J-6/Mescal Community Development Organization

TRI-COMMUNITY NEWS

Volume 6 Issue 01

January 2010

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NORTHWEST TRANSPORTATION PLAN FOR AREA

Area residents repeated once again to Karen Lamberton, Transportation Planner, that community input is essential when developing a plan which will identify potential highway and arterial routes to meet projected transportation demands for the years 2020 and 2040. This plan will also consider freight, transit and other alternative modes of travel within the area of City of Benson, St David, Pomerene and the J-6/Mescal areas.

Current Status:

- Draft report of Existing Conditions that updated previous studies sent to Technical Advisory Committee for Review.
- Population growth areas identified and population growth rate agreed upon. Incorporated into modeling efforts.
- Summary of comments from Open House and interviews with 30 stakeholders compiled to understand key concerns, identified needs and proposed solutions.

CLICK HERE FOR REPORT. CLICK HERE FOR LIST OF STAKEHOLDERS. CLICK FOR EXISTING CONDITIONS REPORT. CLICK HERE FOR COMMENT FORM.

The County and City of Benson plan to hold several independent focus groups with interested residents to obtain additional input. Towards the end of the planning process, but prior to the final plan being presented to elected officials, a formal public meeting will be held to share the recommended alternatives.

Population Projections within study area:

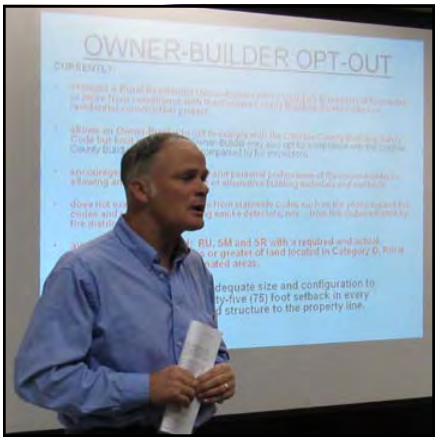
- In 2008, 12, 290 people with roughly 5,030 of those living within the City of Benson.
- Actual growth rates for last decade close to 3.8 % per year.
- Growth rate for modeling has been tentatively set at 2.0 % or an increase of 11,700 people by the year 2040.
- 5,086 new homes by 2040— 2,750 of those in County
- Most growth projected along western end of study area, following SR 90 and avoiding the San Pedro River Corridor. **(continued page 2)**

GUEST SPEAKERS AT CDO ANNUAL MEETING:

Karen Lamberton - Northwest Transportation Plan Progress, and What's Next - Page 1

Chris Bernal, Deputy Fire Chief - Service Update, Looking Ahead - Page 2

District Supervisor Searle - Proposed expansion to Owner-Builder Opt Out program and County use of Quality of Life Index - Page 2



NORTHWEST TRANSPORTATION PLAN UPDATE (continued):

Traffic Impacts: The level of development with a 2% growth rate has the potential of adding 48,670 trips per day onto the roadway network. Not all roads in the area will be able to handle the increased number of trips. The study will analyze where the greatest need is and identify improvements to existing roads as well as potential alignments for new roads.

Next Steps:

"Projections of future conditions will include population and employment growth, committed and planned infrastructure improvements and traffic forecasts. These will help in determining future transportation needs. The final phases will include prioritizing potential solutions, estimating project costs and identifying current and potential funding sources. This project has an 18 month time-frame and is anticipated to be completed by the end of 2010. CLICK HERE FOR ADOT WEBSITE FOR RELATED DOCUMENTS.

MESCAL FIRE DISTRICT UPDATES BY DEPUTY CHIEF, CHRIS BERNAL

As Mescal J-6 Fire District nears its first-year anniversary, Deputy Chief Chris Bernal updated approximately 45 residents at the CDO Annual Meeting on the types of services provided the community, 2010 challenges, and community events that the firefighters hope to sponsor.

During 2009, the District responded to 286 calls of which 80% were Emergency Medical Calls (includes motor vehicle accidents). Currently, the District is working on dispatching issues that are keeping them from being notified of all EMS calls in the area.

The District has 15 active firefighters on their roster with 2 paramedics and 5 EMT's. Two additional firefighters have just completed their EMT course and are waiting to take their National Registry Test with another firefighter currently taking a paramedic course.

