

Cochise County Planning Commission



Cochise County Complex
Board of Supervisors' Hearing Room
1415 W. Melody Lane, Building G
Bisbee, Arizona 85603

Regular Meeting
January 8, 2014
4:00 p.m.

AGENDA

- 1. 4:00 P.M. - CALL TO ORDER**
- 2. ROLL CALL** (Introduce Commission members and explain quorum and requirements for taking legal action).
- 3. CALL TO THE PUBLIC** - Pursuant to A.R.S . § 38-431.01 (H) this is an opportunity for the public to comment. Individuals are invited to address the Commission on any issue within the Commission's jurisdiction. Since Commissioners may not discuss items that are not specifically identified on the agenda, Commission action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date.

4. APPROVAL OF PREVIOUS MONTH'S MINUTES

5. NEW BUSINESS

Item 1 – Election of 2014 Officers

Item 2 - (Page 1) Introduce docket and notify the public who the Applicants are.

PUBLIC HEARING -- Docket SU-14-01 (McIntyre): A Special Use request to establish and operate a Halfway House and Residential Re-Entry Facility at 6768 S.



Planning Commission

The Planning Commission meets the second Wednesday of the month at 4:00 p.m. in the Board of Supervisors' Hearing Room. All meetings are open to the public. Those who wish to speak are asked to complete a "Speaker Information" form (available at the meeting) and submit it to County staff before the Call to Order.

The order and/or deletion of any item on the agenda is subject to modification at the meeting. Actions of the Planning Commission may be appealed to the Board of Supervisors by any interested party by submitting an application for appeal within 15 days. An application for appeal is available this afternoon with the Clerk, at the Community Development Department's office Monday through Friday between 8 A.M. and 5 P.M., or anytime on our webpage in the "Permits and Packets" link.

Packets and staff reports are available for review at the Community Development Department. Questions or concerns may be directed to Planning Manager, Michael Turisk at 520.432.9240. Agendas and minutes are posted on Cochise County's home page in the "Public Meeting Info" link.

Pursuant to the Americans with Disabilities Act (ADA), Cochise County does not, by reason of a disability, exclude from participation in or deny benefits or services, programs or activities or discriminate against any qualified person with a disability. Inquiries regarding compliance with ADA provisions, accessibility or accommodations can be directed to Chris Mullinax, Safety/Loss Control Analyst at (520) 432-9720, FAX (520) 432-9716, TDD (520) 432-8360, 1415 Melody Lane, Building F, Bisbee, Arizona 85603.

COMMUNITY DEVELOPMENT DEPT.

HOURS OF OPERATION

Monday through Friday

7:30 a.m. to 5:00 p.m.

Phone: 520.432.9240

Fax: 520.432.9278

Wayward Winds Road in unincorporated Willcox, AZ,

Item 3 - (Page 38) Introduce docket and notify the public who the Applicants are.

PUBLIC HEARING -- Docket R-13-02: Proposed revisions to Section 1820.02 of the Cochise County Zoning Regulations (*Water Conservation Measures – Sierra Vista Sub-watershed Overlay Zone*). The proposed revisions are intended to reflect more recent water conservation technologies for and methods of water conservation for uses within the Sierra Vista Sub-watershed.

- 6. PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS**
- 7. CALL TO COMMISSIONERS ON RECENT MATTERS**
- 8. ADJOURNMENT**

COCHISE COUNTY PLANNING & ZONING COMMISSION
DRAFT MINUTES
Wednesday, December 11, 2013
REGULAR MEETING at 4:00 p.m.

The regular meeting of the Cochise County Planning and Zoning Commission was called to order at 4:00 p.m. by Chair Weissler at the Cochise County Complex, 1415 Melody Lane, Building G, Bisbee, Arizona in the Board of Supervisors' Hearing Room.

Chair Weissler admonished the public to turn off cell phones, use the speaker request forms provided, and to address the Commission from the podium using the microphone. She explained the time allotted to speakers when at the podium. She then explained the composition of the Commission, and indicated there was one Special Use Docket, and one Work Session regarding a Regulation Amendment Docket on the Agenda. She explained the consequences of a potential tie vote and the process for approval and appeal.

ROLL CALL

Ms. Weissler noted the presence of a quorum and called the roll, asking the Commissioners to introduce themselves and indicate the respective District they represent; seven Commissioners (Tim Cervantes, Jim Lynch, Gary Brauchla, Liza Weissler, Pat Edie, Jim Martzke, and Carmen Miller) indicated their presence. Staff members present included Beverly Wilson, Planning Director; Adam Ambrose, Chief Civil Deputy County Attorney Keith Dennis, Planner II; and Peter Gardner, Planner I.

APPROVAL OF THE MINUTES

Motion: Approve the minutes of the November 11, 2013 with the addition of a statement from Mr. Douglas Behnke.

Action: Approve **Moved by:** Mr. Martzke, **Seconded by:** Mr. Lynch

Vote: Motion passed (**Summary:** Yes = 6, No = 0, Abstain = 1)

Yes: Mr. Lynch, Mr. Cervantes, Mr. Brauchla, Mr. Martzke, Ms. Weissler, Ms. Edie **No:** 0

Abstain: Ms. Miller

CALL TO THE PUBLIC

Ms. Weissler opened the "Call to the Public."

Mr. Jack Cook of Bisbee spoke about various matters.

Mr. Robert Weissler of Hereford spoke. Chair Weissler stated for the record that Mr. Weissler was her husband. Mr. Weissler identified himself as the paid executive director of the Friends of the San Pedro River. He spoke in regards to the proposed water conservation regulations, stating that the Commission could create hardship exemptions. He spoke in favor of having similar regulations throughout the area. He explained the legislation that created the San Pedro Riparian

Natural Conservation Area, and explained that the legislation would preclude removing the cottonwood trees from the area as had been suggested at previous meetings. Mr. Weissler further explained the decline of wetlands in the southwest and explained the nature of changes in the river and its course and character. He closed by speaking in defense of the riparian as opposed to simply the flow of water in a channel.

Mr. Theodore Morris of Hereford spoke, identifying himself as a member of the Environmental Affairs Commission for the City of Sierra Vista. He spoke regarding the City's adopted water conservation measures, explaining the background and intent of the regulations as they pertained to Fort Huachuca. He concurred with Mr. Weissler's statements regarding the riparian area and claimed that water conservation was critical to the future of the Fort. He stated that it made sense for county enclaves within City limits and county areas surrounding the City to have similar water conservation measures.

There being no one else wishing to speak, Ms. Weissler closed the "Call to the Public."

NEW BUSINESS

Item 1

PUBLIC HEARING -- Docket SU-13-19 (Barrett): A request for a Special Use to establish an equine-assisted learning facility in a SR-43 Zoning District located at 1566 N. Schiefflin Drive in unincorporated Tombstone. The Applicants are Lilla De Luca-Barrett and Kenn Barrett. Chair Weissler called for the Planning Director's report. Planner Keith Dennis presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. He explained access issues and solutions. He also discussed concerns regarding restroom facilities, but noted that a full waiver would be outside the purview of the Commission. Mr. Dennis explained the modifications requested by the Applicants, and explained Staff's assessment of the requests and the support and opposition from neighbors. He also explained Staff's analysis of the Special Use factors. He closed by listing factors in favor of and against approval and invited questions from the Commission.

Mr. Martzke asked if there was anything in the zoning regulations that prohibited horses in this area. Mr. Dennis explained that there is no such prohibition. Mr. Lynch asked for clarification regarding the condition relating to ADA bathroom facilities.

Ms. Weissler invited the Applicants to make a statement. Mr. Kenn Barrett and Mrs. Lilla DeLuca-Barrett spoke. They explained the details of equine assisted therapy and the proposed use. They explained their request for the portable restroom facility as opposed to a permanent structure. Mr. Ambrose interjected with advice to the Commission regarding the restroom issue. He expressed sympathy to the Applicants' request, but noted that the requested waiver was not within the jurisdiction or powers of the Commission to grant. He further explained the legal basis for the requirement. He closed by noting that Staff's condition was exercising the maximum discretion permitted by law. Mrs. DeLuca-Barrett requested that they be permitted to use an existing restroom rather than construct a new structure near the area to be used for the therapy sessions.

Ms. Weissler opened the Public Hearing. There being no one wishing to speak, Ms. Weissler closed the Public Hearing and asked for discussion from the Commission. Mr. Martzke asked if a restroom in the home could be used to satisfy the requirement. Mr. Ambrose stated that it would, and expressed hope that another solution could be worked out within the time allotted. Mr. Lynch asked Mr. Ambrose about changes to ADA law. Mr. Ambrose clarified that he intended the changes to be to the site rather than to the law. Ms. Weissler asked if the condition would be enforced by the Commission or by Staff. Mr. Dennis stated that it would be handled administratively by Staff.

Ms. Weissler then called for the Planning Director's summary and recommendation. Mr. Dennis recommended Conditional Approval and explained the Conditions and Modifications recommended by Staff. Ms. Weissler called for a motion. Mr. Martzke made a motion for Approval of the Special Use with Conditions and Modifications given by Staff. Mr. Lynch seconded the motion and Ms. Weissler asked for discussion. There being no discussion, Ms. Weissler called for a vote. The motion passed 7-0.

Motion: Motioned to grant the Special Use with the Conditions and Modifications as recommended by Staff.

Action: Approve with Conditions and Modifications **Moved by:** Mr. Martzke **Seconded by:** Mr. Lynch

Vote: Motion passed (**Summary:** Yes = 7, No = 0, Abstain = 0)

Yes: Mr. Lynch, Mr. Cervantes, Mr. Martzke, , Ms. Weissler, Ms. Edie, Mr. Martzke, and Ms. Miller.

No: 0

Abstain: 0

Item 3

NOT A PUBLIC HEARING – WORK SESSION: Discussion and direction on a resolution that proposes revisions to Section 1820.02 of the Cochise County Zoning Regulations (Water Conservation Measures – Sierra Vista Sub-watershed Overlay Zone). The proposed revisions are intended to reflect more recent water conservation technologies for and methods of water conservation for uses within the Sierra Vista Sub-watershed.

Chair Weissler explained the procedures for the work session, noting that members of the public would have the opportunity to speak, and stating that she would not be setting time limits on speakers as long as speakers stayed focused and did not abuse the right to speak.

Ms. Weissler opened the session by addressing changes that had been proposed at the November 2013 meeting, or in writing in the interim. Ms. Jere Fredenburgh of Sierra Vista spoke against any change to the regulations, and cited a study that claimed County residents used less water than City residents did. She also stated that she believed that "Pat Call has stated there is no water shortage." She questioned the need for regulations when all new devices available met the regulations. Ms. Fredenburgh also suggested thinning the cottonwoods along the river but not removing them all, as well as thinning mesquite and eradicating desert broom. She called on "moderating" the use of rain barrels claiming that their use prevented water from reaching the river. She also suggesting requiring golf courses to "go dry". She again urged rejection of the

regulations as a whole. Failing that, she requested that all regulations for existing homes be rejected and evaporative coolers continue to be permitted to be replaced. She spoke against “requiring air conditioning on solar homes”, and expressed concern about historic buildings that required new plumbing and invited questions from the Commission. Ms. Weissler clarified Ms. Fredenburgh’s suggestion regarding evaporative coolers. Ms. Fredenburgh expressed concern that existing homes could not replace existing evaporative coolers. She expressed confusion regarding the written regulations pertaining to “new construction”. Mr. Dennis offered clarification that “new construction” was not limited to construction of a new home, but included work done on existing homes. Ms. Fredenburgh stated that she felt the regulations pertaining to existing homes were unenforceable. After further discussion to define new versus remodels, Mr. Lynch offered a change in organization. Ms. Wilson explained that “new construction” includes remodeling on existing structures. Mr. Lynch suggested changing the heading to include language clarifying that it included remodeling work that requires a building permit. Ms. Wilson clarified when building permits are not required, noting the existing \$1,000 threshold. Ms. Weissler suggested adding a note to that effect to the section. Mr. Lynch expressed concern that changes would be difficult to track. Ms. Wilson explained that the number was located within the zoning regulations. Mr. Martzke asked for further clarification regarding permit thresholds, which was provided by Staff. Mr. Martzke also expressed concern about work done on older homes. Ms. Wilson explained existing exemptions that covered the concerns that Mr. Martzke had raised. Mr. Ambrose also noted that the dollar limit was statutory. Ms. Fredenburgh noted that some residents prefer evaporative coolers to air conditioners. She stated that she had attended the Building Code Advisory and Appeals Board meeting and noted that “commercial sprinkler systems” were required for homes over 3,600 square feet. She claimed that such a system raised home insurance costs due to the risk of leakage being high. She claimed that the requirement for air conditioning would add unacceptable cost to home building. Ms. Wilson explained that the BCAAB was recommending relieving the existing Building Code requirement relevant to the sprinkler systems. There was discussion regarding possible language addressing efficiency standards, but nothing specific was proposed. Ms. Fredenburgh stated that a solar powered home would use more electricity to run air conditioning than evaporative cooling. Ms. Edie inquired about single pass evaporative coolers. Ms. Wilson explained what they were and what the alternatives are. A discussion of alternatives to evaporative coolers was discussed. Ms. Fredenburgh claimed that solar homes could not support air conditioning. She also claimed that the EPA was “about to limit or close down the Apache Power Plant that supplies all the electricity to Cochise County” and that we’d have to buy electricity somewhere else. Ms. Weissler asked for clarification of Ms. Fredenburgh’s comments on solar and air conditioning. Ms. Fredenburgh again stated that “solar electric does not create enough power to run air conditioning”. Ms. Weissler and Ms. Wilson both disputed the assertion, stating that their systems do so. Mr. Lynch pointed out that solar can power a city, and can therefore power an air conditioner. Ms. Fredenburgh asked if the homes ran entirely off of solar or a combination. Ms. Weissler explained that her home was purely solar during the day when the air conditioner was in use. She stated that the size of the system and battery packs would permit the home to run air conditioning. Mr. Cervantes commented that evaporative coolers use 100-400 gallons of water a day in the local climate. Mr. Lynch asked counsel for clarification as to how consensus may be determined at a work session without voting. Mr. Ambrose suggested procedures for the next meeting to vote on individual changes. Mr. Cervantes and Ms. Weissler stated they felt the requirement for evaporative coolers to not be the only method of cooling for new construction

should remain, but were unsure about keeping the requirement on existing construction. Mr. Mike Jackson of McNeal questioned the enforceability of the requirement, stating that nothing would force a homeowner to use the air conditioner. Mr. Cervantes asked about the requirement for cooling. Ms. Wilson stated that heating and cooling was required in each room in a new home per the Building Code. Mr. Cervantes and Mr. Jackson discussed the intent and potential loopholes. Ms. Wilson stated that she was incorrect, and that the Building Code did not have any requirements for cooling; only heating. Ms. Tricia Gerrodette of Sierra Vista, president of the Huachuca Audubon Society spoke in favor of separating remodel from new construction. She stated that the intent was to cover new construction and that if minimizing water use was the goal then maximum efficiency should be required. Mr. Lynch noted that cooling was the most contentious item before the Commission and recommended splitting cooling from the rest of the regulations to make more progress. Ms. Fredenburgh again asked about replacement being covered in the section regarding new construction. Mr. Martzke asked what power the Board of Adjustment would have over the regulations. He stated that he received numerous complaints from neighbors regarding items approved by the Board of Adjustments. He also asked how the proposed regulations applied to manufactured homes, and if they did not apply, "why should they apply to stick built homes?" He suggested that manufactured homes should meet the same standards, and asked if "we can get the manufactured home association to do that" and suggested that the answer was no. Mr. Douglas Behnke of Sierra Vista stated that the state constitution required the Commission to protect individual rights, and that these regulations would take away rights and stated that he wished the regulations should be recommendations rather than "shall statements." Mr. Lynch asked Mr. Behnke if he felt that this should "be the case for red lights at traffic intersections?" Mr. Behnke responded "yes I do". Mr. Lynch asked if Mr. Behnke meant that it would be his "option to go through the red light?" Mr. Behnke responded that he felt there should be "a vote on where that red light is put. If you want to put a light at every intersection like the city council is trying to do, that's ridiculous." Mr. Cervantes returned the discussion to evaporative coolers. Ms. Weissler stated that she felt removing the line about "or replacement" had consensus. Mr. Cervantes asked for clarification regarding replacement with a permit. Ms. Weissler recommended removing remodels completely. Ms. Fredenburgh expressed concern about hot water circulation pump switch locations. Mr. Cervantes suggested setting a standard for performance rather than specifying particular systems to achieve the performance. He suggested that there were less expensive and simpler ways to achieve the desired result in new homes. Ms. Weissler noted that Cado Daily's written suggestions concurred with Mr. Cervantes' suggestion. Mr. Brauchla stated that he felt despite being an engineer and contractor, he was not qualified to address the design of water conservation systems. He stated that Sierra Vista had done a great deal of work to create their program. He wondered if the requirements were driven by Building Code. Mr. Dennis asked for clarification of Watersense standards from those more familiar with them. Mr. Cervantes explained the difference between the standard being applied to the individual fixtures and the design of the home on how the water was delivered to the fixtures. He stated that many people enjoyed the convenience of the instant hot water more than they referenced the water savings. There was further discussion regarding the Watersense standards and County Code and how they interacted in the end design. Ms. Weissler relayed a question from Cado Daily about why only hot water fixtures required a Watersense label as opposed to all water fixtures. Mr. Cervantes explained that the requirement was in a section regarding hot water and not wasting water waiting for hot water. Ms. Weissler moved onto commercial requirements. She noted that Cado Dailey and Joanne Daley expressed concern

about the requirement for waterless urinals at the previous meeting, stating that such urinals were troublesome if properly maintained, and alternative such as custodial flushing urinals were discussed. Mr. Lynch asked why, if the regulations required efficient dishwashers in commercial construction, why they were not required in residential construction. The Commission discussed the availability of non-qualified units, and how the efficiency standards were figured. Ms. Fredenburgh again asked about the point of having such a requirement if the efficient units were “virtually all you could buy.” Mr. Cervantes posed a scenario of an individual building from out of the area and possibly being unaware of the efficiency standards. Ms. Fredenburgh reiterated her question, and Mr. Cervantes explained that it was possible to buy non-rated units. Ms. Fredenburgh again stated that most of them are rated as such so she felt the requirement was not necessary and stated she felt it should be a suggestion and homebuilder should have the option of buying the non-efficient models. Ms. Weissler asked Ms. Wilson for clarification regarding the requirement for residential units and why Sierra Vista had not added such a requirement. Ms. Wilson explained that the City Staff had stated it was an oversight, and recommended that the County add the requirement. Mr. Cervantes and Mr. Lynch asked about homeowners bringing existing appliances to a new home versus a homebuilder installing new units and how the rules would apply. Mr. Martzke disputed that Energy Star had any water component. Mr. Cervantes verified that this was correct. Mr. Martzke expressed concern that the regulations were unnecessary. The Commission addressed Cado Daily’s comment about widening the commercial ban on misters by removing the language referring to “air cooling misters”. Mr. Cervantes returned to Energy Star dishwashers after discovering that water conservation was one of the factors in the rating. Mr. Jackson asked about the efficiency of air cooling misters versus air conditioning. Ms. Weissler explained that the misters were used for outdoor cooling rather than indoor cooling such as an air conditioner would. There was further discussion regarding how to handle new construction versus remodel under the proposed regulations. Ms. Fredenburgh asked what the dollar threshold for a commercial permit was. Mr. Gardner explained that there was no minimum threshold for commercial; any such work requires a permit. Mr. Ambrose presented a suggestion on procedure to vote on an amended document by voting on each amendment individually. Mr. Cervantes commented that hardship exemptions may be requested, but felt that if someone was building a new home, a hardship would be unlikely. Mr. Lynch commented that the City of Bisbee was currently considering the same changes. There being no further discussion, Ms. Weissler closed the work session.

