PROCEEDINGS OF THE COCHISE COUNTY FLOOD CONTROL DISTRICT
MEETING HELD ON
Tuesday, January 27, 2015

A meeting of the Cochise County Flood Control District was held on Tuesday, January 27, 2015 10:00 a.m. in the Board of Supervisors' Hearing Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

Present: Patrick G. Call, Chairman; Ann English, Vice-Chairman; Richard R. Searle, Director

Staff Present: Michael J. Ortega, County Administrator

                Jim Vlahovich, Deputy County Administrator

                Arlethe G. Rios, Clerk of the Board

                Elda Orduno, Civil Deputy County Attorney

Chairman Call called the meeting to order at 10:00 a.m.

ANY ITEM ON THIS AGENDA IS OPEN FOR DISCUSSION AND POSSIBLE ACTION

PLEDGE OF ALLEGIANCE

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

PUBLIC HEARINGS

Community Development

1. Adopt Resolution FCD 15-01, a variance request that would allow the elevation of an existing structure to be lower than required by the Floodplain Regulations; however, Floodplain staff is recommending denial of this request.

    Mr. Joaquin Solis, Floodplain Engineer, Community Development, presented this item using a PowerPoint presentation. Mr. Solis stated the reason for the variance request and showed pictures of the parcel. He went over the floodplain regulations regarding variances and the determinations in question and said that staff recommended the variance be denied, however staff would work with the applicant to pursue other options.

    Supervisor Searle asked if the variance were denied, would the applicant still be in violation.

    Mr. Solis stated that in order for the applicant to be in compliance the variance would have to be approved by the Board.

    Vice-Chairman English asked if the applicant had information he would like to share.

    Mr. Gary Trustee, applicant, stated that the total value of the shed as is was about $8,000 and added the other shed on the property has been there over 17 years and has never had

any issues with flooding. He noted that although flooding is not typical he did have flood insurance for the property for an emergency.

Vice-Chairman English asked what the cost of an engineering analysis would be and if the current windows and doors on the shed served as relief.

Mr. Solis said that an engineering study would cost an estimated $3,500 and that the Federal Emergency Management Agency (FEMA) required there be other relief aside from doors and windows.

Chairman Call opened the public hearing.

No one chose to speak and Chairman Call closed the public hearing.

Supervisor Searle moved to adopt Resolution FCD 15-01, a variance request that would allow the elevation of an existing structure to be lower than required by the Floodplain Regulations. Vice-Chairman English seconded the motion.

Supervisor Searle said that the requirements seemed unreasonable since other structures on the property were not in compliance.

Mr. Solis noted that approving variances that are in conflict with FEMA go against the community rating and FEMA can issue notices of non compliance, which can increase flood insurance for all citizens in the County.

Mr. Ortega agreed with Mr. Solis, but noted that one variance should not cause major issues.

Supervisor Searle said that the Board has only issued one or two variance within the last ten years.

Mr. Ortega noted that staff is working with FEMA to make changes to flood area maps, but the process is slow and costly. He added that flood maps are created by probabilities of floods and not actual flooding events.

Chairman Call called for the vote and it was approved 3-0.

CALL TO THE PUBLIC

Chairman Call opened the call to the public.

No one chose to speak and Chairman Call closed the call to the public.

This is the time for the public to comment. Members of the Board may not discuss items that are not specifically identified on the agenda.

Chairman Call adjourned the meeting at 10:21 a.m.

APPROVED:

_____
Patrick G. Call, Chairman

ATTEST:

_____
Arlethe G. Rios, Clerk of the Board