These firefighters provide EMS, Fire, & Rescue services to the district. They respond to calls when there is sufficient personnel in the district to respond. The Fire District will continue to staff holidays and certain non-holiday weekends as long as the budget can support this.

Deputy Chief Bernal is "leading the troops" since Fire Chief Warren Neff resigned effective Nov. 30th. The Fire District Board is in the process of developing an official job description to announce the position which may take six to nine months to fill.

The Fire District Board will review, revise. and possibly adopt a job description on Feb. lst. Click here to see version of draft available on 1/19/2010.

In 2010, the District will face a number of challenges dealing with communication, equipment, apparatus, and maintaining sufficient coverage during the week.

Exploring options to improve radio communications is of great importance since firefighters have difficulty calling for assistance when answering calls in the Marsh Station area or in parts of Happy Valley. By Jan. 1, 2013, the Fire District must be narrow band compliant. They will be working with the Benson Fire Department, St. David Fire Department, and Pomerene Fire Department so that the switch to narrow band will happen at the same time to reduce life safety issues.

The District had to recently take Brush Truck 172 and retro fit it to become Rescue 171. The old Rescue truck was taken permanently out of service due to mounting mechanical issues.

This year the firefighters hope to do 3 to 4 CPR classes using their 4 CPR instructors. They are also hoping to bring back the Fireman's Ball, and to do a fund raining event for a specific charity to be decided at a later time.

TENTATIVE WORKSHOP SCHEDULE:

January 22 TBA— Impacts of SB1421 on setting tax levy - CANCELLED

January 29 TBA—Long Term Planning - POSTPONED UNTIL AFTER FEB. 1ST

SUPERVISOR SEARLE COMMENTS:

Owner-Builder Opt Out
Animal Ordinance Revisions
Quality of Life Index

Owner-Builder Opt Out:

On January 11, Supervisor Searle explained to local residents that he is not able to convince other members on the BOS to accept less than a 75 foot setback as he moves a proposal forward to allow more property owners to take advantage of a significant savings when building.

Since July 2006, an owner-builder within a Category D Rural area zoned RU, SM, and SR with a minimum lot size of 4 acres has been able to build under the Owner-Builder Amendment without county-oversight inspections. The amendment also allows residents to perform certain home repairs without the need of a permit. An Opt Out permit costs about $105 versus a regular building permit that can easily cost up to $1200-$1500.

The amendment does not exempt owner-builders from statewide codes such as the plumbing and the fire codes and regulations regarding smoke detectors, nor… from fire codes adopted by fire districts or the County. The owner-builder must also file a Disclosure Statement.

Supervisor Searle would like to see this option be made available to more property owners that may own multiple adjacent parcels but who are restricted from participating due to zoning. Changing the amendment to a setback requirement rather than a zoning requirement would accomplish this.

Although Supervisor Searle says that retaining the current 20' set back is acceptable for him, he is not getting his colleagues to agree to less than a 75 foot setback in every direction from the proposed structure to the property line.

Animal-Ordinance Revisions:

As Supervisor Searle considered the best way to finish his sentence beginning with, "All I can say is the current proposed revision of the animal ordinance is…..," the public jumped in with comments such as "ridiculous, in need of a major re-write," etc.

Supervisor Searle agreed that much work needs to be done by the County Attorney before the proposed changes were brought back to the Board. According to Searle, Control Officers wanted the revisions to more effectively deal with "animal Cruelty" issues; however, Searle feels that ordinances are already in place to make this happen if officer's obtain a warrant.

Residents and Searle agree that further conversations will need to include the real and perceived benefits to County Licensing.

The Attorney reviewed version will go before the Board on Feb. 23rd and is not yet available to review.

Quality of Life Index: Due to a tight schedule, Supervisor Searle agreed to write an article for our newsletter to better describe how the county intends to use the Quality of Life Index as a decision making tool. The Quality of Life Index project began in 2006 and is sponsored by the Cochise Foundation, College Center for Economic Research and the County. It is a summary of 24 measureable indicators under the main categories of Health, Safety & Security; Environmental Health, Economic Health, and Education & Community Health. Click for weighted summary.

PLANNING AND ZONING TWEAKS OWNER OPT OUT

On Jan. 13, P & Z Commissioners voted to recommend keeping the current language of the owner-builder opt out amendment so that the proposed change from a 20' to 75' setback requirement would not eliminate previously eligible owners on uniquely-shaped four acre parcels.

