

**PROCEEDINGS OF THE
COCHISE COUNTY BOARD OF SUPERVISORS SPECIAL MEETING
HELD ON MONDAY, AUGUST 20, 2012 @ 10:00 A.M.
IN THE BOARD OF SUPERVISORS CONFERENCE ROOM
LOCATED AT 1415 MELODY LANE, BUILDING G, BISBEE ARIZONA**

Chairman Searle called the Special Meeting of the Board of Supervisors to order at 10:00 a.m. All three supervisors were present: Richard Searle, Chairman; Pat Call, Vice-Chairman; Ann English, Supervisor. Also attending were Mike Ortega, County Administrator; Jim Vlahovich, Deputy County Administrator; Britt Hanson, Chief Civil Deputy County Attorney; and Katie Howard, Clerk of the Board.

CALL TO THE PUBLIC (MATTERS RELATED TO COUNTY GOVERNMENT - LIMIT OF 3 MINUTES PER PERSON OR AT THE DIRECTION OF THE CHAIRMAN)

Chairman Searle opened the Call to the Public. No one wished to address the Board and Chairman Searle closed the Call to the Public.

PUBLIC HEARING

ITEM 1

Adopt the Tax Rates and Levies for Cochise County Taxing Entities as set forth in the attached Exhibits 1 and 2.

Mr. Ortega, County Administrator, presented this item. Mr. Ortega explained that the Board is responsible for adopting the tax rates for all taxing districts.

Supervisor English asked regarding the School Equalization tax.

Ms. Mariann Fletcher, Deputy County Treasurer, explained that it was set by the state, per formula.

Supervisor English asked regarding the fire district rates and formula.

Ms. Lois Klein, Finance Director said the rate is set by the Elections office, per formula.

Mr. Ortega said the Presidential, Babocomari and Whetstone (PBW) Fire District has not submitted a budget.

Chairman Searle recommended adopting last year's rate of .8482.

Chairman Searle discussed the Bowie Fire District rate increase and added that it has been approved by their Board of Directors.

Mr. Hanson explained that the Board does not have authority to vote down the tax rates approved by the districts.

Chairman Searle opened the Call to the Public. No one wished to address the Board and Chairman Searle closed the Call to the Public.

Supervisor English amended the motion to adopt the Tax Rates and Levies for Cochise County Taxing Entities as set forth in the attached Exhibits 1 and the revised Exhibit 2 adopting last year's rate for PBW. Vice-Chairman Call seconded the motion.

Chairman Searle called for the vote; approved 3-0.

ITEM 2

[ITEM TABLED FROM AUGUST 14, 2012 MEETING] Adopt Zoning Ordinance 12-10 to approve Docket R-12-02, amending the Cochise County Zoning Regulations for agricultural uses, and codifying definitions and site development standards for those uses, as set forth in Exhibit A.

Vice-Chairman Call made a motion to remove this item from the table. Supervisor seconded the motion and it was approved unanimously.

Mr. Mike Turisk, Planning Manager, presented this item using a PowerPoint presentation. Mr. Turisk said there was a Work Session approximately one year ago and the proposed changes are regarding agricultural activities in Cochise County. The County not only seeks to acknowledge the long importance and the history of ranching, and agricultural but to also promote vertical integration and agri-tourism in Cochise County. Staff considered regulating by Setbacks and/or the Special Use Permit (SUP) process and is proposing a simplified approach permitting particular uses if the proposed minimum setback limits can be met, or if not to require a SUP. Mr. Turisk outlined other changes to include wine tasting rooms as accessory to Farm Wineries; adding definitions and clarifications to amended Article 17 to accommodate. He displayed a matrix and graphic showing setback requirements that illustrate how these setbacks function to direct these uses to the larger properties and to help mitigate negative impacts. He reviewed suggested language changes in the Ag regulations.

Mr. Hanson pointed out that he had bracketed language for the Board to make a choice regarding today in section 1704.01 (a) as well as approve other changes proposed.

There was a discussion about the wording in section "605 Permitted Accessory Uses" and how wine tasting rooms, farm vineyards and farm wineries are included.

Chairman Searle requested that no use or building permit should be required for any use that meets onsite agricultural processing service; stated the reasons why; and said it will help small farmers generate new business.

Supervisor English recapped the changes for the motion.

The Board discussed the size of the setback: 100', 200' or 300'. Supervisor English commented that whole idea of ag exemption was to be least restrictive and she is comfortable with 100'. Vice-Chairman Call suggested 200' and Chairman Searle said he could live with a 200' setback.

Chairman Searle opened the Call to the Public. No one wished to address the Board and Chairman Searle closed the Call to the Public.

Supervisor English made a motion to adopt Zoning Ordinance 12-10 to approve Docket R-12-02, amending the Cochise County Zoning Regulations for agricultural uses, and codifying definitions and site

development standards for those uses, in addition to the Exhibit A, the addition of setback of 200'; in section 605 the addition of "vineyard" after farm; and the addition of no use or building permits. Vice-Chairman Call seconded the motion.

Chairman Searle called for the vote; approved as amended 3-0.

There being no further business before the Board, Chairman Searle adjourned the meeting at 10:47 a.m.

APPROVED: _____
Richard Searle, Chairman

ATTEST: _____
Katie A. Howard, Clerk of the Board