



**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 the Planning Department 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**



Cochise County Planning Commission

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

**Regular Meeting
August 13, 2014
4:00 p.m.**

AGENDA

Please Be Courteous - Turn off cell phones and pagers while the meeting is in session.

- 1. 4:00 P.M. – JOINT WORK SESSION OF COCHISE COUNTY BOARD OF SUPERVISORS AND THE PLANNING AND ZONING COMMISSION, TO DISCUSS THE PROPOSED COMPREHENSIVE PLAN UPDATES AND ADOPTION. (This session will be held in the Board of Supervisors Executive Conference Room).**
- 2. AT CLOSE OF WORK SESSION: CALL TO ORDER**
- 3. ROLL CALL** (Introduce Commission members and explain quorum and requirements for taking legal action).
- 4. APPROVAL OF PREVIOUS MONTH'S MINUTES**
- 5. 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.

5. NEW BUSINESS

Item 1– (Page 1) – PUBLIC HEARING Docket R-14-04 (Cochise County Light Pollution Code and Zoning Regulations). This Docket is to discuss and move forward the proposed revisions to the 2014 version of the Cochise County Zoning Regulations, Article 19 – Signs; and the 2005 version of the Light Pollution Code. The overall intent of the proposed revisions is to ensure current and future light and sign technologies are covered under the Light Pollution Code and Zoning Regulations.

- 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**

Notes for Comprehensive Plan Joint Work Session

Board of Supervisors and Planning and Zoning Commission

Comprehensive Plan Changes Made – Plan will be emailed as a PDF

Photos were added to make the document more appealing. Sidebars were added to aid in understanding the document in a graphic way. The outline formatting was simplified and the Comments are usually covered within the goals and policies or within the introduction to each section.

- Combined 101 and 102 – Title Purpose and Background
- Took out goals and policies from 102. All are scattered through document and some are more in line with strategic plan not what the Comprehensive Plan needs.
- Expanded Background and included the four new elements (Rural Character, Water Conservation, Economic Development and Agriculture and Ranching) explanation as well as details on each Article
- Changed the overall flow of the document, restructured previous format from Goal, Policy, Comment, to Narrative, Goal, Policy.
- Language referring to Growth Area Categories (Policy 1 under A: Land Use Activities) was taken out because they have been established and addressed later in the plan.
- Some reorganization of policies and goals in the Land Use Element
- Took out certain policies from the old plan because they are more regulatory than policy. Zoning Regs cover most of these specific wordings. (e.g. #11 from old Plan “Compliance with all applicable rezoning and special use criteria shall create a rebuttal presumption in favor of a rezoning or a special use. Public input and other significant issues particular to that area may rebut this presumption)
- Public involvement was placed in letter i. on Page 6 of new document.
- Light Pollution Code #19 was taken out because it has been created and is mentioned in the intro and in the Rural Character element as the regulatory tool used to implement policy.
- New Order of Elements
 - *Old* (Land Use, Transportation, Facilities and Services, Neighborhood Rehabilitation &ER, Water Conservation, Intergovernmental & Federal Government Coordination)
 - *New* {with added elements derived from Envisioning 2020} (Land Use, Affordable Housing, NR & ER, Agriculture and Ranching, Economic Development, Renewable Energy, Federal Government Coordination, Intergovernmental Coordination, Adequate facilities and Services, Rural Character, Transportation, Water Conservation)
- Replaced shall with should in most places
- The term “leapfrog development” was taken out because it is considered “old language” and discussed in a different way throughout the document.
- Tried to maintain a positive set of policies as opposed to using a lot of can’t and don’t language.
- Pg 12 #20. Building Codes was taken out because it has been accomplished.
- Transportation section was reworked and shifted around. Certain wordings were taken out because a lot of language in the current plan wasn’t reality in the county (e.g. – section or mid-section lines)
- Certain wordings were also not included as to not be too specific in the details of the mechanisms at the plan level.
- Plan Amendments were all relocated to Article 3 – Administration
- Strategic Plan language incorporated in Water Conservation and Land Use elements
- Minor edits from input in red ink (will be emailed as PDF)

COCHISE COUNTY PLANNING & ZONING COMMISSION
DRAFT MINUTES
July 09, 2014
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. She then called a five-minute recess due to the weather to grant people more time to arrive.