Because some Supervisors and most Commissioners want to make the Opt Out available to more people, the Commission also voted 5-2 in favor of sending an additional recommendation to the Board. The new language would allow a property owner to combine adjacent smaller lots and downzone the combination to RU4 at no expense to the land owner. The owner could then take advantage of the builder-opt out amendment. Having an RU4 property in the middle of a R36, R18, or R 9 zoning district, etc., does not appear to be an issue.

CDO REQUESTS TO VIEW PUBLIC RECORDS

CDO submitted a written request to view the following records:

1. Any emails, records of communication between members-advisors-consultants-others related to any District strategy that indicates an appraisal should be step one of this planning process.
2. Any documentation, record of conversation which identified:

   a) criteria of land needed for placement of a tower (including ownership versus lease)

   b) a general idea of size of facility needed to accommodate legal requirements, guidelines, to provide for firefighters and existing equipment, proposed equipment for the next decade
3. Research documentation that identified available residential, commercial lands in area that meet above criteria and what checklist/rating matrix, etc. was used to move Cokely's property to the forefront for seeking an appraisal for information needed for "a plan".

FIRE DISTRICT SEEKING APPRAISAL ON LAND

Mescal J-6 Fire District has posted a bid request for a licensed or certified real estate appraisal on five adjacent parcels just west of the Quick Pic. The lots total approximately 1.64 acres with a set price of $ 150,000.

The deadline for submitting the bids is 5:00 p.m. on January 30th. The bids will be opened on Feb. lst at the regular monthly meeting with the performance to be between Feb. 2nd and 15th.

The Board approved the appraisal on the commercial property after Chair Terri Jo Neff explained such action was needed as step one in creating a plan for future grant applications.

Previous conversations have included the need for land for a 160 - 190 foot communications tower and a new fire station.

The Fire District can also consider residential land, etc., since it is exempt from zoning regulations.

NEW DIRECTOR FOR P &Z

On January 26th, the Board of Supervisors approved Mr. Benny Young, the County Engineer and Director of the County Highway & Floodplain Department, as Interim County Zoning Inspector/Planning Director and County Hazard Abatement Officer.

Although Young is well known locally for his music contributions to the Desert Sons western music group, his professional accomplishments and passion relate to transportation, "particularly management and development".

Although born in the Texas panhandle, Young grew up and attended school in Tucson. His transportation history includes serving as an engineer for both Sierra Vista and Tucson, as well as Tucson's Director of Transportation.

Young also became Tucson's Assistant City Manager and the Deputy Director of Parks and Recreation before coming to Cochise County as the Highway and Floodplain Director in June of 2008.

CONGRATULATIONS TO NANCY POLLARD, WINNER OF $50 FOR DECEMBER ISSUE DRAWING!

IS YOUR FAVORITE GET-A-WAY ON PARK CLOSURE LIST?

Arizona State Parks operates 27 State Parks and three Natural Areas. Arizona State parks was not designed to make a profit, or to be sustained solely through its own revenues. The agency's mission is to manage and conserve Arizona's natural, cultural and recreational resources for the benefit of the people, both in the park and through their partners.

Due to severe budget reductions placed on the agency coupled with the cash flow shortage, the staff recommended park closures based on financial criteria. The primary goal is to rebuild the State Parks Enhancement Fund and re-open parks in the future.

The Enhancement Fund consists of revenue generated at the parks, including entrance fees, camping fees, tour fees, event fees, cabin and yurt rentals, and concession revenue. It does not include Publication Fund revenue generated by park gift shops.

The staff recommendations will keep parks open that will generate the most revenue in late FY 2010 and early FY2011, when the agency's financial need is the greatest.

Further, with the operational reductions implemented in early FY2010, coupled with projected increased revenue from the new fee schedule to be implemented on March 1, 2010, it is expected the FY2011 revenues at open parks will exceed the FY2009 revenues at those same parks.

Lastly, the staff recommendation does not currently advocate permanently disposing of park properties or major capital assets.

Closing Feb. 22:

Homolovi Ruins, Lyman Lake, and Riodan Mansion

Closing March 29th:

Fort Verde, Roper Lake, Tombstone Courthouse, Tubac Presidio and Yuma Territorial Prison

Closing June 3:

Alamo Lake, Lost Dutchman, Picacho Peak, Red Rock, and Tonto Natural Bridge

Remaining Open:

Buckskin Mountain, Catalina, Cattail Cove, Dead Horse Ranch, Fool Hollow, Kartchner Caverns, Lake Havasu, Patagonia Lake and Slide Rock.