PLANNING DIRECTOR'S REPORT

Ms. Weissler then called for the Planning Director’s report.

Director Beverly Wilson informed the Commission that the next meeting would have one Special Use for a halfway house near Kansas Settlement and the water regulations.

CALL TO COMMISSIONERS

Ms. Weissler asked for further discussion. There being none, Ms. Weissler called for a motion to adjourn.

ADJOURNMENT: Mr. Lynch moved to adjourn, Mr. Brauchla seconded and the meeting was adjourned at 6:20 p.m.



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Peter Gardner, Planner I
FOR: Beverly J. Wilson, RLA, Planning Director
SUBJECT: Docket SU-14-01 (McIntyre)
DATE: December 30, 2013 for the January 8, 2014 Meeting

APPLICATION FOR A SPECIAL USE

The Applicant is requesting a Special Use authorization to establish and operate a Halfway House and Residential Re-Entry Facility on the subject parcel. This land use is considered an Offender Rehabilitation Facility, which is allowed as a Special Use in the RU-4 Zoning Districts, per Section 607.33 of the Zoning Regulations. The facility may employ up to four people, and provide services to up to 12 people. The subject Parcel (305-53-015B) is located at 6768 S. Wayward Winds Road in unincorporated Willcox, AZ, northeast of Kansas Settlement. The Applicant is Vanessa Hinton-McIntyre of the same address.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Parcel Size: 20.06-Acres
Zoning: RU-4 (Rural; one dwelling per four-acres)
Growth Area: Category D (Rural Area)
Comprehensive Plan Designation: Rural
Area Plan: None
Existing Uses: Single Family Residential
Proposed Uses: Offender Rehabilitation Facility

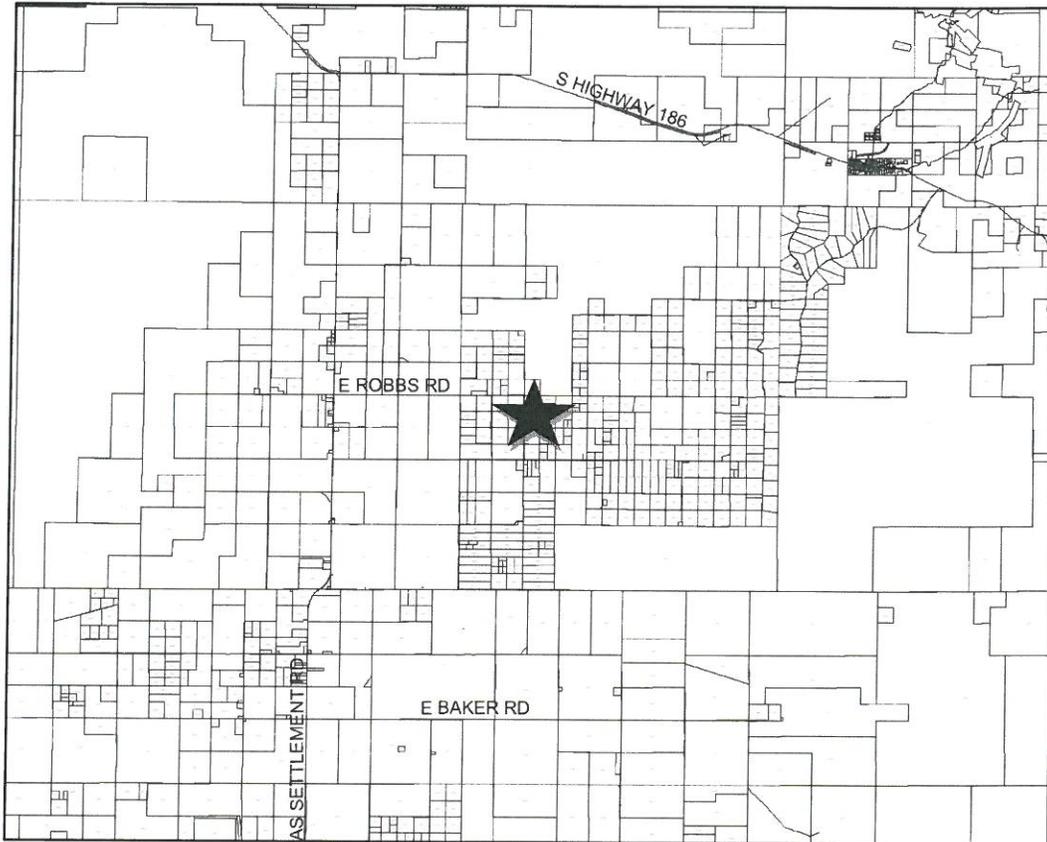
Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	RU-4	Single Family Residential
South	RU-4	Non-Maintained Road/Vacant Land
East	RU-4	Vacant Land
West	RU-4	Non-Maintained Road/Agricultural Land

II. PARCEL HISTORY

1999 – Permit issued for 1,920-square foot single-family residence and septic system.

2009 – Permit issued under Owner-Builder Opt-Out for construction of an addition and second septic system.



The project site is northeast of Kansas Settlement.

III. NATURE OF REQUEST

Applicant Vanessa Hinton-McIntyre has applied for a Special Use authorization to establish and operate a halfway house and residential re-entry center on her property, in unincorporated Willcox, northeast of Kansas Settlement. The Applicant plans to hire an Administrator and a Certified Nursing Assistant, as well as providing a therapist, if needed. The purpose of the facility would be to provide a structured environment and vocational training to individuals released from corrective custody. Participation in the project would be strictly voluntary and the residents would not be prisoners. In addition to mental and physical health care, residents would be provided with transportation to and from their places of employment. Potential employers include farms and vineyards in the area, as well as manufacturing and warehouse facilities in incorporated Willcox. The nature and scope of the proposed business is such that minimum off-site impacts are anticipated.

IV. ANALYSIS OF IMPACTS – COMPLIANCE WITH SPECIAL USE FACTORS

Section 1716.02 of the Zoning Regulations provides a list of 10 factors with which to evaluate Special Use applications. Staff uses these factors to help determine the suitability of a given Special Use request, whether to recommend approval for a Special Use Permit, as well as to determine what Conditions and/or Modifications may be needed. Seven of the 10 criteria apply

to this request. The project as submitted complies with six of the seven applicable Special Use factors, as submitted. If the Conditions of Approval and Modifications to development standards recommended by staff are applied, the project would comply with all of the seven applicable Special Use factors.



Above: View of the existing home.

A. Compliance with Duly Adopted Plans: Complies

The project site is not within the boundaries of the any Area Plan. It is within an area designated Rural under the Comprehensive Plan.

B. Compliance with the Zoning District Purpose Statement: Complies

Section 601.07 of the Zoning Regulations establishes that the Rural Districts may “allow consideration of some more intense non-residential uses as special uses that are inappropriate in more densely populated urban/suburban areas if designed to be sensitive to the general character of the rural districts and natural environment and harmonious and in scale with existing development near the proposed site”. This project, while not intensive in the usual sense of the word, may not be appropriate for the more densely developed parts of the County. The relative remoteness of the site is appropriate for the use.

C. Development Along Major Streets: Not Applicable

The property takes access from S. Wayward Winds Road, which is not County-maintained, nor a major road.



View to the north showing nearest residence.

D. Traffic Circulation Factors: Complies

While the proposed use is technically Non-Residential, the traffic generated will be of a Residential nature. The expected number of trips generated will not be out of line with a Single Family Residence. The traffic generated will be further minimized by the fact that residents will not have individual transportation, as the Applicant intends to use a 15-passanger van for transportation.

E. Adequate Services and Infrastructure: Complies

The site has access to adequate services and infrastructure for the proposed use. As noted above, traffic will continue to be within the parameters of a typical single family dwelling, the property has two septic systems, and shares a well with an adjoining property. While the property does not lie within an existing fire district, the Applicant subscribes to fire protection through the Willcox Rural Fire District. Neighbors have expressed concerns about security; however, staff transmitted the application to the Sheriff's Department, but received no comment.

F. Significant Site Development Standards: Complies (Subject to Requested Waivers)

The proposed land use can meet most site development standards as proposed. The Applicant has asked the Commission to waive the site development standards that pertain to driveway width and gravel surfacing requirements as discussed below in Section V.



View of driveway

G. Public Input: Complies

Staff has received five responses to date; two from within the 1,500-foot notification radius in opposition, and three from outside the radius, one in support, and two in opposition. The opposition cites concerns about the Applicant's follow-through, as well as concerns regarding property values and security. The supporter offered general support for the concept.

H. Hazardous Materials: Not Applicable

Per the Applicant, no storage of hazardous materials would take place on the property.

I. Off-Site Impacts: Complies

The use is expected to generate minimal impacts relative to noise, glare, or traffic. The use will essentially be a large single family dwelling with no additional impacts generated.

J. Water Conservation: Not Applicable

This project lies outside the area defined as the Sierra Vista Subwatershed, and is not considered a major development under the Comprehensive Plan.

V. WAIVERS OF DEVELOPMENT STANDARDS

In consideration of the nature of the proposed use and its context in the surrounding area, staff recommends that the Commission consider waiving the following site development standards:

1. Section 1804.07.D, requiring a two inch thick gravel parking and driveway surface. The Applicant maintains that the existing native driveway is adequate for the traffic and fits with the character of the neighborhood; and

2. Section 1804.06.F.3, requiring that the driveway be a minimum of 24-feet wide for two way traffic. The Applicant maintains that the existing driveway of approximately 16-feet is adequate for the use as there will not be typical commercial traffic generated by the use.

VI. PUBLIC COMMENT

The Department mailed notices to neighboring property owners within 1,500- feet of the subject property. Staff posted the property on December 19, 2013 and published a legal notice in the *Bisbee Observer* on December 19, 2013. In response to County mailings, the Department received correspondence from one neighbor supporting the request, and three opposing. The opposing neighbors expressed concerned about property values, security, and the follow through of the Applicant.

VII. SUMMARY AND CONCLUSION

The Offender Rehabilitation category of land use can refer to a broad range of specific uses, where individuals released from custodial confinement may receive supervision, rehabilitation, and/or counseling. Such a use may also include a facility that accepts individuals in lieu of more restrictive confinement. The Applicant intends to provide the former service, providing a place for individuals recently released from custody to learn skills and receive counseling in a supervised environment to ease reintegration into society. Such uses are allowed by Special Use authorization in the RU-4 Residential Districts. In this case, the proposed service is fairly quiet in nature, takes place with a minimum of structural needs, and is characterized primarily as a residential site for the individuals served. The proposed use is estimated to generate a minimum of off-site impacts, and would maintain a minimal visual profile that blends well with the surrounding neighborhood.

Factors in Favor of Approving the Special Use

1. With the recommended Conditions of Approval, the proposed use would comply with each of the seven applicable Special Use factors used by staff to analyze such requests;
2. The use is expected to generate minimal off-site impacts, and maintain a visual appearance that is compatible with the surrounding neighborhood;
3. The use as proposed would not require significant construction to establish and operate; and,
4. One neighbor has expressed support for the request in writing.

Factors Against Approving the Special Use

1. Three neighboring property owners have expressed opposition to the request in writing.

VIII. RECOMMENDATION

Based on the factors in favor of approval, Staff recommends **Conditional Approval** of the Special Use request, subject to the following Conditions:

1. Within 30-days of approval of the Special Use, the Applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. Prior to operation of the Special Use, the Applicant shall apply for a building/use permit for the project within 12-months of approval. The building/use permit

shall include a site plan in conformance with all applicable site development standards, except as modified, and with Section 1705 of the Zoning Regulations, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 18-months of the Special Use approval, otherwise the Special Use may be deemed void upon 30-day notification to the Applicant;

2. It is the Applicant’s responsibility to obtain any additional permits, or meet any additional Conditions that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations; and
3. Any changes to the approved Special Use shall be subject to review by the Planning Department and may require additional Modification and approval by the Planning and Zoning Commission.

Staff further recommends that the following Waivers of development standards be applied to the use:

1. Standard 1804.07.D which requires that parking areas and driveways be covered with a minimum two inch thick gravel surface; and
2. Standard 1804.06.F.3 requiring that the driveway be a minimum of 24-feet wide.

Sample Motion: *Madame Chair, I move to approve Special Use Docket SU-14-01, with the Conditions of Approval and Waivers to development standards recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*

IX. ATTACHMENTS

- A. Special Use Questionnaire
- B. Location Map
- C. Concept Plan
- D. Agency Comments
- E. Citizen Review and Public Comment



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

COCHISE COUNTY PLANNING DEPARTMENT COMMERCIAL USE/BUILDING PERMIT/SPECIAL USE PERMIT QUESTIONNAIRE (TO BE PRINTED IN INK OR TYPED)

TAX PARCEL NUMBER 305-53-015B

APPLICANT Vanessa Hinton-McIntyre

ADDRESS 6768 S. Wayward Winds Rd

CONTACT TELEPHONE NUMBER (520) 465-4664

EMAIL ADDRESS: v.hinton@live.com

PROPERTY OWNER (IF OTHER THAN APPLICANT) _____

ADDRESS _____

DATE SUBMITTED _____

Special Use Permit Public Hearing Fee (if applicable) \$ _____

Building/Use Permit Fee \$ _____

Total paid \$ _____

PART ONE - REQUIRED SUBMITTALS

1. Cochise County Joint Application (attached).
2. Questionnaire with all questions completely answered (attached).
3. A minimum of (6) copies of a site plan drawn to scale and completed with all the information requested on the attached Sample Site Plan and list of Non-residential Site Plan Requirements. **(Please note that nine (9) copies will be required for projects occurring inside the Uniform Building Code enforcement area. In addition, if the site plan is larger than 11 by 17 inches, please provide one reduced copy.)**
4. Proof of ownership/agent. If the applicant is not the property owner, provide a notarized letter from the property owner stating authorization of the Commercial Building/Use/Special Use Application.
5. Proof of Valid Commercial Contractor's License. (Note: any building used by the public and/or employees must be built by a Commercial Contractor licensed in the State of Arizona.)

A
8

6. Hazardous or Polluting Materials Questionnaire, if applicable.

OTHER ATTACHMENTS THAT MAY BE REQUIRED DEPENDING ON THE SCOPE OF THE PROJECT

1. Construction Plans (possibly stamped by a licensed Engineer or Architect)
2. Off-site Improvement Plans
3. Soils Engineering Report
4. Landscape Plan
5. Hydrology/Hydraulic Report
6. Traffic Impact Analysis (TIA): **Where existing demonstrable traffic problems have already been identified such as high number of accidents, substandard road design or surface, or the road is near or over capacity, the applicant may be required to submit additional information on a TIA.**
7. Material Safety Data Sheets
8. Extremely Hazardous Materials Tier Two Reports
9. Detailed Inventory of Hazardous or Polluting Materials along with a Contingency Plan for spills or releases

The Commercial Permit Coordinator/Planner will advise you as soon as possible if and when any of the above attachments are required.

PART TWO - QUESTIONNAIRE

In the following sections, thoroughly describe the proposed use that you are requesting. **Attach separate pages if the lines provided are not adequate for your response.** Answer each question as completely as possible to avoid confusion once the permit is issued.

SECTION A - General Description (Use separate sheets as needed)

1. What is the existing use of the property? Residential

2. What is the proposed use or improvement? Half-way house a
Residential re-entry Center

3. Describe all activities that will occur as part of the proposed use. In your estimation, what impacts do you think these activities will have on neighboring properties? Making a difference
In the lives of Ex-Inmates to get a foothold on being a
Positive productive citizen.
4. Describe all intermediate and final products/services that will be produced/offered/sold.
NA

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9

5. What materials will be used to construct the building(s)? (Note, if an existing building(s), please list the construction type(s), i.e., factory built building, wood, block, metal)

Wood frame / stucco

6. Will the project be constructed/completed within one year or phased? One Year NA
Phased if phased, describe the phases and depict on the site plan.

7. Provide the following information (when applicable):

A. Days and hours of operation: Days: 360 Hours (from 24 hr a day AM to PM)

B. Number of employees: Initially: 2 Future: 2
Number per shift Seasonal changes NA

C. Total average daily traffic generated:

(1) How many vehicles will be entering and leaving the site.

2

(2) Total trucks (e.g., by type, number of wheels, or weight)

NA

(3) Estimate which direction(s) and on which road(s) the traffic will travel from the site?

Wayward Winds N. + S.

(4) If more than one direction, estimate the percentage that travel in each direction

50/50

(5) At what time of day, day of week and season (if applicable) is traffic the heaviest

NA

Circle whether you will be on public water system or private well. If private well, show the location on the site plan.

D. Estimated total gallons of water used: per day per year

Will you use a septic system? Yes No If yes, is the septic tank system existing?

Yes No Show the septic tank, leach field and 100% expansion area on the site plan.

no expansion

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10

G. Does your parcel have permanent legal access*? Yes No if no, what steps are you taking to obtain such access?

*Section 1807.02A of the Cochise County Zoning Regulations stipulates that no building permit for a non-residential use shall be issued unless a site has permanent and direct access to a publicly maintained street or street where a private maintenance agreement is in place. Said access shall be not less than twenty (20) feet wide throughout its entire length and shall adjoin the site for a minimum distance of twenty (20) feet. If access is from a private road or easement provide documentation of your right to use this road or easement and a private maintenance agreement.

H. For Special Uses only - provide deed restrictions that apply to this parcel if any.

Attached NA

8. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	Well	
Sewer/Septic	(2) in existence	
Electricity	Sulphur Springs	
Natural Gas	NA	
Telephone		
Fire Protection		

SECTION B - Outdoors Activities/Off-site Impacts

1. Describe any activities that will occur outdoors.

NA

2. Will outdoor storage of equipment, materials or products be needed? Yes No if yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties. _____

3. Will any noise be produced that can be heard on neighboring properties? Yes No if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties? _____

4. Will any vibrations be produced that can be felt on neighboring properties? Yes ___ No if yes; describe the level and duration of vibrations. What measures will be taken to prevent vibrations from impacting neighboring properties? _____

5. Will odors be created? Yes ___ No If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties? _____

6. Will any activities attract pests, such as flies? Yes ___ No If yes, what measures will be taken to prevent a nuisance on neighboring properties? _____

7. Will outdoor lighting be used? Yes ___ No If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please provide manufacturer's specifications.

8. Do signs presently exist on the property? Yes ___ No If yes, please indicate type (wall, freestanding, etc.) and square footage for each sign and show location on the site plan.

A. _____ B. _____ C. _____ D. _____

9. Will any new signs be erected on site? Yes ___ No If yes, show the location(s) on the site plan. Also, draw a sketch of the sign to scale, show the copy that will go on the sign and **FILL OUT A SIGN PERMIT APPLICATION** (attached).

