

**PROCEEDINGS OF THE COCHISE COUNTY BOARD OF SUPERVISORS  
WORK SESSION HELD ON  
TUESDAY, JUNE 27, 2023**

A work session of the Cochise County Board of Supervisors was held on Tuesday, June 27, 2023, at 1:00 p.m. in the Board of Supervisors' Executive Conference Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

Present: Peggy Judd, Chairman; Tom Crosby, Vice-Chairman; Ann English, Supervisor

Staff Present: Richard G. Karwaczka, County Administrator  
Sharon Gilman, Deputy County Administrator  
Christine Roberts, Chief Civil Deputy County Attorney  
Lara Loewenheim, Deputy Clerk of the Board

Attendees: Jackie Watkins, Engineering & Natural Resources Director  
Mark Apel, Environmental Projects Coordinator

Chairman Judd called the meeting to order at 1:00 p.m.

**ANY ITEM ON THIS AGENDA IS OPEN FOR DISCUSSION**

***ITEMS FOR DISCUSSION***

**Board of Supervisors**

1. Discussion and possible direction regarding the Flood Control District update to the Floodplain Ordinance/Regulations.

Ms. Watkins presented this item using a PowerPoint presentation and answered questions from the Board throughout. Ms. Watkins gave a brief history of Floodplain regulations in the state. She stated the updates were to comply with the updates to the Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP), and to be compliant with the Community Rating System (CRS) which is run by the Arizona Department of Water Resources (ADWR). Ms. Watkins stated the update to the regulations will be brought to the Board for public comment in mid-July and for adoption in August. In response to the Board, Ms. Watkins stated that the Engineering Department would publish this information.

Ms. Watkins stated that one of the major changes to the regulations is to require all habitable structures to be elevated one-foot minimum from the highest adjacent grade going forward to reduce the amount of homes getting flooded in the future. She explained that it is not required by the ADWR or FEMA but she would like to have it in the County regulations as some of the houses that were flooded last summer were not in a mapped flood zone. This is an attempt, going forward, to reduce the number of homes that will flood. She stated the other major change is that agricultural structures and accessory structures with definitions and requirements have been added to comply with updated FEMA regulations. Ms. Watkins explained agricultural structures are exempt from development rules for buildings, they are not exempt from FEMA Regulations and have never been exempt from floodplain regulations.

In response to the Board, Ms. Watkins explained that the CRS program is not new. The updates to the Floodplain Regulations will give the County more points towards achieving a lower level and that will give County residents a larger discount on flood insurance.

The Board and staff discussed the cost of flood insurance, coverage and recalculation of flood maps in Bisbee, St. David, Huachuca City, Sierra Vista and Hereford.

The Board and Ms. Watkins discussed the various reasons to comply with FEMA regulations, the specific FEMA regulations that the County will sign onto, the NRIP, ADWR's role as the NFIP liaison, and the cities in the County that have assumed floodplain management.

Ms. Watkins stated that she distributed the updated Floodplain Regulations to all the cities in the County, and it will be distributed to builders and the Southeastern Arizona Association of Contractors (SAACO). Ms. Watkins stated that in the future this will be on the County website and people can email any comments. The Regulations will go into effect 30 days after Board adoption in August. Ms. Watkins restated that the major change is the one-foot elevation change for homes. She reiterated that agricultural structures will now have clear definitions and always had to comply with floodplain regulations in the past.

Chairman Judd adjourned the meeting at 1:19 p.m.

APPROVED:

---

Peggy Judd, Chairman

ATTEST:

---

Sharon Gilman, Interim Clerk of the Board