

**PROCEEDINGS OF THE COCHISE COUNTY BOARD OF SUPERVISORS
WORK SESSION HELD ON
Tuesday, July 25, 2017**

A work session of the Cochise County Board of Supervisors was held on Tuesday, July 25, 2017 at 11:00 a.m. in the Board of Supervisors' Executive Conference Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

Present: Ann English, Chairman; Patrick G. Call, Vice-Chairman; Peggy Judd, Member

Staff Present: Edward T. Gilligan, County Administrator
Britt W. Hanson, Chief Civil Deputy County Attorney
Arlthe G. Rios, Clerk of the Board

Attendees: Jerry Stabley, Planning and Zoning Director
Paul Esparza, Planning Manager, Planning & Zoning Division, Community Development Department

Chairman English 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

Board of Supervisors

1. Discussion and possible direction regarding Area Plans as related to the Cochise County Comprehensive Plan.

Mr. Jerry Stabley, Planning & Zoning Director, presented this item using a PowerPoint presentation. He stated that the Board had requested to discuss area plans at a previous meeting and said the Board wanted to know:

- Do they have value?
- Continue to have them?
- If they have value: revisit on a regular basis so they remain viable

He went over if area plans had any value.

- Opportunity for residents to come together: help determine what they want their community to become; Comprehensive Plan is very general
- Area Plans provide much more guidance for rezoning and special use permit decisions
- Create tasks for community and County

He said that the plans should be revisited if residents feel they have value and the plan helps accomplish their goals.

He stated that the plans should be revised so that they are viable:

- Areas where development is occurring
- Community Interest
- Look at oldest first
- Make them short and sweet
- Use the criteria in the Comprehensive Plan
- Be aware of budget implications

He then went over the criteria for the comprehensive plan:

- Pattern of growth has changed
- Nearby growth areas are at capacity
- Continued demand for new growth
- New roads and utilities have changed optimum intensity
- Master Development Plan proposed
- Support from property owners

and then went over the staff's proposal:

- Staff Reviews 2 Area Plans each year
- Recommend to P&Z Commission: No Change, Revise, Delete
- If Commission recommends revise or delete: work with community leaders

- If community leaders agree: ask Commission to initiate Comp. Plan amendment
- Continue to work with Mid Sulphur Springs

Mr. Stabley ended his presentation and asked if the Board had any questions.

Supervisor Judd asked if the wording in area plans protects citizens in a legal matter.

Mr. Stabley said that he could not answer the legal question, but he said that staff would work with citizens interested in area plans to ensure it is a document that is useful.

Mr. Hanson said that a document that is short and general is better from a legal standpoint and added that a comprehensive plan and an area plan does not bind the Planning and Zoning Commission or Board of Supervisors from making other decisions.

Ms. Stabley said that the zoning of the property is what gives the owner legal rights.

Chairman English asked what the current group was trying to accomplish and why did they need it.

Supervisor Judd said that they wanted an updated plan.

Vice-Chairman Call said that in the past these plans were not well received. He added that plans usually got more in the way than they helped the community and in the past they did have a big impact on the Board's decisions. He also stated that finding community leaders to stay involved is difficult.

Mr. Hanson said he also had experienced the same thing.

Chairman English noted that area plans were a good idea, but not good in practice.

Vice-Chairman Call said that area plans also got in the way of economic development. He added that he did want staff to review current area plans and re-evaluate them. He also stated that moving forward they should be phased out and if they are kept they should be very specific.

Supervisor Judd asked what would happen with the County's comprehensive plan if there are no area plans.

Mr. Stabley said that the current comprehensive plan is very vague and could work without area plans. However, he did think that having a more detailed plan is helpful for the Board to have guidance to make decisions.

The Board directed staff to begin reevaluating current area plans and bring a proposed plan for future area plans.

Chairman English adjourned the meeting at 11:59 a.m.

APPROVED:

Ann English, Chairman

ATTEST:

Arlathe G. Rios, Clerk of the Board