

**COCHISE COUNTY PLANNING & ZONING COMMISSION
MINUTES**

Wednesday, May 12, 2010

The regular meeting of the Cochise County Planning & Zoning Commission was called to order at 4:00 p.m. by Chair Basnar at the Cochise County Complex, 1415 Melody Lane, Building G, Bisbee, Arizona in the Board of Supervisors Board Room.

ROLL CALL

Chair Basnar noted the presence of a quorum. He then introduced the Commissioners to the public. Chair Basnar then explained to the audience the procedures for considering a docket.

Roll Call.

Present: Jim Martzke, Duane Brofer, Lee Basnar, Cruz Silva, Pat Edie, Jim Lynch, Ron Bemis, Gary Brauchla.

Absent/Excused: Rusty Harguess.

APPROVAL OF THE MINUTES

Chair Basnar asked for a motion to approve the minutes of the previous minutes.

Commissioner Brofer made motion to approve the amended minutes as written.

Commissioner Bemis seconded.

Vote: Motion passed (**summary:** Yes = 6, No = 0, Abstain = 2).

Yes: Jim Martzke, Duane Brofer, Lee Basnar, Pat Edie, Ron Bemis, Gary Brauchla.

Abstain: Cruz Silva, Jim Lynch.

CALL TO THE PUBLIC

Chair Basnar opened the meeting to the public.

Jack Cook commented on privacy on the internet.

Chair Basnar closed the "Call to the Public"

Item 1

Study Session, Docket R-10-02: Deputy County Attorney Adam Ambrose presented the study session to consider an amendment to the whole of the "Cochise County Hazard Abatement Ordinance" to abate/remove rubbish, trash, weeds, filth, debris or damaged or dilapidated buildings which constitute a hazard to public health and safety and which may be compelled to be removed, with due process, from buildings, grounds, lots, contiguous sidewalks, streets and alleys within the unincorporated areas of the County. The Ordinance outlines the due process for formal notification, removal by the County and recovery of costs for removal and appeal processes for property owners with hazardous materials.

Commissioner Bemis asked who would be writing the rules to enforce the ordinance.

Mr. Ambrose stated they are staff drafted, and would come before the Commission for approval.

Commissioner Bemis asked what "other legal means" means.

Mr. Ambrose stated it is required by statute to allow other means.

Mr. Bemis asked if the class 1 misdemeanor would turn into a felony.

Mr. Ambrose stated it would not.

Commissioner Brofer asked if violations will be complaint driven.

Zoning Administrator Rick Corley stated that the violations would be complaint driven, however if an inspector comes across a hazard, it will be opened at that time.

Chair Basnar asked how staff knows when an envelope is postmarked; he further stated that he feels 15 days is sufficient.

Commissioner Bemis stated he feels once a letter is delivered whether in person or by certified mail that date is when the 15 days should start.

Item 2

Study Session, Planning, Zoning & Building Safety Fiscal Year 2010/2011 work program and summary budget: Director Benny Young explained the work program outlining a number of short and long term goals of the respective divisions of the Community Development Department. For example, due to Growing Smarter mandates and the anticipated release of 2010 Census data, the Department intends to request that the Board of Supervisors make updating the County's Comprehensive Plan a long-range priority. Such an update would incorporate, among other things, the findings of the Envisioning 2020 study, which staff completed in 2009. However, the top priority of the Department will remain that of being a resource to the public, and to provide that customer service in a timely and professional manner.

Interim Planning Manager Michael Turisk explained the reason for a work plan is to provide direction from the Board of Supervisors, focuses efforts of staff, and would be updated annually. He further stated the work plan would include Planning, Zoning and Building safety. He explained staffs priorities and took input from the Commission on what they see as priorities.

Chair Basnar asked why impact fees are last on the list.

Transportation Planner Karen Lamberton explained that the impact fees are ongoing; however it will be coming back at a later time.

Chair Basnar asked about the re-establishment of liaison with builders.

Plans Examiner Luis Garcia explained that due to a lack of staff we have not been pursuing it at this time.

Commissioner Bemis stated he feels the Department should pursue relations with Federal Agencies at the present time, as it should be a priority.

Commissioner Brauchla stated he is concerned about the expediting the opt out process, he further stated the Department should educate the public on the importance of building codes.

PLANNING DIRECTOR'S REPORT

1. Board of Supervisors Actions included denial of the Beal SUP appeal for animal husbandry.
2. Next Month's Dockets include 3 Special Use dockets, and 1 down-zoning.
3. Mr. Young asked if the Commission would like to receive a copy of the Departments monthly reports.
4. Mr. Young Announced that a new Building Official will start on May 17, and they are looking for a Deputy Planning Director. He further announced the resignation of Susana Montana, and that Mike Turisk will be serving as Interim Planning Manager. Mr. Young thanked Adam Ambrose for all of his hard work to the County, as he is retiring.

CALL TO COMMISSIONERS

Chair Basnar asked that the Commission respond to the quorum e-mail that is sent. He further stated that there is not to be any food or drink brought into the board room.

ADJOURNMENT

Motion: To adjourn, **Action:** Adjourn, **Moved by** Jim Martzke, **Seconded by** Duane Brofer.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 8).

Yes: Jim Martzke, Duane Brofer, Lee Basnar, Cruz Silva, Pat Edie, Jim Lynch, Ron Bemis, Gary Brauchla.