

W WHITEWATER ROAD

343.28'

323.28'

311.77'

330'

KATIES LANE

2D

2F

A  
REMOVE STRUCTURE



TOWNSHIP 20 RANGE 26  
SECTION 25  
COCHISE COUNTY, AZ

SEE AT THE COR REC 25 THW 189054'12341.32' TO THE THW 189054'343/28' S O D  
01' 189054' 1890 04' E 834.08' H O D 04' E 896.88' 1890 04' E 363' TO A PT ON E LINE  
OF 1890 1890 S O D

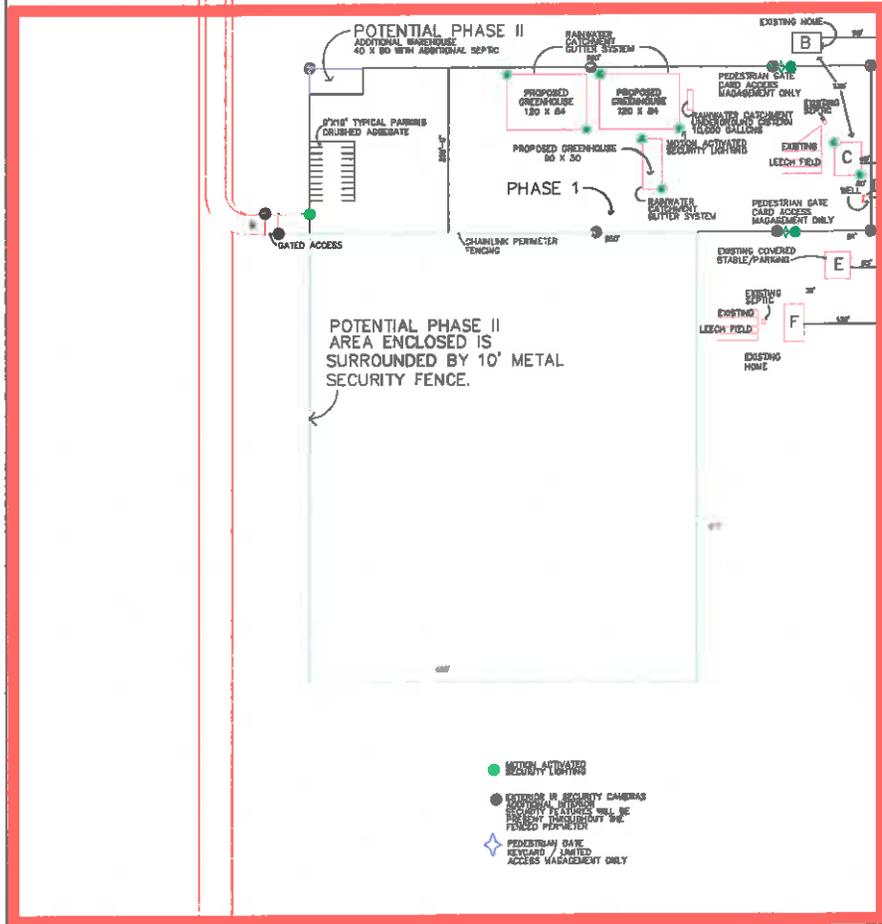
2M

- A = SHOP 40X30, 1200SF
- B = HOME 30X40  
8X10  
10X12 } 1400SF
- C = SHOP 40X50, 2000SF
- D = PUMP HOUSE 9X9, 81SF
- E = CARPORT 4X40, 1600SF
- F = HOME 52X30, 1560SF

73.5 AC  
65.52 AC IRRIGATABLE  
KATIES LANE PARCEL#40339002M

2658.01'

2665.82'



POTENTIAL PHASE II  
AREA ENCLOSED IS  
SURROUNDED BY 10' METAL  
SECURITY FENCE.

1360.00'

Proposed Special Use Area  
41.5 Acres  
1360' x 1330'  
Southern Half of Parcel

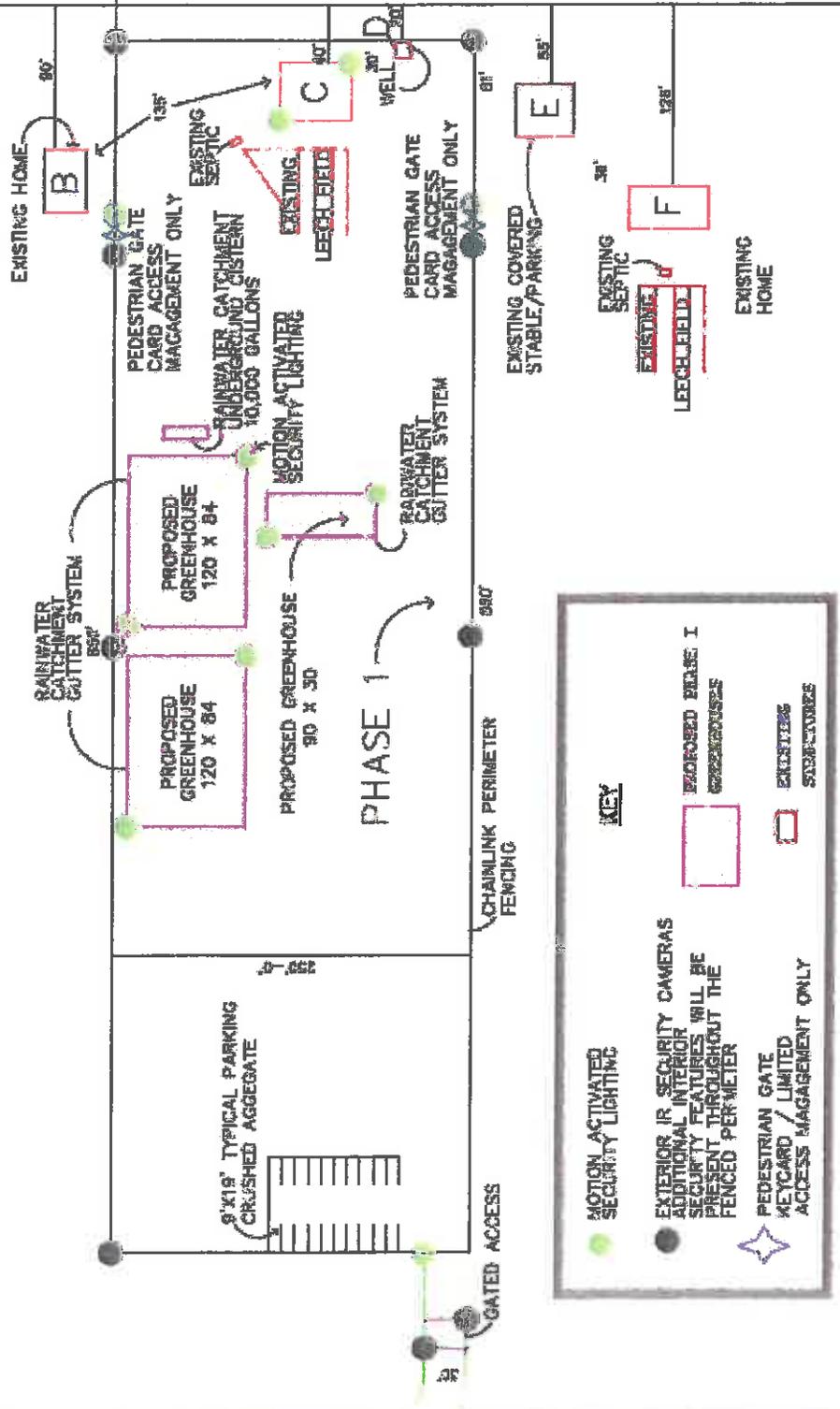
- MOON ACTIVATED SECURITY LIGHTING
- EXISTING OR SECURITY CAMERAS TO BE INSTALLED THROUGHOUT THE PHASE I DEVELOPMENT
- ◆ PEDESTRIAN GATE KEYS/KEYS / LIMITED ACCESS MANAGEMENT ONLY

