J-6/Mescal Community Development Organization

TRI-COMMUNITY NEWS

Volume 4 Issue 05

May 2008

Supervisors to hear Zoning Reg. Revisions

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On May 20th, Cochise County Board of Supervisors will hear Updates to the 1999 version of the Zoning Regulations from P & Z Staff.

At or after 9:30 in Bisbee, Staff will present the Commissioners' unanimous decision to forward a recommendation of approval with the exception of major changes listed below.

Animal Husbandry Definition:

"The draft submitted to the Commission proposed to clarify that non-profit animal rescue operations were also considered animal husbandry. Public input indicated that this was considered too vague and all-encompassing. The Commission voted to leave the definition as currently adopted."

Feedlot Definition:

"The draft submitted to the Commission proposed to delete the word "commercial" and to delete the sentence defining the primary purpose of a feed lot is to fatten and feed for market. Public testimony again indicated that these changes made it difficult to distinguish a feed lot from "everyday" agricultural and rural activities related to live stock. The Commission voted to leave the definition as currently adopted."

1811.01D Large Trucks, Truck Tractors and Construction Equipment on residential lots and Outdoor Storage:

"A number of proposals were presented to the Commission regarding outdoor storage on residential lots. The first was to extend the restrictions on storage of large trucks, truck tractors and construction equipment to all residential zoning districts regardless of the Comprehensive Plan Area. Currently these restrictions are only adopted in the Category A area abutting Sierra Vista. Additionally, residential outdoor storage restrictions were proposed to be expanded to Category B areas that abut the other six cities and Sunsities and to Rural Residential areas such as the Moson Road, St. David and Tres Alamos."

"After obtaining public input, the Commission discussion indicated agreement that these changes to the restriction on residential outdoor storage were premature and warranted further discussion to determine what was appropriate to regulate and where in the County these regulations should apply. The Commission voted to table the discussion on the outdoor storage options indefinitely to give staff the opportunity to work with a committee of stakeholders before bringing back a proposal at a later date. They recommended leaving Section 1811.01D as currently written so that it can be reviewed as part of this overall review of appropriate residential outdoor storage restrictions."

Two Other Changes Since the Commission Hearing:

"Two additional changes have been proposed since the Commission hearing that have been incorporated into the draft provided to the Board."

406.06B 8 Master Development Plans, Analysis of Adequate Water Supply

New language incorporated into BOS draft provides a more thorough description of the Analysis of Water Adequacy. "According to Scott Miller of ADWR, if ADWR makes an adequate determination, the developer can use the Analysis as their basis for providing physical availability for their subdivision water report at a later time. …. the Analysis "locks up" the groundwater for 10 years."

Agricultural Uses -1822 Site Development Conditions for Feedlots and Dairies: "The Commission recommended not changing the definition of feed lots but did not recommend changes to the proposed new site standard for feedlots and dairies."

Zoning Reg Changes (continued)

BOS draft removes standards related to manure, run-off and odors that are already addressed by state agencies. The BOS draft revision is less restrictive than the version recommended by the Commission . The new language does not relieve the owner from complying with rules and regulations of others having jurisdiction, but additionally addresses the suppressant measures to control windblown dust, and fencing that contains all livestock on site.

There has been arduous public discussion requesting deletion of Section 307, the standard language prohibiting uses not explicitly allowed or able to fit under a generic category." However, P & Z Staff is recommending that a "….thoughtful discussion of the type of regulations that are appropriate for Cochise County is warranted before consideration of deleting Section 307. Staff notes that the Commission did not discuss Section 307 nor was it ever proposed or legally advertised for revision.

Examples of how current draft allows additional flexibility includes:

- Section 705 proposal to allow barns, etc. to be larger than the residence in TR-districts with lots 4 acres or greater
- Permits are proposed to be valid for 24 months rather than 12 months

LARGEST WATER USER?

The Community Watershed Alliance is hosting the 2nd presentation in a 3 part series to better understand the changing landscape along the San Pedro River, recognizing its benefits and possible considerations when establishing water policy.

Part 1 presented historical journal entries, sequential photos and other background information illustrating the change in vegetation from as early as the 1500's when Coronado documented his journey thru the San Pedro Valley and the Baboquimari River "running 20 feet wide and two feet deep", thru the time of the Cattle Empire, Mining Boom, the 1887 Earthquake, to current times.

Part 2 to be held May 27th will feature two guest speakers. Russ Scott from Agricultural Resource Services will share the latest information regarding vegetation water needs along the river. Russ will answer questions related to how much water species need to survive, what species are responsible for the most water use, and what amount of water evaporates during photosynthesis.

Tom Whitmer, from ADWR, will review the water budget for our area, explain what amount of water use is attributed to riparian vegetation and how the amount was determined**. MAY 27TH MEETING 6:30 P.M. AT BENSON CITY HALL.**

ANNUAL MEMBERSHIP MEETING NOTICE

MAY 31ST

FOR ABSENTEE BALLOT: Contact Jean at 586-2337, Kathy at 586-1220 no later than May 30th. Proxy voting not permitted.