ARIZONA WATER DEPT. CUTTING STAFF

In January, the Governor requested all agencies to begin reducing budgets by 7.5%. On January 7, ADWR eliminated 51 positions and 47 people. The 47 people laid off were from throughout the agency . Statewide Planning was not hit as hard as was originally proposed in the first reduction plan. Only one position of the nine funded by the Rural Watershed Initiative remains and is held by Tom Whitmer, a frequent visitor to Cochise County water meetings. Drought and Conservation lost one person and Adjudications lost just one person. The areas hit hardest were General Services and Hydrology.

On January 15, the Governor and the Joint Legislative Budget Committee posted their respective proposed budgets for all agencies. The ADWR budget for FY10 was originally $18.6 million. The most recent cuts have reduced the budget to $16.87 million. The Governor's proposed budget calls for the Department's budget to be reduced to $7.2 million, which would virtually devastate the agency unless alternative funding could be generated through some sort of increase in fees for service or a tax on water. Both are not likely to occur in the near future if at all.

How this will all play out in the end is unknown. The JLBC's proposed budget for ADWR was $17.2 million and there was actually money in their proposal for the continuation of Rural studies. It wasn't quite at the level that ADWR has seen in the last couple of years, but at least there was some money to keep things going.

As for impacts to current efforts in our watershed? USGS invoiced ADWR for the total amount contracted for this fiscal year and they have already been paid. This ensures that the proposed work for this fiscal year will at least be completed.

The rumors on the street are that ADWR will most likely see another reduction in staffing sometime around May or June. If this rumor becomes a reality, the likelihood of the Rural program that provides our greatest technological support will no longer exist.

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- a special place
- an action shot
- a classic or mean machine
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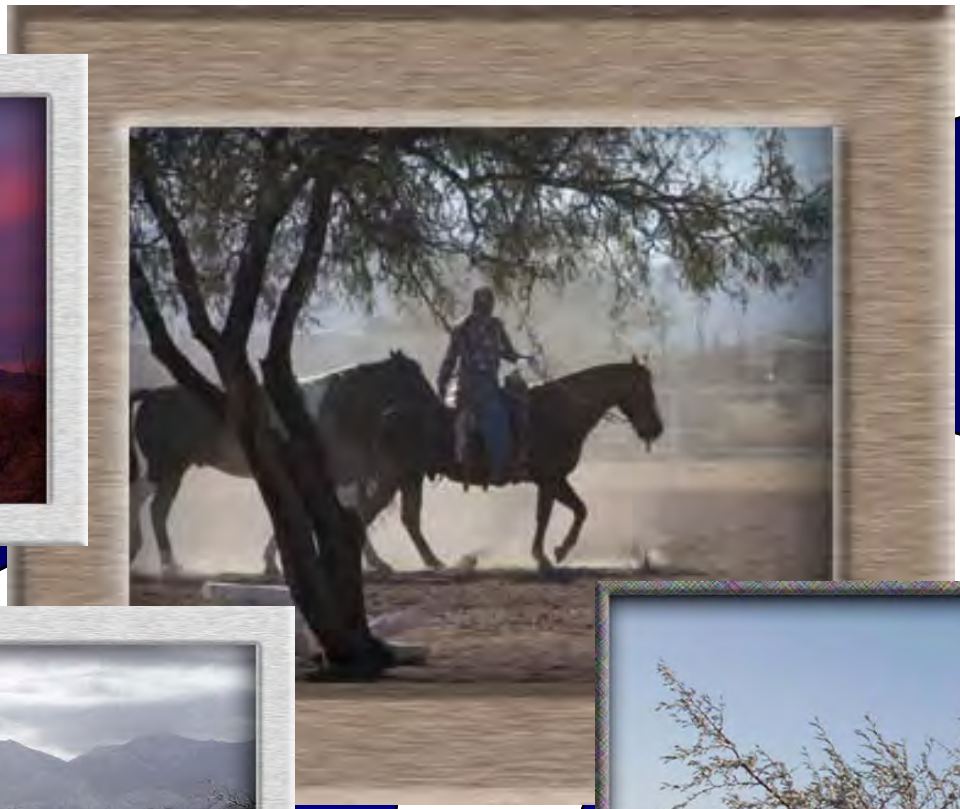
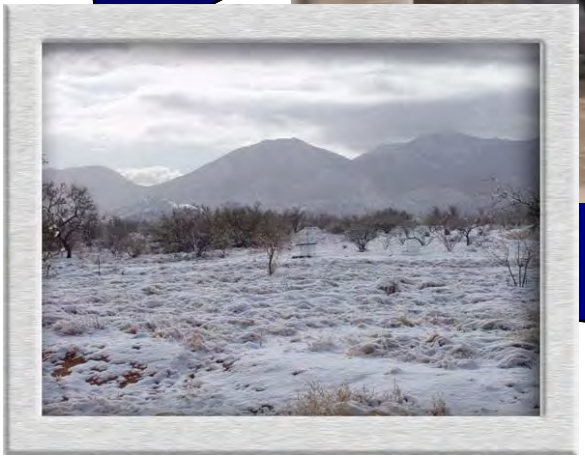
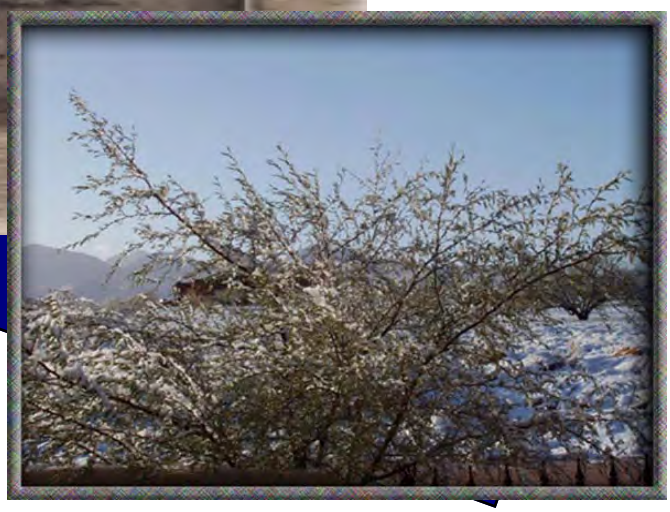