1334.45'

**SITE PLAN DETAIL  
PHASE I**

**73.5 AC  
65.52 AC IRRIGATABLE  
KATIES LANE PARCEL #40339002M**

2665



**KEY**

- MOTION ACTIVATED SECURITY LIGHTING
- EXTERIOR IR SECURITY CAMERAS
- PROPOSED PHASE I GREENHOUSES
- EXISTING STRUCTURES
- EXTERIOR IR SECURITY CAMERAS  
ADDITIONAL INTERIOR SECURITY FEATURES WILL BE PRESENT THROUGHOUT THE FENCED PERIMETER
- PEDESTRIAN GATE KEYCARD / LIMITED ACCESS MANAGEMENT ONLY



**PART SIX**

**Hazardous Materials Attachment**

Firm's current name: Canna Consultants

Current location: 1 South Dearborn, Suite 2100, Chicago, IL 60603

Fire district: Elfrida

Nearest main intersection with street names: W. Whitewater School Rd. and Bell Rd.

Distance: 0.255 miles      Direction: West

Firm's previous location(s)

Previous name(s) of firm/operation: NA

Previous location(s): NA      Date(s): NA

Previous compliance/accident history: NA

Date(s): NA

1. List hazardous and polluting materials (including raw materials, products, wastes, emissions, discharges, etc.) that will be brought to, stored, manufactured, produced, generated, processed or otherwise used at or released or transferred from the site and the quantities you will store. Material Safety Data Sheets (MSDS) are required for all such substances.

Material	<u>Chicken Manure</u>	Quantity	<u>500 lbs, amounts may vary</u>
Material	<u>Neem Oil</u>	Quantity	<u>Less than 25 gallons</u>
Material	<u>Ethanol</u>	Quantity	<u>Less than 100 gallons</u>
Material	<u>OMRI listed soil amendments (MSDS Included)</u>	Quantity	<u>Various</u>

2. How will substances be stored? (For example, automotive batteries require impervious flooring, flammables require NFPA 30 cabinets, gas cylinders need restraints, and many chemicals have specific requirements, such as secondary containment areas for liquids. These requirements are found in the MSDS or can be requested from ADEQ.)

All storage of potentially hazardous will occur inside a hazardous material designated area.

All materials will be kept in their original packaging and containers until they are ready for use.

Only organic fertilizers, pesticides, and fungicides will be used, in conjunction with other organic control methods.

Ethanol usage will comply with all storage, ventilation, and usage requirements listed in the MSDS/AHJ

3. What methods will ensure proper containment during use or ventilation? (Waste and by-products as well as substances have specific needs to control damage from those products.)

Appropriate Re-entry Interval (REI) time-frames will be followed according to the manufacturer's specifications.

All pesticide applications will be completed by certified pesticide applicators where necessary.

Proper disposal methods, if required, will be followed according to the manufacturer's specifications. Extractions using ethanol will feature a closed loop system and recapture for reuse.

Ethanol usage will comply with all storage, ventilation, and usage requirements listed in the MSDS and AHJ

4. Is any welding being performed and where? (Flammables must be kept away from sources of ignition such as electricity, arcs, sparks, hot metal or open flame. Gas cylinders must be secured.)

No welding will be performed on site.

5. How will waste/ excess substances be disposed of? (Commercial operators may not use the County transfer stations' hazardous waste program. They handle only household materials.)

Where ever possible, waste will be composted and reintroduced into the greenhouse operations in regards to organic fertilizers and soil amendmets. Organic pesticides will be disposed of according to manufacturer's specifications and arrangements

will be made with a commercial solid waste disposal entity. Ethanol for extractions will be recaptured and reused indefinitely.

6. What evacuation, treatment and notification will be made if there are any releases to groundwater or air? (Notification may be required to the Sheriff's Department, adjacent neighborhoods, State Fire Marshal, local fire district, ADEQ, and/ or EPA.)

Organic (OMRI certified) pesticides and fertilizers will greatly limit any effects on the groundwater or surrounding air. We do not anticipate any issues due to the chosen methods of production. If required, notification will be given, in person or by phone, to adjacent properties, as well as informing the required agencies, such as sheriff, fire, and EPA as necessary .

Signature 

Date 11-19-15

## Glossary of Hazardous or Polluting Materials Terms

<b>Acute</b>	Health effects, usually short-term, apparent immediately or shortly after exposure (e.g., fainting, burns, rashes)
<b>Carcinogenic</b>	Capable of causing cancer
<b>CAS number</b>	An internationally-recognized specific number assigned to specific chemical substances by the Chemical Abstract Service of the American Chemical Society
<b>Chronic</b>	Health effects of long duration which may not be apparent until some time after exposure (e.g., cancer, birth defects, nerve damage, immune-system disease)
<b>Material name</b>	The chemical name of a material (e.g., Benzene; Sulfuric Acid; 1,1,1-Trichloroethylene)
<b>MSDS</b>	A fact sheet with information on material identification, CAS numbers, health and physical hazards, first aid and emergency procedures, etc.; required by certain state and federal laws to accompany products containing hazardous or polluting materials or be made available to employees and the public
<b>Mutagenic</b>	Capable of causing genetic mutations in genetic material
<b>Release</b>	A discharge to water, emission to air, or other dispersal of a hazardous material to the environment
<b>Reportable leaks or spills</b>	Releases of hazardous materials in quantities required to be reported to emergency agencies under state or federal laws
<b>Surface water</b>	Ponds, lakes, creeks, rivers, washes, etc. (includes intermittent or ephemeral streams, "dry" washes, etc.)
<b>Teratogenic</b>	Capable of causing birth defects through maternal or paternal exposure
<b>Transfer</b>	To move a hazardous material from one site to another by vehicle, pipeline, etc. (e.g., to a waste disposal site), or incorporated in a product
<b>Waste code</b>	Alphanumeric identifiers (e.g., F001) assigned to hazardous wastes by state and federal government agencies