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 one Master Development Plan/Rezoning Dockets, one Special Use Modification Docket, and one Regulation Docket were on the agenda, followed by a Work Session regarding another Regulation Docket. She then noted that the Regulation Docket noticed for Public Hearing was being removed from 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 the roll, asking the Commissioners to introduce themselves and indicate the respective District they represent; five Commissioners (Nathan Watkins, Jim Lynch, Carmen Miller, Gary Brauchla, and Liza Weissler) indicated their presence. Staff members present included Britt Hanson, Chief Civil Deputy County Attorney, Peter Gardner, Planner I, and Sarah Meggison, Intern Planner.

APPROVAL OF THE MINUTES

Motion: Approve the minutes of the June 11, 2014 meeting. **Action:** Approve with correction.

Moved by: Ms. Weissler **Seconded by:** Mr. Lynch

Vote: Motion passed (**Summary:** Yes = 4, No = 0, Abstain = 1)

Yes: Mr. Lynch, Mr. Brauchla, Ms. Miller, and Ms. Weissler **No:** 0 **Abstain:** Mr. Watkins

CALL TO THE PUBLIC:

Mr. Jack Cook of Bisbee spoke of various matters.

Mr. Richard Burke of Sierra Vista spoke regarding the proposed changes to the light pollution code. He expressed concern that some language was vague and permitted a broader interpretation than what was intended. He also asked about the interaction regarding several setback regulations and their intent. Mr. Burke expressed his concern as an astronomer.

Planner I Peter Gardner offered to clarify the points raised by Mr. Burke, and was admonished by Mr. Hanson to save his remarks until the work session.

NEW BUSINESS

Item 1

PUBLIC HEARING

Docket MDP-14-01/Z14-02 (Carr): This Docket is a request to rezone a Parcel from RU-4 to TR-18 to allow placement of a manufactured home and septic system. Such an amendment requires a Master Development Plan. The property is an unaddressed Parcel (108-15-061G) located north of incorporated Tombstone, just off Highway 80 between Mileposts 313 and 314, on Spanish Bayonet Drive. The Applicant is Douglass Carr.

Chair Weissler called for the Planning Director’s report. Peter Gardner presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. He explained the unusual circumstances surrounding the request and Staff’s analysis of it. Mr. Gardner explained the objections from neighbors driven by a concern about manufactured homes in the area, and explained Staff’s proposal to amend the zoning to a more restrictive zoning district than that requested by the Applicant, to legally prohibit the installation of a manufactured home on the property, and invited questions from the Commission. Ms. Weissler then invited the Applicant to speak. Mr. Douglass Carr of Tombstone spoke, explaining his request and his willingness to construct a site built home rather than a manufactured home to comply with neighbors’ concerns.

Ms. Weissler then opened the Public Hearing, and seeing no one wishing to speak, she closed the Public Hearing and asked for Commission Discussion. Mr. Lynch asked Mr. Hanson regarding real estate transaction requirements involving non-conforming parcels. Mr. Hanson stated that he believed there was no such requirement.

There being no further discussion, Ms. Weissler asked for Staff’s recommendation. Mr. Gardner recommended Conditional Approval of the rezoning to a SR-22 Zoning District. Ms. Weissler called for a motion. Mr. Lynch made a motion to forward to the Board of Supervisors with a recommendation of Approval, with the Conditions recommended by Staff including that the Zoning be amended to SR-22. Mr. Watkins seconded the motion and Ms. Weissler asked for discussion. Mr. Gardner corrected a typographical error in the sample motion for clarity. The motion passed unanimously.

Motion: Motioned to forward to the Board of Supervisors with a recommendation of Approval, with the Conditions recommended by Staff including that the Zoning be amended to SR-22.

