller, Mr. Gregan, Mr. Brauchla, Mr. Watkins, and Ms. Edie

**No:** 0

**Abstain:** 0

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

**Next P&Z Commission meeting**

**June 8, 2016**

- a. SU-16-09 (Kramme) request for Tire Aggregate Storage near Willcox
- b. SU-99-09 (Muhammad) revocation of SUP for airstrip in abandoned Foremost subdivision
- c. SU-16-10 (Wharton Clovis) medical marijuana cultivation and infusion near Sunizona
- d. SU-16-11 (Wharton Hwy 181) marijuana cultivation and infusion near Sunizona

**Upcoming**

- a. Rezoning from RU-4 to RU-2 for 10 acres at Parker Lakeview Estates
- b. Special Use request for Dog Boarding near Siera Vista

**Upcoming Board of Supervisors**

- a. SUA-16-04 (Kriaris) Appeal of April 13, 2016 P&Z Commission approval medical marijuana cultivation and infusion at 6950 S. Covered Wagon Rd. Willcox, AZ

**CALL TO COMMISSIONERS ON RECENT MATTERS:**

Ms. Miller asked about the Medical Marijuana Facility at Eurofresh in Willcox. Ms. Drake stated that the permit was in process. Mr. Watkins asked if the Sunglow from the April meeting had been appealed. Ms. Drake answered in the negative. Ms. Miller asked about the ability to limit the number of items on the agenda. Staff reminded the Commission that the Chair has the authority to not hear any agenda items after 8:00 pm, and could reschedule any such items not heard to a special meeting without further legal advertisement.

**ADJOURNMENT** – Mr. Brauchla moved to adjourn, Ms. Edie seconded, and the meeting was adjourned at 5:04 pm.