LETTER OF AUTHORIZATION

November 10<sup>th</sup>, 2015

Cochise County Planning and Zoning Committee  
1415 Melody Lane, Bldg E  
Bisbee, Arizona 85603

Dear Planning and Zoning Committee,

As the owner of the property with APN: 403-39-002M, located at 10057 N. Katie's Lane Elfrida, Arizona. I hereby authorize Canna Consultants to act as an Agent of the Owner in order to petition the Planning and Zoning Committee of Cochise County to consider a Special Use Permit for the purposes of operating a Medical Cannabis Cultivation facility at the aforementioned parcel.

Sincerely,

*Bruce H. Thompson*  
*Kathryn M. Thompson*

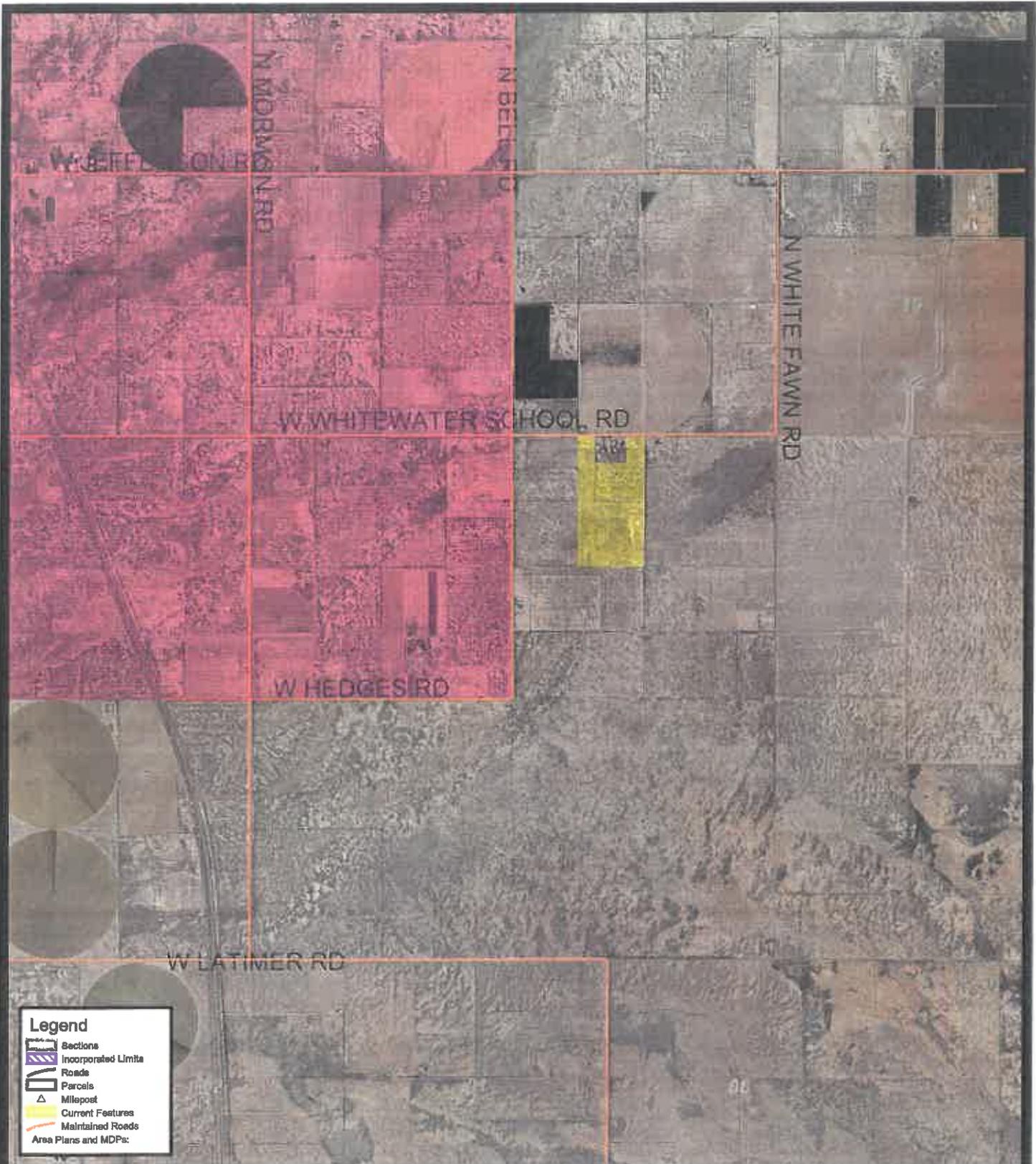
*11/12/15*

Commonwealth of Pennsylvania  
County of Lycoming

Sworn to and subscribed before me  
this 12 day of NOVEMBER 2015.

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Judith M. Houser, Notary Public  
Loyalsock Twp., Lycoming County  
My Commission Expires May 19, 2018  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

*Judith M. Houser*



**Legend**

- Sections
- Incorporated Limits
- Roads
- Parcels
- Millipost
- Current Features
- Maintained Roads

Area Plans and MDPs:



SU-15-21 (Canna)  
 Whitewater School Rd &  
 Katies Lane, Elfrida AZ  
 APN 403-39-002M

This map is a product of the  
 Cochise County GIS  
 Information Technology Dept.