Action: Forward with recommendation of Conditional Approval. **Moved by:** Mr. Lynch

Seconded by: Mr. Watkins

Vote: Motion passed (**Summary:** Yes = 5, No = 0, Abstain = 0)

Yes: Mr. Lynch, Mr. Watkins, Ms Miller, Ms. Weissler, and Mr. Brauchla

No: 0

Abstain: 0

Item 2

PUBLIC HEARING

Docket SU-13-03A (Verizon): This is a request to modify an existing Special Use Authorization, specifically to Modify Section 1813.02.B of the Cochise County Zoning Regulations, which requires all Communications Towers up to 150-feet in height to be designed to accommodate at least two providers. The Applicant wishes to construct a tower designed to accommodate only their equipment. The subject Parcel (405-51-000) is located at 8377 N.

Dangerous Road, east of Douglas, AZ. The Applicant is Ryan Rawson of In Command Communications, on behalf of Verizon Corporation.

Chair Weissler called for the Planning Director's report. Peter Gardner presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. He explained the requested Modifications. Mr. Gardner also explained Staff's analysis of the request. He closed by listing factors in favor of and against approval and invited questions from the Commission.

Ms. Weissler invited the Applicant to make a statement.

No Applicant was present to speak, and Ms. Weissler then opened the Public Hearing.

There being no one interested in speaking, Ms. Weissler closed the Public Hearing. Ms. Weissler then asked for discussion from the Commission. There being no discussion, Ms. Weissler then called for the Planning Director's summary and recommendation. Mr. Gardner recommended Denial and explained the Conditions recommended by Staff if the Commission were to Approve the request. Ms. Weissler called for a motion. Mr. Lynch made a motion for Approval of the Special Use Modification with Conditions and Modifications given by Staff. Ms. Miller seconded the motion and Ms. Weissler asked for discussion. Mr. Lynch stated he agreed with Staff and supported Denial. Ms. Weissler concurred, noting that weather may have prevented an Applicant from being present, though she also supported Staff's recommendation, and then called for a vote. The motion failed unanimously.

Motion: Motioned to grant the Special Use Modification with the Conditions and Modifications as recommended by Staff. **Action:** Approve with Conditions and Modifications. **Moved by:** Mr. Lynch **Seconded by:** Ms. Miller **Vote:** Motion failed (**Summary:** Yes = 0, No = 5, Abstain = 0) **Yes:** 0
No: Mr. Lynch, Mr. Watkins, Ms Miller, Ms. Weissler, and Mr. Brauchla
Abstain: 0

Item 3

PUBLIC HEARING

Docket R-14-07 (Cochise County Building Safety Code Owner-Builder Amendment). This docket is a recommendation from Staff to consider minor edits and revisions to the Cochise County Building Safety Code Owner-Builder Amendment.

Ms. Weissler noted that this item was removed from the Agenda.

Item 4

WORK SESSION

Docket R-14-04 (Cochise County Light Pollution Code and Zoning Regulations): This is a Commission requested Work Session to discuss the proposed amendments to the County's Light Pollution Code and Zoning Regulations. Proposed revisions are to the 2014 version of the Cochise County Zoning Regulations, Article 19 – Signs; and the 2005 version of the Light

Pollution Code. The overall intent of the proposed revisions is to ensure current and future light and sign technologies are covered under the Light Pollution Code and Zoning Regulations.

