



**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  
July 08, 2015  
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) – NOT A PUBLIC HEARING -- Docket S-08-02 (Red Hawk):** A request for a one-year extension of the Red Hawk III, Unit IV subdivision tentative plat to March 24, 2016 for a 99-lot subdivision south of Interstate 10, west of Benson, AZ. The Developer is Thunder Ranch Estates Unit IV, LLC represented by Mr. Jim Vermilyea.

**Item 2 - (Page\_\_ ) - PUBLIC HEARING -- Docket Z-15-04 (Klump):** A request to rezone 333 acres outside Willcox from SR-8 (Single Household Residential) to LI (Light Industry) for the construction of a Marble Cutting Plant, and other future commercial or industrial development between S. Haskell Ave and S.

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**

Railroad Ave in Willcox, AZ, directly west of incorporated city limits. The Applicant is Klump Ranches, LLC.

**Item 3 - (Page\_\_ ) - PUBLIC HEARING -- Docket SU-15-11 (Dickamore)** - A request to allow a Contract Construction Service at an R-36, Residential zoned property at 7101 S. Dos Amigos Lane in Hereford, AZ. The Applicant is Dale Dickamore.

**Item 4 - (Page\_\_ ) - PUBLIC HEARING -- SU-15-10 (Red Horse Solar Expansion)** – A request to approve a 30 megawatt expansion of the Red Horse solar facility adjacent to the existing solar facility northwest of Willcox, AZ. The project will include new transmission lines to the existing substation. The applicant is Red Horse III LLC.

**Item 5 - (Page\_\_ ) - PUBLIC HEARING -- SU-08-17B (All the King’s Horses)** – A request for a Modification to revise and expand the existing Special Use for Foster Children’s Ranch on an RU-4, Rural zoned property to triple the number of residential units, add two duplexes for respite parents, add an RV park for volunteers, and expand recreational and education services for the children at 543 S. Grapevine Loop in Benson, AZ. The Applicant is Dan Syson, Executive Director, All the King’s Horses.

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

**Next P&Z Commission meeting  
August 12, 2015**

- a. SU-15-12 (Ramirez) Contract construction in R-36
- b. R-15-03 (Zoning Regulations Update)
- c. Special Use for new Solar Plant (AEPCO)

**Upcoming:  
July 22, 2015 – Board of Adjustment 1**

- a. BA1-15-02 (Kirkland) – Request for Height Variance in R-36 for an accessory garage building

**August 5, 2015 – Board of Adjustment 2**

- a. BA2-15-01 (Malone) Request for Interpretation of Administrative ruling regarding utilities
- b. BA2-15-02 (Family Dollar Elfrida) Request for Sign Variance

**Recent Board of Supervisors actions**

- a. Unanimous approval of an extension, to December 31, 2020, of the rezoning for the Bowie Power Plant.

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

**8. ADJOURNMENT**