

**PROCEEDINGS OF THE COCHISE COUNTY BOARD OF SUPERVISORS
WORK SESSION HELD ON
Tuesday, July 12, 2016**

A work session of the Cochise County Board of Supervisors was held on Tuesday, July 12, 2016 at 11:00 a.m. in the Board of Supervisors' Executive Conference Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

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

Staff Present: James E. Vlahovich, County Administrator
Edward T. Gilligan, Deputy County Administrator
Britt W. Hanson, Chief Civil Deputy County Attorney
Kim Lemons, Assistant to the Clerk of the Board

Attendees: Paul Esparza, Planning and Zoning Director
Dora V. Flores, Zoning Administrator
Peter Gardner, Planner I

Chairman Searle called the meeting to order at 11:00 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

INTRODUCTIONS

ITEMS FOR DISCUSSION

Community Development

1. Discussion and possible direction regarding the County's Zoning Regulations.

Mr. Esparza gave the history, staff met several times in order to simplify and clarify the code, then on May 11, 2016 the Planning and Zoning Commission voted 6-0 to forward this Docket with a recommendation of approval. Ms. Flores will present a PowerPoint detailing the changes and PNZ staff is available to answer any questions.

Chairman Searle added the reason this item was tabled at an earlier Regular Meeting of the Board of Supervisors was in order to discuss changes in a more informal basis.

Vice-Chairman Call suggested the Board only discuss the changes they wanted clarification on with versus each one.

Revised Definitions:

“Custom Butchering/Meat Curing Processing” the number of turkeys/birds was added to clarify how many can be processed/butchered.

Mr. Gardner said operating under State and Federal rules as swine cows but our definition needed to match for chickens.

“Recreational Facilities, Indoor and/or Outdoor”, all sections throughout regulations revised by rearranging verbiage, putting “Recreational Facilities” in front of “Indoor and/or Outdoor” as written in the definition.

“Mobile Home, Rehabilitated” as only the AZ Dept of Fire, Building and Life Safety is authorized to certify the rehabilitation of a mobile home.

“Wind Energy System”, added language to clarify these have density limits.

Mr. Gardner said in a RU district the commission can increase without using a waiver for each one. Grandfathered in unless change of use.

Section 1704, List of Exemptions for Single Family Residential Dwellings Only

1704.I – General landscaping including ...retaining walls.....; added “unless supporting a surcharge or impounding Class I, II, or IIIA liquids” to be equivalent to 2012 IRC.

Ms. Flores said it increased the flash points for each Class 1, 11 or 111A liquids. Mr. Gardner said the building official had requested the change but the Board asked staff to get back to them with examples of use to consider and possibly deletion.

1704.F – Replacing existing plumbing fixtures such as toilet, tub.....; added “not involving utility change” to clarify.

The Board requested this change not be made.

1704.V – added “Satellite dishes and residential antennas for wireless communications such as home internet service.

Ms. Flores definitions of utilities and antennas; no issue, added just in case.

Section 1705, Application for Building/Use Permit, 1705.08.L, added “Sight Triangle” to items required on a site plan for non-residential permits.

The Board asked for clarification of the term “Sight Triangle”

Section 1716, Special Uses, 1716.03, added language to allow the County Zoning Inspector to revoke a Special Use Authorization that has not met its conditions within the specified time without taking back to the Commission.

Mr. Gardner said the current language is ambiguous. If conditions of timeframe are not meet; will save paperwork and revoke without a public hearing before the PNZ Commission.

Section 1717, Procedures for Issuing Permits for Accessory Living Quarter, 1717.05, language allowing a Special Use if ALQ was larger than allowed deleted as this is no longer applicable.

Mr. Gardner said this is no longer applicable.

Mr. Vlahovich and Ms. Flores said it was an administrative fix to model the Zoning Regulations to follow the Building Codes and fix the disconnect between the two. Permits are not tracked but reports can be run when needed.

Section’s 1804 and 1807, Off-Street Parking and Loading, revised to clarify improvements are required per the Cochise County, Highway & Floodplain, Road Design & Construction Standards & Specifications. For Public Improvements not the County Engineer.

Section 1813.01, Communication Facilities, the entire “Co-location” section was deleted and replaced with “Existing Towers” as it seems the reports are excessive requirements and from the reports we have received we were unable to verify if the information was valid or not. *Ms. Flores receiving reports regarding towers; Mr. Gardner a wireless provider, regulation difficult to enforce.*

Section 1907.02, Digital Signs, added “one per site” to clarify how many digital signs are allowed per site, changed light fixture to sign for setbacks for digital signs; and revised, change in copy for digital signs to four seconds from five minutes, this is the industry standard. *Staff clarified change to meet industry standard.*

Article 20, Exemptions, Exceptions and Non-conformances, Section 2002.03, Revised height exceptions to reflect Wind Energy Power Plants are exempt from height, not the Wind Energy Systems.

The Board asked about assurance agreements and special use permits and suggested researching and exploring thoughts from the Planning Commission and members of the board.

The Board thanked the staff for clarification on these changes and possibly look at the zoning regulations annually for possible changes or if something is very important change one at a time as needed.

Chairman Searle adjourned the meeting at 11:48 a.m.

APPROVED:

Richard R. Searle, Chairman

ATTEST:

Kim Lemons, Assistant to the Clerk of the Board