INTERESTED IN RUNNING FOR BOARD: Contact Sue at 586-1522

9:00 - 10:00 Reports as to the state of the fire department from the Board Chairperson, the Board Treasurer and Fire Chief

10:00 - 1:00 Voting by members in good standing as of May 24th

- **election of the board of directors**
- **whether members wish to authorize a community effort at creating a fire district which would replace the existing fire dept. and allow transfer of all MVFD property and assets to the new fire district.**

FIRE STATION 1 AT 448 N. Warren Road - (corner of Rice and Warren Road)

Fire District Informational Meetings Preparing for May 31st Vote

Paid members of the Mescal Volunteer Fire Depart. may attend an informational meeting about the proposed Mescal/J6 Fire District. Copies of the Impact Statement and a boundary map will be available. Meetings will be held at 6:30 p.m. on both Wed. May 28th and Thurs. May 29th at Fire Station 1 located at 448 N. Warren Rd. For more information, call Terri Jo Neff at 586-7808.

MORE TRAFFIC TO BE ROUTED DOWN CHEROKEE TRAIL

Residents on Tequila Trail recently received a letter from John Baade, an attorney representing Bob Kerry, developer of the Rincon View Subdivision.

According to Baade, in order to "formally establish" this subdivision, the County is requiring the developer

- to build and pave to county standards an extension of Century Drive from Cherokee Trail to Tequila Trail and to the eastern boundary of the subdivision, and
- to create a cul-de-sac on Tequila Trail about one-quarter mile south of Century Drive - closing through traffic on Tequila Trail to the north. The cul-de-sac would not be closed until Century Drive is paved.

Traffic from northern Tequila Trail and that generated by the 320 acres being developed will now be routed down Cherokee Trail.

Following issues were not addressed:

- widening of Cherokee Trail to allow two vehicles going in opposite directions to pass side by side safely
- managing traffic congestion at the frontage road from hundreds of more trips down Cherokee Trail generated from subdividing an additional 320 acres, traffic from a commercial business, in addition to any traffic by special permitting of a proposed roping arena
- correcting long standing concerns identified in a Consent Order from the Arizona State Department of Real Estate which prevented the developer selling, leasing, or transferring interests within the originally divided 242 acres until the developer showed compliance with Cochise County platting requirements -including road (Tequila Trail) engineering and construction, drainage and flood control, etc.

Attorney John Baade requested residents to comment on this plan by contacting him at 325 W. Franklin Street Suite 123, Tucson, Arizona 85701, emailing jabaade@dacotacom.net, or calling 520-624-9419.

WHAT IS DRIVING LOCAL TRAFFIC DECISIONS?

This question was repeatedly asked during the Board of Directors meeting held this week by the J6/Mescal Community Development Organization.

As the Board reviewed the proposed transportation plans for Red Hawk III and discussed the change in circulation patterns in the Mescal area, it became evident that our communities need an update on the regional transportation plans for northwestern Cochise County.

In April 2005, Curtis Lueck Associates prepared "Penultimate Recommendations for the Northwest Transportation Study" for Cochise County.

"Development of Preferred Alternative

In developing this regional transportation plan, three alternatives were developed and refined for continued analysis and evaluation.

The three alternatives considered east-west connectivity, I-10 bypass opportunities, new north-south connections to I-10, connections from major developments to existing communities, the extension of existing I-10 frontage roads and a new road providing access to recreation activities in the Whetstone Mountains."

The report and alternatives may be reviewed at:

cdonewsletter.com

According to Supervisor Richard Searle, the above document is only a study and has not been adopted as a Regional Plan. However, recent funding requests indicate there is possible movement to escalate this study to plan status.

Local traffic management discussions/ designs may reflect a broader regional outlook. For this reason, the CDO Board is requesting that representatives from ADOT, Cochise County, and the City of Benson provide regional transportation planning updates and explain the role of the ADOT Planning Partnership in developing circulation patterns that impact the Tri-Community area.

The CDO Board hopes to have completed arrangements so that these updates will be available at the regularly scheduled Quarterly Meeting on June 19th at Cochise College Benson Center.

REGIONAL TRANSPORTATION PLANNING UPDATES REQUESTED FOR JUNE 19TH CDO MEETING

See June Issue for Conformation

County Hires Two New Directors

The Board of Supervisors have filled two positions with individuals who have had past job experiences within Cochise County.

Benjamin Young will take over the reins of the Highway Floodplain department starting June 2nd.

Although some readers may recognize Young as a founding member of the Desert Sons Western Music group, it is actually his vast transportation experience particularly in infrastructure management and development that was the deciding factor.

Young has served as an engineer for both the cities of Sierra Vista and Tucson as well as the Director of Transportation for Tucson. He has also served as Tucson's Assistant City Manager, and most recently as the Deputy Director of Parks and Recreation.

Judy Anderson, current Planning and Zoning Director will be retiring July lst. BOS has announced the hiring of Susan Buchan who served as Senior Planner for Cochise County before recently taking a position in Pima County as Manager for the Green Building Program.

Buchan holds a Master of Architecture degree and is recognized as a LEED-Accredited Professional.

