J-6/Mescal Community Development Organization

TRI-COMMUNITY NEWS

Volume 4 Issue 04

April 2008

Proposed Zoning Regs - Financial Impacts!

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BE INFORMED!

BE INVOLVED!

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Call 586-1233 to Volunteer on the production line!!!

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On April 9th, P & Z Commissioners reviewed staff suggestions for changes to the Zoning Regulations. Although many objections were filed, Commissioners voted to move the Docket to the Board of Supervisors to be heard on May 20th.

The CDO Board had contacted the Commissioners prior to the hearing since serious concerns had not been adequately addressed by the P & Z Staff.

The following concerns were sent to the Commissioners:

Of greatest priority are the suggested changes to Article 18 - Section 1811 Outdoor Storage Options. Due to the number of concerns related to financial consequences and change to rural life styles, the message was very clear to P & Z that the existing language should remain until there is time for more public awareness, education, and input opportunities.

We feel P & Z Staff was in error when they indicated revisions are "minor". No longer permitting parking of Large Trucks, Truck Tractors, Construction Equipment, etc. in any rural zoning district was just one example of a MAJOR CONSEQUENCE impacting the community financially and socially.

WE STRONGLY SUGGESTED NO CHANGES BE MADE AT THIS TIME TO THE EXISTING REGULATIONS FOR OUTDOOR STORAGE. We are not saying that changes aren't necessary, just that County Gov. must take more responsibility in notifying and engaging their constituents in this particular dialog.

WE ALSO REQUESTED ASSURANCE THAT THE PROPOSED DEFINITION OF FEEDLOT and the removal of "commercial" from the text would not add extra regulations to those property owners that keep livestock for personal use.

The proposed definition is:

> A feeding operation on a parcel of land where livestock are maintained in a corral, pen, or other area on a sustained basis, where feed is brought to the parcel, and where the concentration of animals is such that a vegetative cover cannot be maintained within the enclosed/penned areas on the property during the course of a normal growing season. Pastures used for the grazing of livestock are not considered feedlots. Feeding pens for livestock that are incidental and subordinate to a grazing operation are not feedlots.

Specific language needs to be added to the Feedlot definition excluding livestock for personal use.

We also need clarification that "rule of thumb numbers" of animals per lot size will not move "personal livestock" into the new definition for ANIMAL HUSBANDRY which would then require a special permit.

The new definition of Animal Husbandry also poses a problem for animal rescue operations - they would now be required to purchase special permits.

WE ALSO ENCOURAGED COMMISSIONERS TO REVIEW THE NOTIFICATION PROCESS FOR PUBLIC INPUT and consider extending the 300' or 1500' rule when permitted uses/ temporary uses/ special uses have a much greater radius of impact. For example, wireless towers are regulated in height by individual zoning districts. A permitted height of 199 feet is allowed in a Rural HI District without public input --- however, the emergency beacon and tower itself impacts more than the adjacent neighbors.

FINALLY, we asked the Commissioners to closely review Article 3 Paragraph 307. " Any use not permitted...is prohibited".

(continued page 2)

ZONING REGS (continued)

The "due process afforded through appeals" does not appease the "offensive posturing" suggested by current language which translates to "If we haven't already said you can do that, then you can't". By revisiting current policies and procedures, perhaps other language will assure health, safety, and welfare criteria are being satisfied without placing time and financial burdens on individual private property owners.

One letter in opposition stated:

"If someone comes up with something "not invented yet" that the County hasn't addressed and might be of concern to other citizens, the burden should be on the County in general and not the citizen to conduct a process that considers all the issues. The whole proposed concept is counter to the basic tenants of the American way and almost certainly is unconstitutional despite what any county attorney might opinionate on."

"Also in the concept of something can't be done unless the county allows it is opposite of the freedoms granted to the people by the US Constitution. It clearly states that an act that is not prohibited by the Constitution, Congress or the states can be done by the people. (US Constitution, Amendments 9 and 10)."

"SEVERAL CHANGES WILL IMPOSE SOCIAL AND FINANCIAL BURDENS ON COUNTY PROPERTY OWNERS."

P & Z COMMISSIONERS SEND RECOMMENDATIONS TO SUPERVISORS

After the public hearing on the proposed zoning regulation revisions, P & Z Commissioners unanimously voted to approve P & Z Staff recommendations with three exceptions.

Commissioners voted to table the three Outdoor Storage Options until further notice. However three additional storage proposals were attached to the main zoning packet. The Commissioners did vote to recommend removal of the proposed revision that would prevent storing construction equipment, etc. on rural properties.