107

# Heath/Zenith

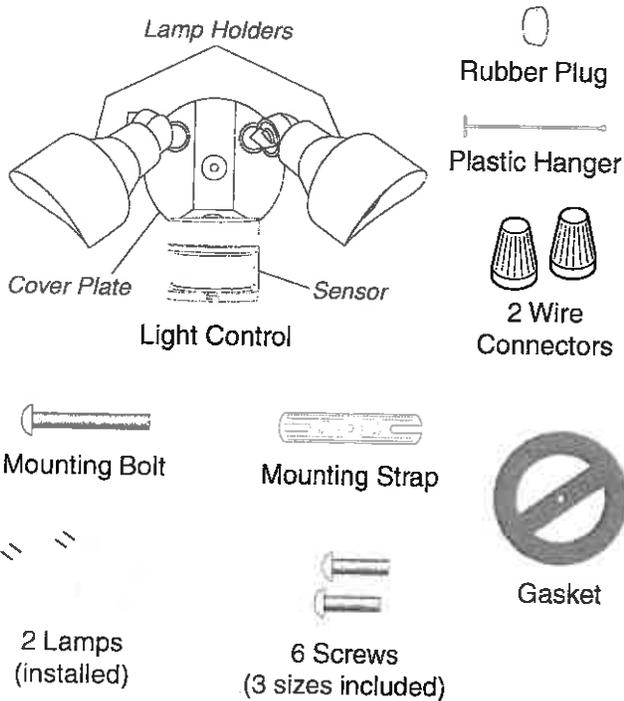
## DUALBRITE® Motion Sensor Light Control

Model 5597

### Features

- Turns on lighting when motion is detected.
- Automatically turns lighting off.
- DUALBRITE® Timer.
- Photocell keeps the lighting off during daylight hours.
- LED indicates motion was sensed (day or night).

This package includes:



### Requirements

- The light control requires 120-volts AC.
- If you want to use Manual Mode, the control must be wired through a switch.
- **Some codes require installation by a qualified electrician.**
- This product is intended for use with the enclosed gasket and with a junction box marked for use in wet locations.

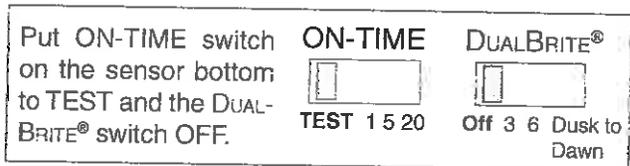
## OPERATION

Mode:	On-Time	Works: Day	Night
<b>Test</b>	5 Seconds	x	x
<b>Auto</b>	1, 5, or 20 Min		x
<b>Manual</b>	To Dawn*		x
<b>Accent</b>	3, 6 Hr, to Dawn		x

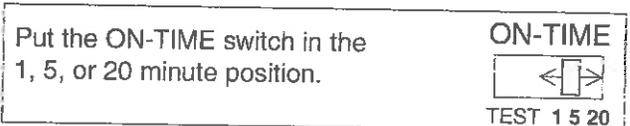
\* resets to Auto Mode at dawn.

**Note:** When first turned on wait about 1 1/2 minutes for the circuitry to calibrate.

### TEST



### AUTO



### MANUAL MODE

Manual mode only works at night because daylight returns the sensor to AUTO.

Flip the light switch off for one second then back on to toggle between AUTO and MANUAL MODE.

Manual mode works only with the ON-TIME switch in the 1, 5, or 20 position.

1 Second OFF then...  
...back on.

**CANNA**  
CONSULTANTS

MEDICAL CANNABIS CONSULTING

1 SOUTH DEARBORN STREET SUITE 2100  
CHICAGO, ILLINOIS 60603-2302  
WWW.CANNACONSULTANTS.COM  
TEL: 312-212-4233  
FAX: 312-212-4401

Tuesday, November 17<sup>th</sup>, 2015

Cochise County Planning and Zoning Committee  
1415 Melody Lane, Bldg E  
Bisbee, Arizona 85603

Dear Planning and Zoning Committee,

Thank you for considering our special use application for parcel 403-39-002M located at 10057 N. Katie's Lane in Elfrida, Arizona for the purpose of a medical cannabis cultivation facility. I wanted to take a moment to outline our vision and proposed operation, in addition to the questionnaire and requirements listed in the Special Use Application.

The proposed medical cannabis cultivation operation will be partnered with a dispensary in the Phoenix area. All sales will occur at that Phoenix location which will greatly limit traffic and activity at the Elfrida location. A multi phased operation has been proposed, which may or may not be implemented, depending on the desires of the county, the local community, and demand for medicine at our partner dispensary in the future. The initial phase will be staffed by a small, core group of talented individuals who will live on site in the existing structures. Generally, 0-2 cars will enter or leave the property on any given day, with a slight increase around harvest times, occurring quarterly to aid with post processing and preparation activities. No sales will take place at this location. All cultivation will occur within locked and enclosed greenhouses, with an additional security fenced perimeter comprised of 7' chain link fencing, Teflon privacy slats, and topped with razor wire, as seen on the site plan attached in Part 3.

If desired by the county, city, and demand exists from patients, we would like to be able to expand by adding additional greenhouse facilities as well as an outdoor cultivation area surrounding by 10' metal security fencing in the future. This expansion will require manpower, which could reach and will likely exceed an additional 40 jobs for the area, with every attempt to focus hiring activities on the local community, offering fair wages and benefits where applicable. Our management team is comprised of plant biology masters, large university greenhouse coordinators, as well as those with large agricultural experience in edible produce production. Due to the level of expertise and methods proposed, we see this operation as an agricultural facility with emphasis on hands on activities requiring significant man hours as opposed to simply a cannabis farm. Existing structures, such as housing, warehouses, septic, well, and utilities will streamline the process and limit the effects on adjacent properties and neighbors during and after construction.

Water conservation and reuse is an important factor which has been a main focus and guided the design criteria. One of the principal officers on the project is an

Environmental Engineer and will spearhead water recycling, reuse, treatment, and storage operations, as outlined in the attached special use permit application. These include greenhouses for better climate control and limited loss through transpiration and evaporation, an efficient drip irrigation system for individual plant delivery, rainwater catchment and appropriately sized underground water storage, as well as greywater reuse. Solar panels will also be installed to supplement electricity and limit the operation's carbon footprint as much as possible.

Furthermore, all principal officers are heavily involved with charitable organizations and come from military families. With such, the principal officers have agreed to donate a large portion of extracts produced at the facility to patients most in need. Often, high dosages and treatment regimens are required for serious ailments, and those most in need rarely have the capabilities to afford such treatment options. Highlighting the compassionate use of medical cannabis, the principal officers have agreed to give cancer patients, veterans, and children most in need within the medical program, free extracts at no cost to the patient. These treatment regimens can include dosages upwards of 2 grams of extract daily for the most serious and aggressive cancers. This would result in a weekly cost of \$400 to \$1,000 depending on the quality of extracts at current pricing levels. To us, as compassionate advocates of cannabis and its medical uses, this cost is unacceptable, and as a result, we have made it our mission to implement this donation program which will be the first of its kind in the nation.

