

**COCHISE COUNTY PLANNING & ZONING COMMISSION  
FINAL MINUTES  
October 8, 2014  
REGULAR MEETING and WORK SESSION 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 Chair Weissler at the Cochise County Complex, 1415 Melody Lane, Building G, Bisbee, Arizona in the Board of Supervisors' Hearing Room. Chair Weissler 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. She explained the time allotted to speakers when at the podium. She then explained the composition of the Commission, and indicated there was one Special Use Modification Docket on the agenda, followed by a Work Session regarding proposed updates and re-adoption of the Comprehensive Plan. She explained the consequences of a potential tie vote and the process for approval and appeal.

**ROLL CALL**

Ms. Weissler noted the presence of a quorum and the roll, asking the Commissioners to introduce themselves and indicate the respective District they represent; seven Commissioners (Nathan Watkins, Carmen Miller, Pat Edie, Jim Martzke, Gary Brauchla, Liza Weissler, and newly appointed District 2 Commissioner Patrick Greene) indicated their presence. Chair Weissler welcomed Mr. Greene to the Commission. Staff members present included Beverly Wilson, Planning Director; Peter Gardner, Planner I; Jesse Drake, Planner II; and Britt Hanson, Chief Civil Deputy County Attorney.

**APPROVAL OF THE MINUTES**

**Motion:** Approve the minutes of the September 10, 2014 meeting with the correction of the meeting start time. **Action:** Approve

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

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

**Yes:** Mr. Watkins, Ms. Miller, Mr. Martzke, Ms. Edie, Mr. Brauchla and Ms. Weissler **No:** 0  
**Abstain:** Mr. Greene

**CALL TO THE PUBLIC:**

Mr. Jack Cook of Bisbee spoke of various matters.

**OLD BUSINESS**

**Item 1**

**PUBLIC HEARING Docket SU-02-12A (Diamond Mountain).**

This is a request to modify an existing Special Use Authorization to add an additional 30 existing single family homes as guest lodging units on the subject parcel in addition to the existing 10 permitted guest lodging units. The site, located south of Bowie, consists of 958-acres and is zoned RU-4. The docket had been tabled at the request of staff at the September 10 meeting.

Chair Weissler called for the Planning Director's report. Beverly Wilson presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. Ms. Weissler asked for clarification regarding changing the designations of the residences. Ms. Wilson clarified that the land use of the property itself would be changing, and this would limit future residential development.

Ms. Weissler then invited the Applicant to make a statement.

Ms. Nicole Davis of Bowie spoke as the representative from Diamond Mountain, explaining the basis of the request. Ms. Davis noted agreement with Staffs' analysis, and invited questions from the Commission.

Ms. Weissler then opened the Public Hearing.

Ms. H. Lane Baker, Superintendent, National Park Service spoke in her official capacity. She spoke regarding the Fort Bowie National Historic Site including the mission and the concerns of the National Park Service at the Fort Bowie site. She noted that her department had no inherent authority to control development at Diamond Mountain, but expressed appreciation at being invited to participate in the process and future development.

There being no further speakers and no desire for an applicant's rebuttal, Ms. Weissler closed the Public Hearing and asked for Commission discussion. Ms. Weissler stated that she had not been to the site, and asked staff about how visitors would know where the public-private boundaries were. Ms. Wilson explained that staff was recommending a Condition that the applicant create a system to educate visitors about the area. Ms. Davis returned to the podium, and explained their current process, and noted that additional concerns being addressed at this meeting would be added. Ms. Weissler asked for staff's summary and recommendation. Mr. Martzke asked about setback requirements, which Ms. Wilson clarified. Ms. Weissler then called for a motion. Mr. Martzke made a motion to Approve the docket with the Conditions and Modifications recommended by staff. Mr. Watkins seconded the motion and Ms. Weissler asked for discussion. Ms. Weissler expressed hesitancy regarding the docket, and thanked staff for their analysis and recommendation. Mr. Martzke stated that he had been against approval, but expressed support based on the authority granted to the National Park Service by the applicant. The motion passed unanimously with no further discussion.

**Motion:** Motioned to Approve the docket with the Conditions and Modifications recommended by staff. **Action:** Approve with Conditions and Modifications.

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

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

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

**No:** 0

**Abstain:** 0

## NEW BUSINESS

### Item 2

**WORK SESSION Docket CP-14-01 (Re-adoption of the Cochise County Comprehensive Plan).** This is a work session between the Commission and staff, to discuss the revisions and additions made to a proposed Comprehensive Plan for Cochise County. Arizona Revised Statutes require re-adoption of a Comprehensive Plan every ten years. Staff will be available to answer any questions regarding this revision, and to discuss any proposals that the Commission might have to further amend it.

Ms. Wilson presented the proposed document and asked for input from the Commissioners. Ms. Drake presented the newly available online maps attached to the Plan. Ms. Miller presented a written list of questions and concerns to staff. Ms. Wilson asked the Commissioners to provide written questions and comments to staff prior to the next meeting, in order that staff could research and address their questions and concerns.

### **PLANNING DIRECTOR'S REPORT:**

Planning Director Beverly Wilson stated that there were three Special Use dockets, one rezoning, one regulation docket, and another Comprehensive Plan work session at the next meeting.

### **CALL TO COMMISSIONERS ON RECENT MATTERS:**

Ms. Weissler noted that she would not be present at the next meeting and once again greeted Mr. Greene.

**ADJOURNMENT** – Chair Weissler moved to adjourn, Ms. Edie seconded and the meeting was adjourned at 5:23 pm.