In addition, Commissioners voted to recommend that the proposed change for the definition of Animal Husbandry be also withdrawn.

Issues not addressed were the definition of feedlot, removing permits for extended stays in RV's, expanding the notification process, and the absolute power of P & Z.

The Board of Supervisors will review the packet of proposed changes on May 20th and consider the Commissioners' recommendations.

The packet is available for review on the County website. A summary of concerns is available at cdonewsletter.com.

The webpage includes email addresses so that readers may quickly send concerns to all three Supervisors.

NEWS BRIEFS

Commercial Roping Arena in Mescal:

Tommy Anderson is continuing the process to obtain a Special Use Permit allowing for commercial roping events to be held just north of I-10 and east of Tequila Trail.

Anderson has sent a letter detailing his plans to nearby property owners.

Anderson states that he is "keeping with the rural traditions of this area" as he furthers plans for a roping area on a 38-acre parcel accessed from Meadowlark Road.

The arena is approximately 200' from the nearest property line and will be used for team roping events and practice ropings weekly. "Days and times will vary, but in the summer months there will be evening events planned." Anderson says that lighting will follow all of the restrictions and guidelines established by Cochise County (no light trespass).

The letter is requesting resident input to be sent to:

Tom Anderson

P.O. Box 678

St. David, Az 85630.

P & Z issued Anderson a Temporary Permit to conduct a roping event on March lst and 2nd. At that time, CDO submitted health and safety concerns to be addressed in permit considerations as did MVFD who addressed fire suppression precautions and water availability in case of fire.

Tequila Trail residents want parking, sanitation, dust control, noise issues, traffic control, and security issues to be addressed before a special permit is issued. They continue to question the appropriateness of such a commercial enterprise in their residential area.

"……. team roping events and practice ropings weekly"

Part Three: District 3 BOS Candidates

Bob Everett joined his Mother Dorothy and Aunt Marilyn Fox in the J-6 area in 1996, moving to Benson in 2006.

Bob was previously in the US Air Force Reserve and served 17 years as Aircraft Mechanic - 4 of which were in Job Control. Bob has served in Bosnia, Saudi Arabia-Desert Shield and Desert Storm, and has traveled extensively in the U.S. and 15 different countries. He has earned an honorable discharge.

Bob enrolled in the Community College of the Air Force, and took classes at Fullerton, Orange Coast, and Goldenwest Colleges.

While working for National RV as a Warranty Analyst- Field Service Representative, he was credited with cutting expenses in his department from $8 million to $2 million in 1 year and was dubbed the Six Million Dollar Man.

Bob is a member of the American Legion, the Moose Lodge, the Elks Lodge, the VFW, and the Eagles. Bob was elected as the Elks Exalted Ruler in January 2008.

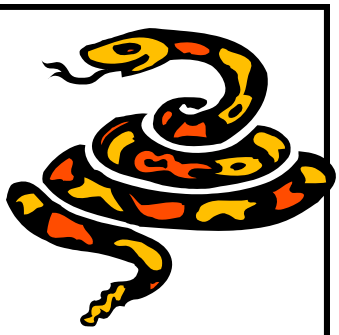
COMMUNITY CALENDAR

April 22	Community Watershed Alliance - Changes in the San Pedro, Legislative Updates 6:30 Benson City Hall
April 26	Read Community Ads!
May 20	BOS Hearing - Zoning Revisions 9:00 Bisbee

MAY 3 BIKE RODEO AND SAFETY DAY

9 A.M. to noon at Lions Park in Benson. Free bike helmets will be distributed and drawings for free bikes. Ride a skills course. Bike safety inspections, finger printing and child ID kits.

BE CAUTIOUS!!

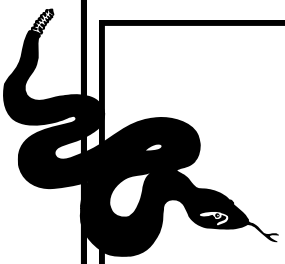


Rattlesnake Facts:

- Can be encountered at any time, most often just after the sun has gone down in the spring, fall, and summer
- Can strike about the distance of half its length
- 80% of bites are dry, the victim was not injected with venom.
- A rattlesnake burns energy producing venom and will not waste it unless it's really angry or thinks you are food.