Thanks to Barbara and Elaine for sharing snapshots of the neighborhood.





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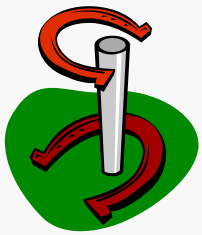

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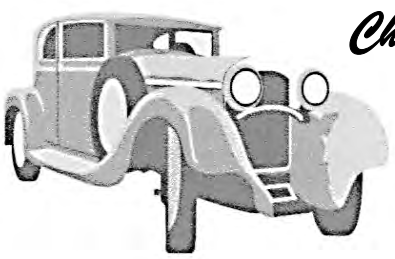

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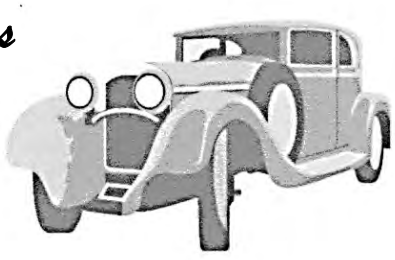

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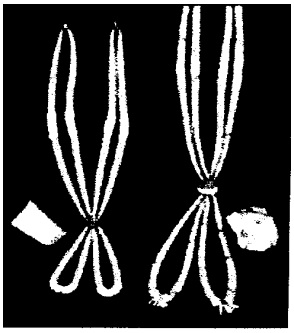

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WEDNESDAYS FROM 7 P.M TO 11 ISH

A LITTLE HUNGRY…….

Fried Combo Basket (Chicken Strips, O.R. F.F., Poppers, Cheese Sticks	$ 8.00
Onion Rings or Cheese Sticks or Poppers	$ 4.50
Nacho Basket	$ 1.75
Nacho Supreme Basket (Beef and Beans and all the goodies)	$ 7.00
French Fries—lightly coated $ 1.75, Green or Red Chili Cheese	$ 2.75
Chicken Wings(6 your choice BBQ, Hot, or Salt& Pepper)	$ 4.50
Green Chili Cheese Quesadilla (W/Beef .50 Extra)	$ 3.50