10. Show on-site drainage flow on the site plan. Will drainage patterns on site be changed?
Yes ___ No

If yes, will storm water be directed into the public right-of-way? Yes ___ No ___

Will washes be improved with culverts, bank protection, crossings or other means?
Yes ___ No

If yes to any of these questions, describe and/or show on the site plan.

11. What surface will be used for driveways, parking and loading areas? (i.e., none, crushed aggregate, chipseal, asphalt, other)

12. Show dimensions of parking and loading areas, width of driveway and exact location of these areas on the site plan. (See site plan requirements checklist.)

13. Will you be performing any off-site construction (e.g., access aprons, driveways, and culverts)?
Yes ___ No If yes, show details on the site plan. **Note: The County may require off-site improvements reasonably related to the impacts of the use such as road or drainage improvements.**

SECTION C - Water Conservation and Land Clearing

1. If the developed portion of the site is one acre or larger, specific measures to conserve water on-site must be addressed. Specifically, design features that will be incorporated into the development to reduce water use, provide for detention and conserve and enhance natural recharge areas must be described. The Planning Department has prepared a *Water Wise Development Guide* to assist applicants. This guide is available upon request. If the site one acre or larger, what specific water conservation measures are proposed? Describe here or show on the site plan submitted with this application.

_____ NA _____

2. How many acres will be cleared? _____ NA _____
If more than one acre is to be cleared describe the proposed dust and erosion control measures to be used (Show on site plan if appropriate.) _____

SECTION D - Hazardous or Polluting Materials

Some businesses involve materials that can contaminate the soil, air, water, waste disposal system or environment in general. Precautions must be taken to protect the environment when such products are distributed to or from the site, stored, manufactured, processed, disposed of, or released as raw materials, products, wastes, emissions, or discharges (When sold or incorporated in a product these materials are required to have Material Safety Data Sheets (MSDS) supplied by the manufacturer.) Examples of such products include but are not limited to paint, solvents, chemicals and chemical wastes, oil, pesticides, herbicides, fertilizers, radioactive materials, biological wastes etc.

Does the proposed use have any activities involving such materials?

Yes ___ No If yes, complete the attached *Hazardous or Polluting Materials Use Questionnaire*.

Note: Depending on quantities, this question does not apply to ordinary household or office products or wastes such as cleansers, waxes or office supplies. Answer YES only if the materials are involved in the commercial or special use process or if landscaping or maintenance chemicals (pesticides, fertilizers, paints, etc.) will be present in quantities greater than 50 pounds (solids) or 25 gallons (liquids).

If you answer NO to this question but in the County's experience, the type of business proposed typically uses such materials, you will be asked to complete the *Hazardous or Polluting Materials Questionnaire* prior to processing this Commercial Use/ Building/ Special Use Permit.

Applications that involve hazardous or polluting materials may take a longer than normal processing time due to the need for additional research. The Arizona Department of Environmental Quality Compliance Assistance Program can address questions about Hazardous Materials (1-800-234-5677, ext. 4333).

SECTION E - Applicant's Statement

I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Special Use Permit.

Applicant's Signature 

Print Applicant's Name Vanessa Hinton-McIntyre

Date signed 11/13/2013

A
14

RD

S BENNETT PL
S LUCKY LN

S WAYWARD WINDS RD

E PHILIPPS RD

S NARITA LN

E ARZBERGER RD

T15S R26E

17

16

15

22

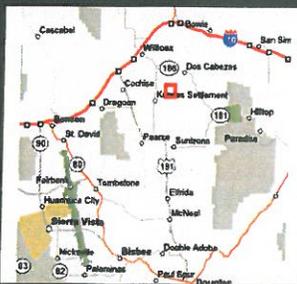
29

28

27

Legend

-  Townships
-  Sections
-  Incorporated Limits
-  Roads
-  Driveway
-  Parcels
-  Milepost
-  Address
-  Current Features



SUP-14-01 (Anderson)
Location Map

This map is a product of the
Cochise County GIS



B
15

EXISTING

582

OVER 100' TO WELL MOD

ADDITION HLAGE WOOD PEGG
EXISTING HLAGE to be used wood pegg

STORAGE SHED 26' x 40' 8' H

10 SEPTIC

Must maintain Minimum of 10' from septic to extra welling addition

3131041, 313

40' easement 1322374

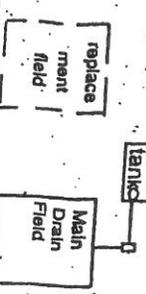
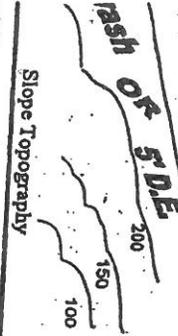
50'

DRIVEWAY 10'

515'

52' 099'

1075' 052'



Setbacks/Prop Dimensions
Road centerline - CL - CL - CL - 20'

I certify that this plan indicates all structures, correct property and building dimensions, setback distances, access and easement, road cuts, wells and/or a water course on or within 300 feet of the property to the best of my knowledge. I also certify that I have been to the site to confirm contours and accuracy of proposed plans.

Designer's Signature: *[Signature]*

Date: 10-14-09

Plat #: EP-12-01-04

Owner's Name

Designers Name

Scott Callagher

All changes must be resubmitted



COCHISE COUNTY
COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

MEMORANDUM

DATE: December 18, 2013

TO: Keith Dennis, Planner II

FROM: Pam Hudgins, Right-of-Way Agent II

SUBJECT: **Special Use Permit for Vanessa Hinton-McIntyre (SU-14-01)**

Background: Vanessa Hinton-McIntyre requested a Special Use Permit for Assessor Parcel Number 305-53-015B for the use to establish and operate a Halfway House and Residential Re-entry Center on the subject parcel. This land use is allowed as a Special Use in the Rural Districts, per Section 607.33 of the Zoning Regulations. Right-of-Way staff was contacted by Planning and Zoning to review the permit and provide comments regarding right-of-way dedications needs for county maintained roads.

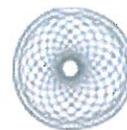
Analysis:

- Access for the subject parcel is from Kansas Settlement Road, west onto E. Arzberger Road, then north onto S. Wayward Winds Road. Wayward Winds Road adjoins and serves as the Westerly boundary of the subject property.
- Adjoining the subject parcel, Wayward Winds Road is not a county maintained road.

Recommendation:

- No further right-of-way dedication is required at this time.

D
17



Beverly's Treatment Centers

Date 11/18/13

Neighbors,

I am writing you this letter to inform you of my proposed business plan.

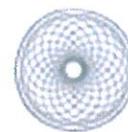
6768 S. Wayward Winds Rd
Willcox AZ 85643
vmcintyre@mc.com

It is my intention to open what is commonly known as a half-way house at 6768 S. Wayward Winds Road. I understand this would bring about many questions that I hope this letter will provide answers to and hopefully understanding as to our purpose.

To begin with, the name is Beverly's Treatment Centers. It is proudly named after my mother, who is valiantly fighting first Thyroid Cancer and now Breast Cancer. In honor of her strength and determination this house will be named in her honor.

The people who will reside within this home will be those who have committed minor offenses only. Beverly's Treatment Centers will not attempt to rehabilitate Murderers, Rapists or Pedophiles, as these offenses require much more in-depth therapy and are out of the scope of practice for Beverly's Treatment Centers.

Next I would like for you to understand that the residents of Beverly's Treatment Center are individuals who have paid their



Beverly's Treatment Centers

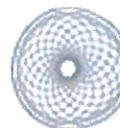
6768 S. Wayward Winds Rd
Willcox AZ 85643
vmcintyre@me.com

debt to society and are no longer incarcerated. What we're offering here at Beverly's Treatment Center is a method to transition these people who have paid their debt to society and offer them a new way of life. Our treatment plan will include each resident finding a full-time job, equal to but not less than 40 hours a week and paying at the minimum wage in accordance to Arizona's Labor Laws. Also each resident will learn how to raise Backyard Poultry, Farm raised fish, as well as plant, manage and harvest a garden.

The mantra here at Beverly's Treatment Center's is "Give a man a fish and he will eat for a day, but teach a man to fish and he will eat for a lifetime". With the knowledge, training, and therapy we offer here at Beverly's Treatment Centers, we hope that the ex-offenders leaving our program will take away that which will enable them to make decisions, not out of desperation but with skills and knowledge to make decisions based on correct principles. Thus becoming contributing citizens in our community.

I hope I have answered all of your questions and dispelled any negative thoughts you might have. If you have further questions or concerns, please email me at vmcintyre@me.com and I will gladly respond to you as soon as possible. Thank you in advance for your understanding.

F
19



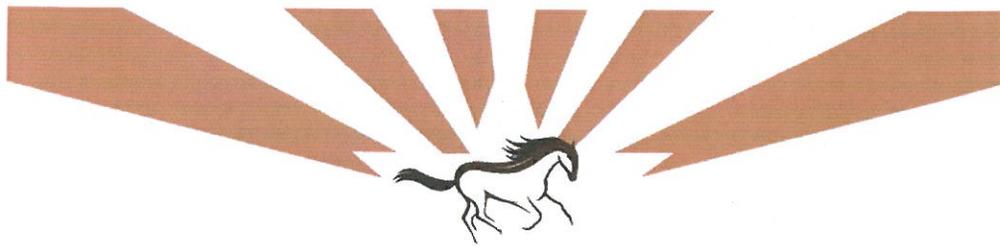
Beverly's Treatment Centers

Sincerely yours,

Vanessa McIntyre

6768 S. Wayward Winds Rd
Willcox AZ 85643
vmcintyre@me.com

E
20



PILLSBURY

Wine Company

December 30, 2013

To whom it may Concern: Vanessa McIntyre

I have a 100 acre vineyard property about a quarter of a mile from Vanessa's property. I have been farming wine grapes there and previously across the street from her for 14 years.

We are one of the top wine growers and winemakers in the State of Arizona.

I am aware of her plans for a halfway house at her address and I am in full support of her and what she is attempting.

I wish there were more people like her.

Sincerely,

Sam Pillsbury
Founder, Owner, Grower and Winemaker
Pillsbury Wine Company

Vineyard and Tasting Room: 6450 S Bennett Place, Willcox AZ 85643 520 384 3964
Mail: 4109 E Via Estrella, Phoenix AZ 85028 310 508 3348 www.pillsburywine.com E

Gardner, Peter

From: VANESSA MCINTYRE [vmcintyre@me.com]
Sent: Friday, December 20, 2013 1:31 PM
To: Gardner, Peter
Subject: Fwd: Neighbors

Sent from my iPad

Begin forwarded message:

From: Sam Pillsbury <spillsbury@aol.com>
Date: December 20, 2013 at 9:51:58 AM MST
To: Mark Jorve <mark@zarpara.com>
Cc: VANESSA Hinton-McIntyre <vmcintyre@me.com>, "jlarby67@yahoo.com" <jlarby67@yahoo.com>, kimberly asmundson <kimasmundson@gmail.com>, "todd@doscabexaswineworks.com" <todd@doscabexaswineworks.com>, Robert Carlson <robert.c.carlson@gmail.com>, DJ Farbo <farbob1@yahoo.com>, "mfarbo@powerc.net" <mfarbo@powerc.net>, Rob Hammelman <rob@sand-reckoner.com>, Sarah Fox Hammelman <sarah@sand-reckoner.com>, Rhona <rhona@zarpara.com>, "craig@azstronghold.com" <craig@azstronghold.com>, "myersfamily@me.com" <myersfamily@me.com>, "robbsfarm@powerc.net" <robbsfarm@powerc.net>, Steve & Shirley Seplak <sseplak@powerc.net>, Dan Pierce <Dan@RollingViewVineyard.com>, "mcave@azstronghold.com" <mcave@azstronghold.com>
Subject: Re: Neighbors

I'm just committed to trying to take some responsibility for all of our society, and I'm prepared to see if we can help out in this effort.

I'm not pointing any fingers at all, but I have witnessed over many years the tendency to kick this kind of can down the road, and I plan to see what we can do to help out with this project.

I think it's a challenge and a brilliant opportunity.

And I'm not even a Christian!!!

Sam

Sent from my iPhone

Special Use: Docket SU-14-01 (McIntyre)

YES, I SUPPORT THIS REQUEST:

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

FLYING LEAP VINEYARDS AND OTHER COMPANIES
OWN VINEYARDS AND TASTING ROOMS DIRECTLY ADJACENT TO
THE MCINTYRE PROPERTY AND THIS WILL INEVITABLY AFFECT
OUR BUSINESSES AND LAND VALUE. FURTHERMORE IT IS APPARENT
THE REQUESTORS HAVE NOT FOLLOWED THROUGH ON OTHER
STATED PROJECTS (A VINEYARD FOR EXAMPLE) SO I SEE NO
REASON OR EVIDENCE THEY WILL CARRY THIS THROUGH AND
MANAGE SUCH A SERIOUS ENDEAVOR IN GOOD FAITH.

(Attach additional sheets, if necessary)

PRINT NAME(S): MARC MOELLER, VICE PRESIDENT - FLYING LEAP VINEYARDS

SIGNATURE(S): 

YOUR TAX PARCEL NUMBER: 305-53-012C 1 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Upon submission this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. **Written comments must be received by our Department no later than 4 PM on Friday, December 27, 2013 if you wish the Commission to consider them before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still email your comments to kdennis@cochise.az.gov, or fax your comments to 520-432-9278, or you may make a statement at the public hearing listed above. Your cooperation is greatly appreciated.**

RETURN TO: Keith Dennis, Planner II
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

F
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Special Use: Docket SU-14-01 (McIntyre)

YES, I SUPPORT THIS REQUEST:

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

Please see attached sheet.

(Attach additional sheets, if necessary)

PRINT NAME(S):

Robert & Tammy Binkley

SIGNATURE(S):

Robert Binkley
Tammy Binkley

YOUR TAX PARCEL NUMBER: 305-35-008B (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Upon submission this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. **Written comments must be received by our Department no later than 4 PM on Friday, December 27, 2013 if you wish the Commission to consider them before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still email your comments to kdennis@cochise.az.gov, or fax your comments to 520-432-9278, or you may make a statement at the public hearing listed above. Your cooperation is greatly appreciated.**

RETURN TO: Keith Dennis, Planner II
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

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24

Keith Dennis, Planner II
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, A. 85603

December 27, 2013

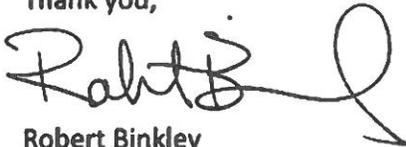
Re: Special Use: Docket SU-14-01 9 (McIntyre), Parcel No. 305-53-015B, located at 6768 S. Wayward Winds Road in Willcox, AZ.

No, we do not support this request:

We are not in favor of putting a facility like this in our neighborhood. Here are some of the reasons why we do not support this request:

1. They would need a full time job, and we are miles away from town. There are very limited opportunities for job employment.
2. They would need transportation to and from work, and there is no public transportation.
3. The only protection we have is the sheriff's department, and they can be an hour away at times.

Thank you,



Robert Binkley

4701 E Arzberger

Willcox, AZ

Parcel: 305-35-008B

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25

We oppose the request by Ms. Vanessa McIntyre on several grounds:

- 1) This agricultural area is becoming that of a wine-based, tourist destination with multiple tasting rooms planned for the Kansas Settlement area. This not only brings in revenue to the individual vineyards, but also serves the Wilcox hospitality industry (hotels, restaurants and stores). Because this area will be producing and distributing alcoholic beverages (wine), it could potentially be too much of a temptation, making it an inappropriate location for rehabilitating offenders with "minor theft or drug offenses" (V. McIntyre). I mention this not only from a property-owner standpoint, one who shares property boundaries with Ms. McIntyre, but also from a professional counselor's view, who has worked with drug/alcohol and criminal offenders. While Ms. McIntyre attempts to reassure us that her clientele will not pose a hazard to our property or families, it is difficult to guarantee this in such a setting.
- 2) Because we have a civil agreement regarding a well-share that currently is limited to one (1) residential load per property. Although she has mentioned installing a larger "commercial" pump in the existing well (on our property), it creates possible long-term complications of financial and mechanical responsibilities of said well. (By itself, this opposition may require her to drill her own 'commercial' well on her property, prior to any further approval.) Historically, we have experienced late and non-payments of electric bills that required multiple instances of Sulphur Springs Electric Coop to contact and inform us that the meter was going to be locked and, therefore, shutting off of the water to both locations. Because the electric account was in our name, it required us to pay-in-full and pay additional deposit fees to keep the electric on. Since August of this year, we have required Ms. McIntyre to accept financial responsibility for the account in her name, so I am not aware of any current past-due situations.
- 3) Lastly, based on principal only, Ms. McIntyre has told me directly, that she is a "business woman" (in regards to her plans for a previous vineyard). However, since her arrival just a few years ago, the multiple ventures (animal kennel/breeder, vineyard or orchard, bed & breakfast, etc..?) have not materialized. I worry that her intentions are not to strengthen and contribute to the Kansas Settlement area, or even to provide the best rehabilitation atmosphere for her clients, but strictly to turn a profit.

Sincerely,

Greg & Tina Gibson

602-319-3056

E
26

Gardner, Peter

From: Dennis, Keith
Sent: Monday, December 23, 2013 10:09 PM
To: Gardner, Peter
Subject: Fwd: Docket SU-14-01 (McIntyre)

Sent from my Sprint phone

----- Original Message -----

Subject: Docket SU-14-01 (McIntyre)
From: Brenda Farbo <farbob1@yahoo.com>
To: "Dennis, Keith" <KDennis@cochise.az.gov>
CC:

NO, I DO NOT SUPPORT THIS REQUEST:

- *Facility will lower property values and the possibility of future property sales and growth.
- *Safety and security concerns for families, homes, and businesses in area.
- *Highly concerned about law enforcement and emergency response time due to location in case of disturbance.
- *Remote location does not allow for public transportation, employment opportunities, educational/training facilities, or immediate counseling for residents.

Denzil J and Brenda J Farbo
Tax Parcel # 305-32-068D 2

A hard copy will be mailed.

Respectfully
Brenda and D.Jay Farbo

December 30, 2013

Cochise County Planning & Zoning
Community Development Department
1415 Melody Lane, Building E
Bisbee Arizona 85603

RE: Docket SU-14-01 (McIntyre)
Parcel No: 305-53-015B
6768 S Wayward Winds
Willcox Arizona 85643

**LANDOWNER OPPOSITION TO SPECIAL USE APPLICATION for HALFWAY HOUSE/
RESIDENTIAL RE-ENTRY CENTER**

Mr. Peter Gardner,

We are adjacent landowners to the affected parcel proposed for Special Use as a Halfway House/Residential Re-Entry Center ("Center") and are submitting this letter in **OPPOSITION** to the application.

Our opposition is based on several factors as outlined below:

1. ACCESS

- a. Wayward Winds from Arzberger Road north for ¼-mile is wholly upon our property, APN: 305-53-002. Wayward Winds IS NOT A DEDICATED ROAD, not a County Declared/Maintained road, nor is it granted as an Ingress/Egress easement.
- b. Use of Wayward Winds is permissive only. This permission has been granted to the surrounding landowners until such time their legal access was improved – Ms. McIntyre’s legal access from Arzberger Road was improved by Mr. Josh Moffitt several years ago and is currently named Richards Trail.
- c. Wayward Winds is still being used, and shared, by Steve and Shirley Seplak until their Arzberger Road access is developed. Mr. Seplak routinely maintains his Wayward Winds access as part of our permissive agreement.
- d. **WE WILL NOT APPROVE OR PROVIDE PERMISSION FOR THE ADDITIONAL USE OF WAYWARD WINDS FOR THIS COMMERCIAL PURPOSE AND SPECIAL USE.**

2. Zoning compatibility / Community support. The affected parcel, and surrounding parcels are defined as RU zoning – by which the Cochise County Zoning Regulation

definitions and purposes are being considered for this special use application; however, we do not believe that the Center conforms to these definitions.

