

**COCHISE COUNTY PLANNING & ZONING COMMISSION
MINUTES**

Wednesday, October 13, 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, Lee Basnar, Pat Edie, Jim Lynch, Ron Bemis, Gary Brauchla.

Absent/Excused: Duane Brofer, Rusty Harguess, Cruz Silva.

APPROVAL OF THE MINUTES

Motion: Approve minutes as mailed, **Action:** Approve, **Moved by** Jim Martzke, **Seconded by** Gary Brauchla.

Vote: Motion passed (**summary:** Yes = 4, No = 0, Abstain = 2).

Yes: Jim Martzke, Lee Basnar, Jim Lynch, Gary Brauchla.

Abstain: Pat Edie, Ron Bemis.

Absent: Cruz Silva.

CALL TO THE PUBLIC

Chair Basnar opened the meeting to the public, being there was no one who wished to speak; Chair Basnar closed the "Call to the Public"

Item 1

SU-10-17: Interim Planning Manager Michael Turisk presented the application for a Special Use Permit to establish a residential care institution in unincorporated Sierra Vista, per Section 906.06 of the Zoning Regulations. The property is zoned SR-43 (Single-Household Residential; one dwelling unit per one-acre) and accommodates the Golden Oaks Assisted Living residential care home that currently provides care for six residents. Residential care homes (six residents or less) are permitted uses in the SR-43 Zoning Districts; however, residential care institutions (seven residents or more) require a Special Use Permit; the Applicants wish to expand in order to provide care for 10 residents. The subject parcel (Parcel No. 105-89-020) is located at 5433 S. Calle Metate in Sierra Vista, AZ. Mr. Turisk presented maps and photos of the surrounding properties, and explained the zoning of the area, and the proposed expansion. He further explained the factors in favor and against the project; he stated staff had received 1 letter in opposition.

Commissioner Silva joined the meeting at 4:12 p.m.

Trudy Altamirano, Agent for Applicant, stated they want to expand the home to provide better care for the residents.

Chair Basnar opened the meeting to the public.

Debra Runyan stated she is opposed to the expansion to the residential care home. She further listed her concerns to the proposal.

Debbie Ebert stated she is concerned about water usage, and lighting. She further stated the area is residential and feel the expansion would create more traffic.

James Ebert stated he is concerned about emergency vehicles being called to the site which creates more traffic, to the area. Also he is concerned about having more caregivers working there would also create more traffic.

Patricia Kent, Owner and Operator, stated the fire was started by a neighbor hitting a pole. She further stated that there is a need for places for people with dementia.

Chair Basnar closed the meeting to the public.

Mr. Lynch asked if the water supply is public.

Ms. Kent stated she has a private well.

Mr. Silva asked if the total number of 15 persons includes visitors.

Mr. Turisk stated it did not.

Mr. Turisk stated staff recommends conditional approval of the proposal, with the conditions, modification, and waivers.

Motion: Motion to approve SU-10-17 with the conditions as recommended by staff, and the modification and waivers. , Action: Approve, Moved by Jim Martzke, Seconded by Cruz Silva.

Vote: Motion passed (summary: Yes = 4, No = 3, Abstain = 0).

Yes: Jim Martzke, Lee Basnar, Pat Edie, Gary Brauchla.

No: Cruz Silva, Jim Lynch, Ron Bemis.

Item 2

County-Wide Transportation Model Briefing: Transportation Planner Karen Lamberton presented a short briefing about the QRS II transportation model, growth projections and how the model can help inform future decision making. She stated the County had received to ADOT funded grants in 2008 for a County wide model development, and for a Northwest Area Plan.

She presented the QRS II model projections to the Commission from the base year of 2007 to 2020 and 2040.

PLANNING DIRECTOR'S REPORT

1. Interim Planning Manager Michael Turisk announced the hiring of an Interim Building Official Jack Holden, and Community Development Director Carlos De La Torre.
2. Next Month there will be 1 SUP modification Docket, a presentation on the NW Transportation Plan & possibly one tentative plat for the Copper Hills 67 lot subdivision near Bisbee.

CALL TO COMMISSIONERS

ADJOURNMENT

Motion: Adjourn

Action: Adjourn, Moved by Jim Martzke, Seconded by Jim Lynch.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 7).

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