Buchan's credentials indicate passing the accreditation exam by the US Green Building Council - demonstrating knowledge of the Leadership Energy and Environmental Design Rating System.

While Program Manager in Pima County, Buchan was instrumental in conducting a study to assess approaches taken toward rating a variety of construction techniques used by several green building rating systems which then guided Pima County in proposing "green building" codes.

Homes considered "green" are residences incorporating renewable energy, environmentally sound site development practices, strategies to reduce energy and water consumption, and recycled/renewable materials.

NEW STATE INITIATIVE WOULD INCREASE SALES TAX BY 1-CENT

In an Arizona Star news article published on May 10th, reporter Howard Fischer reports that "Gov. Napolitano agreed to take home builders off the financial hook for paying for new roads in exchange for a $100,000 donation to a campaign to persuade voters to boost their own taxes."

With the $100,000 donation, language was removed before filing that required that a portion of the $42.6 billion Transit Improvement Initiative be funded from fees on new developments.

The final version being circulated for 153,000 signatures call for the entire costs of new highways, widened roads and mass transit projects to be paid for with a 1-cent increase from the current 5.6 cent state levy. Signatures will need to be submitted before July 3 to put the measure on the November ballot.

In a letter crafted by the home builders' representative, the home builders also agreed not to oppose a second initiative sponsored by environmental groups to put 570,000 acres of state trust land forever off limits to development.

Spencer Kamps, lobbyist for the home builders group, said that charging both sales taxes and impact fees would amount to double taxation. Kamps defended the deal to put the financial burden on all residents.

The letter by the president of the Home Builders Association of Central Arizona also committed the builders to "engaging in further discussions regarding funding for the campaign " after the petitions are filed.

Several Cochise County envisioned projects are listed as "likely to be built" if voters approve the 1-cent sales tax increase:

- Widen I-10 throughout state
- Widen SR90 from Benson to Sierra Vista
- Reconstruct US 191 to four lanes
- Reconstruct Buffalo Soldier Trail in SV

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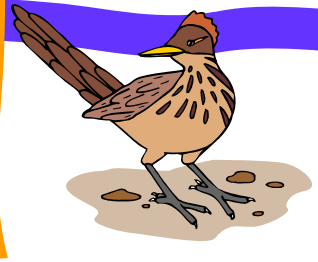

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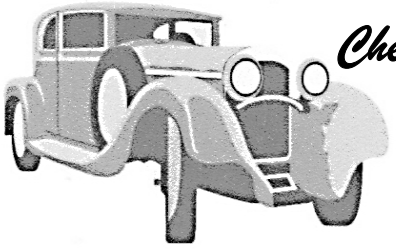

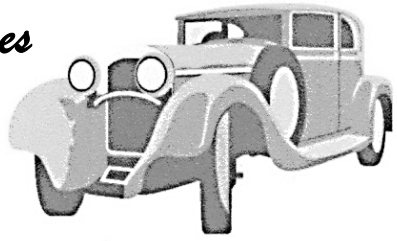

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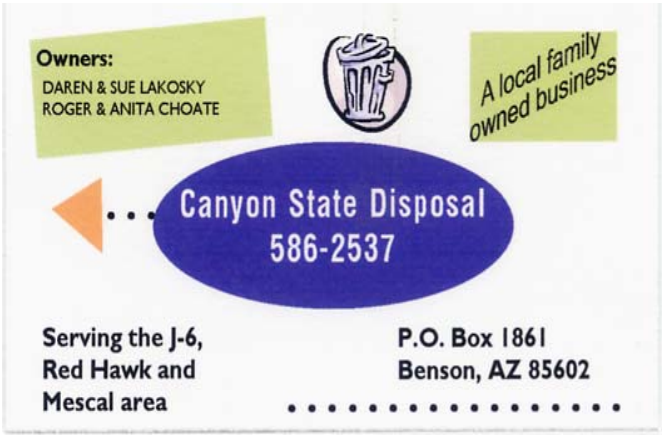

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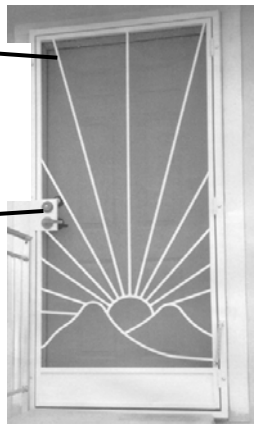

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John F. Kennedy

TRI-COMMUNITY NEWS

MAY 26TH - A day to remember all in the military who have been in conflict or been away from friends, family and loved ones all over the world, and for those who have fought and died.

Contents Include: BOS to Vote on Zoning Regs., Additional Traffic to be Routed Down Cherokee, Mescal Fire Department Annual Meeting, Initiative to Raise Sales Tax, and much more!.

BENSON, ARIZONA 85602
HC 2/3
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Volume 4 Issue 5

MAY ISSUE

J6/Mescal CDO
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J-6/Mescal Community Development Organization

Membership Form - Calendar Year 2007

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 1 vote for meeting action items.

MEMBERSHIP DUES PAY FOR:

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

Bring to next meeting or mail to : Nancy Upp, 412 S. Many Winds Rd., Benson, Az 85602