



COCHISE COUNTY
COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

MEMORANDUM

TO: Cochise County Board of Supervisors
FROM: Beverly J. Wilson, Planning Director
FOR: Michael Ortega, County Administrator
SUBJECT: Docket R-13-02—Amendments to Section 1819.02 of the Zoning Regulations (Sierra Vista Sub-watershed Overlay Zone)
DATE: February 13, 2014 for the February 25, 2014 Meeting

I. Background

Docket R-13-02 proposes amendments to Article 18 of the Zoning Regulations as they relate to water conservation standards in the *Sierra Vista Sub-Watershed*. The proposed amendments pertain to new construction only; would require WaterSense and Energy Star® fixtures and appliances; water recycling for car washes; would prohibit the use of misters in commercial and industrial settings; and require independent meters for all multi-family structures with over four dwelling units. Other proposed changes include removing all reference to swamp coolers, and adding an option to permit holding ponds for treated effluent used for irrigation.

The following proposed changes were initially presented to the Planning Commission at their regular meeting on November 13, 2013. At that time, the Commission unanimously voted to table the Docket in order to facilitate further discussion via work session.

The work session held on December 11, 2013 generated good feedback from the public. With final changes agreed upon, and in a 7-0 vote, the Commission forwarded the proposed amendments to the Board of Supervisors on January 8, 2014 with a recommendation for approval.

The Board of Supervisors has, to date, held two work sessions to discuss this item. On January 28, many of the changes originally approved by the Commission were deleted from the proposed document. At the second work session on February 11, after brief discussion, the Board directed staff to place the final document on the Board's agenda for consideration. The final document is attached.

II. Proposed Amendments

Similar to the current requirements for uses within the Sierra Vista Sub-watershed Overlay Zone, the proposed amendments to Section 1819.02 *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. The proposed changes are attached as Exhibit A.

III. Recommendation

Staff recommends that the Board of Supervisors adopt the proposed amendments to Section 1819.02 of the Zoning Regulations governing water conservation standards within the Sierra Vista Sub-watershed Overlay Zone.

IV. Attachments

- A. Exhibit A (Section 1819.02 of the Zoning Regulations, as Amended)
- B. Public Comments