



COMMUNITY DEVELOPMENT DEPARTMENT

Planning, Zoning and Building Safety

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Carlos De La Torre, P.E., Director

DRAFT MINUTES

TO: Board of Adjustment, District 3
FROM: Keith Dennis, Senior Planner
SUBJECT: Minutes of the Regular Meeting of April 10, 2012
DATE: April 30, 2012

MEMBERS PRESENT

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

STAFF PRESENT

Keith Dennis, Senior Planner

OTHERS PRESENT

Barbara Holmes, Applicant for Docket BA3-12-04

Note: the minutes for the BA3 meeting held on April 10, 2012 are complete only when accompanied by the memorandum for that meeting.

Chairman Paul Brick called the meeting to order at 6:35 p.m. and called the roll, showing that all members of the Board were present, thus establishing a quorum.

He then called for a motion to approve the minutes of the previous month. Mr. Wales moved to approve the minutes as presented. Ms. Barnard seconded, and the motion carried 3 – 0.

Mr. Brick called for new business.

NEW BUSINESS

Item 1: Docket BA3-12-04 (FT Willcox RV Park): The Applicant owns and operates the Fort Willcox RV Park in Willcox, AZ, and requested the following Variances to site development standards applicable to RV parks: 1) Required paved surfacing for parking and driveway areas (Section 1804.07); 2) Parking requirements (1812.08); 3) Sidewalk standard (1812.10); 4) Screening (1812.06); and the requirement that spaces designed for RVs occupy no more than 20% of the total spaces in the park (1812.15).

The subject property (Parcel No. 203-11-061) is located at 1765 W. Ft. Willcox Loop in Willcox, AZ.

Senior Planner Keith Dennis presented the Docket and facts of the case. He explained each of the Variances

requested, and that these are a result of the fact that the RV park was considered a legal-nonconforming use dating from prior to 1975. He showed photographs of the site including photos of the existing gravel surface of the property and its relationship to the paved surface of Business I-10. He showed aerial photos of the site demonstrating that there were no developed properties adjacent to the RV park. He concluded the staff presentation by offering the factors in favor of approval, and recommended approval without condition.

Mr. Brick declared the public hearing open and invited the Applicant to speak. Ms. Barbara Holmes said that in recent years she has had to turn away potential customers due to the RV spaces being fully occupied. She has therefore opted to expand the business to accommodate additional customers.

Mr. Brick called for additional comments. Seeing none, he closed the public hearing and invited questions or discussion from the Board. Mr. Wales asked staff for to clarify the standard requiring that no more than 20% of spaces in an RV park be allocated to RVs. Mr. Dennis offered an explanation for the standard and a short discussion on this issue followed. Ms. Holmes discussed park model requirements and industry standards.

Mr. Brick noted his dissatisfaction with the 20% standard. He said that RV owners bring considerable business revenue to the County during the time they stay in the County, and that the regulations ought not to restrict RV park owners from maximizing the utility of their businesses to their clientele. The other members of the Board agreed.

Mr. Brick called for a motion. Ms. Barnard moved to approve the Docket; Mr. Wales seconded and the motion passed 3 – 0.

Item 2: Docket BA3-12-01 (New Life Family Worship Center): The Cochise County Community Development Department seeks a Variance to Section 1804.07.C, which requires a 2-inch thick gravel surface for parking and driveway areas in a Category C Growth Area. The Variance is intended to legitimize an existing aggregate base course surface for an existing church.

The subject parcel (Parcel No. 208-44-009) is located at 642 E. Pomerene Road in Pomerene, AZ. The Applicant is the Cochise County Community Development Department, on behalf of the New Life Family Worship Center.

Mr. Dennis offered a summation of the Docket as it was previously heard by the Board. He explained that the Applicant had proposed to use an aggregate base course surface and were told by County staff that this would satisfy the 2-inch deep gravel surface requirement. The error was not discovered until after the Variance Docket had been approved. In order to rectify this error, County staff, acting as Applicant on behalf of New Life Family Worship Center, was requesting the Variance. He stated that staff recommended approval of the Variance.

Mr. Wales offered an explanation, based on his experience, between gravel and AB, as well as the difference between varying types of AB, which can have varying proportions of rocks vs. dirt.

Mr. Wales moved to approve the request. Ms. Barnard seconded and the motion passed 3 – 0.

Ms. Holmes and Mr. Wales continued the discussion about AB and gravel surfaces.

Item 3: DIRECTOR'S REPORT:

Mr. Dennis then provided the Director's Report, informing the Board that the Fry Townsite area was now within District 3, as a result of the recently changed Supervisors District boundaries. He told the Board that it was possible that they would see an increase in Dockets, because Variance requests in the Fry Townsite are somewhat common.