Ms. Weissler asked the Commission for input on how to proceed. Ms. Miller stated she would like to see if the entire code could be reviewed rather than just the proposed changes from Staff. Ms. Weissler agreed and noted that a briefing regarding the proposed changes had been provided by Staff at the previous meeting. Ms. Miller read an email from Anna Lands in Cascabel that urged the Commission to table the item again and recommended Staff send a member to an upcoming conference on the subject in Flagstaff. Mr. Gardner noted that he would be attending that conference. Ms. Miller noted that at the previous meeting, several astronomers had raised concern regarding blue lighting, but it was not included in the proposed code. She also referenced a letter from a member of the Arizona Optics Association on the matter and urged inclusion of blue light restrictions. Mr. Gardner, apologized, stating that Staff had intended to introduce a color limit on non-residential exterior lighting into the current document, along with a definition of the unit to be measured. Ms. Miller asked why Staff was not proposing a limit for residential lighting. Sarah Meggison, Planning Intern, explained that Staff felt non-residential lighting was brighter and therefore more of an issue. Mr. Gardner added that Staff felt that it was not practical to inspect this on residential properties. Ms. Miller asked Staff to ensure that the proposed code was clear that such restrictions did not apply to residential lighting. Ms. Weissler asked about available lighting reference by Robert Gent at the previous meeting. Mr. Gardner explained the options available and that commercial bulbs are often of a much higher temperature than residential bulbs. Mr. Gardner offered three potential definitions of correlated color temperature, a technical definition, a simplified definition, and a very simple definition. Mr. Lynch preferred the technical definition, and the other members preferred a combination of the simplified and very simple definition. Mr. Lynch expressed concern that the issues being discussed were beyond the technical expertise of the Commission and recommended adopting and amending an existing model code written by experts. Ms. Weissler asked for information on how Staff arrived at the proposed changes and if they derived from national standards. Mr. Gardner explained an existing Model Lighting Ordinance created by the Illumination Engineering Association, noting that it approached the issue similarly as the existing code, but used different methods to arrive at the numbers. Mr. Lynch compared the process to Building Code and recommended adopting a national standard with required local changes. Ms. Weissler and Ms. Miller supported the idea. Ms. Miller then noted that if the Commission did not approve any changes, it was possible that new lights or signs could be approved in the County that would not comply with the proposed changes and could create a problem. She asked if the Commission could assert the new standards while the final document was still being considered. Mr. Gardner and Mr. Hanson explained that was not possible. Ms. Weissler noted also that permit applications could not be rejected pending new regulations. Mr. Gardner noted that Staff had begun to receive inquiries about new digital signs from additional businesses. Ms. Weissler expressed support for Mr. Lynch's suggestion, but suggested approving the proposed changes as a temporary measure with the understanding that it may be replaced with national standards in the near-term to prevent the installation on new signs that may not comply. Mr. Brauchla agreed and noted that minor editorial work should be handled by Staff rather than the Commission, and emphasized approval if the Commission supported the general concept. Ms. Miller asked if color temperature could be added, and Mr. Gardner noted it could, and would be included prior to the public hearing. Ms. Miller asked for clarification that the Commission would be able to

review the changes before a final vote. Mr. Gardner explained the options regarding Commission and Board votes. Ms. Weissler asked Mr. Gardner for Staff's response to Mr. Burke's concern. He explained that the interaction regarding setbacks and shielding effectively prohibited a digital sign within 25-feet of the property line of a residential use. Mr. Hanson provided an explanation for the seemingly vague language pertaining to permitted digital signs, noting that nothing else notwithstanding, the lumen counts would still apply and would prohibit the offensive signs causing concern. Ms. Weissler closed by directing Staff to add color temperature regulations and asked if the Commission would be able to review the document again. Mr. Gardner stated that the Commission would hear it at a public hearing, followed by the public hearing at the Board of Supervisors. Ms. Weissler again expressed support for adopting a code by reference.

PLANNING DIRECTOR'S REPORT:

Planner I Peter Gardner informed the Commission that the only docket next month was the light pollution code and informed the Commission that the meeting would begin with a joint work session with the Board of Supervisors regarding the Comprehensive Plan. He also provided the Commission with the dates and times of the public open houses regarding the Comprehensive Plan. He closed by informing the Commission that the rezoning heard at the last meeting was approved by the Board the previous day.

CALL TO COMMISSIONERS ON RECENT MATTERS:

Mr. Brauchla noted he would not be present at the next meeting.

ADJOURNMENT – Chair Weissler called for a motion to adjourn: Mr. Lynch moved, Ms. Miller seconded and the meeting was adjourned at 5:07 pm.