Additional charitable actions have been discussed and will vary depending on the final size of the operation allowed under the special use permit. Following the potential implementation of Phase II on the property, which would include a new warehouse for post processing, as well as supplementary cultivation space as shown on the site plan, sizable donations could be offered to Cochise County, the City of Elfrida, and School District, as funds are available. Such contributions have been made in previous operations and, given the final Phase II build out of this facility, would likely reach six figures and could approach a quarter million dollars for each entity mentioned above. These donations will be complimented with local hiring practices which would generate 40+ jobs, and could reach 100+ given the final size of the facility in the future. Additional work will be required during the construction phase, during which we will collaborate with the community to hire local contractors as much as possible. Work will be phased and staggered so that the full employee quota is never on-site simulatenously, and even after full expansion, daily employee parking and all activity will remain inside fenced areas, away from public view. Additional parking has been allocated for inside the fenced perimeter to meet future demands. Cannabis will never be sold to patients or the public on site.

Thank you for your time, and we greatly look forward to working closely with Cochise County, the City of Elfrida, and local community members to bring a safe, compassionate, and economically beneficial operation to the area.

Any additional comments, concerns, or questions are always welcome.

Sincerely,

*C. Lucien DeBatty*

SR. VICE PRESIDENT  
CANNA CONSULTANTS INC  
LD@CANNACONSULTANTSILLINOIS.COM  
CELL: 847-750-6210

# CANNA CONSULTANTS

MEDICAL CANNABIS CONSULTING

1 SOUTH DEARBORN STREET SUITE 2100  
CHICAGO, ILLINOIS 60603-2302  
WWW.CANNACONSULTANTS.COM  
TEL: 312-212-4233  
FAX: 312-212-4401

Thank you for taking the time to discuss and consider our proposal. Below is a fact sheet which outlines the potential medical cannabis cultivation operation south of W. Whitewater School Road, between N. Bell Road and N. White Fawn Road.

## Land Use Impact

- Cultivation purposes only, no dispensary will be on site
- Live in staff resulting in very minimal traffic
- Initially ½ acre of commercial greenhouses, on 73 acre parcel, with 65 acres irrigation rights
- Existing utilities, well, warehouse, and two residential houses currently on site
- All cultivation activities contained within a fenced perimeter towards the center and southern portion of the parcel, furthest away from adjacent properties and structures
- Implementation of water conservation strategies including rainwater catchment, drip irrigation, greywater reuse
- All organic production methods, sourcing local materials where available

## Operations

- Management includes two master's degree in plant sciences, large edible produce farm supervisor, multi acre commercial greenhouse complex manager, and environmental engineer
- Medical research program developed by management and a partnering Arizona Physician
- Additional positions involving significant man hours will be required quarterly with local hiring practices implemented wherever possible
- Our partnering dispensary will be located in Phoenix, and no product will ever be sold or distributed to patients or the public on site

## Security

- Security system designed by an ex- nuclear facility designer, installer, and manager; including camera monitoring, gated access, keycard entry, and alarm system
- 7' Fence surrounding all production and warehouses areas. The fencing features cut resistant privacy slats and is topped with razor wire
- Live in staff for 24/7 monitoring

## Charitable Activities

- Contributions to city of Elfrida, Cochise County, and Elfrida School District which could total in the hundreds of thousands over the long-term
- Free extracts for qualifying medical patients who are veterans, cancer patients, or children participating in the medical research program

**CANNA**  
CONSULTANTS

MEDICAL CANNABIS CONSULTING

1 SOUTH DEARBORN STREET SUITE 2100  
CHICAGO, ILLINOIS 60603-2302  
WWW.CANNACONSULTANTS.COM  
TEL: 312-212-4233  
FAX: 312-212-4401

Monday, December 21<sup>st</sup>, 2015

Dear Community Members,

Thank you for taking the time to consider this proposal and read through the previous fact sheet. As we tried to demonstrate, Canna Consultants is committed to working with the city, county, and local community to bring a professional, commercial, agricultural facility to Elfrida. Focusing on local hiring practices and the potential for 40+ jobs in the long-term, community improvements, environmental sustainability, and medical research, this operation is far removed from some stereotypical views commonly associated with cannabis and its medical uses.

Our management team, a highly educated group, greatly values the importance of education. Additionally, the principal officers all come from military families, and as a result, we have established the above program with that in mind. Medical research with free extracts for veterans, those with cancer, and children who are qualifying patients will be established. As funds allow and with expansion, contributions will be made to the Elfrida School District as well as the city and county. Regardless of support or opposition, if this use is approved by the county board, these contributions will be made, as we recognize in the importance of community and the entities listed above who provide such critical services.

If you would like additional information or clarification on the proposed operation, please feel free to contact us directly with any concerns, and we would be happy to discuss these with you personally. Our contact information can be found at the top and bottom of each page.

Likewise, if you support this use and would like to assist us in our goal to bring an economically beneficial and compassionate agricultural operation to Elfrida, please contact Jesse Drake at the Cochise County Planning and Zoning Department. Her information can be found below, and a simple phone call stating you support this proposal could make all the difference.

Thank you for your time, and have a great holiday season.

Sincerely,

*Luke DeBatty*

SR. VICE PRESIDENT  
CANNA CONSULTANTS INC

If you would like to assist us with your support, please contact:

**Jesse Drake**  
Planning Manager  
Cochise County Community Development  
Planning, Zoning and Building Safety Division  
1415 Melody Lane, Building E  
Bisbee, AZ 85603  
520-432-9300



**Cochise County  
Community Development  
Highway and Floodplain Division**

*Public Programs...Personal Service*  
www.cochise.az.gov

**MEMORANDUM**

**Date:** December 30, 2015  
**To:** Jesse Drake, Planning Manager  
**From:** Dennis L. Donovan, P.E. : For Karen L. Lamberton, County Transportation Planner  
**Subject:** Canna Medical Marijuana/SU-15-21/Parcel # 403-39-002M

The applicant, Canna Consultants Inc., is proposing to use a portion of the subject parcel for construction of facilities for the cultivation and infusion of medical marijuana. The property is zoned RU-4, Rural, and the proposed growing and infusion processes are considered a Special Use in that zone under Sections 607.53 and 607.56 of the Zoning Regulations. The property is located on the south side of W. Whitewater School Rd. approximately 2.0 miles east of US Highway 191, near the community of Elfrida. Access is provided from Whitewater School Rd. southerly into the subject property by a 50 foot ingress, egress and utilities easement (Rec. # 060206818), also known as Katies Lane.