How to prevent a bite:

- DO NOT PICK UP.
- Do not put your hands or your feet where you can not see.
- If you see a rattlesnake and it is not rattling, back away slowly. They will strike at fast moving objects and they can move faster than you.
- If you hear a rattle, STOP. Remain calm and don't move. When agitated, they will strike at anything that moves. Let them calm down, figure out where the snake is and slowly move away <u>after</u> they stop rattling.
- Stay at least 5' from a rattlesnake to keep out of it striking range.
- Reflex action of freshly killed snake can inject venom



If You Do Get Bit: **DO NOT PANIC!**

- Get to a hospital as soon as you can.
- Do not cut the bite open and suck out the poison.
- Do not use ice or cold packs on the bite..
- <u>Remove clothing and jewelry near the bite.</u>

ASSESSOR EXPLAINS

County Assessor Philip Leiendecker explained the rationale behind the cards recently received by area residents.

The Assessor's office is responsible for projecting 18 months in advance the full cash value of property although the amount listed on the card is usually 10 to 15 percent below the price for which the property can actually be sold.

New development such as Red Hawk will not increase property tax since they are in a separate market than what is used to for the older neighborhoods.

All property taxes remain in the county or cities with 60% going to schools.

Although taxes rarely go down, Leiendecker projects that 2009 residents will likely see a 2%-5% reduction.

$ Classified and Business Ads $

Classified ads $ 8.00
(up to 30 words with no graphics)

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1/2 Page	**$45.00**
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FREE ADMISSION

4th ANNUAL

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FAMILY FUN

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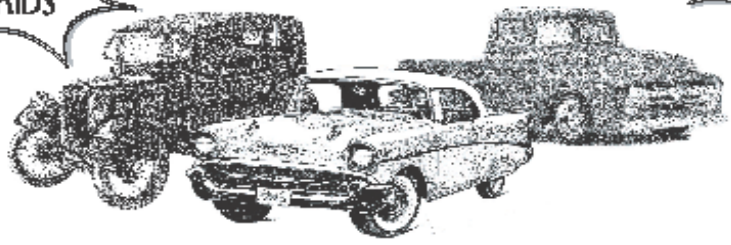
Saturday, April 26, 2008
11:00am to 2:00pm

RACE CAR JUMPING CASTLE FOR THE KIDS

FREE Popcorn & Soda

DOOR PRIZES

GOLDEN OLDIES MUSIC



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Morning Worship	10:00 A.M.
Evening Service	6:00 P.M.
ROTC Program	6:00 P.M.

WEDNESDAY:

Prayer and Bible Study	7 P.M.
Teen Outreach	7 P.M.

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586-4408

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MAY 24TH - KARAOKE WITH TERRIOKE!!!!

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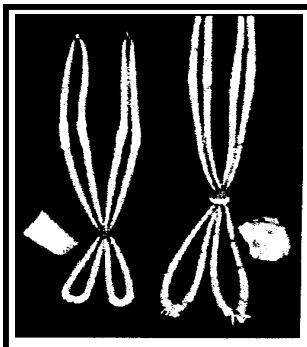

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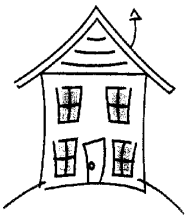
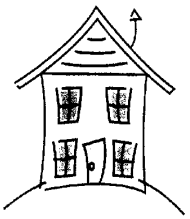


Residential Design

Interior Redesign

Home Staging



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Wed.	**Texas Hold'Em Food Specials**
Thurs.	**Ladies' Night - Happy Hour Prices for all ladies 6:00 p.m. FREE POOL**
Fri.	**Cod Dinner Special $ 7.99**
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Fries	1.75
Chicken Wings	4.50
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French Dip	6.00
BBQ Sandwich	5.50
Meat Ball Sub	6.00
Chicken Strips	4.99
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*** Peppermint Schnapps**
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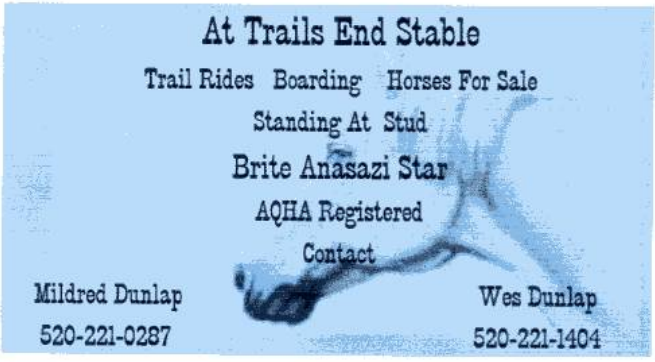

Peace in the Valley Lutheran Church

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Sunday Worship Service 8:00 a.m.

