



**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
August 12, 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) –PUBLIC HEARING -- Docket Z-15-05 (Preble): A request to rezone one half acre parcel from R-36 (Residential, one dwelling per 36,000 square feet) to R-18 (Residential, one dwelling per 18,000 square feet) to legitimize a non-conforming parcel south of Sierra Vista, at 4409 E. Camino Segundo. The Applicant is Kristin Preble

Item 2 - (Page 21) - PUBLIC HEARING -- Docket SU-15-13 (Solar Star): A request to approve a 20 megawatt Solar

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**

Energy Plant west of the existing fossil fuel plant on Highway 191 east of Dragoon. The Applicant is Solar Star Arizona XIII LLC.

Item 3 - (Page 53) - PUBLIC HEARING -- Docket SU-15-12 (Ramirez) - A request to allow a Contract Construction Service electrician business at an R-36, Residential zoned property at 4520 N. Fort Grant Road in Willcox. The Applicant is Ronald Ramirez.

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

**Next P&Z Commission meeting
September 9, 2015**

- a. SU-15-14 (Parker) Large Engine Repair in GB
- b. Z-15-06 (Hidalgo) Rezoning R-9 to MR-1 in Naco
- c. Z-15-07 (Pomerene River Estates) Rezoning approximately 620 acres from RU-4 to RU-2 to facilitate a subdivision north of Pomerene
- d. R-15-03 (Planning Notification and Revocation) Regulations changes involving noticing and revoking planning dockets

**Upcoming:
September 8, 2015 – Board of Adjustment 3**

- a. BA3-15-01 (Quail Ridge) – Request screening Variance at an existing RV and Mobile Home park

Recent Board of Supervisors actions

- a. Unanimous approval of Docket Z-15-04 (Klump) rezoning SR-8 to LI on July 28

7. CALL TO COMMISSIONERS ON RECENT MATTERS.

8. ADJOURNMENT