**Special Use Authorization Conditions**

We have no objection to issuing the requested Special Use Authorization with the following conditions and advisory notes to the applicant:

1. In advance, or concurrent with, their first Commercial Permit application, the applicant is required to submit a Basic Traffic Statement describing the phased project traffic impacts and proposed mitigation.
2. The applicant is required to obtain a Cochise County Right-of-Way/Encroachment Permit in advance, or concurrent with, their Commercial Permit application and work with the Highway Dept. to provide a commercial access apron at the Katies Lane connection to W. Whitewater School Rd. as per the County Roadway Design standards or as approved by the Highway Dept. County Engineer prior to their Certificate of Occupancy for their first phase of this project.
3. The applicant will be requested to submit a delay agreement during the Commercial Permit phase agreeing to upgrade their access apron to a hard-surfaced County standard should Whitewater School Rd. be chip-sealed within ten years of this commercial business's first Certificate of Occupancy.

**Background**

The applicant is proposing to cultivate and infuse medical marijuana on the site in a series of

**Highway and Floodplain**  
1415 Melody Lane, Building F  
Bisbee, Arizona 85603  
520-432-9300  
520-432-9337 fax  
1-800-752-3745  
highway@cochise.az.gov  
floodplain@cochise.az.gov

**Planning, Zoning and Building Safety**  
1415 Melody Lane, Building E  
Bisbee, Arizona 85603  
520-432-9300  
520-432-9278 fax  
1-877-777-7958  
planningandzoning@cochise.az.gov

buildings and greenhouses, constructed and phased in over time. Access from Whitewater School Rd. into the subject parcel is anticipated to be at the Katies Lane intersection. Whitewater School Rd. is a county-maintained roadway classified as a Rural Minor Access road, has a 20 foot cross-section, with a native surface in the vicinity of this property. Whitewater School Rd. is paved further to the west, with a chip sealed surface treatment (DBST) starting from Bell Rd. one-quarter mile to the west and continuing to Hwy 191.

Katies Lane is not a county maintained roadway. A field review was conducted, and the rights of ingress and egress were researched as a part of staff review of this proposed special use. There is currently a recorded 50 foot wide access and utility easement extending the entire one-half mile south to the southerly property boundary. The 50 foot easement was made to buyers of a portion of the property constituting of the Southeast quadrant of the parcel, and was to the benefit of any successors. The easement will need to remain unencumbered and accessible by any construction activities of the applicant or the applicant could apply for an abandonment of this easement if no longer needed to access other parcels or does not have any utilities within this corridor.

### **Traffic Analysis**

This type of use is akin to a small-scaled agricultural use: average trip generation rates specifically for this type of growing operation have not been developed on either a national or state-level at this time. Agricultural uses typically range from 23 to 67 vehicle trips per day for 15 employees. The applicant projects 6 to 15 employees initially, which equates to an estimated range of 9.2 to 67.2 vehicles per day. At full build-out the applicant estimates up to 40 employees: typically this number of employees for a light industrial use like agricultural generates a range of 61 to 179 vehicles trips per day. Per acre rates have a very large range, depending on crop and seasonal workers, with the low end of the range consistent with the applicant's projected per employee numbers averaging 18 to 45 vehicle trips per day during earlier phases and, based on total available acreage, up to 375 vehicle trips per day if the entire site placed under cultivation. The high end of the potential range for the number of acres of this site is unlikely given the limitations imposed by the size of the greenhouses and the lack of a seasonal cluster of harvesting or processing of product. *ITE Manual, 8th Edition.*

*Note: Keep in mind that vehicle trips per day do not equate to vehicles per day – each trip reflects each time a vehicle crosses an imaginary line from the county maintained roadway to the subject parcel.*

If built out to a full residential use, the full 72 acre parcel would likely generate an average of 172.28 vehicle trips per day for 18 residential units. As a growing and infusion operation only, with no dispensary operation, the requested use is not likely to change the type of use that has historically been on this site nor the type and volume of traffic associated with an agricultural greenhouse operation. The applicant does plan to repurpose two existing residential units already located on the subject parcel for on-site staffing. Two housing units typically range from 8.62 to 43.7 vehicles per day, with an average trip generation of 19 vehicles trips. These trips would be off-set slightly by "internal capture" in that on-site staff could potential walk to work and not be traveling to their place of employment on the County transportation system. It is likely that at full build-out, as proposed by this applicant, the trip generation for this site would be slightly less or equivalent if developed fully as a residential use (about 170 average vehicle trips per day at full-build out of this conceptual plan).

At this time the applicant is indicating a plan to use only about 15 acres of the full site for this proposed use, but this Special Use Authorization request is for the use of an estimated 41 acres (south one-half of the parcel) of the total 72.5 acre parcel for future phases. The

remaining portions of this parcel may then be used as a natural vegetated buffer or other as-of-right uses in the RU-4 zoning.

Trip generation at this location for the proposed use is not significant enough to warrant a full Traffic Impact Analysis; however, the applicant does plan to phase in their improvements over time. At the Commercial permit stage the applicant is requested to provide a Basic Traffic Statement that expands more fully this conceptual plan. This report does not need to be completed by a Traffic Engineer but does need to include the following items:

1. A brief description of the proposed project. Include a map that shows the access driveways and internal circulation as well as on-site parking areas. Tentative range of dates for implementation for each phase should be included.
2. Describe potential impact, duration and proposed mitigation for each construction phase of the proposed development.
3. Describe the total operational aspects of the project with estimated trip generation rates calculated for each use and by phase. If the applicant plans on using more than 15 of the total acres for the cultivation and processing of marijuana, that should be indicated so that the number of employees and other traffic generation factors might be reviewed, calculated and assessed.
4. Provide information about the construction phase of this project; tentative construction schedule, number of construction trucks per day, size of trucks, days and times anticipated for construction traffic.
5. Describe mitigation measures for controlling dust, if needed.
6. Specifically identify any measures that might need taken for traffic control on Whitewater School Rd. during the construction phase and for reconstruction of the roadway after construction.

It may be that the construction phase is not significant enough to warrant any additional mitigation; however, at the conceptual stage it is hard to make that assessment. The applicant is advised that if there are clustered construction trucks making turning movement warning drivers to slow and pay attention may be needed and/or other appropriate methods of traffic control to ensure safety for both the traveling public and the construction vehicle drivers.

The existing surface of Whitewater School Rd. is native material, and the applicant can expect for the developed commercial access to initially be approved to consist of native materials (or better) as well. However, the applicant should be aware that the commercial driveway/roadway intersection will be required to meet or exceed the Whitewater School Rd. surface should that roadway be paved at some point in the future. A 24 foot wide driveway/roadway for Katies Lane should be provided, and the turning radii onto Whitewater School Rd. at the intersection apron should be either 35 or 25 feet depending on the direction of the County Highway Department at the time of the ROW/Encroachment application. When it is appropriate to delay an improvement, such as in this case, the Comprehensive Plan allows for the use of delay agreements to document the potential future need for an improvement. Such a delay agreement is recommended to ensure the future improvement of this driveway should this segment of Whitewater School Rd. be improved in the future.