I-10 Exit 297

(520) 586-3905

…….REALLY HUNGRY

Philly Cheese Steak Sub—Top Sirloin—(Choice of Onions, Mushrooms, Peppers, Jalapenos) Aujus .50 extra	$6.50
Half Pound Burger—90% Lean Fresh Ground (Cheese or Green Chilies just .50 cents extra)	$5.00
French Dip Sub—Top Sirloin w/Aujus	$6.00
Meatball Sub—3 BIG Meatballs and sauce	$6.00
Chicken Strips (4) (Ranch, Honey Mustard, or BBQ Sauce)	$4.50
BBQ Pulled Pork Sandwich	$5.50
Alabacore Tuna Sandwich (Made fresh with Onion, Celery, Olives)	$5.00

Sides—just add $1.00—French Fries, Cole Slaw, Potato Salad or Cottage Cheese.

..come on in out of the cold...

Mescal
AUTO SERVICE, LLC

Great Service. Fair Prices.

ALL MAKES AND MODELS
520 586-7792

3186 W. Ripple Rd.
Benson, AZ 85602
Mescal @ I-10, Exit 297

OPEN 24 /7 FOR ALL YOUR MARKET NEEDS!

THE QUICK PIC

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NEW INVENTORY

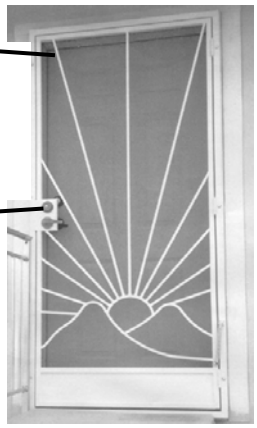
Clothing

Fruits and Veggies

Neighborhood Choice for Morning Coffee!!!

I-RON DESIGNS

METAL ART FOR THE HOME AND YARD



- Ornamental Iron
- Screen Doors
- Window Guards
- Gates
- Fences
- Yard Sculptures
- Over-sized doors of all kinds

RON PEARO
586-2938
221-1589
3327 W. Maverick Pl.
Benson, Ariz.
Bus. Lic. 02-023854R

BULLETIN BOARD

CALL TO POST YOUR FREE AD - 586-1233

Click on Business Ads and Specials on the Home Page!

WANTED

Our neighborhood is the home of many retired professionals who continue to utilize their talents when there is a need. Many of these individuals do not advertise but are available via word of mouth.

For two months, we want to tweak this concept to see if these postings serve a community need.

So if you need some one with a special skill, post a note here and let us help you connect with

- **an accountant**
- **health-care giver**
- **notary**
- **driver**
- **house keeper**
- **babysitter**
- **????????**

THIS ONE IS FOR YOU - JUST CALL!

CHECK THE WEB FOR FREQUENT UPDATES

SERVICES

HANDYMAN: Creative / Innovative Solutions to home repair problems. Carpentry, electrical, plumbing, painting, & drywall. By the job or hourly rate. 25+ years experience. Call DANNY 520-265-3531, 720-6080, 406-1121 cell. Not a Licensed Contractor.

FOR SALE

Dog Kennel - 10' x 10', 6' tall, 3 sides - goes against house. $150 OBO

520-904-7947

Cast Iron Wood Burning Stove - $ 150 OBO 520-904-7947

Pitt Bull Puppies - $ 150 - 2 males, 6 females 520-904-7947

Listings on this page are free to residents in our area.

TRI-COMMUNITY NEWS

J6/Mescal CDO
3111 Clark Road
Benson, Arizona 85602

Volume 6 Issue 01
JANUARY ISSUE

Mail to a Friend:

IN THIS ISSUE:

PACKED WITH NEWS!

MAIL TODAY!

J-6 / Mescal Community Development Organization

MEMBERSHIP FORM - CALENDAR YEAR 2010

Name of members for given address:

_____

_____

_____

_____

Physical Address:

_____

_____ZIP_____

Email Address:

_____

Phone: _____

All residents and property owners within the J-6, Mescal, Skyline and surrounding areas are eligible to join.

Households may have more than one member. Each member must be at least 18 years old.

Each membership is $ 10.00

Each member is entitled to cast one vote for meeting action items.

MEMBERSHIP DUES PAY FOR:

- Operating expenses such as copies, postage, printing, phone bills, and office supplies
- Production costs for the Tri-Community Newsletter and web-site.

Bring to next meeting or mail to : Nancy Upp, 412 S. Many Winds Rd., Benson, Az