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Beverly J. Wilson, Planning Director
SUBJECT: Docket R-14-04—Revisions to the Cochise County Light Pollution Code and to Article 19 of the Cochise County Zoning Regulations
DATE: August 4 for the August 13, 2014 Meeting

I. Background

A Work Session was held at the July 9, 2014 Commission meeting. After discussion amongst the Commission, Staff was directed to bring this docket to the Commission for a vote in August, and to include a definition for Color Correlated Temperature (CCT), as well as a proposal for setting a limit on the Kelvin units used to measure this temperature. The proposed outdoor lighting regulations are intended to preserve rural character as well as Cochise County's unique asset of the dark night sky. This proposed LPC will not modify the existing code's ability to control potential adverse impacts to the dark sky, such as sky-glow, glare, and light trespass. Rather, it will enhance the code by addressing emerging technology and allow regulation of LED lighting and digital signs.

Staff is proposing the addition of the following definition to Article 2 of the LPC: *Correlated Color Temperature (CCT): This temperature best indicates the colors of light shining from a bulb or lamp. CCT is listed with all new lighting sources (lamps and bulbs), and by standard, the temperature is given in degrees Kelvin. Low Kelvin numbers represent "warm light and higher numbers represent "cool light".*

Staff is recommending that a limit of 3,000 Kelvin be set for non-residential shielded and unshielded uses in the County, which will be shown in Table 4. Please note that neither change has been made to the proposed Light Pollution Code, pending the Commission's recommendation.

The Cochise County LPC has been in effect since 1982. The original LPC addressed one impact of light pollution: glare, which is reduced by proper shielding. In 2005, the LPC was replaced with the current code and addressed sky glow and light trespass as well as regulating the height of light fixtures. Nine years later, government regulations have reduced the availability of the traditional incandescent bulbs, first invented by Thomas Edison. The Energy Independence and Security Act of 2007 set a schedule for manufacturers to stop the production and importation of incandescent light bulbs, in an effort to reduce energy use. The schedule is set as follows: in 2012, 100-watt bulbs were affected; 2013, 75-watt bulbs; and 2014, 60 and 40-watt bulbs. While incandescent light bulbs may still be manufactured, they must utilize 27-percent less energy. The cost of producing an energy efficient incandescent is much greater than the cost of new and highly energy efficient Light Emitting Diode (LED) and Compact Fluorescent Lamp (CFL) bulbs. Not only are the new bulbs energy efficient, their longevity is remarkable, lasting up to 25-times longer than the traditional incandescent. It is estimated that in the United States, incandescent supplies will be exhausted in the first half of 2014.

The intent of the federal regulation is to reduce energy cost for the public, but, as a result, a new language for describing and acquiring light bulbs becomes necessary. The traditional term ‘watt’ was used to compare the intensity of light. However, a watt actually is a measurement of electric power used, not brightness. The current term utilized to describe brightness is ‘*lumen*’, which is a measurement of the light perceived by the human eye. The lumen is a scientific measurement that tells us how much light is being emitted. It is a degree of measurement that the public needs to become familiar with to efficiently replace incandescent bulbs while still providing the brightness we are accustomed to. For example, a 60-watt incandescent bulb should be replaced with an LED bulb of 800-lumens—which will only use 13–15 watts of power.

This new technology has significantly changed the production and use of outdoor signage. Signs traditionally were lighted at night with external lights that were beamed onto a sign face. Those traditional signs were significantly altered with the advent of a sturdier translucent plastic as any light bulbs could be placed inside to create an internally lighted sign. Those signs were still limited in the amount of light produced by the size of the sign, as only so many fixtures would fit. The advent of the LED bulb has significantly changed those traditional signs by its smaller size, the ability to produce greater amounts of light, the significant decrease of energy needed to power them, and the ability to control these diodes electronically. The new technology can produce vast amounts of light with very little energy, and create brightly colored and moving images.

The proposed changes to the County’s regulations specifically address the reality of this new technology. The value of the dark night skies to Cochise County is not only reflected in the number of astronomers that are locating here, many people also cherish the dark skies as a major characteristic of and asset to the rural character of Cochise County.

