

NOTICE OF MEETING

Planning and Zoning Commission
June 9, 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 May 12, 2010 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) - Introduce Docket and advise public who the applicants are.

Public Hearing, Docket Z-10-02: A request to downzone a parcel of land from SR-43 (Single-Household Residential, minimum lot size 1-acre) to SR-4 District (Single-Household Residential, minimum lot size 4-acres) to allow the Applicant to comply with the Amendment to the Cochise County Building Safety Code for owner-built residential construction. This downzone request is to allow the Applicant to opt-out of Building Code compliance review for a 2,000 sq.-ft. barn. The subject property (Parcel 116-09-485A) is approximately 4.2-acres in size, and is located at 105 W. Ironwood Rd. in Cochise, AZ.

Applicant: Crystal Frei.

- 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 - (If the Commission makes a recommendation, the Board of Supervisors meeting will be held on Tuesday, July 13, 2010 at or after 10:00 AM at the same location as the Commission meeting.)

Item 2 (Page 21) - Introduce Docket and advise public who the applicants are.

Public Hearing, Docket SU-10-10: The Applicant seeks a Special Use Permit to establish a winery with tasting room on two contiguous 8-acre parcels, per Section 607.37 of the Zoning Regulations. The subject parcels (401-84-005A and 005E) are located at the Northeast corner of Highway 181 and Braaton Ranch Road , East of Sunizona, AZ.

Applicant: John Kovacs of Sandor Vineyards.

FOLLOW FORMAT FOR ITEM 1

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 45) - Introduce Docket and advise public who the applicants are.

Public Hearing, Docket SU-90-06AA: The Applicant seeks to modify an approved Special Use Permit to allow an expansion of the existing Mountain View RV Park (originally permitted under Docket SU-90-06). The expansion would allow for up to 52 additional spaces beyond the 100 spaces originally permitted on Parcel 106-06-008. The project would now incorporate adjacent Parcel 106-06-021C. The above-referenced parcels are located at 99 West Vista Lane, in Whetstone, AZ.

Applicant: George McMillan of Mountain View RV Park.

FOLLOW FORMAT FOR ITEM 1

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 4 (Page 70) - Introduce Docket and advise public who the applicants are.

Public Hearing, Docket SU-10-09: The Applicant requests a Special Use Permit in a General Business zoning district to establish and operate a pet boarding facility and accessory retail pet supplies shop in an existing 2,000 sq.-ft. space located on subject parcel (107-56-011S) at 4066 E. Monsanto Dr. in unincorporated Sierra Vista, per Section 1205.04 (animal husbandry services) of the Zoning Regulations.

Applicant: Ms. Stephanie Clarke.

FOLLOW FORMAT FOR ITEM 1

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 5 (Page 113) - Introduce Docket and advise public who the applicants are.

Study Session, Right-of-way dedications with rezonings and SUPs.

**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