

**PROCEEDINGS OF THE COCHISE COUNTY BOARD OF SUPERVISORS  
WORK SESSION HELD ON  
TUESDAY, JANUARY 28, 2020**

A work session of the Cochise County Board of Supervisors was held on Tuesday, January 28, 2020, at 1:30 p.m. in the Board of Supervisors' Executive Conference Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

Present: Thomas E. Borer, Chairman; Ann English, Vice-Chairman; Peggy Judd, Supervisor

Staff Present: Edward T. Gilligan, County Administrator  
Sharon Gilman, Associate County Administrator  
Christine Roberts, Civil Deputy County Attorney  
Kim Lemons, Clerk of the Board  
Amanda Baillie, Public Information Officer

Attendees: Dan Coxworth, Development Services Director  
Christine McLachlan, Planner II  
Paul Esparza, Building Official  
Clay Greathouse, Citizen  
Julia Marks, Citizen  
Donald Marks, Citizen  
Graham Neave, Citizen  
Melinda Neave, Citizen  
George Conner, Citizen  
Ray Korleski, Citizen  
Shar Porier, Sierra Vista Herald  
Daniel Duchon, Budget Manager  
Jessica Stanley, Citizen  
William McElroy, Citizen  
Lori Kilpatrick, Citizen

Chairman Borer called the meeting to order at 1:30 p.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**

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***INTRODUCTIONS***

***ITEMS FOR DISCUSSION***

**Board of Supervisors**

1. Discussion and possible direction regarding a County planning initiative to repeal the Amendment to the Cochise County Building Safety Code for Rural Residential Owner-Built Dwellings and Accessory Structures (Opt-out).

Mr. Coxworth stated a year ago the Building Permit Fees were increased and separated from the Rural Residential Owner Built Dwellings and Accessory Structures (Opt-Out) program. He said this is the largest/broadest government incentive he has seen since he has been in government and is unsure of what the incentive is for. The department has received a lot of communications from the public. He stated what zoning requirements and building code standards are applicable to the program and associated affidavit.

Ms. McLachlan presented this item using PowerPoint presentation. She defined what a building permit is; what is opt-out; what it applies to and showed map delineating the area; other exemptions: agricultural, professional registrant self-certification of construction documents; building permit benefits; opt-out benefits and finished with the goals of the bigger picture. The Building Code Appeals and Advisory Board voted unanimously 4-0 to recommend appeal on December 12, 2019 and it is also supported by the Southeastern Arizona Contractors Association (SACA).

Vice-Chairman English stated the discussion today is to repeal the opt-out without a replacement, and she is not willing to do that.

Supervisor Judd asked about the state regulations for permits and issues regarding the safety building code policy.

Chairman Borer said he is not in favor of a total repeal. A possible hybrid policy for inspections on electrical, gas, septic, (utilities in general) need to be considered. For example a policy with utility inspections following state regulations that inspectors will alert owner/builder of code violations.

Development Services agreed to come back to the Board in a Work Session to discuss a revised policy that encompasses the direction received today.

Chairman Borer adjourned the meeting at 2:17 p.m.

APPROVED:

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Thomas E. Borer, Chairman

ATTEST:

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Kim Lemons, Clerk of the Board