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Church Ph 586-3171

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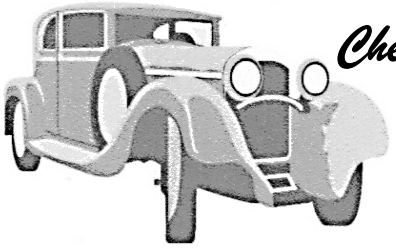

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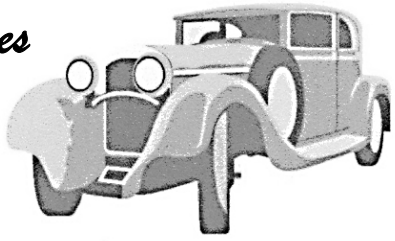

RV 12' FRIENDLY

10 YEARS OF DOING IT RIGHT!

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Pastor Billy Galloskas **Ph. 520-221-9231**

Sunday services –	Sunday School	9:00	a.m.
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	Even. Service	6:00	p.m.
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HUGE VARIETY including:

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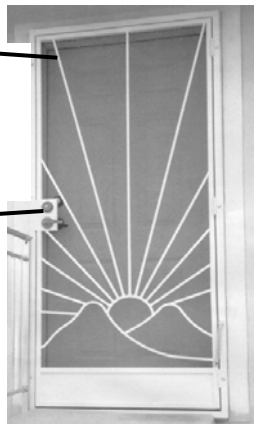

- **Ornamental Iron**
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WIN A FREE AD
BUSINESS CARD DRAWING!!

Send us your business card if you are a resident in the Tri-Community Area who has a home or store-front business. Winner of monthly drawing will receive 1 ad free!!

Send to 3111 Clark Road, Benson, 85602

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Personalized caretaking for all types of pets and animals.

We provide a service that takes care of your animals with visits at your home - where they are the happiest.

A decade of animal care is at your service! Loving care for dogs, cats, horses, birds, and even livestock. Located in J6/Mescal.

Contact: Dawn Allen 586-4748
Website: www.wellworthit.us

YOUTHS EARNING MONEY FOR CAMP !

J6/Mescal area youth group sponsored by the Community Bible Church on J6 Ranch Road are having a car wash and bake sale to raise money for summer camp for 13 of their members.

The car wash will be held on April 26th from 10 A.M. to 2 P.M. at 65 N. Oak Street, directly across from the Quick Pic.

The group is also collecting aluminum and plastic in order to raise funds. Of the money raised from the aluminum, the group will donate 10% to our fire dept. and 10% of the proceeds from the plastic collection will go to an orphanage.

The young people range in age from 10 to 18, have weekly meetings every Wed. from 6:45 to 8:15 with fun activities. They also have monthly outings. For more information about their fundraisers or to join the group, call Patsy at 586-3091 or Michael at 586-0063.

CAR WASH & BAKE SALE

APRIL 26TH 10 TO 2

65 N. OAK STREET

THANK YOU

The Mescal Volunteer Fire Department thanks Terry Gauthier for 5 years of service as a volunteer firefighter. Terry, who is in his 6th year as a board member, recently retired as a firefighter. His service to the Mescal/ J6 Community came after 20 years as a volunteer firefighter in Montana and Wyoming.

THANK YOU, TERRY!

TRI-COMMUNITY NEWS

APRIL ISSUE

Volume 4 Issue 4

J6/Mescal CDO
3111 Clark Road
Benson, Arizona 85602

ECRWSS
BOXHOLDER
HC 2/3
BENSON, ARIZONA 85602

NON-PROFIT ORG
POSTAGE PAID
PERMIT # 16
BENSON, ARIZONA

Contents Include: Zoning Revisions - Financial Impacts, P & Z
Commissioners Vote, Roping Arena Update, Rattlesnake Cautions,
Classifieds, and Business Specials.

YOUTHS EARNING MONEY FOR CAMP!

CELEBRATE MOTHER'S DAY MAY 11TH

REMINDER FROM THE FIRE CHIEF!

The fire danger in Happy Valley, J-6, Mescal, and Skyline is very high. Anyone who burns garbage, old buildings, or brush does so at their own risk.

Severe fines are possible if you are cited by a Cochise County or Pima County Deputy for not keeping the fire under control

To help protect your property, please have a 30 - 50 foot defensible space around your home and propane tank. Do not store firewood or any old wood near your home, barn or garage. Call 911 if you suspect someone's burning is getting out of control.

For snake removal: If a snake is posing an immediate danger to people or animals, call 911 and ask that MVFD be notified. Trained personnel will remove the snake to less populated area.

SPONSORED BY SAN RAPHAEL CHURCH

FRIDAY MAY 2

8 a.m. - 3 p.m.

SATURDAY MAY 3

8 a.m. to noon

6th Street and Patagonia

Benson