- a. 601.02: The Center may serve a need for entities that may, *or may not*, be residents of Cochise County; however **the need is not a service supported by the existing rural community and the nature of the facility in itself creates an additional burden to the current residents which IS NOT compatible with the rural character or living environment.**
 - b. 601.06: Public Safety and Health service in a rural environment such as the proposed location must be considered for this type of facility; response time for any type of emergency service is significantly extended due to the distance from urban facilities and rural road conditions.
 - i. **The Center is proposed to house prior criminals with convictions such as drug, alcohol, theft, and other undefined 'minor' offenses. The public safety considerations must be considered and addressed.**
 - c. 601.07: The Center **WOULD** be appropriate in a more densely populated urban/suburban area due to greater accessibility to public services such as general shopping, education, medical facilities, and specifically a variety of employment opportunities.
 - i. **The proposed Center parcel is approximately 15-miles from any of these types of public services.**
3. Business Plan: We do have concerns regarding the Center's business and operation plan and would like to assure the following are addressed:
- a. Facility
 - i. Current use is single-family residence. The increased number of 'residents' must be supported by proper water and sewer facilities.
 - ii. The property has a significant drainage along its eastern and southern boundary, which has been impacted by recent improvements on the property; how will this issue be addressed for safety of the Center and surrounding community.
 - iii. What is plan for parking / traffic routing of residents, employees, and visitors?
 - iv. Currently the property is listed for sale (Gila Valley MLS 1710356) - and advertised as a Bed & Breakfast and Vineyard (see attached) - what is the impact of this on the proposed Center?
 - b. Business
 - i. Daily management of the Center: Will there be 24-hour on-site facility supervision, maintenance, and care-taking? Will these be permanent 'resident' positions or 'shift' positions? Will there be a 'responsible person' available for local community contact in case of issues?
 - ii. Availability to public services for Center residents (including general living needs for grocery, clothing, financial). What is transportation plan for those residents without personal vehicles?

- iii. Coordination plans with public service facilities for increased support of Center:
 - a. Education – will this be provided through the local schools or privately at the Center?
 - b. Healthcare / public safety – response arrangements
 - iv. Employment opportunities – are there specific arrangements with local DES office or other local businesses?
 - a. If local agricultural employment are there contracts/agreements for full-time, part-time, or even On-the-job-training programs with farmers? What is plan for off-season periods?
4. Failure of Business Plan
- a. As with any business plan – there must be a consideration for the failure of a business venture. What provisions are in place for the property, and the special use, if the Center is not successful and closes? What burden does it place on the remainder of the local residents and community?

In closing, we would like to reiterate our opposition to the proposed location of the Halfway House and Residential Re-Entry Center at 6768 S Wayward Winds in Willcox for the reasons described above.

Additionally, we also would like to address recent actions by Ms. Vanessa Hinton-McIntyre that have set the tone and style of communication towards her neighbors within this rural community. As one neighbor stated to Ms. McIntyre in the attached email trail, this type of facility would generate conversation no matter where its proposed location – and the conversation and concerns should be met with respect, understanding, and transparency in response that would alleviate these issues.

Instead, the response from Ms. McIntyre has been quite hostile and even offensive in its content towards the people in the neighborhood – this does not bode well for future conversations if the facility does progress to the next stage.

We appreciate your time and consideration of our concerns with this application.

Regards,

Deborah White
Raymond Brunner
5000 E Arzberger Road
Willcox Arizona 85643
305-53-002 / 305-53-011A

DOCKET SU-14-01 (McIntyre)
Parcel 305-53-015B
6768 S Waywards Winds
Willcox Arizona 85643

Email from Vanessa Hinton-McIntyre to local neighbors in rural community near proposed Halfway House/Residential Re-Entry Center – includes responses from community members, but email addresses of contact list removed.

On Dec 18, 2013, at 7:18 PM, VANESSA Hinton-McIntyre wrote:

It has come to my attention that some of you may have concerns regarding my plans to open a Half Way House on my property on Wayward Winds.

I have also heard some very narrow minded statements that were made. Well I can't or won't address

ignorance. But if there are any of you that have questions instead of talking about me perhaps you should speak to me. I am open to dispel any myths or concerns.

I have no intention on bringing anyone into this area that has committed any violent crimes. So therefore no murderers, rapist, or pedophile. I am only interested in people that have committed minor offenses who are willing to open their minds to other options. The same residents that will occupy my residence will have otherwise been set free without options. Again, The residences that will reside on my property will be free. Not Prisoners..This community is riddled with repeat offenders. My intention is to address the problem. I have personally witnessed pedophile busses from the prisons drop released prisoners at the bus station in Willcox with their black slacks and powder blue shirts. With not even a bottle of water.

Two days latter I have still witnessed them walking around with no money, training, no options, and no where to go. What do you think they will do? So I decided to do something about it. Not just hide behind my blinds in my house and hope for the best. If you want to discuss this venture further by all means call me, email me. My intention is to be completely transparent. My email is vmcintyre@me.com and my phone number is (520) 465-4664.

Thank you

Vanessa McIntyre

-----Original Message----- From: Sam Pillsbury
Sent: Wednesday, December 18, 2013 7:44 PM
To: VANESSA Hinton-McIntyre
Cc: Neighbors
Subject: Re: Neighbors

I'm ok with you being our neighbor.
I'd like to meet you next time I'm down from Phoenix.
Sam Pillsbury

From: [John Arbuthnot](#)
Sent: Thursday, December 19, 2013 7:10 PM
To: [Sam Pillsbury](#) ; [VANESSA Hinton-McIntyre](#)
Cc: Neighbors
Subject: Re: Neighbors

I'm John Arbuthnot, I feel compelled to respond to your widely distributed e-mail addressing the issue of the placement of a half-way house in the Kansas Settlement. area. Your compassion is commendable. This is a conservative area but I would guard against the use of the word ignorant.

I have some experience in corrections: duty brig warden, Marine Corps brig, Camp Pendelton (1964-65), adult basic education and English as a second language teacher, Fort Grant Prison (1978_1980); Classification, Parole, and Records Supervisor 1980-1984); Dean, Arizona State Prison Programs, Eastern Arizona College, 1984-2002.

As classification supervisor, I was responsible for determining an inmate's potential success if granted a work furlough. Of those who applied, 90% were denied (and my neighbors think I'm a liberal).

A half-way house is by definition a transitional facility. Placement in such a facility should be based upon a reasonable expectation of reintegration into the larger society.

When I was responsible for those decisions, I had access to verifiable

information. It included access to both the Arizona and National crime information center (ACIC/NCIC). Over the years I evaluated thousands of inmate records. I look at their prison performance (including program participation in alcohol, drug programs, education programs, and even religious programs). I read every pre=sentence report of every inmate.

It would seem to me that Kansas Settlement would be a poor choice for a half-way house. What employment opportunities exist here? What community support is available to him (or her). Will alcohol and drug counseling be available?

This isn't about ignorant people in this area. This is about the re-interrgration of people back into our society .Kansas Settlement seems to me to be a poor choice as a beginning point.

Your intent is admirable. The location is wrong It will not help those you most want to help.

From: [Mark Jorve](#)
Sent: Friday, December 20, 2013 9:25 AM
To: [VANESSA Hinton-McIntyre](#) and neighbors
Subject: Re: Neighbors

Hi Vanessa,

I don't like to do reply-all emails, but in this case I thought it necessary to get our concerns out there on the table, and maybe you'd like to respond in email to the group. I suspect other folks have similar concerns. Rhona and I also want to offer up our tasting room for a community gathering to talk about this. We could do that the weekend after Christmas – Fri, Sat, or Sun – we just need to be done by 11am so we can open the tasting room.

I hope you don't take this email as inflammatory – I don't intend it that way. I hope you will see me as a neighbor that has serious concerns about this proposal.

I would hope that you do not think it unreasonable for your neighbors to have concerns about the proposed halfway house. I have not heard any narrow-minded responses to the proposal. I will grant you that lots of folks (including myself) may be ignorant about halfway houses, but ignorance is not a fault in this context. You probably know a lot more about halfway houses than we do, and I

must say it troubles me that you have not shared this knowledge or your plans with us.

You know that we live in this neighborhood, and run a farm and a business here as well, so of course, we are interested in what's going on in the neighborhood. I'm concerned about the burdens a halfway house will place on us. You might want to carry those burdens, but I don't, and that doesn't make me a bad person, or narrow minded, or ignorant. I'm also concerned about the chill that a halfway house might put on the further development of this neighborhood.

It's just common sense, and some simple research on google also suggests, that a halfway house should be located somewhere close to public transportation, employment opportunities, educational institutions, and healthcare facilities. Our neighborhood doesn't have any of those things. Given this, what burdens might the halfway house place on the neighborhood as a result? For instance, as residents cycle through the halfway house, will there also be a constant cycle of residents coming to us looking for work? I don't want that.

You say that the house will be populated only with people that have committed minor offenses. What kinds of offenses are considered "minor"? Will the house be used for drug or alcohol rehabilitation, or mental health rehabilitation? How is this stipulated in the Special Use Permit? How will this stipulation be policed? And "minor" sounds kind of good on the surface, but the question must still be asked: What is the risk to this neighborhood from hosting a halfway house with even "minor" offenders?

Finally, will you continue to occupy the house and/or live in this neighborhood once the halfway house is open? Or is it your plan to open the halfway house and then leave (and then we carry this burden)?

Again, I hope you view this as a constructive email which raises valid concerns, and that you will use this as an opportunity to talk to us about it.

Best regards,

Mark Jorve
Zarpara Vineyard

On 12/20/2013 9:48 AM, VANESSA MCINTYRE wrote:
THANK YOU MARK!

I absolutely take this as a constructive email, and yes you do have valid concerns! I am more than happy to sit down and answer any questions or concerns you may have. My statement was not a declaration that the Kansas Settlement residents are ignorant. There was a Bias statement made, and I specifically stated that "very narrow minded statement was made, and I wouldn't respond to ignorance" That is not calling neighbors with concerns ignorant. I was told by the county what I had to do and was following that to the letter.

Let me make this clear. I am a member of this community and I take ownership of my community. If you knew me this would be a mote point. This is not a knee jerk decision. This is a plan that has been well researched, far beyond a simple google search, and involves multiple agencies and a team beyond reproach. I will be prepared to present said plans. I will be available Saturday Morning December 28, 2013.

Thank You again for hosting
Vanessa McIntyre

-----Original Message-----

From: Mark Jorve
To: VANESSA MCINTYRE
Cc: Neighbors

Sent: Fri, Dec 20, 2013 10:39 am
Subject: Re: Neighbors

Thanks, Vanessa, and we are happy to host.

So, we're meeting here at the Zarpara tasting room the morning of Saturday, Dec 28. May I suggest a 9am start? And please everyone arrive by 8:45am latest so as not to miss anything or delay this important discussion. (And we need to try to be done by 11am or so).

And though I did not completely succeed in my email (I apologize, Vanessa), please, let's try to keep the fireworks out of this. Vanessa is our neighbor and is a caring and thoughtful person, and this is our opportunity to learn more about this.

Thanks,

Mark Jorve
Zarpara Vineyard

From: [Sam Pillsbury](#)
Sent: Friday, December 20, 2013 9:51 AM
To: [Mark Jorve](#)
Cc: [VANESSA Hinton-McIntyre](#) and Neighbors
Subject: Re: Neighbors

I'm just committed to trying to take some responsibility for all of our society, and I'm prepared to see if we can help out in this effort.

I'm not pointing any fingers at all, but I have witnessed over many years the tendency to kick this kind of can down the road, and I plan to see what we can do to help out with this project.

I think it's a challenge and a brilliant opportunity.

And I'm not even a Christian!!!

Sam

Sent from my iPhone

From: [VANESSA MCINTYRE](#)
Sent: Friday, December 20, 2013 9:56 AM
To: [Sam Pillsbury](#)
Cc: Neighbors
Subject: Re: Neighbors

Lol, that's awesome Sam. This is what I hope to gain after this meeting. If you would like I am in the process of writing a grant for Cochise County and start an apprenticeship program. Which also falls in line with my venture. At this time my back is against the wall with time as the deadline is the middle of January. If and when you have time give me a call.

Sent from my iPad

From: [VANESSA Hinton-McIntyre](#)
Sent: Friday, December 20, 2013 4:04 PM
To: [Mark Jorve](#)
Cc: Neighbors
Subject: Re: Neighbors

Good Afternoon,

Today I was out feeding my dogs I notice a green jeep and someone taking pictures. When I attempted to approach the vehicle, they pulled off. This behavior is a indication to me to be inappropriate and of a hostile nature. I deem this as a treat of intimidation. I ask that you cease this behavior at once or their will be consequences. Here, in America you do not have the right to harass or intimidate if you chose to continue I will react within the confines of the law. This is not a threat but a statement and I will only make it once.

I hope everyone else as neighbors see that this issue is far deeper than you perceive.

Good Evening

Vanessa McIntyre

Ready for a Bed & Breakfast & Vineyard - Willcox Bench



← Listing Photo 1 of 11 →

MLS #1710356
List Price \$595,000

6 Beds 6 Baths
4,608 Sq. Ft.

20.00 Acres - 871,200 Lot Sq. Ft.
Year Built: 2002

Zoned Agricultural, Horse Property
Subdivision: N/A

Area: Other Arizona
6768 S Wayward Winds
Willcox, AZ 85643

Listed By: SAS Real Estate, Inc.
Listing Agent: Shirley A. Seplak

Remarks

GREAT REDUCTION!!! Come & be part of the growing wine industry on the Willcox Bench. This home is set up for a working Bed & Breakfast.. The home is spacious - huge family room w/fireplace - vaulted tongue & groove ceiling. Four master bedroom suites - plus two more bedrooms & two more full baths. Kitchen has commercial appliances - six burner + grill stainless range & hood - refrigerator is exceptionally large. Cabinets are honey cherry - island and breakfast bar. Main master bath has jetted tub - shower & dual vanities. Walk in closets. Two laundry rooms - tankless hot water heater - Two A/Cs. Metal shop has office at one end. Case tractor & equipment included. Security system. Partial basement for great storage. Vineyard land has been cleared and ripped x2. Make this property your dream come true.

Interior Features

- Walk-in Closets
- Washer & Dryer
- Garden Tub
- Microwave
- Oven-range
- Refrigerator
- W/D Hookups
- Window Coverings
- Ceiling Fans
- Dishwasher
- Garbage Disposal

Exterior Features

- Satellite Dish
- View of Mountains
- Lawn
- Fenced Part
- Horse Property
- Dog Run

For more information about this property, please contact your real estate agent from the [Gila Valley Multiple Listing Service](#)

All Measurements (Including Square Footage) are a courtesy estimate only.
The above Information is not guaranteed to be accurate and should not be relied upon.



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Keith Dennis, Planner II
FOR: Beverly J. Wilson, Planning Director
SUBJECT: Docket R-13-02 -- Amendments to Section 1820.02 of the Zoning Regulations (Sierra Vista Sub-watershed Overlay Zone)
DATE: December 20, 2013 for the January 8, 2014 Meeting

I. Background

The water conservation regulation amendments have been twice considered by the Commission: at the November 13, 2013 meeting, and at a subsequent work session held on December 11, 2013. Much of the discussion as to the particulars of the proposed changes took place in December. At the work session, the Commission opened the floor to the public, with continuous input from the public throughout. The most significant discussion revolved around whether to restrict the regulations to new residential construction, or to include remodels, additions and upgrades to existing residences. There was also debate surrounding evaporative coolers, and the proposed standard that would prohibit home cooling through evaporative coolers alone. The hot water on-demand requirements were shortened considerably, being replaced with a simple performance based standard rather than a listing of different means of achieving the 0.6-gallon-to-hot-water maximum prescribed by WaterSense standards. One Commissioner expressed concern about removing the technical language and the ability for a contractor or home owner to meet this standard. The proposed regulations, as written, require Energy Star-rated dishwashers for commercial uses. There was some discussion, but no agreement as to whether to require new dishwashers to meet the same standard in residential construction.

II. Proposed Amendments

Similar to the current requirements for uses within the Sierra Vista Sub-watershed Overlay Zone, the proposed amendments to Section 1820.02 *would apply only to properties located within the Overlay Zone's boundaries, and would not be retroactive, but rather, apply to only new commercial and residential construction.* As written, this does include remodels and additions to residential uses. Attached as Exhibit A are the proposed regulations with comments and notes in the margin from the December 11th work session.

After the work session, Mr. Cervantes has requested that the following language also be added to the 'Hot Water on Demand section "Systems that are activated based solely on a timer and/or temperature sensor do not meet this requirement."

Also note that the proposed regulations address outdoor uses as well because, of the estimated 29 billion gallons of water used daily by households in the United States, nearly seven billion gallons, or 30%, is devoted to outdoor use.

III. Recommendation

Staff recommends that the Planning Commission incorporate those changes that are agreed upon by the Commission, and bring the proposed regulations into a form that can be forwarded for action by the County elected officials.

Sample Motion: *Madame Chair, I move to forward a recommendation of approval as proposed of Docket R-13-02 to the Board of Supervisors.*

IV. Attachments

- A. Exhibit A (Section 1820.02 of the Zoning Regulations Amended)
- B. Public Comments
- C. Voting Procedures for Amendments

1820.02 Water Conservation Measures – Sierra Vista Sub-watershed Overlay Zone

The following water conservation measures shall be required of all residential and non-residential properties in the Sierra Vista Sub-watershed, as defined by the Arizona Department of Water Resources and delineated on County maps and, when a building permit is required, be subject to plan review and inspections:

A. New Construction and Remodels – Residential:

All interior plumbing in new residential construction, consisting of one-to-four units, attached or detached, shall meet the following requirements:

1. All toilets shall be WaterSense labeled.
2. The installation of a pressure-reducing valve on the house side of the water meter, in an easily accessible location, shall be required for all new single-family residences (preferred location is in the garage or other non-in-ground location). The static service pressure shall be set no higher than 60 pounds per square inch (psi), regardless of input pressure.
3. **Evaporative Coolers:** New single-family construction shall not offer evaporative coolers as the only source of cooling. Maximum rate of unit cannot exceed 3.5 gallons of water per ton-hour of cooling. New ~~or replacement~~ evaporative coolers shall not be single-pass coolers.
4. Water softeners, if installed, must meet NSF/ANSI requirements.
5. Drinking water treatment systems, if installed, shall meet NSF/ANSI requirements (such systems shall yield at least 85 gallons of treated water per 100 gallons processed).
- 4.6. In existing buildings or premises in which plumbing installations are to be replaced, such replacement shall comply with all code requirements for water-saving devices when a building permit is required pursuant to Article 17.
7. **Hot water on demand:** In new construction, a hot water system will be installed to provide hot water on demand at the point of use in sinks and baths/showers.

a. All hot water fixtures shall be WaterSense labeled. Insulation for hot-water pipe with a minimum thermal resistance (R-value) of R-4 shall be applied. Hot water systems shall be designed and shall include such components as may be necessary to deliver hot water at each demand point with no more than 0.6 gallons (2.3 liters) of water delivered prior to the delivery of hot water to the following:

- ~~(1) Piping larger than 3/8-inch nominal diameter.~~
- ~~(2) Piping located outside the conditioned space.~~
- ~~(3) Piping located under a floor slab.~~
- ~~(4) Buried piping.~~
- ~~(5) Supply and return piping in recirculation systems including branches to each fixture.~~

b. The following shall apply to all hot water distribution systems:

- ~~(1) Plan sets shall clearly demonstrate that the water usage limit specified herein is met for all hot-water fixtures except tubs and garden tubs.~~
- ~~(2) Nominal 3/8-inch line is required for all faucet and lavatory fixtures.~~
- ~~(3) One of the following systems is required:~~

Comment [p1]: Article 17 - Some plumbing fixtures exempt from permit requirements as replacements.

