



NOTICE OF MEETING
Cochise County, Planning and Zoning Commission

December 14, 2011 at 4:00

Cochise County Complex
Board of Supervisors, Hearing Room
1415 W. Melody Lane, Building G
Bisbee, Arizona 85603

AGENDA

1. 4:00 P.M. - CALL TO ORDER

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

- 2. ROLL CALL** (Introduce Commission members, explain quorum and requirements for taking legal action.)
- 3. CALL TO THE PUBLIC** (Opportunity for members of the public to speak on any item not already on the agenda).
- 4. APPROVAL OF PREVIOUS MONTH'S MINUTES**
- 5. NEW BUSINESS**

Item 1 – (Page 1) Introduce docket and advise public who the applicants are.

PUBLIC HEARING, DOCKET SU-11-13 (Rainbow's End Solar Facility): The Applicant is requesting a Special Use Authorization to construct and operate a 20 MW Solar Energy Power Plant using photovoltaic technology, per Cochise County Zoning Regulations, Section 607.50. The subject property (Parcel# 407-01-005) is approximately 320.79 acres in size and is located west of Brooks Road, north of Highway 80, west of Douglas, AZ. The property is further described as being in Section 35, Township 23 South, Range 26 East of the G&SRB&M in Cochise County, Arizona. Applicant: Kinetix Engineering Company for Rainbows Solar Energy, LLC.

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 this

afternoon 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 44) Introduce docket and advise public who the applicants are.

PUBLIC HEARING, DOCKET S-07-01: A request for an additional one-year extension to the Tentative Plat for Rio Mesa Subdivision, located at Highway 90 and Schrader Road in unincorporated Sierra Vista.

ANNOUNCE ACTION TAKEN –

Item 3 – (Page 48) Introduce docket and advise public who the applicants are.

PUBLIC HEARING, DOCKET R-11-06 Consideration of amendments to Article 17 of the Cochise County Zoning Regulations concerning Lot Development Administrative Modifications. The Commission will consider and forward to the Board of Supervisors recommendations to modify the current lot modification standards in order to provide additional regulatory relief to property owners. Per Article 17, the purpose of administrative lot modifications is to allow flexibility in how some of the site development standards, such as minimum setbacks, are applied to individual lots (but not to larger developments such as subdivisions); to minimize procedural delays and ensure due process in the review of unique and exceptional development situations; to provide administrative relief from zoning requirements that do not affect adjacent properties and the nearby area; and to encourage originality, flexibility and innovation in site planning and architectural design.

ANNOUNCE ACTION TAKEN (If the Commission makes a recommendation, the docket will be heard at a future Board of Supervisors on Tuesday, January 24, 2012 at 10:00 a.m., meeting at the same location as the Commission meeting)

Item 4 – (Page 52) Introduce docket and advise public who the applicants are.

PUBLIC HEARING, DOCKET R-11-07 Consideration of amendments to Article 4 (Plan Area Designations and Master Development Plans) and Article 18 (Site Development Standards) of the Cochise County Zoning Regulations concerning areas in unincorporated Cochise County designated by the Comprehensive Plan as Neighborhood Rehabilitation (NR) and Enterprise Redevelopment (ER). The Commission will consider and forward to the Board of Supervisors recommendations concerning the proposed amendments, which are intended to provide regulatory relief to property owners in NR and ER areas by allowing more flexibility for minimum site development standard requirements, such as setbacks and parking. The amendments would codify the specific scope of minimum site development requirements in the Neighborhood Rehabilitation and Enterprise Redevelopment areas.

ANNOUNCE ACTION TAKEN (If the Commission makes a recommendation, the docket will be heard at a future Board of Supervisors on Tuesday, January 24, 2011 at 10:00 a.m., meeting at the same location as the Commission meeting.)

Item 5 – (Page 56) Introduce docket and advise public who the applicants are.

PUBLIC HEARING, DOCKET R-11-08 (Review of Commission By-Laws and Ordinance): The Planning and Zoning Commission will hold a public hearing to review, update, and revise the Bylaws and Rules of Procedures for County Planning and Zoning Commission, Cochise County, Arizona. The purpose of the Bylaws and Rules of Procedure are to facilitate the performance of the Planning and Zoning Commission's duties. The Commission will also review and may possibly make recommendations to the Board of Supervisors to update the County Planning Commission Ordinance, dated November 20, 1969. The County Planning and Zoning Commission ("Commission") was created by the Board of Supervisors by authority of the "County Planning Commission Ordinance" to direct the growth and physical development of the County.

ANNOUNCE ACTION TAKEN -

6. PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS

7. CALL TO COMMISSIONERS ON RECENT MATTERS

8. ADJOURNMENT

Pursuant to the Americans with Disabilities Act (ADA), Cochise County does not, by reason of a disability, exclude from participation in or deny benefits or services, programs or activities or discriminate against any qualified person with a disability. Inquiries regarding compliance with ADA provisions, accessibility or accommodations can be directed to Chris Mullinax, Safety/Loss Control Analyst at (520) 432-9720, FAX (520) 432-9716, TDD (520) 432-8360, 1415 Melody Lane, Building F, Bisbee, Arizona 85603.