

NOTICE OF MEETING

Planning and Zoning Commission
January 13, 2010
Cochise County Complex
Board of Supervisors Hearing Room
1415 W. Melody Lane, Building G
Bisbee, Arizona

AGENDA

4:00 P.M. CALL TO ORDER

THE ORDER OR DELETION OF ANY ITEM ON THIS AGENDA IS SUBJECT TO MODIFICATION AT THE MEETING.

ROLL CALL (Introduce Commission members, explain quorum and requirements for taking legal action.)

(Also explain procedure for public hearing, i.e., after Planning Director's Report, Applicant will be allowed 10 minutes, other persons will each have 5 minutes to speak and Applicant can have 5 minutes for rebuttal at end.)

APPROVAL OF PREVIOUS MINUTES - (Call for motion to approve the minutes of the December 9, 2009 Meeting)

CALL TO THE PUBLIC (Ask if any member of the public wishes to speak on any item not already on the agenda).

NEW BUSINESS

Item 1 (Page 1 of the staff report section) - Introduce Docket and advise public who the applicants are.

Public Hearing, Docket S-05-05, La Marquesa Tentative Plat- This request is for approval of an additional one-year time extension for La Marquesa Subdivision Tentative Plat which was approved by the Board of Supervisors on February, 5, 2007 and granted a one-year time extension by the Planning Director in December 2008. This item is also a request by staff to "un-table" a June 2008 request by the Subdivider to waive the requirement for a water company to serve lots in favor of individual wells.

The subdivision is a 103-lot "conservation" subdivision located on 317 acres of land zoned RU-4 located on the north side of Three Canyons Road in Hereford, about one mile east of Highway 92.

Applicant: Mr. Patrick Kirk

- Call for PLANNING DIRECTOR'S REPORT
- Call for APPLICANT'S STATEMENT
- Call for COMMISSION DISCUSSION (May ask questions of the applicant)
- Call for PLANNING DIRECTOR'S SUMMARY AND RECOMMENDATION
- Call for MOTION
- Call for DISCUSSION OF MOTION
- Call for QUESTION

ANNOUNCE ACTION TAKEN.

Item 2 (Page 12) - Introduce Docket and advise public who the applicants are.

Public Hearing, Docket SU-10-01, Ritter: The Applicant seeks a Special Use Permit to establish and operate a bed and breakfast/'quilting retreat' in a proposed 1,100 square foot structure on a 2-acre site in Hereford, per Section 906.10 (Bed and Breakfast Lodgings) of the Zoning Regulations.

The subject properties (Parcel Nos. 104-07-0045D; 104-07-052B) are zoned SR-43 Zoning District (Single-Household Residential; minimum lot size 1-acre). Parcel 104-07-052B is approximately 2-acres and would include the bed and breakfast; Parcel 104-07-045D is approximately 1-acre and includes the Applicants' existing single-family residence and accessory structures. The subject parcels are located at 6720 Calle de la Mango in Hereford.

Applicants: Sheila and William Ritter.

- Call for PLANNING DIRECTOR'S REPORT
- Call for APPLICANT'S STATEMENT
- Declare PUBLIC HEARING OPEN
 - Call For COMMENT FROM OTHER PERSONS (either in favor or against)
 - Call for APPLICANT'S REBUTTAL (if APPROPRIATE)
- Declare PUBLIC HEARING CLOSED
- Call for COMMISSION DISCUSSION (May ask questions of the applicant)
- Call for PLANNING DIRECTOR'S SUMMARY AND RECOMMENDATION
- Call for MOTION
- Call for DISCUSSION OF MOTION

- Call for QUESTION

ANNOUNCE ACTION TAKEN - (Note: Any individual disagreeing with this action has the right to appeal to the Board of Supervisors within 15 days. An application for appeal is available tonight with the Clerk, at our office Monday through Friday between 8 A.M. and 5 P.M., or anytime on our webpage in the "Permits and Packets" link)

Item 3 (Page 46) - Introduce Docket and advise public who the applicants are.