II. Public Input

Staff initiated these proposed changes in 2013, by forming a working group made up of members of the community, including business owners, concerned members of the Huachuca Astronomy Club, members of the public, and staff. The pressing issue at that time was a newly installed digital sign in the Hereford area. This sign generated legitimate concern from the surrounding residents including members of the Huachuca Astronomy Club, a group with more than 60 members. All members of the working group have provided valuable technical data and interpretation to staff resulting in these proposed changes to the current LPC. However, the support for regulating digital signs from the general community was also very important, as they represent those who choose to live in rural areas and consider our dark skies a large measure of the unique rural character of Cochise County.

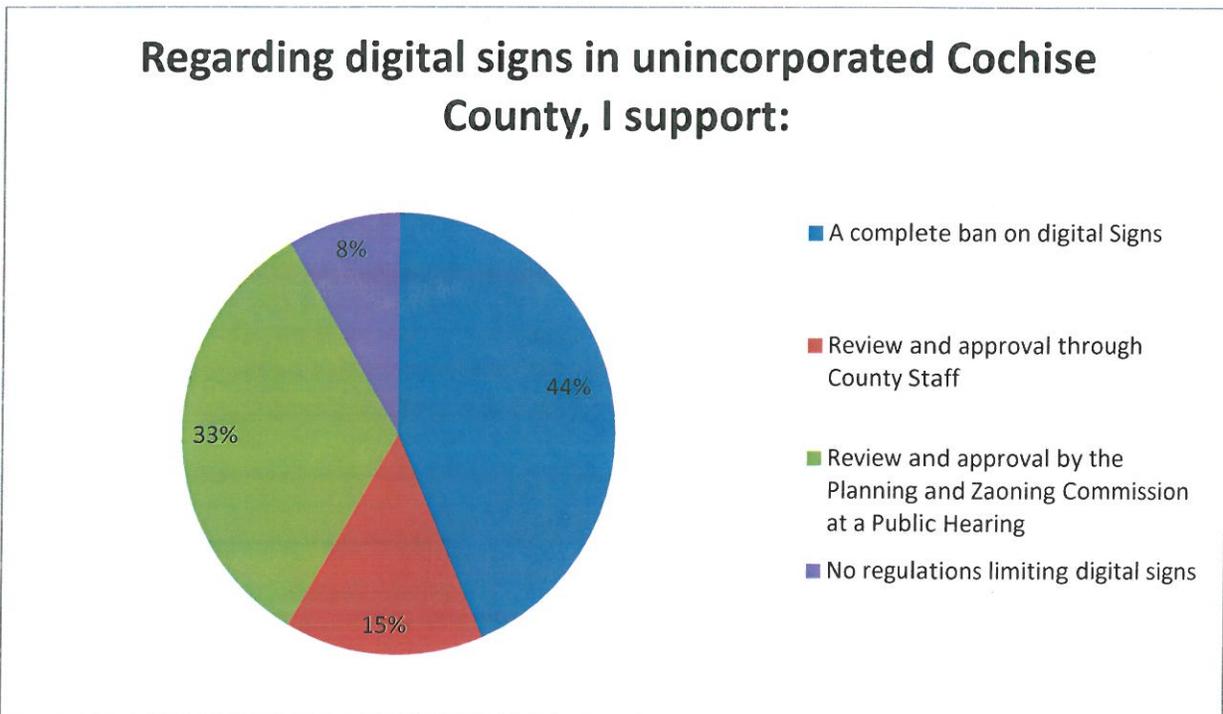
At a Public Meeting held in February, a consensus of those present conveyed that the County should consider an outright ban of these signs. A questionnaire was distributed by staff, asking for more input from the public. Of the 64 questionnaires returned to the Planning Division, 52 supported a complete ban of digital signs. Staff has carefully considered this option, and is proposing that digital signs will be permitted with certain restrictions, including a curfew on these signs from sunset to sunrise. Staff is also recommending changes to the Cochise County Zoning Regulations, Article 19, which regulates the use of signs. Section 1908.05 is being added to this Article to define Digital Signs. Section 1907.02B is also being proposed, which will

define site development standards for these signs. Staff is recommending that these signs be limited to a height of five-feet above grade, that they must have a black background with red or green numbers or letters, and that any message on these signs will remain static for at least five-minutes prior to changing.

