

**COCHISE COUNTY PLANNING & ZONING COMMISSION
FINAL MINUTES
August 10, 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 Chairman Greene at the Cochise County Complex, 1415 Melody Lane, Building G, Bisbee, Arizona in the Board of Supervisors' Hearing Room. Chairman Greene 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 Special Use Modification Docket on the agenda. Chairman Greene explained the consequences of a potential tie vote and the process for approval and appeal.

ROLL CALL

Chairman Greene noted the presence of a quorum and called the roll, asking the Commissioners to introduce themselves and indicate the respective District they represent; seven Commissioners (Jim Martzke, Carmen Miller, Wayne Gregan, Patrick Greene, , Liza Weissler, Nathan Watkins, and Pat Edie indicated their presence. Staff members present included; Paul Esparza, Planning Director; Karen Lamberton, Transportation Planner; Dora Floes, Zoning Administrator; and Peter Gardner, Planner I..

APPROVAL OF THE MINUTES

Motion: Approve minutes of the July 13, 2016 meeting with clerical correction noted by Mr. Watkins

Action: Approve

Moved by: Mr. Gregan **Seconded by:** Ms. Weissler

Vote: Motion passed (**Summary:** Yes = 6, No = 0, Abstain =1)

Yes: Mr. Martzke, Mr. Gregan, Mr. Greene, Ms. Weissler, Nathan Watkins, and Ms. Edie

No: 0

Abstain: Ms. Miller

CALL TO THE PUBLIC:

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

OLD BUSINESS

Item 1 PUBLIC HEARING SU-16-13 (Williams)

A request to approve a Special Use authorization for overnight dog boarding and dog daycare in a General Business (GB) zoning district. The proposed use is considered Animal Husbandry Services and requires a Special Use Authorization per Section 1205.04 of the Zoning Regulations. The applicant is John Williams.

Chairman Greene called for the Planning Director's report. Planner I Peter Gardner presented the docket explaining the background of the request utilizing photos, maps, and other visual

aids. Mr. Gardner also explained Staffs' analysis of the request. He noted support and opposition received, and closed by listing factors in favor of and against approval and then invited questions from the Commission.

Mr. Greene opened the Public Hearing, noted that the Applicant was present, along with the property owner.

Ms. Veronica Eguia of Sierra Vista spoke as the Applicant's representative. She expressed concern about exactly what paving needed to be done, and if a delay could be granted until the traffic increased. She also discussed the renovations going on in the suite.

Mr. Dave Perryman of Sierra Vista, the building owner, spoke regarding the paving requirement and his history with the building.

Ms. Eguia spoke again, asking the Commission to consider deferring the pavement requirement.

There being no further speakers, Mr. Greene closed the public hearing and called for Commission Discussion.

Karen Lamberton, Transportation Planner, spoke to the Commission, explaining the conflict between the transportation issues and the planning incentives to permit redevelopment with reduced development standards. She explained Staffs' rationale for recommending denial of the paving waiver.

There being no further discussion, Chairman Greene called for a motion. Mr. Gregan made a motion to approve the docket as recommended by Staff. Mr. Martzke seconded the motion. Mr. Greene asked for discussion. Ms. Miller, to grant the property owner one year after the issuance of a temporary certificate of occupancy to complete the parking lot. Mr. Watkins seconded the amendment, and Mr. Greene called for a vote on the amendment. The amendment passed 6-1, with Mr. Gregan opposed. There being no further discussion, Chairman Greene called for a vote on the amended motion. The motion passed 7-0.

Motion: Motioned to Approve the Docket as recommended by Staff, with the additional condition that the property owner be granted one year after a temporary certificate of occupancy is granted to complete the parking improvements.

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

Vote: Motion passed (**Summary:** Yes = 7, No =0, Abstain =0)

Yes: Mr. Martzke, Ms. Miller, Mr. Gregan, Mr. Greene, Ms. Weissler, Mr. Watkins, and Ms. Edie

No: 0

Abstain: 0

NEW BUSINESS

Item 2 PUBLIC HEARING Docket SU-05-02A (Ayers)

The Applicant is requesting a modification to an existing Special Use authorization to allow for a group / foster home for children ages 0-17. A youth ranch consisting of an educational program; the caring and training of dogs and livestock; housing for students, staff, and volunteers; a chapel; and indoor / outdoor recreational activities are all uses authorized under a previous Special Use authorization SU-15-02 (Agape Ministries). These uses will continue, but will now involve foster children under the Department of Child Safety (DCS) custody along with the proposed group / foster home. The proposed use is considered a residential care institution, which requires a Special Use authorization per Section 607.34 of the zoning regulations. The Applicant is Greg Ayers President of Gap Ministries.