Public Hearing, Docket SU-10-03, Beal: An application for a Special Use Permit in an RU-4 District to allow for a dog breeding facility/kennel to breed up to 10 dogs and accommodate up to 15 'non-breeding, retired breeding stock dogs', pursuant to §607.06 (Animal Hospitals, Veterinary Clinics and Animal Husbandry Services) of the County Zoning Regulations. The proposed Special Use includes the construction of a 720 square foot structure that would include a sick bay, cleaning and grooming room and a whelping unit, as well as six, 120-square foot dog runs. The eight-acre subject parcel (Parcel No. 208-26-014D) is located at 1338 W. Appaloosa Ln. in Benson.

Applicant: Ms. Marian Beal

FOLLOW THE SAME PROCEDURE AS FOR ITEM 2

Item 4 (Page 72) - Introduce Docket and advise public who the applicants are.

Public Hearing, Docket SU-10-02, Dunham: The Applicant seeks a Special Use Permit to establish and operate a winery with tasting room in an existing 3,200 square foot building on a 40-acre property East of Elfrida. The relevant Sections of the Zoning Regulations are: Agricultural Processing (607.15), Retail Sales (wine and possibly related products – Section 607.22) and Restaurant/Tavern/Bar (Tasting room operations – 607.12). A 3,700 square foot single family residence also exists on the property.

The subject parcel (401-23-012B) is located at 13922 S Kuykendall Cutoff Rd, East of Elfrida, AZ.

Applicant: Kurt Dunham of Lawrence Dunham Vineyards.

FOLLOW THE SAME PROCEDURE AS FOR ITEM 2

Item 5 (Page 97) - Introduce Docket and advise public who the applicants are.

Public Hearing, Docket Z-10-01, Habitat for Humanity: The Applicant seeks to rezone 10 contiguous substandard-sized parcels totaling 1.98 acres from TR-18 (Residential, 1 dwelling per 18,000 square feet) to MR-1 (multiple-household residential, 1 dwelling per 3,600 square feet) in order to build a "multi-family residential community of fifteen to

eighteen 3-bedroom/2 bath patio homes." The subject parcels are: 107-22-024F, G, H, J, K, L, M, N, P & Q, and are located at along the Southeast corner of the Schrader/Reese Road intersection in Sierra Vista, AZ.

Applicant: Habitat for Humanity of Sierra Vista.

FOLLOW THE SAME PROCEDURE AS FOR ITEM 2

ANNOUNCE ACTION TAKEN - (If the Commission makes a recommendation, the Board of Supervisors meeting will be held on Tuesday, February 2, 2010 at or after 10:00 AM at the same location as the Commission meeting.)

Item 6 (Page 144) - Introduce Docket and advise public who the applicants are.

Public Hearing, Docket R-10-01, Owner-Builder Opt Out: Consideration of adoption of revisions to the existing Cochise County Building Safety Code Owner-Builder Amendment Options and to Section 508 of the Cochise County Zoning Regulations. The existing County Building Safety Code Owner-Builder Amendment limits eligibility to Owner-Builders on properties located in the RU, SM, and SR categories zoned for a minimum lot size of four acres and in Growth Category D Rural or Rural Residential. The revisions replace the eligibility based on zoning district and designation to eligibility based on minimum setbacks of seventy-five (75) feet in all directions. The amendment to Section 508 of the Zoning Regulations would complement the County Building Safety Code Owner-Builder Amendment and would define what a Rural zoning district is for the purposes of application of building codes and ARS 11-861 et seq. The applicable location is County-wide.

Applicant: Cochise County Board of Supervisors

FOLLOW THE SAME PROCEDURE AS FOR ITEM 2

**DIRECTOR'S REPORT ON PENDING AND RECENT MATTERS AND FUTURE
AGENDA ITEMS**

1. Board of Supervisors Actions
2. Next and potential future month's Dockets

CALL TO COMMISSIONERS ON RECENT MATTERS

ADJOURNMENT