



**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  
September 9, 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 SU-15-14 (Parker):** A request for a Special Use Authorization to approve a large engine repair shop in a General Business (GB) zoning district at 2518 W Business I 10 in San Simon, AZ. The applicant is Larry Parker.

**Item 2 - (Page 21) - Docket Z-15-06 (Hidalgo) -** A request to rezone a .41-acre parcel from R-9 (Residential; one dwelling per 9,000-square feet) to MR-1 (Multiple Dwelling Residential; one dwelling per 3,600 ft) located at the NW corner of the intersection of W Newell St. and S. Quetal Ave. in Naco, AZ. The Applicant is Raul Hidalgo.

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**

dwelling per 9,000-square feet) to MR-1 (Multiple Dwelling Residential; one dwelling per 3,600 ft) located at the NW corner of the intersection of W Newell St. and S. Quetal Ave. in Naco, AZ. The Applicant is Raul Hidalgo.

**Item 3 - (Page 42) - PUBLIC HEARING -- Docket Z-15-07 (Kartchner)** - A request for a rezoning from RU-4 (Rural; one dwelling per four acres) to RU-2 (Rural, one dwelling per two acres) on a 621.11 acre parcel. The current zoning would allow the development of a 155-lot standard subdivision or a 208-lot conservation subdivision; the requested zoning would allow 310-lot standard subdivision or a 416-lot conservation subdivision. The Applicant is requesting the rezoning in order to submit an application for a Residential Conservation Subdivision of 295 one-acre lots with fifty percent open space along the San Pedro River located on Cascabel Road approximately 2.5 miles north of Interstate 10 in Benson, AZ. The Applicant is Mark M. Kartchner.

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

**Next P&Z Commission meeting  
October 14, 2015**

- a. SU-15-15 (Alzayed) Billboard San Simone
- b. SU-15-15 (Murphy) Powder Coating in Fry

**Board of Supervisors:  
October 20, 2015**

- a. Z-15-07 (Kartchner) Pomerene River Estates rezoning
- b. Z-15-06 (Hidalgo) Naco rezoning

**Upcoming:**

- a. Revision to sign code due to results of Reed v Town of Gilbert decision from US Supreme Court calling for a strict interpretation of content neutrality.

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

**8. ADJOURNMENT**