

NOTICE OF MEETING

Planning and Zoning Commission
November 17, 2004
Cochise County Complex
Board of Supervisors Hearing Room
1415 Melody Lane, Building G
Bisbee, Arizona

EXPANDED AGENDA

(Note earlier time) 3:00 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, , other persons will each have 5 minutes to speak

CALL TO THE PUBLIC (Ask if any member of the public wishes to speak on any item not already on the agenda. Presentations limited to 5 minutes.)

NEW BUSINESS

Item 1 (Page) - Introduce Docket and advise public who the applicants are.

Public Hearing, Docket R-04-03: An ordinance proposing to 1) adopt by reference the 2003 Editions of the International Building Code, as amended; the International Residential Code, as amended; the International Mechanical Code, as amended; the Arizona State Plumbing Code (1994 Uniform Plumbing Code with Modifications); the International Energy Conservation Code, as amended; the International Existing Building Code, as amended; the International Fire Code, as amended; the International Fuel Gas Code, as amended; the International Electrical Code – Administrative Provisions, as amended; the 2002 National Electric Code as amended, all to be applied within the existing building code enforcement areas around Sierra Vista and Benson immediately and within the remaining unincorporated areas of the County under a three year implementation plan, starting in the western portions of the County surrounding Pomerene, Benson, Whetstone, Sierra Vista,

Hereford, Palominas and Bisbee the first year and then extending eastward; and 2) to increase the current Building Code Fee Schedule for application in the existing and expanded building code enforcement areas.

Applicant: Planning and Zoning Commission

- Call for PLANNING DIRECTOR'S REPORT
- Declare PUBLIC HEARING OPEN
 - Call For COMMENT FROM OTHER PERSONS (either in favor or against)
- 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, this docket will be heard in a public hearing before the Board of Supervisors on Tuesday, December 14, 2004 at or after 9:30 a.m. at the same location as the Commission meeting.

Public Hearing, Docket R-04-02: A proposal to amend the definition of “Dwelling, Single-Household” and “Accessory Living Quarters” in Article 2 of the Cochise County Zoning Regulations by eliminating the term “mobile home” and specifying that “mobile homes” can no longer be used for this purpose. This amendment will have the effect of prohibiting new installations of “mobile homes” in all zoning districts. In addition to the definitions, sections, 701.02, 803.01, 903.01, 1003.01, 1502.01, 1712, and 1817.03A are proposed for amendment. Cochise County defines a “mobile home” as:

A structure built prior to June 15, 1976 on a permanent chassis, capable of being transported in one or more sections and designed to be used with or without a permanent foundation as a dwelling when connected to on-site utilities except recreational vehicles and factory-built buildings.

This amendment would not restrict the use of a “manufactured home” in any zoning district in which one is currently allowed. A “manufactured home” is a structure that was built in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974, as amended. Nor would this amendment restrict or affect the continued use or reasonable repair of a “mobile home” that was lawfully installed prior to the effective date of this amendment.

The Commission may also consider a proposal to adopt a Rehabilitation Code to allow certified rehabilitated mobile homes that meet Arizona Office of Manufactured Housing safety standards to be permitted.

Applicant: Planning and Zoning Commission

FOLLOW FORMAT FOR ITEM 1

ANNOUNCE ACTION TAKEN

If the Commission makes a recommendation, this docket will be heard in a public hearing before the Board of Supervisors on Tuesday, December 7, 2004 at or after 9:30 am. at the same location as the Commission meeting.

PLANNING DIRECTOR'S REPORT

1. Board of Supervisors Actions
2. Next Month's Dockets

CALL TO COMMISSIONERS

ADJOURNMENT