Chairman Greene called for the Planning Director's report. Planner I Peter Gardner presented the docket explaining the background of the request utilizing photos, maps, and other visual aids. Mr. Gardner also explained Staffs' analysis of the request. He noted support and opposition received, and closed by listing factors in favor of and against approval and then invited questions from the Commission.

Mr. Greene opened the Public Hearing, noted that the Applicant was present.

Mr. Greg Ayers of Tucson spoke, explaining the background of the Applicant's program, and how the request was based on a technicality of State Law, and there would be no real change to the operations.

. There being no further speakers, Mr. Greene closed the public hearing and called for Commission Discussion. There being no discussion, Chairman Greene called for a motion. Mr. Martzke made a motion to approve docket SU-05-02A with the Conditions and Modifications recommended by Staff. Ms. Edie seconded the motion. There being no further discussion, Chairman Greene called for a vote on the motion. The motion passed 7-0.

Motion: Approve the docket as recommended by Staff, with a modified Condition #3.

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

Vote: Motion passed (**Summary:** Yes = 7, No =0, Abstain =0)

Yes: Mr. Martzke, Ms. Miller, Mr. Gregan, Mr. Greene, Ms. Weissler, Mr. Watkins, and Ms. Edie

No: 0

Abstain: 0

Item 3 PUBLIC HEARING Docket SU-16-12 (Verizon St. David)

The Applicant is requesting a Special Use authorization to approve an 85' Tall Communications Tower on a 22.53-acre R-18, C-Neighborhood Conservation, zoned property. The proposed use is considered a Special Use in R-18 Rural Zoning Districts under Section 707.14 of the Zoning Regulations. Chairman Greene called for the Planning Director's report. Planner I Peter Gardner presented the docket explaining the background of the request utilizing photos, maps, and other visual aids. Mr. Gardner also explained Staffs' analysis of the request. He noted support and opposition received, and closed by listing factors in favor of and against approval and then invited questions from the Commission.

Mr. Greene opened the Public Hearing, noted that the Applicant was present, and invited him to speak.

Mr. Rob Jones of Wavelength Management in Gilbert spoke, explaining the request. He showed a presentation with the proposed tower and showed how it would blend in with the community. Mr. Jones did note that the tower would be 88 feet rather than 85 feet. He explained how the

size of the site and the location benefited the School and the community, noting that coverage and data capacity would improve.

Mr. Mark Goodman, Superintendent of the St. David School District, spoke, noting the support from the school district and emphasizing how the Applicant had worked with the school to come up with a mutually beneficial agreement.

Mr. Robert Kirschmann of St. David spoke, thanking Staff, the Commission, and the Applicant for their hard work on the docket, and noted support for the request.

There being no further speakers, Mr. Green closed the public hearing and called for Commission Discussion. Ms. Miller asked for an explanation of the height of the tower. Mr. Jones explained that it was a line of sight issue to reach the network. Ms. Miller also asked about paint options to blend in with the school's colors. There being no further discussion, Chairman Greene called for a motion. Mr. Martzke made a motion to approve docket SU-16-13 with the conditions as recommended by Staff, adding the words "or school" to Condition #3. Mr. Watkins seconded the motion. There being no further discussion, Chairman Greene called for a vote on the motion. The motion passed 7-0.

Motion: Approve the docket as recommended by Staff, with a modified Condition #3.

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

Vote: Motion passed (**Summary:** Yes = 7, No =0, Abstain =0)

Yes: Mr. Martzke, Ms. Miller, Mr. Gregan, Mr. Greene, Ms. Weissler, 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.**

Previous Board of Supervisors

July 26, 2016

- a. R-16-01 (Zoning Regs Update) Forwarded to Board with Commission recommendation of approval. – Approved 2-0

Next P&Z Commission meeting

September 14, 2016

- a. Z-16-02 (Kerr) request to rezone 10 acres from RU-4 to RU-2 near Parker Canyon
- b. Z-16-03 (Oldfield) request to rezone 10 acres from R-36 to RU-4 southeast of Bisbee
- c. SU-16-14 (Brant) request for Animal Husbandry – Dog Breeding north of Pearce

CALL TO COMMISSIONERS ON RECENT MATTERS:

None

ADJOURNMENT – Mr. Greene noted that there was no more business, and the meeting was adjourned at 5:44 pm.