

NOTICE OF MEETING

Planning and Zoning Commission
March 9, 2011
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 February 9, 2011 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 SU-04-16A: The Applicant seeks authorization for a Special Use Modification from the Planning and Zoning Commission. In 2004, the Commission authorized a Special Use (SU-04-16), allowing a property owners' association office on the property, per Section 906.12 of the Zoning Regulations (Civic, Social, Fraternal or Business Associations). The Commission approved at that time a 10-foot setback along the East side of the property. The Applicants are requesting a modification to this standard, to allow a 2-foot setback for the administrative building, situated along the East side of the property. The subject parcel (105-93-028) is located at 4817 S Apache Avenue, near Sierra Vista, Arizona.

Applicant: Kathy Hoffard of the Pueblo Del Sol Property Owners' Association.

- 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 2 (Page 16) - Introduce Docket and advise public who the applicants are.

Public Hearing, Docket SU-04-01A: The Applicant seeks authorization for a Special Use Modification from the Planning and Zoning Commission. An RV Park with 2 spaces exists on the property, with associated shooting range, equestrian facilities and proprietors' residence. The Applicants propose to expand the use with the addition of 12 new RV spaces with electrical, septic and water utilities for the spaces. A laundry facility is also proposed, as is a new entry feature. The subject parcel (Parcel No. 104-21-022) is located 919 W. SR 82 in Tombstone AZ.

Applicants: Doug and Terri Evans of Tombstone Livery.

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

Public Hearing, Docket SU-11-02: The Applicant seeks a Special Use authorization from the Planning and Zoning Commission for Manufacturing in a General Business District, per Section 1205.01 of the Zoning Regulations. The Applicant proposes to utilize an existing 3,600 square-foot building on a 7,314 square-foot parcel as a welding and powder coating operation. The subject parcel (Parcel No. 106-70-103) is located 108 N. 6th Street in Sierra Vista, AZ.

Applicant: Steve Murphy of Arc Works Welding.

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

Public Hearing, Docket Z-11-01: A request to downzone a parcel of land from SR-43 (Single-Household Residential, minimum lot size 1-acre) to RU-4 District (Rural, minimum lot size 4-acres). The subject property (Parcel 206-21-194B) is approximately 4.3-acres in size and is currently undeveloped. It is located at the corner of N. Cochise Stronghold Rd. and W. Apache Way in Sunsites, AZ.

Applicants: Roger and Judith Teply.

FOLLOW FORMAT FOR ITEM 1

ANNOUNCE ACTION TAKEN - (If the Commission makes a recommendation, the Board of Supervisors meeting will be held on Tuesday, April 12, 2011 at or after 10:00 a.m. at the same location as the Commission meeting.)

Item 5 (Page 92) - Introduce Docket and advise public who the applicants are.

Public Hearing, Docket R-11-01: Pursuant to A.R.S. § 36-2806.01, consideration of an amendment to Article 18 of the Zoning Regulations to provide for site development standards and land use restrictions for medical marijuana dispensaries, growing facilities, and caregiver activities. Proposition 203 (Arizona Medical Marijuana Act) was passed by Arizona voters last November and allows residents in the state with specific medical conditions to be treated with certain amounts of marijuana. The addition of medical marijuana-related activities to Article 18 (Site Development Standards) would be

accompanied by text changes to Article 2 (Definitions) and amendments to various Zoning District Articles.

FOLLOW FORMAT FOR ITEM 1

ANNOUNCE ACTION TAKEN - (If the Commission makes a recommendation, the Board of Supervisors meeting will be held on Tuesday, March 15, 2011 at or after 10:00 a.m. at the same location as the Commission meeting.)

**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