Comment [p2]: Difference of opinion on this issue. CM Proposed to strike first sentence. TC, LW prefer it stays for new construction but not replacement. No consensus.

Comment [p3]: JM JL TC LW CM say to remove this

Formatted: Highlight

Comment [p4]: TC suggests performance standard of 0.6 gallons

(a) Whole-house manifold:

(1) The system shall be designed such that less than 0.38 gallons (6 cups) of water are in the piping between the manifold and any hot water fixture.

(b) Demand-Controlled (On-Demand) Hot Water Recirculating systems:

(1) The system shall be designed such that less than 0.13 gallons (2 cups) of water are in the piping between the hot water circulation loop after being primed, and any hot water fixture.

(2) Pump activation switches shall be permanently mounted on walls in all bathrooms and the kitchen. Remote switches may be used in addition to the permanent switches.

(3) A dedicated return line shall be used with a minimal line size of nominal 3/4-inch diameter.

(c) Either system, whole house manifold or trunk/branch/demand-initiated pump systems, must deliver hot water to any fixture within 0.6 gallons (9.6 cups). No other systems are permitted without the prior written approval of the County Zoning Inspector.

(d) Alternative systems may be considered and approved by the County Zoning Inspector and permitted in lieu of the use of a manifold or demand-controlled (on-demand) system. These systems may include, but are not limited to:

(1) Point-of-use water heaters. Must be located at all bathrooms and at the kitchen. Back-to-back systems sharing one heater shall be considered.

(2) Core Plumbing Systems that minimize pipe volume between the hot water source and any hot water fixture to 0.38 gallons (6 cups) or less.

(3) Systems that utilize a single-trunk recirculation system with a single length of nominal 3/4-inch piping running from the top of the water heater to each fixture in turn and back to the bottom of the water heater. Such systems shall use an on-demand pump meeting the requirements of item 2 above.

(4) New technology that improves upon any of the above, as determined by the County Zoning Inspector.

8. **Gray water plumbing:** New residential construction shall have gray water line(s) plumbed to stub out, and to be capped and clearly marked so as to permit the optional use of gray water by residents. The gray water plumbing must connect at least two plumbing fixtures, and preferably those that produce the most gray water without compromising the efficient evacuation of the black water pipes.

B. New Construction and Remodels -- Commercial, Industrial, Multi-Family, and Public Development:

1. Waterless Flushing urinals (only for custodial cleaning) or water-free urinals shall be installed in all new public, commercial, multi-family residential common-use and industrial buildings where urinals are used. All applicable plumbing codes shall apply.
2. All new public, commercial, multi-family residential common-use, and industrial building restroom remodels or retrofits shall convert existing urinals to flushing urinals (only for custodial cleaning) or water-free waterless urinals. All applicable plumbing codes shall apply.

Comment [p5]: All non-residential requires permit, so remodels automatically are included.

3. All new commercial car wash facilities, including automobile dealerships, shall use water recycling systems which recycle a minimum of 75 percent of the water used. This requirement does not apply to small operation auto detailers or similar uses.

4. Kitchens in which dishwashers are installed must use Energy Star® rated dishwashers.

4-5. **Commercial Laundry Facilities:** All laundry facilities intended for public use such as laundromats, hotel guest laundries or multi-family housing laundry rooms will be equipped with Energy Star® qualified commercial clothes washers rated equal to or below the lowest current Energy Star® Water factor. This provision applies to initial establishment of new laundry facilities and on replacement of existing equipment due to normal wear and tear or other loss.

Comment [p6]: JL LW TC suggest this apply to new residential construction as well. RESIDENTIAL ES Water Factor rating is 1300 gallons over life time, 10 gallons per cycle less than non-energy star rated. Commercial saves 40% more than non-rated.

2-6. The use of air-cooling-misters is prohibited in commercial and industrial developments.

3-7. Water softeners, if installed, must meet NSF/ANSI requirements.

8. Drinking water treatment systems, if installed, shall meet NSF/ANSI requirements (such systems shall yield at least 85 gallons of treated water per 100 gallons processed).

4-9. All new multi-family development exceeding four units shall provide independent-unit metering (water meter for each dwelling unit), with the following exceptions:

a. Multi-family complexes providing 80 percent or more low- to moderate-income housing units, as defined by the federal office of Housing and Urban Development (HUD), may provide alternative water-saving design methods in lieu of the use of independent-unit metering. The burden of proof is on the applicant to show that an equivalent, or greater, water savings will be achieved.

b. Alternative water-saving methods to include, but not be limited to, the following, may be considered by the County Zoning Inspector and permitted in lieu of the use of independent-unit metering:

(1) Short hot-water line run distances (core plumbing systems).

(2) Ratio Utility Billing Systems (R.U.B.S. – as allowed under applicable state law).

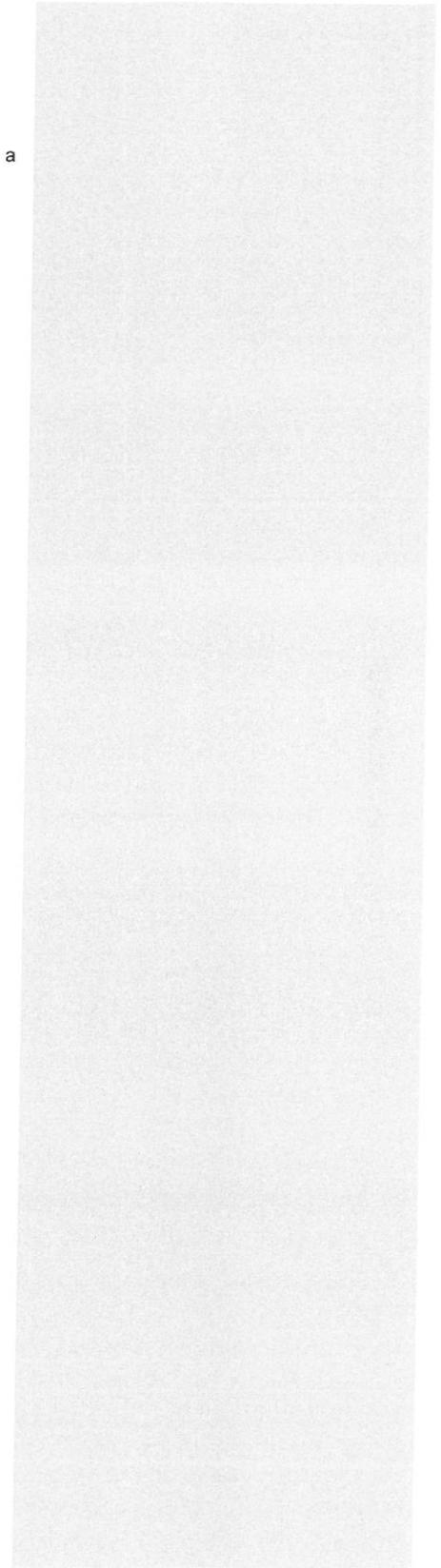
10. In existing buildings or premises in which plumbing installations are to be replaced, such replacement shall comply with all code requirements for water-saving devices.

11. **Artificial Water Features:** New artificial water features such as ponds, lakes, water courses, and other types of decorative water features are prohibited in any new commercial construction or in common user areas of multi-family housing unless their sole source is harvested rainwater. This provision does not pertain to required storm water detention/retention facilities, holding ponds used for treated effluent being used for permitted irrigation purposes, or permitted swimming pools and spas. Multiple water features on the same property will be considered together to determine surface area. Flowing water used in fountains, waterfalls, and similar features shall be recirculated.

12. **Outdoor Sprinkler Systems:** Any new installation or replacement of an automatic outdoor sprinkler system shall also include the installation of a rain or humidity sensor that will override the irrigation cycle of the sprinkler system when rainfall has occurred in an amount sufficient to negate the need for irrigation at the scheduled time. Where there are multiple areas with a sprinkler system watered from one controller, the sensor must be installed at the largest area.

13. **Landscaping:** Any new landscaping proposing irrigation installation or re-installation in a median or similar strip of permeable surface less than fifteen feet in any horizontal dimension, adjacent to

| a roadway, sidewalk, parking area or other paved or impermeable area, shall be irrigated by a subsurface (drip), non-sprinkling irrigation system.



A
43

Dennis, Keith

From: Tim Cervantes [timcervantes@thecochisewaterproject.com]
Sent: Friday, December 13, 2013 9:10 AM
To: Turisk, Mike
Subject: Hot water delivery system

Mike,

Can we add "**Systems that are activated based solely on a timer and/or temperature sensor do not meet this requirement**" to the hot water delivery section for the new water codes? This is one important line to stay within Water Sense requirements. Its a very important line for saving water and energy. This prevents systems from operating when no one is home.

The hot water delivery system shall store no more than 0.5 gallons (1.9 liters) of water in any piping/manifold between the hot water source and any hot water fixture. To account for the additional water that must be removed from the system before hot water can be delivered, no more than 0.6 gallons (2.3 liters) of water shall be collected from the hot water fixture before hot water is delivered. Recirculation systems must be demand-initiated. **Systems that are activated based solely on a timer and/or temperature sensor do not meet this requirement.**

Thanks,

Tim Cervantes
timcervantes@thecochisewaterproject.com



1Comments in favor of adoption of county water conservation measures
From: scott@rscottjones.com
Sent: Thursday, November 21, 2013 2:50 PM
To: Turisk, Mike
Cc: info@sanpedroriver.org; scott@rscottjones.com
Subject: Comments in favor of adoption of county water conservation measures

Mr. Michael Turisk
Planning Manager
Cochise County Community Development Department Planning, Zoning, and Building
Safety Division
1415 W. Melody Lane, Building E
Bisbee, AZ 85603

To: Cochise County Planning & Zoning Commission
Subject: Comments to Cochise County Planning Commission on adoption of water
conservation measures

As a resident of Phoenix, I support the proposed amendments to the Cochise County
Planning & Zoning regulations (section 1820.02) concerning water conservation in the
Sierra Vista Sub-watershed Overlay Zone.

It is very simple. Regulations that conserve water will reduce the rate of
groundwater
depletion, aid efforts to preserve the San Pedro aquifer, and help the area reach a
zero-water-deficit. It makes economic sense; it will lessen the energy required and
costs involved to deliver water, and reduce some of the wear and tear on private
septic
systems and municipal waste-water treatment plants. Water is a precious resource,
and responsible conservation will help preserve the environment and the quality of
life
in the area for generations to come.

I urge the Cochise County Planning & Zoning Commission to recommend approval to
the Board of Supervisors, and urge the Board of Supervisors to adopt these measures.

Scott Jones
Phoenix

2Comments in favor of adoption of county water conservation measures2
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It is very simple. Regulations that conserve water will reduce the rate of groundwater depletion, aid efforts to preserve the San Pedro aquifer, and help the area reach a zero-water-deficit. It makes economic sense; it will lessen the energy required and costs involved to deliver water, and reduce some of the wear and tear on private septic systems and municipal waste-water treatment plants. Water is a precious resource, and responsible conservation will help preserve the environment and the quality of life in the area for generations to come.

I urge the Cochise County Planning & Zoning Commission to recommend approval to the Board of Supervisors, and urge the Board of Supervisors to adopt these measures.

Scott Jones
Phoenix

3Comments in favor of adoption of county water conservation measures
From: douglas.noffsinger@comcast.net
Sent: Thursday, November 21, 2013 3:44 PM
To: Turisk, Mike
Cc: info@sanpedroriver.org; douglas.noffsinger@comcast.net
Subject: Comments in favor of adoption of county water conservation measures

Mr. Michael Turisk
Planning Manager
Cochise County Community Development Department Planning, Zoning, and Building
Safety Division
1415 W. Melody Lane, Building E
Bisbee, AZ 85603

To: Cochise County Planning & Zoning Commission
Subject: Comments to Cochise County Planning Commission on adoption of water
conservation measures

As a resident of Oro Valley, I support the proposed amendments to the Cochise County
Planning & Zoning regulations (section 1820.02) concerning water conservation in the
Sierra Vista Sub-Watershed Overlay Zone.

It is very simple. Regulations that conserve water will reduce the rate of
groundwater
depletion, aid efforts to preserve the San Pedro aquifer, and help the area reach a
zero-water-deficit. It makes economic sense; it will lessen the energy required and
costs involved to deliver water, and reduce some of the wear and tear on private
septic
systems and municipal waste-water treatment plants. Water is a precious resource,
and responsible conservation will help preserve the environment and the quality of
life
in the area for generations to come.

I urge the Cochise County Planning & Zoning Commission to recommend approval to
the Board of Supervisors, and urge the Board of Supervisors to adopt these measures.

Douglas Noffsinger
Oro Valley

4Comments in favor of adoption of county water conservation measures
From: 4unborn@powerc.net
Sent: Thursday, November 21, 2013 3:47 PM
To: Turisk, Mike
Cc: info@sanpedroriver.org; 4unborn@powerc.net
Subject: Comments in favor of adoption of county water conservation measures

Mr. Michael Turisk
Planning Manager
Cochise County Community Development Department Planning, Zoning, and Building
Safety Division
1415 W. Melody Lane, Building E
Bisbee, AZ 85603

To: Cochise County Planning & Zoning Commission
Subject: Comments to Cochise County Planning Commission on adoption of water
conservation measures

I support the proposed amendments to the Cochise County Planning & Zoning
regulations (section 1820.02) concerning water conservation in the Sierra Vista Sub-
watershed Overlay Zone.

It is very simple. Regulations that conserve water will reduce the rate of
groundwater
depletion, aid efforts to preserve the San Pedro aquifer, and help the area reach a
zero-water-deficit. It makes economic sense; it will lessen the energy required and
costs involved to deliver water, and reduce some of the wear and tear on private
septic
systems and municipal waste-water treatment plants. Water is a precious resource,
and responsible conservation will help preserve the environment and the quality of
life
in the area for generations to come.

I urge the Cochise County Planning & Zoning Commission to recommend approval to
the Board of Supervisors, and urge the Board of Supervisors to adopt these measures.

If large housing developments are allowed near the San Pedro River, the river will
run
dry. Keep the river flowing!
Joel Fago

5Comments in favor of adoption of county water conservation measures
From: sarjuesos@gmail.com
Sent: Thursday, November 21, 2013 4:00 PM
To: Turisk, Mike
Cc: info@sanpedroriver.org; sarjuesos@gmail.com
Subject: Comments in favor of adoption of county water conservation measures

Mr. Michael Turisk
Planning Manager
Cochise County Community Development Department Planning, Zoning, and Building
Safety Division
1415 W. Melody Lane, Building E
Bisbee, AZ 85603

To: Cochise County Planning & Zoning Commission
Subject: Comments to Cochise County Planning Commission on adoption of water conservation measures

As a resident of Bisbee,
I am very concerned about the future of our environment. I support the proposed amendments to the Cochise County Planning & Zoning regulations (section 1820.02) concerning water conservation in the Sierra Vista Sub-watershed Overlay Zone.

I believe it is very simple. Regulations that conserve water will reduce the rate of groundwater depletion, aid efforts to preserve the San Pedro aquifer, and help the area reach a zero-water-deficit. It makes economic sense; it will lessen the energy required and costs involved to deliver water, and reduce some of the wear and tear on private septic systems and municipal waste-water treatment plants. Water is a precious resource, and responsible conservation will help preserve the environment and the quality of life in the area for generations to come.

I urge the Cochise County Planning & Zoning Commission to recommend approval to the Board of Supervisors, and urge the Board of Supervisors to adopt these measures.

We must start to make progress on these issues.

Mike Foster

Mike Foster
Bisbee

6Comments in favor of adoption of county water conservation measures
From: warrenhill@cableone.net
Sent: Thursday, November 21, 2013 4:09 PM
To: Turisk, Mike
Cc: info@sanpedroriver.org; warrenhill@cableone.net
Subject: Comments in favor of adoption of county water conservation measures

Mr. Michael Turisk
Planning Manager
Cochise County Community Development Department Planning, Zoning, and Building
Safety Division
1415 W. Melody Lane, Building E
Bisbee, AZ 85603

To: Cochise County Planning & Zoning Commission
Subject: Comments to Cochise County Planning Commission on adoption of water conservation measures

As a resident of Bisbee, I support the proposed amendments to the Cochise County Planning & Zoning regulations (section 1820.02) concerning water conservation in the Sierra Vista Sub-Watershed Overlay Zone.

It is very simple. Regulations that conserve water will reduce the rate of groundwater depletion, aid efforts to preserve the San Pedro aquifer, and help the area reach a zero-water-deficit. It makes economic sense; it will lessen the energy required and costs involved to deliver water, and reduce some of the wear and tear on private septic systems and municipal waste-water treatment plants. Water is a precious resource, and responsible conservation will help preserve the environment and the quality of life in the area for generations to come.

I urge the Cochise County Planning & Zoning Commission to recommend approval to the Board of Supervisors, and urge the Board of Supervisors to adopt these measures.

Denise Byrnes
Bisbee

7Comments in favor of adoption of county water conservation measures
From: dutchpat@cox.net
Sent: Thursday, November 21, 2013 4:55 PM
To: Turisk, Mike
Cc: info@sanpedroriver.org; dutchpat@cox.net
Subject: Comments in favor of adoption of county water conservation measures

Mr. Michael Turisk
Planning Manager
Cochise County Community Development Department Planning, Zoning, and Building
Safety Division
1415 W. Melody Lane, Building E
Bisbee, AZ 85603

To: Cochise County Planning & Zoning Commission
Subject: Comments to Cochise County Planning Commission on adoption of water conservation measures

As a resident of Hereford, I support the proposed amendments to the Cochise County Planning & Zoning regulations (section 1820.02) concerning water conservation in the Sierra Vista Sub-watershed Overlay Zone.

I believe that tourism is the second largest income producer for the county and people come here to enjoy our unique ecosystems, ie. the riparian area, the grasslands and the mountains. It makes economic sense to protect these systems and the best way is to conserve our resources. We need to ensure that all residents follow the same rules and conserve water, not just the \"greenies\".

I urge the Cochise County Planning & Zoning Commission to recommend approval to the Board of Supervisors, and urge the Board of Supervisors to adopt these measures.