These proposed changes were presented to the Board of Supervisors during a work session on April 8, 2014. At that time, the Board recommended that the process allowing review by the Planning and Zoning Commission for digital signs be included in the LPC. The Special Use Authorization process will allow the Commission to hear public opinion on individual digital signs, if Applicants cannot meet the proposed regulations. The Board also directed staff to garner more public opinion on this issue. Staff created an on-line survey, which has resulted in the following data:

Answered: 1,380
Skipped: 35

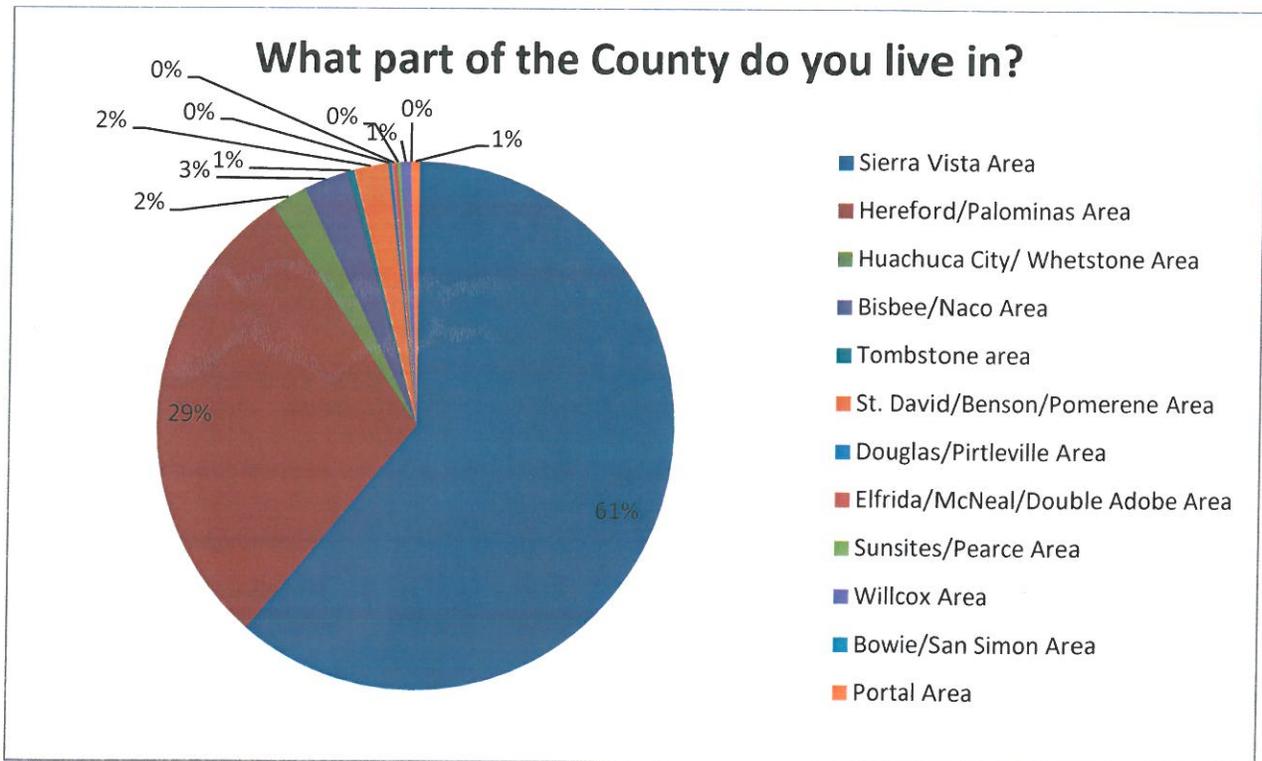
Answer Choices	Responses
A complete ban on digital signs.	43.55% 601
Review and approval through County Staff.	14.86% 205
Review and approval by the Planning and Zoning Commission at a Public Hearing.	33.04% 456
No regulations limiting digital signs.	8.55% 118
Total	1,380



Staff set up the online survey to reflect the area of Cochise County responding to these questions, as shown below.

