



NOTICE OF MEETING
Cochise County, Planning and Zoning Commission

January 11, 2012 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 –Election of Chairman and Vice-Chairman for 2012.

Item 2 – (Page 1) Introduce docket and advise public who the applicants are.

PUBLIC HEARING, DOCKET SU-11-15 (Turquoise Valley): The Applicant seeks Special Use authorization from the Planning and Zoning Commission in order to legitimize an existing Wireless Communication Facility, per Section 707.14 of the Zoning Regulations. The existing facility is a 65-foot tall cedar pole, and is intended for use as a WI-FI transmitter for the Turquoise Valley golf course and RV Park.

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 3 – (Page 22) Introduce docket and advise public who the applicants are.

PUBLIC HEARING, DOCKET Z-11-02 (Zerkle): The Applicant is requesting to downzone seven parcels of land from TR-36 (Residential, 1 dwelling per 36,000 square feet) to RU-4 (Rural, 1 dwelling per 4 acres) to facilitate the Applicants desire to use the County Owner-Builder Amendment, which allows owner-builders to opt out of residential building code inspections.

ANNOUNCE ACTION TAKEN (If the Commission makes a recommendation, the docket will be on the agenda for the January 24, 2012 Board of Supervisors meeting at the same location as the Commission meeting.)

Item 4 – (Page 35) Introduce docket and advise public who the applicants are.

PUBLIC HEARING, DOCKET SU-11-13 (Rainbow Solar Energy): 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.

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 5 – (Page 71) Introduce docket and advise public who the applicants are.

PUBLIC HEARING, DOCKET SU-11-14 (Enriquez): The Applicant seeks Special Use authorization from the Planning and Zoning Commission in order to change the use of an existing six-bed Residential Care Home to a Residential Care Institution, per Section 806.09 of the Zoning Regulations, to add one additional resident to the home.

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 6 – (Page 99) Introduce docket and advise public who the applicants are.

PUBLIC HEARING, DOCKET R-11-09: Proposed amendments to Article 20 of the Cochise County Zoning Regulations regarding legal non-conforming or “grandfathered” uses.

ANNOUNCE ACTION TAKEN (If the Commission makes a recommendation, the docket will be heard at a future Board of Supervisors meeting at the same location as the Commission meeting.)

Item 7 – (Page 111) Introduce docket and advise public who the applicants are.

PUBLIC HEARING, DOCKET R-11-08 (Bylaws and Ordinance): Commission will continue to review, update, and suggest revisions to the Bylaws and Rules of Procedures for County Planning and Zoning Commission, Cochise County, Arizona. 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.

ANNOUNCE ACTION TAKEN (If the Commission makes a recommendation, the docket will be heard at a future Board of Supervisors meeting at the same location as the Commission meeting.)

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

7. PENDING AND RECENT MATTERS

- A) FUTURE AGENDA ITEMS/DOCKETS**
- B) BOARD OF SUPERVISORS'S ACTIONS**

8. CALL TO COMMISSIONERS ON RECENT MATTERS

9. 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.