Claude Nagle
Hereford

B
51

8Comments in favor of adoption of county water conservation measures
From: debbi.madson@gmail.com
Sent: Thursday, November 21, 2013 4:55 PM
To: Turisk, Mike
Cc: info@sanpedroriver.org; debbi.madson@gmail.com
Subject: Comments in favor of adoption of county water conservation measures

Mr. Michael Turisk
Planning Manager
Cochise County Community Development Department Planning, Zoning, and Building
Safety Division
1415 W. Melody Lane, Building E
Bisbee, AZ 85603

To: Cochise County Planning & Zoning Commission
Subject: Comments to Cochise County Planning Commission on adoption of water conservation measures

As a resident of Tucson, I support the proposed amendments to the Cochise County Planning & Zoning regulations (section 1820.02) concerning water conservation in the Sierra Vista Sub-watershed Overlay Zone.

It is very simple. Regulations that conserve water will reduce the rate of groundwater depletion, aid efforts to preserve the San Pedro aquifer, and help the area reach a zero-water-deficit. It makes economic sense; it will lessen the energy required and costs involved to deliver water, and reduce some of the wear and tear on private septic systems and municipal waste-water treatment plants. Water is a precious resource, and responsible conservation will help preserve the environment and the quality of life in the area for generations to come.

I urge the Cochise County Planning & Zoning Commission to recommend approval to the Board of Supervisors, and urge the Board of Supervisors to adopt these measures.

Debbi Madson
Tucson

9Comments in favor of adoption of county water conservation measures
From: dunaihajos@yahoo.com
Sent: Thursday, November 21, 2013 6:24 PM
To: Turisk, Mike
Cc: info@sanpedroriver.org; dunaihajos@yahoo.com
Subject: Comments in favor of adoption of county water conservation measures

Mr. Michael Turisk
Planning Manager
Cochise County Community Development Department Planning, Zoning, and Building
Safety Division
1415 W. Melody Lane, Building E
Bisbee, AZ 85603

To: Cochise County Planning & Zoning Commission
Subject: Comments to Cochise County Planning Commission on adoption of water conservation measures

As a resident of Bisbee, AZ, I support the proposed amendments to the Cochise County Planning & Zoning regulations (section 1820.02) concerning water conservation in the Sierra Vista Sub-Watershed Overlay Zone.

It is very simple. Regulations that conserve water will reduce the rate of groundwater depletion, aid efforts to preserve the San Pedro aquifer, and help the area reach a zero-water-deficit. It makes economic sense; it will lessen the energy required and costs involved to deliver water, and reduce some of the wear and tear on private septic systems and municipal waste-water treatment plants. Water is a precious resource, and responsible conservation will help preserve the environment and the quality of life in the area for generations to come.

I urge the Cochise County Planning & Zoning Commission to recommend approval to the Board of Supervisors, and urge the Board of Supervisors to adopt these measures.

Eva Nagy
Bisbee, AZ

B
53

10Comments in favor of adoption of county water conservation measures
From: bob.whitejr@q.com
Sent: Friday, November 22, 2013 7:42 AM
To: Turisk, Mike
Cc: info@sanpedroriver.org; bob.whitejr@q.com
Subject: Comments in favor of adoption of county water conservation measures

Mr. Michael Turisk
Planning Manager
Cochise County Community Development Department Planning, Zoning, and Building
Safety Division
1415 W. Melody Lane, Building E
Bisbee, AZ 85603

To: Cochise County Planning & Zoning Commission
Subject: Comments to Cochise County Planning Commission on adoption of water
conservation measures

As a resident of 520-803-7099, I support the proposed amendments to the Cochise
County Planning & Zoning regulations (section 1820.02) concerning water
conservation in the Sierra Vista Sub-watershed Overlay Zone.

It is very simple. Regulations that conserve water will reduce the rate of
groundwater
depletion, aid efforts to preserve the San Pedro aquifer, and help the area reach a
zero-water-deficit. It makes economic sense; it will lessen the energy required and
costs involved to deliver water, and reduce some of the wear and tear on private
septic
systems and municipal waste-water treatment plants. Water is a precious resource,
and responsible conservation will help preserve the environment and the quality of
life
in the area for generations to come.

I urge the Cochise County Planning & Zoning Commission to recommend approval to
the Board of Supervisors, and urge the Board of Supervisors to adopt these measures.

RCW

Robert White
520-803-7099

11Comments in favor of adoption of county water conservation measures
From: hexclimber@gmail.com
Sent: Friday, November 22, 2013 9:14 AM
To: Turisk, Mike
Cc: info@sanpedroriver.org; hexclimber@gmail.com
Subject: Comments in favor of adoption of county water conservation measures

Mr. Michael Turisk
Planning Manager
Cochise County Community Development Department Planning, Zoning, and Building
Safety Division
1415 W. Melody Lane, Building E
Bisbee, AZ 85603

To: Cochise County Planning & Zoning Commission
Subject: Comments to Cochise County Planning Commission on adoption of water conservation measures

I support the proposed amendments to the Cochise County Planning & Zoning regulations (section 1820.02) concerning water conservation in the Sierra Vista Sub-watershed Overlay Zone.

It is very simple. Regulations that conserve water will reduce the rate of groundwater depletion, aid efforts to preserve the San Pedro aquifer, and help the area reach a zero-water-deficit. It makes economic sense; it will lessen the energy required and costs involved to deliver water, and reduce some of the wear and tear on private septic systems and municipal waste-water treatment plants. Water is a precious resource, and responsible conservation will help preserve the environment and the quality of life in the area for generations to come.

I urge the Cochise County Planning & Zoning Commission to recommend approval to the Board of Supervisors, and urge the Board of Supervisors to adopt these measures.

Jerry Cagle

12Comments in favor of adoption of county water conservation measures
From: pflipj@gmail.com
Sent: Friday, November 22, 2013 9:42 AM
To: Turisk, Mike
Cc: info@sanpedroriver.org; pflipj@gmail.com
Subject: Comments in favor of adoption of county water conservation measures

Mr. Michael Turisk
Planning Manager
Cochise County Community Development Department Planning, Zoning, and Building
Safety Division
1415 W. Melody Lane, Building E
Bisbee, AZ 85603

To: Cochise County Planning & Zoning Commission
Subject: Comments to Cochise County Planning Commission on adoption of water
conservation measures

As a resident of Sierra Vista, I support the proposed amendments to the Cochise
County Planning & Zoning regulations (section 1820.02) concerning water
conservation in the Sierra Vista Sub-watershed Overlay Zone.

It is very simple. Regulations that conserve water will reduce the rate of
groundwater
depletion, aid efforts to preserve the San Pedro aquifer, and help the area reach a
zero-water-deficit. It makes economic sense; it will lessen the energy required and
costs involved to deliver water, and reduce some of the wear and tear on private
septic
systems and municipal waste-water treatment plants. Water is a precious resource,
and responsible conservation will help preserve the environment and the quality of
life
in the area for generations to come.

I urge the Cochise County Planning & Zoning Commission to recommend approval to
the Board of Supervisors, and urge the Board of Supervisors to adopt these measures.

Jackie Pflipsen
Sierra Vista

13Kovash Comments

From: lori.kovash@yahoo.com
Sent: Friday, November 22, 2013 12:47 PM
To: Turisk, Mike
Cc: info@sanpedroriver.org; lori.kovash@yahoo.com
Subject: I think the county needs to remember that we live in a desert and water is necessary for life. For us, the animals, trees and plants. We need to get creative and responsible for our water use and conservation.

Mr. Michael Turisk
Planning Manager
Cochise County Community Development Department Planning, Zoning, and Building
Safety Division
1415 W. Melody Lane, Building E
Bisbee, AZ 85603

To: Cochise County Planning & Zoning Commission
Subject: Comments to Cochise County Planning Commission on adoption of water conservation measures

As a resident of Bisbee, I support the proposed amendments to the Cochise County Planning & Zoning regulations (section 1820.02) concerning water conservation in the Sierra Vista Sub-watershed Overlay Zone.

It is very simple. Regulations that conserve water will reduce the rate of groundwater depletion, aid efforts to preserve the San Pedro aquifer, and help the area reach a zero-water-deficit. It makes economic sense; it will lessen the energy required and costs involved to deliver water, and reduce some of the wear and tear on private septic systems and municipal waste-water treatment plants. Water is a precious resource, and responsible conservation will help preserve the environment and the quality of life in the area for generations to come.

I urge the Cochise County Planning & Zoning Commission to recommend approval to the Board of Supervisors, and urge the Board of Supervisors to adopt these measures.

Lori Kovash
Bisbee

B
57

14Comments in favor of adoption of county water conservation measures
From: tedmouras@mindspring.com
Sent: Saturday, November 23, 2013 9:00 AM
To: Turisk, Mike
Cc: info@sanpedroriver.org; tedmouras@mindspring.com
Subject: Comments in favor of adoption of county water conservation measures

Mr. Michael Turisk
Planning Manager
Cochise County Community Development Department Planning, Zoning, and Building
Safety Division
1415 W. Melody Lane, Building E
Bisbee, AZ 85603

To: Cochise County Planning & Zoning Commission
Subject: Comments to Cochise County Planning Commission on adoption of water
conservation measures

I support the proposed amendments to the Cochise County Planning & Zoning
regulations (section 1820.02) concerning water conservation in the Sierra Vista sub-
watershed Overlay Zone.

Regulations that conserve water will reduce the rate of groundwater depletion, aid
efforts to preserve the San Pedro aquifer, and help the area reach a
zero-water-deficit.

It makes economic sense; it will lessen the energy required and costs involved to
deliver water, and reduce some of the wear and tear on private septic systems and
municipal waste-water treatment plants.

It will also help protect the economic engine of the local economy, Fort Huachuca,
the

future of which is tied to the health of the upper San Pedro River.
Water is a precious resource, and responsible conservation will help preserve the
environment and the quality of life in the area for generations to come.

I urge the Cochise County Planning & Zoning Commission to recommend approval to
the Board of Supervisors, and urge the Board of Supervisors to adopt these measures.

Theodore Mouras

15Comments in favor of adoption of county water conservation measures
From: 2mjb@mindspring.com
Sent: Saturday, November 23, 2013 1:02 PM
To: Turisk, Mike
Cc: info@sanpedroriver.org; 2mjb@mindspring.com
Subject: Comments in favor of adoption of county water conservation measures

Mr. Michael Turisk
Planning Manager
Cochise County Community Development Department Planning, Zoning, and Building
Safety Division
1415 W. Melody Lane, Building E
Bisbee, AZ 85603

To: Cochise County Planning & Zoning Commission
Subject: Comments to Cochise County Planning Commission on adoption of water
conservation measures

As a resident of Hereford, I support the proposed amendments to the Cochise County
Planning & Zoning regulations (section 1820.02) concerning water conservation in the
Sierra Vista Sub-Watershed Overlay Zone.

Water is a precious resource, and responsible conservation will help preserve the
environment and the quality of life in the area for generations to come.

I urge the Cochise County Planning & Zoning Commission to recommend approval to
the Board of Supervisors, and urge the Board of Supervisors to adopt these measures.

Mary Jo Ballator
Hereford

B
59

16Comments in favor of adoption of county water conservation measures
From: cowgirljudy@earthlink.net
Sent: Saturday, November 23, 2013 1:06 PM
To: Turisk, Mike
Cc: info@sanpedroriver.org; cowgirljudy@earthlink.net
Subject: Comments in favor of adoption of county water conservation measures

Mr. Michael Turisk
Planning Manager
Cochise County Community Development Department Planning, Zoning, and Building
Safety Division
1415 W. Melody Lane, Building E
Bisbee, AZ 85603

To: Cochise County Planning & Zoning Commission
Subject: Comments to Cochise County Planning Commission on adoption of water
conservation measures

As a resident of Saint David, I support the proposed amendments to the Cochise
County Planning & Zoning regulations (section 1820.02) concerning water
conservation in the Sierra Vista Sub-Watershed Overlay Zone.

It is very simple. Regulations that conserve water will reduce the rate of
groundwater
depletion, aid efforts to preserve the San Pedro aquifer, and help the area reach a
zero-water-deficit. It makes economic sense; it will lessen the energy required and
costs involved to deliver water, and reduce some of the wear and tear on private
septic
systems and municipal waste-water treatment plants. Water is a precious resource,
and responsible conservation will help preserve the environment and the quality of
life
in the area for generations to come.

I urge the Cochise County Planning & Zoning Commission to recommend approval to
the Board of Supervisors, and urge the Board of Supervisors to adopt these measures.

JudithHippert
Saint David

17Comments in favor of adoption of county water conservation measures
From: bondarzi@gmail.com
Sent: Saturday, November 23, 2013 3:42 PM
To: Turisk, Mike
Cc: info@sanpedroriver.org; bondarzi@gmail.com
Subject: Comments in favor of adoption of county water conservation measures

Mr. Michael Turisk
Planning Manager
Cochise County Community Development Department Planning, Zoning, and Building
Safety Division
1415 W. Melody Lane, Building E
Bisbee, AZ 85603

To: Cochise County Planning & Zoning Commission
Subject: Comments to Cochise County Planning Commission on adoption of water conservation measures

As a resident of Hereford, I support the proposed amendments to the Cochise County Planning & Zoning regulations (section 1820.02) concerning water conservation in the Sierra Vista Sub-watershed Overlay Zone.

It is very simple. Regulations that conserve water will reduce the rate of groundwater depletion, aid efforts to preserve the San Pedro aquifer, and help the area reach a zero-water-deficit. It makes economic sense; it will lessen the energy required and costs involved to deliver water, and reduce some of the wear and tear on private septic systems and municipal waste-water treatment plants. Water is a precious resource, and responsible conservation will help preserve the environment and the quality of life in the area for generations to come.

I urge the Cochise County Planning & Zoning Commission to recommend approval to the Board of Supervisors, and urge the Board of Supervisors to adopt these measures.

Bonnie Zimmer
Hereford

B
Cel

18Water Conservation

From: pflip1@mac.com
Sent: Saturday, November 23, 2013 8:17 PM
To: Turisk, Mike
Cc: info@sanpedroriver.org; pflip1@mac.com
Subject: Water Conservation

Mr. Michael Turisk
Planning Manager
Cochise County Community Development Department Planning, Zoning, and Building
Safety Division
1415 W. Melody Lane, Building E
Bisbee, AZ 85603

To: Cochise County Planning & Zoning Commission
Subject: Comments to Cochise County Planning Commission on adoption of water
conservation measures

As a resident of Sierra Vista, I support the proposed amendments to the Cochise
County Planning & Zoning regulations (section 1820.02) concerning water
conservation in the Sierra Vista Sub-Watershed Overlay Zone.

To me this is a no-brainer. Our most precious resource needs to be protected not
wasted. Every reasonable effort to conserve the one thing that is vital to sustain
human
life should be fully supported. I see nothing in the amendments to the County's
P&S
Regulation section 1820.02 that is unreasonable.

I urge the Cochise County Planning & Zoning Commission to recommend approval to
the Board of Supervisors, and urge the Board of Supervisors to adopt these measures.
Ronald Pflipsen
Sierra Vista

19Comments supporting adoption of county water conservation measures
From: mr_marlatt@yahoo.com
Sent: Saturday, November 23, 2013 11:22 PM
To: Turisk, Mike
Cc: info@sanpedroriver.org; mr_marlatt@yahoo.com
Subject: Comments supporting adoption of county water conservation measures

Mr. Michael Turisk
Planning Manager
Cochise County Community Development Department Planning, Zoning, and Building
Safety Division
1415 W. Melody Lane, Building E
Bisbee, AZ 85603

To: Cochise County Planning & Zoning Commission
Subject: Comments to Cochise County Planning Commission on adoption of water
conservation measures

As a resident of Willcox, The San Pedro is a unique and irreplaceable resource in
Cochise County. I urge you to do everything that you can to protect it.
Steve Marlatt
Willcox

20Comments in favor of adoption of county water conservation measures
From: dayhiker57@gmail.com
Sent: Sunday, November 24, 2013 8:22 AM
To: Turisk, Mike
Cc: info@sanpedroriver.org; dayhiker57@gmail.com
Subject: Comments in favor of adoption of county water conservation measures

Mr. Michael Turisk
Planning Manager
Cochise County Community Development Department Planning, Zoning, and Building
Safety Division
1415 W. Melody Lane, Building E
Bisbee, AZ 85603

To: Cochise County Planning & Zoning Commission
Subject: Comments to Cochise County Planning Commission on adoption of water conservation measures

I support the proposed amendments to the Cochise County Planning & Zoning regulations (section 1820.02) concerning water conservation in the Sierra Vista sub-watershed overlay zone.

It is very simple. Regulations that conserve water will reduce the rate of groundwater depletion, aid efforts to preserve the San Pedro aquifer, and help the area reach a zero-water-deficit. It makes economic sense; it will lessen the energy required and costs involved to deliver water, and reduce some of the wear and tear on private septic systems and municipal waste-water treatment plants. Water is a precious resource, and responsible conservation will help preserve the environment and the quality of life in the area for generations to come.

I urge the Cochise County Planning & Zoning Commission to recommend approval to the Board of Supervisors, and urge the Board of Supervisors to adopt these measures.

Susan Hart

B
64

21Comments in favor of adoption of county water conservation measures
From: DT.BisAZ@yahoo.com
Sent: Sunday, November 24, 2013 6:01 PM
To: Turisk, Mike
Cc: info@sanpedroriver.org; DT.BisAZ@yahoo.com
Subject: Comments in favor of adoption of county water conservation measures

Mr. Michael Turisk
Planning Manager
Cochise County Community Development Department Planning, Zoning, and Building
Safety Division
1415 W. Melody Lane, Building E
Bisbee, AZ 85603

To: Cochise County Planning & Zoning Commission
Subject: Comments to Cochise County Planning Commission on adoption of water conservation measures

As a resident of Bisbee, AZ, I support the proposed amendments to the Cochise County Planning & Zoning regulations (section 1820.02) concerning water conservation in the Sierra Vista Sub-Watershed Overlay Zone.

It is very simple. Regulations that conserve water will reduce the rate of groundwater depletion, aid efforts to preserve the San Pedro aquifer, and help the area reach a zero-water-deficit. It makes economic sense; it will lessen the energy required and costs involved to deliver water, and reduce some of the wear and tear on private septic systems and municipal waste-water treatment plants. Water is a precious resource, and responsible conservation will help preserve the environment and the quality of life in the area for generations to come.

I am asking the Cochise County Planning & Zoning Commission to recommend approval to the Board of Supervisors, and urge the Board of Supervisors to adopt these measures.

Doris Turner
Bisbee, AZ

22Comments in favor of water conservation regs

From: MargaretFoleyCase@gmail.com
Sent: Sunday, November 24, 2013 10:10 PM
To: Turisk, Mike
Cc: info@sanpedroriver.org; MargaretFoleyCase@gmail.com
Subject: Comments in favor of water conservation regs

Mr. Michael Turisk
Planning Manager
Cochise County Community Development Department Planning, Zoning, and Building
Safety Division
1415 W. Melody Lane, Building E
Bisbee, AZ 85603

To: Cochise County Planning & Zoning Commission
Subject: Comments to Cochise County Planning Commission on adoption of water
conservation measures

As a resident of Palominas, AZ, To the Planning and Zoning Commission:

when our household moved to the San Pedro Valley, we came from back east where
water conservation wasn't nearly as important as it is here. It wasn't until
months later
that we really became knowledgeable about the greater need out here to reduce water
consumption. We found ourselves really, really angry with the guy who built our
house the year before we bought it. He had not incorporated even one water
conservation measure into this house. And, of course, because he had dropped the
ball during construction, we would have to spend more in order to take those water
conservation measures ourselves after-the-fact.