Answered: 1,359
 Skipped: 56

Answer Choices	Responses
Sierra Vista Area	61.52% 836
Hereford/Palominas Area	29.58% 402
Huachuca City/Whetstone Area	2.21% 30
Bisbee/Naco Area	2.80% 38
Tombstone Area	0.44% 6
St. David/Benson/Pomerene Area	2.13% 29
Douglas/Pirtleville Area	0.22% 3
Elfrida/McNeal/Double Adobe Area	0.29% 4
Sunsites/Pearce Area	0.22% 3
Willcox Area	0.07% 1
Bowie/San Simon Area	0.00% 0
Portal Area	0.52% 7
Total	1,359



These results show that the proposed changes to the LPC and the Zoning Regulations are well supported by the Public in that over 1,400 responses were received, with slightly 10% more responses favoring an outright ban on digital signs. However, 33% of those responses received indicated that review by the Commission would be appropriate. The process of a Special Use Authorization is in the original LPC, and remains in staff's proposed update.

The primary changes to the LPC are the addition of definitions and regulations on digital signs. The consensus of the working group was that while a complete ban would be one solution, the ability for an Applicant to follow the existing Special Use Authorization process allows more flexibility for the Public.

III. Proposed Amendments to the Light Pollution Code

Section 1: Administration

A new policy is added that reads:

- *To ensure that all signs installed in the County are compatible with the County's largely rural character, are in compliance with the Comprehensive Plan, and to ensure that no sign shall be brighter than is necessary for clear and adequate visibility.*

Section 1.05 Special Use Authorization Requirements was moved from Section 4, as it is an Administrative function.

Section 2: Definitions

New definitions were added; obsolete definitions or those that were not utilized in the document were removed. There were also changes made to simplify the language, and to comply with the adopted Cochise County Zoning Regulations.

Section 3: Procedures for Lighting Compliance

A requirement was added to this section to provide accessibility for inspections.

Section 4: General Requirements

Digital signs are addressed and referenced to Section 1907.02B of the Zoning Regulations. Table 4.1 is also amended to clarify the requirements of this code including measuring digital signs with 'nits'. Please note that all reference to general agriculture has been deleted to comply with Arizona Revised Statutes.

Section 5: Prohibitions

The added language is intended to address future and unknown technologies.

Section 6: Signage

This section is amended to clarify the definition of unshielded signs, and to address digital signs.

Section 7: Permanent Exemptions

Staff is recommending that the language referring to other emergency lighting be removed as temporary lighting in a crisis is vital to those involved and should not be under the purview of the Zoning Inspector. Again, reference to agricultural operations is clarified as exempt and the unnecessary language removed.

Section 8: Temporary Exemptions and Section 9: Special Activities

These sections were edited with minor clarifications added.

Section 10: Enforcement

The penalties for violating this Code were inserted.

IV. Proposed Amendments to Article 19 of the Zoning Regulations

Changes to Article 19 of the Zoning Regulations all refer to digital signs, and include new language in Sections 1903.04, 1907.02, 1908.05, 1908.11, and 1908.18. The new language defines digital signs, and sets the site development standards for them including size, location, and curfew. Language is added to clarify that the Light Pollution Code will provide further provisions for their use.

Staff is recommending that digital signs be permitted with height restrictions of five-foot from grade; controlled illumination so that the only permitted night use will require a black background with red or green letters or numbers depicting fuel prices, motel prices, time and temperature signs and other similar signs provided that the brightness meets the requirements of the LPC; and language to define exactly what a digital sign is for the purpose of the Zoning Regulations.

IV. Attachments

- A. Exhibit A (Light Pollution Code – Amended)
- B. Exhibit B (Article 19 of the Zoning Regulations-Amended)

6