Typically a Private Maintenance Agreement, a per Zoning Regulation 1807.02A, would also be required at the Commercial Permit phase given the parcel access off of a private road, Katies Lane. However, in this case this "private road" is entirely within the subject parcel and acts as the principal driveway into the site. Although theoretically connected to adjacent parcels

3

south of the subject parcel, Katies Lane is not being used for access to those parcels at this time and alternative access is available to these sites via a 60 foot easement off of N. Bell Road. Until such time as this parcel is split and other uses requiring access via Katies Lane occurs this access will be treated as the site driveway rather than a private road and be

115

required to meet site development standards appropriate for a driveway. However, the entire 50 foot easement, as noted earlier, should remain unencumbered and available for access and utility uses in the future.

**Advisory Note for the Applicant:**

The conceptual plan is adequate for this Special Use application but will not be adequate at the Commercial Permitting stage. At the commercial permit stage additional details, including all property line and driveway dimensions, a scale and a sight distance triangle, per Zoning Regulation 1807.06 and/or Roadway Design Standards D-300, will be needed on the site plan or as a separate illustration (could be included in the Traffic Statement).

Failure to provide required details on the site plan at the Commercial Permit stage may result in the application being found deficient and returned for revisions. Checklists and examples available from the Planning and Zoning Dept. office.

The Right-of-Way/Encroachment Permit information is available from the Highway Dept. at 520-432-9300/Francis Marinez. The fee for this Highway Permit is \$100.00 and should be obtained concurrently with, or in advance of, the Commercial Permit application for this use. It is highly recommended that the applicant proactively address this issue in advance of submitting their Commercial Permit so that their Commercial Permit site plan accurately illustrates the approved access roadway apron.

Should scope or scale of operation change during the process of review by State and Federal agencies the applicant is advised that conditions related to off-site impacts may change.

If the applicant or the applicant's Traffic Engineer has any questions about the requested Traffic Statement they may contact our office for assistance.



*Katies Lane intersection with Whitewater School Road – December 2015*



# COCHISE COUNTY COMMUNITY DEVELOPMENT

*"Public Programs...Personal Service"*

## MEMORANDUM

**DATE:** December 11, 2015

**TO:** Jesse Drake, Planning Manager

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

**SUBJECT:** Special Use Permit for Canna Consultants (SU-15-21)

**Background:** Canna Consultants is requesting a Special Use authorization to approve a facility for the cultivation and infusion of medical marijuana on a RU-4 Rural zoned property. The proposed uses are considered Special Uses in RU-4 Rural Zoning Districts under Sections 607.53 and 607.56 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 dedication needs for county maintained roads.

**Analysis:**

- Access for the subject parcel is from Hwy 191 East to Whitewater School Road for approximately 2 miles. Then South to Katies Lane. Katies Lane is east of the western property boundary, supplying access to the interior of the subject parcel.
- Adjoining the subject parcel, Katies Lane is not a county maintained road.

**Recommendation:**

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

Jesse,

There does not appear to be any issues from this office.

Thank you!

*Carol A. Capas*

*Cochise County Sheriff's Office*

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**From:** Keil, Daniel L  
**Sent:** Thursday, December 03, 2015 3:02 PM  
**To:** Capas, Carol  
**Cc:** Gijanto, Sean  
**Subject:** RE: SU-15-21 (Canna) medical marijuana transmittal w docs

Greetings Carol,

I read through the proposal and also drove out to the area to see if I observed any other facilities that may be impacted by this proposal. I did not see anything nor do I know of any concerns other than the potential for criminal activity towards the proposed facility.

Thanks,  
Dan

**From:** Capas, Carol  
**Sent:** Wednesday, December 02, 2015 12:05 PM  
**To:** Gijanto, Sean; Keil, Daniel L  
**Subject:** FW: SU-15-21 (Canna) medical marijuana transmittal w docs

For review and comment at your earliest.

Thank you

*Carol A. Capas*

*Cochise County Sheriff's Office*



# Sulphur Springs Valley Electric Cooperative, Inc.

A Touchstone Energy® Cooperative 

## REVIEW

**To:** Jesse Drake-Planning Manager-Cochise County  
**From:** Ruth Bigelow-Right of Way Agent  
**Date:** 12/07/15  
**Re:** SU-15-21 (Canna Medical Marijuana facility)

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- o SSVEC has no conflicts

If you have any questions concerning this review please contact me at 520-384-5513 or [rbigelow@ssvec.com](mailto:rbigelow@ssvec.com)

Special Use Docket SU-15-21 (CANNABIS)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

X NO, I DO NOT SUPPORT THIS REQUEST:  
Please state your reasons:

- 1. FOR MORAL REASONS
- 2. NOT FDA/DEA APPROVED
- 3. CLASSIFIED BY ~~DEA~~ DEA AS A SCHEDULE I CONTROLLED SUBSTANCE
- 4. CLASSIFIED AS A CONTROLLED SUBSTANCE BY THE MAJDA CORP. I WORK FOR
- 5. WILL DE-VALUE MY PROPERTY

(Attach additional sheets, if necessary)

PRINT NAME(S): TERRY & CYNTHIA MADDOX

SIGNATURE(S): *Terry Maddox*

TAX PARCEL NUMBER: <sup>D</sup>40337011-D (the eight-digit identification number found on the tax statement from the Assessor's Office) <sup>G</sup>40337011-G

Hearing date: 1/13/16

TAKEN BY: Jesse Drake, Planning Manger  
Cochise County Planning Department  
1415 Meiody Lane, Building E  
Bisbee, AZ 85603

COCHISE COUNTY  
DEC 08 2015  
PLANNING

# Special Use Docket SU-15-21 (CARESA)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

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NO, I DO NOT SUPPORT THIS REQUEST:  
Please state your reasons:

*concerned about security*

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(Attach additional sheets, if necessary)

PRINT NAME(S): Laura Luck 10646 N. Mormon Rd  
McHess

SIGNATURE(S): Roy phone 12/9-15

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TAX PARCEL NUMBER: \_\_\_\_\_ (the eight-digit identification number found on the tax statement from the Assessor's Office)

Hearing date: 1-13-15

TAKEN BY : Jesse Drake, Planning Manger  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

Special Use Docket SU-15-21 (Canna)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NO, I DO NOT SUPPORT THIS REQUEST:  
Please state your reasons:

*Don't need in the area.*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Attach additional sheets, if necessary)

PRINT NAME(S): Nathan Zuck 10646 N. Mormon Rd.

