

**PROCEEDINGS OF THE COCHISE COUNTY BOARD OF SUPERVISORS  
WORK SESSION HELD ON  
Tuesday, April 10, 2018**

A work session of the Cochise County Board of Supervisors was held on Tuesday, April 10, 2018 at 11:00 a.m. in the Board of Supervisors' Executive Conference Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

Present: Ann English, Chairman; Patrick G. Call, Vice-Chairman; Peggy Judd, Member

Staff Present: Edward T. Gilligan, County Administrator  
Kim Lemons, Deputy Clerk of the Board  
Elda Orduno, Civil Deputy County Attorney  
Amanda Baillie, Public Information Officer

Attendees: Dan Coxworth, Development Services Director  
Paul Esparza, Planning Manager  
Peter Gardner, Planner II  
Robert Kirschmann, Planner II  
Kit Judd, Citizen

Chairman English called the meeting to order at 11:00 a.m.

**ANY ITEM ON THIS AGENDA IS OPEN FOR DISCUSSION AND POSSIBLE ACTION**

**PLEDGE OF ALLEGIANCE**

**THE ORDER OR DELETION OF ANY ITEM ON THIS AGENDA IS SUBJECT TO MODIFICATION AT THE MEETING**

---

***INTRODUCTIONS***

***ITEMS FOR DISCUSSION***

**Board of Supervisors**

1. Discussion and possible direction regarding changes proposed to the Cochise County Zoning Regulations regarding Recreational Vehicles as dwellings.

Peter Gardner presented this item using a PowerPoint presentation. He said the reason for today's Work Session is the Development Services staff receives inquiries about using RVs as principal homes regularly. Questions from both snowbirds and fulltime residents include traditional RVs, Park Models, mobile, and "Tiny Homes". Staff has concerns about non-permitted, occupied RVs on otherwise vacant land in regards to construction, safety standards, waste disposal, and appropriateness in neighborhoods. He gave a definition for each RV type and showed a photo of each:

Type A: Pop Up Trailer

A portable camping trailer mounted on wheels and constructed with collapsible partial sidewalls which fold for towing by another vehicle and unfold for camping.

Type B: Motor Home

A motor home designed to provide temporary living quarters for recreational, camping or travel use and built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van that is an integral part of the completed vehicle.

Type C: Park Trailer

A park trailer built on a single chassis, mounted on wheels and designed to be connected to utilities necessary for operation of installed fixtures and appliances and has a gross trailer area of not less than 320-square feet not more than 400-square feet when it is set up, except that it does not include fifth wheel trailers.

Type D: Travel Trailer

A travel trailer mounted on wheels designed to provide temporary living quarters for recreational, camping or travel use and has a trailer area of less than 320-square feet including fifth wheel trailers.

Type E: Pickup Insert

A portable truck camper constructed to provide temporary living quarters for recreational, travel or camping use and consisting of a roof, floor and sides designed to be loaded onto and unloaded from the bed of a pickup truck.

Type F: Park Model

Park models: Recreation Vehicle / Park Model (Destination) - A recreation vehicle which is designed for and is used for permanent residential use in a travel trailer/recreation vehicle park.

Vice-Chairman Call asked how other counties were handling permitting for RVs as dwellings. Mr. Gardner stated there was not a consensus among counties.

Chairman English asked that the Board be receptive to senior citizens who want to transition their RV use from travel to permanent dwellings. Keeping in mind safety and sanitation for individuals and the public to include a proper waste disposal system and certain site standards.

Vice-Chairman Call raised the point of permit length of time and renewability to ensure properties do not become dilapidated.

The Board and staff also discussed comprehensive plan changes to areas that may need to be re-designated from rural to non-rural in order to distinguish if prior neighborhood approval is necessary.

Staff was confident to move forward with a draft proposal based on the Board's direction for approval toward the end of the year.

Chairman English adjourned the meeting at 11:27 a.m.

APPROVED:

---

Ann English, Chairman

ATTEST:

---

Kim Lemons, Deputy Clerk of the Board