



# **COCHISE COUNTY**

## **COMMUNITY DEVELOPMENT**

*"Public Programs...Personal Service"*

**TO:** Board of Adjustment, District 3

**FROM:** Peter Gardner, Planner I

For: Beverly Wilson, Planning Director

**SUBJECT:** Final Minutes of the Regular Meeting of September 10, 2013

**DATE:** September 12, 2013

**Members Present:**

Paul Brick, Chairman  
Shawn Wales, Vice-Chair  
Helen Barnard, Member

**Staff Present:**

Peter Gardner, Planner I

**Others Present:**

Gary Miller - Applicant

*These minutes for the BA3 meeting held on September 10, 2013 are complete only when accompanied by the memoranda for said meeting dated September , 2013.*

**Call to Order / Roll Call:**

Chairman Paul Brick called the meeting to order at 6:30 p.m. at the J.P. Courtroom at the County Service Center in Benson. He explained the procedures of the meeting to those present, and noted that all members of the Board were present and that as such, a quorum was established and business could proceed.

Ms. Barnard made a motion to approve the minutes of the July 9, 2013 regular meeting. Chairman Brick seconded the motion, and the vote was 2-0 to approve the minutes of the January 8, 2013 meeting, with Mr. Wales abstaining.

**NEW BUSINESS**

**Docket BA3-13-04 (Quail Ridge):** The Applicant proposes to add 52 RV spaces to an existing 176 space RV and Manufactured Home Park, and requests Variances from the following Sections of the Cochise County Zoning Regulations: 1203.02.B (Minimum Setbacks); 1812.05 (Site coverage); 1812.10 (Curbs, gutters, and sidewalks); 1812.06 (Screening); 1812.12 (Landscaping); 1812.15 (Percentage of RV spaces in a Manufactured Home Park); and 1804.07.C.1 (Substitution of gravel for DBST).

The subject parcels, 106-06-023B, 106-06-014C, and 106-06-014D, are located at 2207 N. Yucca Drive, in Huachuca City.

Chairman Brick called for the Planning Director's presentation of the Docket. Mr. Peter Gardner delivered the report, illustrating the facts of the case utilizing photos, maps and other visual aids. He explained the proposed project and the nature of the requested Variances. Mr. Gardner explained that the request was to legitimize conditions that had existed without issue for decades. He concluded by offering factors in favor and against approval.

Chairman Brick invited The Applicant to speak. Mr. Miller explained the existing conditions and how long they had existed. He noted that there had been issues in the park to date, and that the requested Variances fit in with the existing neighborhood.

Chairman Brick declared the Public Hearing open, but there being no one wishing to speak, he closed the Public Hearing and called for Staff Summation and Recommendation. Mr. Gardner explained that Staff recommended Approval of the requested Variances.

Chairman Brick called for a motion. Ms. Barnard made a motion to grant this application for the Variances citing the factors in favor. Mr. Wales seconded the motion and called for a vote. There was no further discussion.

The vote was 3-0 to approve the motion.

**Planning Director's Report:**

Mr. Gardner offered a brief Director's Report, informing the Board that there were no Dockets for the next month. The proposed Zoning Regulations changes were discussed as well.

Ms. Barnard made a motion to adjourn. Mr. Wales seconded, and the meeting was adjourned at 6:53 p.m.