Our county's leaders need to *lead* on this. You have the knowledge and experience
that newcomers like me lack. You can help the rest of us by making sure that
buildings
around here make sense for this climate and environment.

Please send the proposed water conservation measures to the Board of Supervisors
with a recommendation that they adopt them.

Margaret Case
Palominas, AZ

23Comments in favor of adoption of county water conservation measures
From: knochej@hotmail.com
Sent: Tuesday, November 26, 2013 5:39 PM
To: Turisk, Mike
Cc: info@sanpedroriver.org; knochej@hotmail.com
Subject: Comments in favor of adoption of county water conservation measures

Mr. Michael Turisk
Planning Manager
Cochise County Community Development Department Planning, Zoning, and Building
Safety Division
1415 W. Melody Lane, Building E
Bisbee, AZ 85603

To: Cochise County Planning & Zoning Commission
Subject: Comments to Cochise County Planning Commission on adoption of water conservation measures

As a resident of Sierra Vista [postal district], I am a resident in the Sierra Vista Sub-watershed, and I am concerned for our future.

I support the proposed amendments to the Cochise County Planning & Zoning regulations (section 1820.02) concerning water conservation in the Sierra Vista Sub-watershed Overlay Zone.

It is very simple. Regulations that conserve water will reduce the rate of groundwater depletion, aid efforts to preserve the San Pedro aquifer, and help the area reach a zero-water-deficit. It makes economic sense; it will lessen the energy required and costs involved to deliver water, and reduce some of the wear and tear on private septic systems and municipal waste-water treatment plants. Water is a precious resource, and responsible conservation will help preserve the environment and the quality of life in the area for generations to come.

I urge the Cochise County Planning & Zoning Commission to recommend approval to the Board of Supervisors, and urge the Board of Supervisors to adopt these measures.

Jayne Knoche
Sierra Vista [postal district]

24Comments in favor of adoption of county water conservation measures
From: gty@psu.edu
Sent: Wednesday, November 27, 2013 6:17 PM
To: Turisk, Mike
Cc: info@sanpedroriver.org; gty@psu.edu
Subject: Comments in favor of adoption of county water conservation measures

Mr. Michael Turisk
Planning Manager
Cochise County Community Development Department Planning, Zoning, and Building
Safety Division
1415 W. Melody Lane, Building E
Bisbee, AZ 85603

To: Cochise County Planning & Zoning Commission
Subject: Comments to Cochise County Planning Commission on adoption of water conservation measures

As a resident of Herefore, I support the proposed amendments to the Cochise County Planning & Zoning regulations (section 1820.02) concerning water conservation in the Sierra Vista Sub-watershed Overlay Zone.

It is very simple. Regulations that conserve water will reduce the rate of groundwater depletion, aid efforts to preserve the San Pedro aquifer, and help the area reach a zero-water-deficit. It makes economic sense; it will lessen the energy required and costs involved to deliver water, and reduce some of the wear and tear on private septic systems and municipal waste-water treatment plants. Water is a precious resource, and responsible conservation will help preserve the environment and the quality of life in the area for generations to come.

I urge the Cochise County Planning & Zoning Commission to recommend approval to the Board of Supervisors, and urge the Board of Supervisors to adopt these measures.

Ken Gray
Herefore

25Comments in favor of adoption of county water conservation measures
From: tessjurek@hotmail.com
Sent: Saturday, November 30, 2013 8:16 AM
To: Turisk, Mike
Cc: info@sanpedroriver.org; tessjurek@hotmail.com
Subject: Comments in favor of adoption of county water conservation measures

Mr. Michael Turisk
Planning Manager
Cochise County Community Development Department Planning, Zoning, and Building
Safety Division
1415 W. Melody Lane, Building E
Bisbee, AZ 85603

To: Cochise County Planning & Zoning Commission
Subject: Comments to Cochise County Planning Commission on adoption of water conservation measures

I support the proposed amendments to the Cochise County Planning & Zoning regulations (section 1820.02) concerning water conservation in the Sierra Vista Sub-watershed Overlay Zone.

It is very simple. Regulations that conserve water will reduce the rate of groundwater depletion, aid efforts to preserve the San Pedro aquifer, and help the area reach a zero-water-deficit. It makes economic sense; it will lessen the energy required and costs involved to deliver water, and reduce some of the wear and tear on private septic systems and municipal waste-water treatment plants. Water is a precious resource, and responsible conservation will help preserve the environment and the quality of life in the area for generations to come.

I urge the Cochise County Planning & Zoning Commission to recommend approval to the Board of Supervisors, and urge the Board of Supervisors to adopt these measures.

Teresa Jurek

26Comments in favor of adoption of county water conservation measures
From: smcrum@gmail.com
Sent: Sunday, December 01, 2013 3:07 PM
To: Turisk, Mike
Cc: info@sanpedroriver.org; smcrum@gmail.com
Subject: Comments in favor of adoption of county water conservation measures

Mr. Michael Turisk
Planning Manager
Cochise County Community Development Department Planning, Zoning, and Building
Safety Division
1415 W. Melody Lane, Building E
Bisbee, AZ 85603

To: Cochise County Planning & Zoning Commission
Subject: Comments to Cochise County Planning Commission on adoption of water
conservation measures

As a resident of Pearce, AZ, Thank you for proposing the amendments to the Cochise
County Planning & Zoning regulations concerning water conservation in the Sierra
Vista Sub-watershed Overlay Zone. I support them.

Water is too precious to waste in our arid environment and we need to learn how to
use
it wisely and efficiently. Our future depends on it.

I urge the Cochise County Planning & Zoning Commission to recommend approval to
the Board of Supervisors, and urge the Board of Supervisors to adopt these measures.

Sincerely,

Sarah Crum

Sarah Crum
Pearce, AZ

27Comments in favor of adoption of county water conservation measures
From: loveabugtoo@gmail.com
Sent: Monday, December 02, 2013 2:40 PM
To: Turisk, Mike
Cc: info@sanpedroriver.org; loveabugtoo@gmail.com
Subject: Comments in favor of adoption of county water conservation measures

Mr. Michael Turisk
Planning Manager
Cochise County Community Development Department Planning, Zoning, and Building
Safety Division
1415 W. Melody Lane, Building E
Bisbee, AZ 85603

To: Cochise County Planning & Zoning Commission
Subject: Comments to Cochise County Planning Commission on adoption of water conservation measures

As a resident of Sierra Vista, I support the proposed amendments to the Cochise County Planning & Zoning regulations (section 1820.02) concerning water conservation in the Sierra Vista Sub-Watershed Overlay Zone.

It is very simple. Regulations that conserve water will reduce the rate of groundwater depletion, aid efforts to preserve the San Pedro aquifer, and help the area reach a zero-water-deficit. It makes economic sense; it will lessen the energy required and costs involved to deliver water, and reduce some of the wear and tear on private septic systems and municipal waste-water treatment plants. Water is a precious resource, and responsible conservation will help preserve the environment and the quality of life in the area for generations to come.

I urge the Cochise County Planning & Zoning Commission to recommend approval to the Board of Supervisors, and urge the Board of Supervisors to adopt these measures.

If we do not adopt water conservation measures, we will lose our river. The San Pedro is an ecological treasure that we simply must protect.
Kerry C. Kelso
Sierra Vista

I respectfully request that the P & Z reject the proposed water regulations for the county; but at a minimum on existing homes.

There is no way to enforce these regulations. I purchase a new faucet and install it, how would the county know which faucet I'd installed? In any case, I can only purchase water-saver devices.

I have received written confirmation from the county that as an existing homeowner I CAN replace my evaporative cooler with another evaporative cooler....so that leaves replacement of faucets, toilets, etc....in the regulations, which cannot be enforced.

I would ask the Planning Commissioners to consider the financial burden on existing businesses, struggling to make it in this economy.

The focus is all on 'water', yet there is a real possibility that EPA will close down or impose standards that will put the Apache Power Plant out of business requiring all of Cochise County to purchase electric elsewhere at a substantial increase in cost.

1820.02 Water Conservation Measures

A. New Construction - Residential:

3. Evaporative Coolers - new single-family construction shall not offer evaporative coolers as the only source of cooling. Maximum rate of unit cannot exceed 3-5 gallons of water per ton-hour of cooling. New or replacement evaporative coolers shall not be single-pass coolers.

This is a \$4000 + expense you are mandating through a regulation. Think about some of the current 'mandates' and see if you can justify this regulation.

This regulation is not clear - it is listed under 'new construction' yet it references 'new or replacement coolers'.

6. In existing buildings in which plumbing installations are to be replaced, such replacement shall comply with all code requirements for water saving devices.

Why is this in the NEW construction code? It mixes existing and new and as a result is confusing or contradictory (as evidenced by 3 above with evaporative coolers).

Remove this section it references existing in 'new' construction.

7. Hot water on demand

B - pump activation switches SHALL be mounted on all walls.

This dictates how the interior of a home is designed.

B
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How does the county define, 'new', 'remodel' 'existing'?

What about historic buildings? Putting in 'current' faucets and toilets?

What about the expense of A/C in a solar powered home? The Haier 5,000 BTU window-unit was suggested - coverage 150 sq. ft. Not a full home solutions.

What about the Building Code Advisory & Appeals Board (BCAAB)? These are building codes changes; do they not require consideration by the Advisory Board first?

From: Wilson, Beverly
Sent: Wednesday, November 13, 2013 1:22 PM
To: Turisk, Mike
Subject: RE: Questions on # 3, #6 in the proposed regulations.

And evaporative coolers are allowed, most builders install air conditioning first and coolers are extra.

Beverly Wilson, RLA

Director, Planning, Zoning and Building Safety Division
Cochise County Community Development Department
1415 Melody Lane, Building E, Bisbee, AZ 85603
520.432.9240 Fax 520.432.9278
bjwilson@cochise.az.gov

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www.cochise.az.gov

From: Turisk, Mike
Sent: Wednesday, November 13, 2013 1:14 PM
To: Wilson, Beverly
Subject: FW: Questions on # 3, #6 in the proposed regulations.

From: Jere Fredenburgh [<mailto:jcfred@jcdx2.com>]
Sent: Wednesday, November 13, 2013 1:11 PM
To: Turisk, Mike
Subject: RE: Questions on # 3, #6 in the proposed regulations.

Mike thanks for the quick answers – I've made some additional notes in red below. Thank you!

Jere

“We are fast approaching the stage of the ultimate inversion: The stage where the government is free to do anything it pleases, while the citizens may act only by permission – which is the stage of the darkest periods of human history, the stage of rule by brute force.”

~Ayn Rand~

From: Turisk, Mike [<mailto:MTurisk@cochise.az.gov>]
Sent: Wednesday, November 13, 2013 12:22 PM
To: 'Jere Fredenburgh'
Cc: Wilson, Beverly
Subject: RE: Questions on # 3, #6 in the proposed regulations.

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#6 states 'In existing....plumbing installations....shall comply with code' ... (first 'existing' is not new construction); but the bigger problem is when you tie #6 (existing) to #3 Evaporative Coolers 'New single family construction shall not offer evaporative....New or replacement evaporative coolers shall be...." The regulations tie the 'new' requirement of AC to existing homes that currently have only evaporative cooling. The same holds true for 1820.02 B #10 and the same question below applies.

So the question becomes, if you have an existing home/business with only evaporative cooling, can you (a) simply replace your evap or (b) are you required to install A/C at great expense to the homeowner or business? It is not clear because new construction and existing construction are intermixed.

6. In existing buildings or premises in which plumbing installations are to be replaced, such replacement shall comply with all code requirements for water-saving devices.
3. **Evaporative Coolers:** New single-family construction shall not offer evaporative coolers as the only source of cooling. Maximum rate of unit cannot exceed 3.5 gallons of water per ton-hour of cooling. New or replacement evaporative coolers shall not be single-pass coolers.

Jere, number 6, above reads that replacement plumbing installations shall comply with water-saving requirements. Number 3, above, applies only to new single-family construction. That may be the intent, but because the two are tied together it is not clear. I am requesting that it be made clear for residents. This was a great concern when the various individuals I spoke with read the two in combination. By placing 'existing' #6 in the New Construction Section, it follows that anything in the new construction section will apply.

There is no mention about how the county plans to handle homes that are off-grid solar that will not support air conditioning (whether new or existing construction).

5,000 BTU Haier air conditioners work great in off-grid homes, especially those built with high efficiency in mind. They are approximately \$100 and draw about 500 Watts. The petitioners who asked are not planning on building large homes, but more 1000 -1500sq foot 'get aways'...and want evaporative cooling.

There is no mention how the county will handle 'water regulations' with manufactured or mobile homes.

The proposed language indicates single-family; MHs are considered just that. So I am clear, manufactured or mobiles do not fall under the water regulations, correct. Different treatment.

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Michael Turisk, Planning Manager
Cochise County Community Development
1415 Melody Lane, Building E
Bisbee, Arizona 85603
tel: 520.432.9240
fax: 520.432.9278
email: mturisk@cochise.az.gov

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www.cochise.az.gov

From: Jere Fredenburgh [<mailto:jcfred@jcdx2.com>]
Sent: Wednesday, November 13, 2013 12:04 PM
To: Turisk, Mike
Subject: Questions on # 3, #6 in the proposed regulations.

Mike – 1820.02 A and 1820.02 B (pages 28 & 30)

These may be 'clear' to County Planning, but they are open to interpretation

#6 states 'In existing....plumbing installations....shall comply with code'... (first 'existing' is not new construction); but the bigger problem is when you tie #6 (existing) to #3 Evaporative Coolers 'New single family construction shall not offer evaporative....New or replacement evaporative coolers shall be....' The regulations tie the 'new' requirement of AC to existing homes that currently have only evaporative cooling. The same holds true for 1820.02 B #10 and the same question below applies.

So the question becomes, if you have an existing home/business with only evaporative cooling, can you (a) simply replace your evap or (b) are you required to install A/C at great expense to the homeowner or business? It is not clear because new construction and existing construction are intermixed.

There is no mention about how the county plans to handle homes that are off-grid solar that will not support air conditioning (whether new or existing construction).

There is no mention how the county will handle 'water regulations' with

B
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manufactured or mobile homes.

I believe these need to be clarified in writing in the regulations before being approved by P & Z. New & existing are intermixed and potentially very costly in the case of evaporative versus A/C.

Thank you,

Jere Fredenburgh

'Creeping normalcy' - the way a major negative change, which happens slowly in many unnoticed increments, is not perceived as objectionable.

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From: Wilson, Beverly
Sent: Wednesday, November 13, 2013 1:29 PM
To: Turisk, Mike
Subject: RE: Questions on # 3, #6 in the proposed regulations.

Mike – It was my understanding that you can hardly replace a faucet now with anything but a water saving one. I know that is true about toilets and has been the norm on showers for years...

Beverly Wilson, RLA

Director, Planning, Zoning and Building Safety Division
Cochise County Community Development Department
1415 Melody Lane, Building E, Bisbee, AZ 85603
520.432.9240 Fax 520.432.9278
bjwilson@cochise.az.gov

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From: Turisk, Mike
Sent: Wednesday, November 13, 2013 1:26 PM
To: 'Jere Fredenburgh'
Cc: Wilson, Beverly
Subject: RE: Questions on # 3, #6 in the proposed regulations.

There is no mention how the county will handle 'water regulations' with manufactured or mobile homes.

Jere, perhaps I didn't answer your question as clearly as you had expected. Yes, MHs are considered single-family, but taken further, the AZ Office of Manufactured Housing regulates MHs, therefore, the County would not regulate plumbing fixtures. So if the MH comes with evaporative cooling, the county cannot require them as a 'new single family home' to install AC? What about a mobile home?

Seems to me that a manufacturer home is a 'home' just like a site built home, and that different treatment is being applied to a 'home'.

My concern is primarily existing...as in my view existing homes were bought with the expectation that the 'rules' would not change. The Board of Supervisors has said in conversation that rules would not be 'retroactive' but in essence they are when you place existing homes in the 'current code'.

Jere, we would not require the owner of a MH equipped with a cooler to convert. Our concern regarding this is minimal as AC is the industry standard now.

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Michael Turisk, Planning Manager
Cochise County Community Development
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From: Jere Fredenburgh [<mailto:jcfred@jcdx2.com>]
Sent: Wednesday, November 13, 2013 1:16 PM
To: Turisk, Mike
Subject: RE: Questions on # 3, #6 in the proposed regulations.

Just sent off an email and discovered you'd clarified, so I will ask another question below

"We are fast approaching the stage of the ultimate inversion: The stage where the government is free to do anything it pleases, while the citizens may act only by permission – which is the stage of the darkest periods of human history, the stage of rule by brute force."

~Ayn Rand~

From: Turisk, Mike [<mailto:MTurisk@cochise.az.gov>]
Sent: Wednesday, November 13, 2013 12:51 PM
To: 'Jere Fredenburgh'
Cc: Wilson, Beverly
Subject: RE: Questions on # 3, #6 in the proposed regulations.

There is no mention how the county will handle 'water regulations' with manufactured or mobile homes.

Jere, perhaps I didn't answer your question as clearly as you had expected. Yes, MHs are considered single-family, but taken further, the AZ Office of Manufactured Housing regulates MHs, therefore, the County would not regulate plumbing fixtures. So if the MH comes with evaporative cooling, the county cannot require them as a 'new single family home' to install AC? What about a mobile home?

Seems to me that a manufacturer home is a 'home' just like a site built home, and that different treatment is being applied to a 'home'.

My concern is primarily existing....as in my view existing homes were

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bought with the expectation that the 'rules' would not change. The Board of Supervisors has said in conversation that rules would not be 'retroactive' but in essence they are when you place existing homes in the 'current code'.

Jere

Michael Turisk, Planning Manager
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From: Jere Fredenburgh [<mailto:jcfred@jcdx2.com>]
Sent: Wednesday, November 13, 2013 12:04 PM
To: Turisk, Mike
Subject: Questions on # 3, #6 in the proposed regulations.

Mike – 1820.02 A and 1820.02 B (pages 28 & 30)

These may be 'clear' to County Planning, but they are open to interpretation

#6 states 'In existing....plumbing installations....shall comply with code'... (first 'existing' is not new construction); but the bigger problem is when you tie #6 (existing) to #3 Evaporative Coolers 'New single family construction shall not offer evaporative....New or replacement evaporative coolers shall be....' The regulations tie the 'new' requirement of AC to existing homes that currently have only evaporative cooling. The same holds true for 1820.02 B #10 and the same question below applies.

So the question becomes, if you have an existing home/business with only evaporative cooling, can you (a) simply replace your evap or (b) are you required to install A/C at great expense to the homeowner or business? It is not clear because new construction and existing construction are intermixed.

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There is no mention about how the county plans to handle homes that are off-grid solar that will not support air conditioning (whether new or existing construction).

There is no mention how the county will handle 'water regulations' with manufactured or mobile homes.

I believe these need to be clarified in writing in the regulations before being approved by P & Z. New & existing are intermixed and potentially very costly in the case of evaporative versus A/C.

Thank you,

Jere Fredenburgh

'Creeping normalcy' - the way a major negative change, which happens slowly in many unnoticed increments, is not perceived as objectionable.

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From: Jere Fredenburgh [jcfred@jcdx2.com]
Sent: Wednesday, November 13, 2013 3:02 PM
To: Turisk, Mike
Subject: Haier 5000 BTU window AC 150 sq feet cooling

Mike - I looked up Haier. [\\$http://www.compactappliance.com/Haier-5000-BTU-Fixed-Chassis-Window-Air-Conditioner-White/HWF05XCL.html?mtcpromotion=PLA%3eAir_Quality%3eWindow_Air_Conditioners%3e5000_9000%3eHWF05XCL&src=SHOPPING&kpId=HWF05XCL&CAWELAID=120128510000022758&gclid=CJ_otIzN4roCFUNBQgodCx0AFA](http://www.compactappliance.com/Haier-5000-BTU-Fixed-Chassis-Window-Air-Conditioner-White/HWF05XCL.html?mtcpromotion=PLA%3eAir_Quality%3eWindow_Air_Conditioners%3e5000_9000%3eHWF05XCL&src=SHOPPING&kpId=HWF05XCL&CAWELAID=120128510000022758&gclid=CJ_otIzN4roCFUNBQgodCx0AFA) \$230

There may be others but this is the one I found. It is not a whole house solution; only cools 150 sq. ft.

Description:

Haier 5,000 BTU Fixed Chassis Window Air Conditioner

Overall Rating:

★★★★☆

4.2 out of 5

Rating Snapshot (39 reviews)

5 stars

22

4 stars

10

3 stars

2

2 stars

2

1 star

3

34 out of 39(87%)customers would recommend this product to a friend.

[Read all 39 reviews](#)

|

[Write a review](#)

Keep your cool with the Haier 5,000 BTU Fixed Chassis Window Air Conditioner (HWF05XCL). This top-tier window air conditioner is perfect for cooling rooms up to 150 square feet. It features 2-way rotary air directional controls, full-width air discharge, and has a low voltage requirement so there's little danger of blowing a circuit. In addition, this energy-efficient, compact window air conditioner comes with a quick-install window kit to help make the installation process as simple as possible.

Impressive Cooling Capacity:

At 5,000 BTUs, this unit is compact in size but able to deliver powerful cooling

Coverage Area:

This powerful and compact unit is able to provide efficient cooling for up to 150 square feet

Energy-Efficient:

This unit has an Energy Efficiency Ratio of 9.7 and runs off 125 volts of power

Easy Installation:

A pleated quick mounting kit is included so installation is made easy

Washable Filter:

The easy to access filter is antimicrobial mesh and helps to reduce room odors, harmful bacteria, and other airborne particles

Plug Type:

'Creeping normalcy' - the way a major negative change, which happens slowly in many unnoticed increments, is not perceived as objectionable.

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From: Gardner, Peter
Sent: Friday, November 15, 2013 8:14 AM
To: Turisk, Mike
Cc: Wilson, Beverly
Subject: FW: 1820.02 edit suggestions

Mike,

This came from Cado via the inquiry box.

Peter Gardner, Planner I

Cochise County Community Development Department
Planning, Zoning, and Building Safety Division
1415 Melody Lane, Building E
Bisbee, AZ 85603
Phone: 520-432-9240
Fax: 520-432-9278
"Public Programs, Personal Service"
www.cochise.az.gov

From: Daily, Cado - (cdaily) [<mailto:cdaily@email.arizona.edu>]
Posted At: Thursday, November 14, 2013 6:02 PM
Posted To: Planning and Zoning
Conversation: 1820.02 edit suggestions
Subject: 1820.02 edit suggestions

Hi Mike,

Beverly directed me to you to submit my suggestions for edits to the county's proposed water conservation code upgrade. Thank you for taking this on, and you made a good argument last night!

Overall, if possible, can you write the code for the end result and give the builder the leeway on how they achieve the goal? As far as I know now, Bisbee is opting for that language. Here are some suggestions:

- A. 2. Delete first sentence, leave second. This way someone won't have to pay for a PRV if it is not needed (like on a well.) Also, you aren't telling them where to put it, it is up to them.

Here is what Bisbee has right now (as far as I know): *Water service pressure at the point of delivery for residential occupancies shall not exceed 60 pounds per square inch (psi). The Building Inspector is authorized to allow exceptions where circumstances beyond the control of the property owner may require a higher limit. (WS 3.2)*

7. Say what Water Sense has (in a nut shell) that no more than 0.6 gallons of water shall be delivered at point of use before hot water arrives. This way it allows for flexibility as to how that is achieved and for new methods to be acceptable without having to change the code or get the building inspector involved. I don't get the "all hot water fixtures must be WaterSense labeled." Are hot water fixtures any different than faucets and showerheads? Why not just say all faucets and showerheads be WaterSense labeled? Don't you want cold water fixtures to be WaterSense too so they too are volume regulated?

Keep 7 a. R-4 insulation requirement. Delete the rest of 7.a and 7 b-d. Substitute with:

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Here is what Bisbee has right now (as far as I know): *Hot water systems shall be designed and shall include such components as may be necessary to deliver hot water at each demand point with no more than 0.6 gallons (2.3 liters) of water delivered prior to the delivery of hot water. (WS in a nutshell 3.3)*

B.1. Delete "waterless" and substitute with allowing *Flushing urinals (only for custodial cleaning) or water-free units*. This is because the waterless/waterfree (I am not certain if waterfree is also a trade name, but I think waterless is – Falcon company) urinals are a real problem like Joanne Daley said if they are not cared for properly. There is a product - EcoBlue <http://www.ecobluecube.com/> that can be used in a water urinal but the handle is taken off so only the custodian can flush it as needed (1ce/2x/day or so). This is actually cheaper than replacing a urinal with a waterfree one. The users still have to buy the Ecocube, but I suspect it is less expensive than the blue seal and cartridges the waterfree urinals need.

B.2. replace "waterless" with above language.

B.6. Delete "air-cooling" because I have been told that in Bisbee, one establishment claims they are using their mister to keep away flies.

Thanks Mike.

Cado

Ms. Cado Daily
Water Resources Coordinator, Water Wise Program
University of Arizona Cochise County Cooperative Extension
UA Sierra Vista Campus
1140 N. Colombo Ave
Sierra Vista, AZ 85635
Ph: (520) 458-8278 x 2139
FAX: (520) 458-5823
waterwise.arizona.edu

Bisbee Water Wise Office
66 Brewery Ave
Old Bisbee
520-366-8148
Office hours: Tues & Friday 1pm – 6pm

The information given herein is supplied with the understanding that no discrimination is intended and no endorsement by The University of Arizona Cooperative Extension is implied.

B
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Turisk, Mike

From: Ron Bemis [bemisr@vtc.net]
Sent: Saturday, November 23, 2013 12:12 PM
To: Turisk, Mike
Subject: Re: San Pedro River cottonwoods

Good Morning Mike:

Thanks for taking time to visit with me yesterday. Sorry I had to rush off to Tombstone. Perhaps you could forward this email to Lisa. If not just let know. She might find the fire frequency study done in the San Pedro, San Bernadine and Animas riparian areas interesting to factor into her thinking. I believe that work was done by the Uof A, however, I would have to dig back in my notes to be sure it was the UofA and not another university as I was coordinating research with a number of them at that point in my career. Anyway they radio carbon dated soil sample borings in all three of those riparian areas documenting carbonsigniture occurrences back into the Pliocene (10,000 years ago) to relate fire frequency in those systems. They pretty well documented all three systems burned on an annual basis due enlarge to aboriginal ignitions from leaving fires burning as well as lighting ignitions up until the late 1800's. To further investigate fire frequency we coordinated Dr. Tom Swetmans dendrochronology studies (tree ring analysis) on the Huachuca Mountains and the Animas Mountain as they relate to fire frequencies. Both studies were able to document fire frequencies back to 1,500 years ago. The results of those studies indicated the top of the mountains were burning pretty regularly on a 12 year cycle up until the late 1800's. The lightning demographics study done by the UofA was kind of shocking to me as an old wild lands fire fighter. It documented that there are 10 times more lightning strikes in the valleys' that there are in the mountains.

When you put all the research information together it is not hard to imagine that the San Pedro riparian area looked quite a lot different in 1870 (prior to intense grazing) than it dose today, all of which makes no difference because society as expressed by the BLM and USF&WS has chosen to manage it to be a cottonwood black willow dominated habitat which is fine as long as long as society is accepting of the costs or consequences of that management strategy which has pretty much removed natural fire from that system.

Anyway it is all a great topic for debate and discussion, however as PZ Commissioners we should focus on the private lands within the watershed and how the county regulations will effect a much larger sweet of variables which must include development, subdivision, thee way property splits as they result in unregulated development, which result in wild cat roads, effecting rainfall run off and the resulting changes in hydrological function and usually dramatic increases in water consumption from more people using water. Then to be responsible to our appoints positions we need to relate all of that to the ever increasing volume of regulations and the cumulative effects they have on the cost of government to the tax paying citizen being regulated. With that said are the new regulations really changing anything or simply codifying what is already be done by enlarge. Just some food for thought. Ron

----- Original Message -----

From: Turisk, Mike
To: Undisclosed recipients:
Sent: Thursday, November 21, 2013 3:54 PM
Subject: FW: San Pedro River cottonwoods

Commissioners, please see the attached document regarding the historical occurrence and ecology of Fremont cottonwoods in the San Pedro River riparian area.

To ensure compliance with the Open Meeting Law, recipients of this message should not forward it to other Planning and Zoning Commission members. Planning and Zoning Commission Members may reply to this message, but they should not send a copy of the reply to other Planning and Zoning Commission Members.

Michael Turisk, Planning Manager
Cochise County Community Development
1415 Melody Lane, Building E
Bisbee, Arizona 85603

tel: 520.432.9240
fax: 520.432.9278
email: mturisk@cochise.az.gov

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----- Forwarded message -----

From: **Dutch** <dutchpat@cox.net>
Date: Tue, Nov 19, 2013 at 10:05 AM
Subject: This is for Liza

Liza,

I could not find any way to correspond with the P&Z through their website on the subject of adopting the SV Water conserving codes, so I am send this to you for distribution to the P&Z Commission:

I was quite disturbed by comments made by a commissioner about the cottonwoods along the river and wish to convey this factual information to the commission.

Thanks
C. E. Nagle
7630 S. Rockwood Dr
Hereford, AZ
520 378-7229
dutchpat@cox.net

Cottonwoods

Many people wonder why we don't cut down the cottonwoods because they use so much water. Many also do not believe that they are native to the area. I would like to present the following case in favor of the trees.

The Fremont cottonwoods are native

Fossils of cottonwood trees, found in the San Pedro River area, have been dated from 10,000 years ago and cottonwood trees were described by the Coronado expedition, which went through this area in the 1540s.

Advantages to humans and animals.

Cottonwoods provide a comfortable area in the desert for human activities: Picnicking, Camping, Hiking, Bicycling, Horseback riding, Hunting, Bird and Butterfly watching, and Educational field studies.



Eco-tourism brings in millions of dollars a year to our economy. As a friend of mine put it; "people don't travel here to look at housing developments."

The trees also provide an area for **MILLIONS** of birds annually by offering abundant food, protection, and nesting opportunities. Many hawks and owls that nest in the cottonwoods help to control the rodent population while other birds take care of insects. The "forest" also offers a reasonable degree of safety for other animals passing through this corridor.

The cottonwoods provide food for beneficial bugs (i.e. Caterpillars eat the leaves, become moths and butterflies and go on to pollinate our native plants and food crops.) The leaves are also eaten by porcupine, deer, beaver, etc.

Erosion control

These trees hold the soil together thus preventing erosion. They also hold back flood debris, thereby slowing the velocity of the water and reducing its channeling effect, while at the same time building the soil around it. This slowing action also allows more water to penetrate the earth and recharge our aquifer.

Natural recharge

The trees provide a food source and building material for Beavers, which build dams on the river. These dams back up the water and allow it to seep back into the ground and recharge our aquifer rather than flow downstream only to eventually evaporate.

Evaporation

Trees evapotranspire only when in leaf and only in the daytime (at night and when leafless, the trees use practically no water.) This evapotranspiration takes in water and carbon dioxide (bad stuff), binds the carbon within the tree structure and releases water vapor and oxygen (good stuff) which all of us need to survive.

According to a U of A study in 2000 on the water use of cottonwoods along the San Pedro River in southern Arizona, large mature trees with easy access to groundwater (depths less than 5 feet), during the

peak of summer, could use anywhere from 200 - 500 liters of water per day (53 - 132 gallons). Another study done in 2003 found similar results. The 2003 study also monitored a site with less access to groundwater (the stream goes dry seasonally at this site), and found the water use to be about half that of the site with easy access to groundwater. (These rates are for large, well-watered trees during the peak of summer. Certainly their water use would be less during days that are cloudier, cooler, more humid etc.)

However, the cottonwood shades the land and nearby water, which cools the area, providing relief for many plants, insects and animals including fish, birds and humans, and last but not least, reduces evaporation within the shaded area.

To make this simple I will assume that the cottonwood tree is shading the river channel. Typical unsheltered open water evaporation rates are about 70% more than cottonwood water usage (90 - 224 gals. per day) or a net water saving of 37 - 92 gals. per day. This is the best case scenario because at least half of the shaded area is land which does not evaporate as rapidly as the water surface, however, even under these conditions, the water loss/gain is negligible.

Conclusion

In the final analysis, the water used by the cottonwoods is more than offset by:

- Aquifer recharge due to reduced floodwater velocity and the beaver dams.
- Reduced evaporation due to their shading effect.
- Additional benefits of aesthetics, air purification, rodent control, plant pollination, educational opportunities, recreational opportunities, eco-dollars, etc.
- Acting as a "corridor of life" for birds and other animals.

Cottonwood water usage -- worst case scenario:

Time from leafing out until leaf-drop = 9 months.

No offsetting evaporation included.

132 gallons per day for 9 months (270 days) = 35,640 gallons per year.

35,640 gallons equal .11 acre feet/year.

SUSTAINABILITY OF GROUND-WATER USE IN THE SIERRA VISTA SUBWATERSHED, COCHISE COUNTY, ARIZONA

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Ground water is the primary source of water for the residents of the Sierra Vista Subwatershed, Arizona, including Fort Huachuca, Bisbee, Sierra Vista, Huachuca City, Tombstone, and the rural residents of the subwatershed. Ground water also sustains the base flow of the San Pedro River and its associated riparian ecosystem, formally protected through an act of Congress as the San Pedro Riparian National Conservation Area. Currently, water outflow from the regional aquifer of the Sierra Vista Subwatershed, including water withdrawn by pumping, exceeds natural inflow. As a result, ground-water levels in parts of the subwatershed are declining and ground-water storage is being depleted. The continued decline of water levels and associated depletion of storage will eventually diminish ground-water flow to the San Pedro River.

As part of the Defense Authorization Act of 2004 (Public Law, 108-136, Section 321), Congress set a requirement for achieving, by various means, a sustainable level of ground-water use within the Sierra Vista Subwatershed by 2011. Although Congress included the term "sustainable yield" in the legislation, the definition of the term was left to the Upper San Pedro Partnership (USPP). The USPP is a cooperative organization formed in 1999 that has set as its goal "to ensure an adequate long-term groundwater supply is available to meet the reasonable needs of both the area's residents and property owners (current & future) and the San Pedro Riparian National Conservation Area." The U.S. Geological Survey's role with the USPP and its member agencies has been to conduct hydrologic studies, collect data, and provide

technical support regarding hydrologic issues. In addition, the USGS has the responsibility of originating annual reports to Congress on progress toward achieving a sustainable yield of ground water.

A general definition states that sustainable yield is "...[the] development and use of ground water in a manner that can be maintained for an indefinite time without causing unacceptable environmental, economic, or social consequences" (Alley, 1999). Assigning a number to the yield will require specific definitions of environmental, economic, and social needs and unacceptable consequences. Deriving these definitions will involve stakeholder discussion, debate, and consensus—processes that require time.

Because water management in the Sierra Vista Subwatershed requires immediate action, the USPP set an initial goal to eliminate annual aquifer storage depletions by 2011. Such a goal is predicated on the idea that halting storage loss will reduce future peril to the riparian system while USPP works to determine a more specific yield of sustainability.

To set the initial goal for sustainable yield, a water-budget approach was used to calculate annual aquifer storage change in the Sierra Vista Subwatershed using the following general equation:

$$\text{INFLOWS} = \text{OUTFLOWS} \pm \text{STORAGE CHANGE}$$

A water budget is similar in some ways to a fiscal budget, and is easily expressed and understood by people of various technical backgrounds and experience levels. Water budgets, however, are simplified representations of complex time-varying, three-dimensional ground-water flow systems. As a result, a water budget can not be used to evaluate spatial water-management aspects of sustainability. For example, it may be possible to pump ground water in a deficit condition in a particular area of the regional aquifer without changing base flow in sensitive reaches of the riparian system, whereas pumping relatively small quantities of water near the river and upstream from sensitive reaches may have significant effects. A water budget also can not be used to forecast time-varying consequences to outflows caused by pumping. Removing water from an aquifer without replenishing it has the eventual effect of reducing the amount that flows out through natural discharge locations. The timing of decrease in discharge, however, depends on properties of the aquifer, the magnitude, timing, and location of pumping, and the proximity of pumping to recharge and discharge locations. A water budget also does not provide any measure of how pumping is changing water levels in the aquifer.

A more comprehensive approach to defining sustainability considers spatial aspects of water management in the context of human and riparian needs. Although initial goals to achieve sustainability were determined using a ground-water budget, future approaches to sustainability

will likely include spatial management strategies. An example of spatial management is elimination of pumping near the San Pedro River where capture from the river will occur relatively quickly. Or, perhaps continued aquifer storage depletion might be allowed in downstream areas where no effect will likely be observed in critical upstream riparian habitats.

Ultimately, success in attaining sustainability will be evaluated using a monitoring-based system-response approach. Although a water budget is useful for setting initial goals, it is the response of the aquifer system to management measures that ultimately controls the fate of the riparian system. Several regional-aquifer parameters will be measured by the U.S. Geological Survey to evaluate system response including base flows, spring flows, ground-water levels and gradients, and changes in aquifer storage. Other agencies, including the Bureau of Land Management, will measure water levels and monitor riparian vegetation condition along the river. Together these efforts will ultimately provide the basis by which to judge the success of management measures in attaining a sustainable yield of ground-water use for the Sierra Vista Subwatershed.

References Cited

Alley, W.M., Rielly, T.E., and Franke, O.L., 1999, Sustainability of ground-water resources: U.S. Geological Survey Circular 1186, 86 p.

Biography: James Leenhouts has been employed at USGS since 2000. He's worked primarily on regional analysis of the aquifer system underlying the Sierra Vista Subwatershed of the Upper San Pedro Basin with a focus on stream-aquifer interactions.

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M.S. and Ph.D. degrees in hydrology from the University of Arizona.*

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Water Regs voting procedure

1. I move that we adopt the water regs as presented by staff (2nd)
2. I move to amend those regs at section A.1 to read x (2nd)
3. I move to amend that amendment to those regs at A.1 to read y (2nd)
4. Debate and vote on amendment to amendment, if yes
5. Debate and vote on amendment as amended, if yes
6. I move to amend those regs at A.2 to read (2nd)
7. If no proposed amendment to amendment (otherwise repeat steps 3, 4 & 5),
8. Debate and vote on amendment at A.2, if yes
9. Repeat steps 3-5, or 6-8 until all amendments are either voted up or down
10. Main Motion: I move that we adopt the water regs presented by staff, as amended