SIGNATURE(S): By phone 12-10-15  
Elfrida

TAX PARCEL NUMBER: \_\_\_\_\_ (the eight-digit identification number found on the tax statement from the Assessor's Office)

Hearing date: 1-13-16

TAKEN BY : Jesse Drake, Planning Manger  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

# Special Use Docket SU-15-21 (Canna)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

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NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

COMMUNITY DOESN'T NEED MARIJUANA

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(Attach additional sheets, if necessary)

PRINT NAME(S): CECELIA ZUCK 3924 W. DAVIS RD, McNEAL

SIGNATURE(S): BY PHONIE

TAX PARCEL NUMBER: 404-21-057C (the eight-digit identification number found on the tax statement from the Assessor's Office)

Hearing date: 1-13-16

TAKEN BY : Jesse Drake, Planning Manger  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

Special Use Docket SU-15-21 (CANNABIS)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

SO MANY POPPING UP  
DON'T WANT SO MANY

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Attach additional sheets, if necessary)

PRINT NAME(S): CINDY SPENCE

3755 W. VOLUNTEER ST.  
MCKEAL

SIGNATURE(S): \_\_\_\_\_

TAX PARCEL NUMBER: BY PHONE (the eight-digit identification number found on the tax statement from the Assessor's Office)

Hearing date: 1-13-16

TAKEN BY : Jesse Drake, Planning Manger  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

Special Use Docket SU-15-21 (CANNA)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

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NO, I DO NOT SUPPORT THIS REQUEST:  
Please state your reasons:

BAD FOR THE COMMUNITY

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(Attach additional sheets, if necessary)

PRINT NAME(S): LARIE McCLURE

SIGNATURE(S): BY PHONE

TAX PARCEL NUMBER: 404-19-001D (the eight-digit identification number found on the tax statement from the Assessor's Office)

Hearing date: 1-13-16

TAKEN BY : Jesse Drake, Planning Manger  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

Special Use Docket SU-15-21 (CANA) (A)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NO, I DO NOT SUPPORT THIS REQUEST:  
Please state your reasons:

~~YES~~ DON'T THINK IT'S THE RIGHT THING  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Attach additional sheets, if necessary)

PRINT NAME(S): PATSY RINEER MCKEAL

SIGNATURE(S): \_\_\_\_\_  
\_\_\_\_\_

9117 HWY 191

TAX PARCEL NUMBER: BY PHONE (the eight-digit identification number found on the tax statement from the Assessor's Office)

Hearing date: 1/13/16

TAKEN BY : Jesse Drake, Planning Manger  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

Special Use Docket SU-15-21 (Catalina)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

Blank lines for providing reasons for support.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

DONT WANT TO LIVE NEXT TO  
MORALLY OPPOSE  
DECREASE IN PROPERTY VALUES FROM HAVING NEARBY  
TRAFFIC ISSUES  
OPPOSED TO ANY IN THE COUNTY

(Attach additional sheets, if necessary)

PRINT NAME(S): JK & RITA POWELL

SIGNATURE(S): BY PHONE

TAX PARCEL NUMBER: 403-38-008 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Hearing date: 1/13/16

TAKEN BY: Jesse Drake, Planning Manger  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

Special Use Docket SU-15-21 (Canna)

COCHISE COUNTY

DEC 29 2015

PLANNING

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NO, I DO NOT SUPPORT THIS REQUEST:  
Please state your reasons:

SEE ATTACHED  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Attach additional sheets, if necessary)

PRINT NAME(S): JK POWELL RITA SUE POWELL

SIGNATURE(S): *JK Powell*  
*Rita Sue Powell*

YOUR TAX PARCEL NUMBER: 403-38-0085 (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. Submission of 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 no later than 4 PM on Wednesday, December 30, 2015 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline for the staff report you may still mail or send email comments to Jesse Drake at [jdrake@cochise.az.gov](mailto:jdrake@cochise.az.gov) that must be received by January 12, 2016 to have your support or non-support noted verbally noted at the meeting. You may also personally make a statement at the public hearing on January 13, 2016. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jesse Drake, Planning Manger  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

THE DEA LISTS MARIJUANA ON A LIST OF SCHEDULE I DRUGS. ALSO, LISTED ON SCHEDULE I DRUGS ARE HEROIN, LSD, Mescaline, ECSTASY AND SEVERAL OTHERS. SCHEDULE I DRUGS HAVE A HIGH POTENTIAL FOR ABUSE. THERE IS A LACK OF SAFETY FOR USE UNDER MEDICAL SUPERVISION. NO PRESCRIPTIONS MAY BE WRITTEN FOR SCHEDULE I DRUGS.

A MARIJUANA FARM WILL DECREASE PROPERTY VALUES IN THE IMMEDIATE AREA. POTENTIAL BUYERS OF COUNTRY HOMES DO NOT WANT TO LIVE IN CLOSE PROXIMITY TO A MARIJUANA FARM.

THE PROPOSED SITE IS APPROXIMATELY 3.25 MILES FROM VUHS AND ELFRIDA ELEMENTARY SCHOOL. BOTH SCHOOLS RUN BUSES BY THE PROPOSED SITE TWICE DAILY.

40+ JOBS AND OTHER RELATED SERVICES WILL INCREASE TRAFFIC WELL BEYOND NORMAL COUNTRY ROAD USAGE.

SECURITY SYSTEMS FOR THIS TYPE OF ACTIVITY CAN BE/WILL BE EASILY BREACHED. DRUGS ARE THE MOST TYPE OF CONTRABAND FOUND IN PRISONS AND THEY HAVE SECURITY MEASURES FAR SUPERIOR TO THE PROPOSED SECURITY OF THE MARIJUANA FARM. IF SUPERIOR SECURITY, INCLUDING DRUG SNIFFING DOGS, CAN'T KEEP DRUGS OUT OF PRISONS, THEN AN INFERIOR SECURITY SYSTEM WILL NOT KEEP DRUGS (MARIJUANA) INSIDE FENCES.

THE PROPOSED SITE IS WITHIN 1500 FT OF OUR PROPERTY AND EXISTING, AND PROPOSED STRUCTURES, ARE EASILY VISIBLE FROM OUR HOUSE.

Powell

403-38-008-5

Special Use Docket SU-15-21 (CARRISA)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NO, I DO NOT SUPPORT THIS REQUEST:  
Please state your reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Attach additional sheets, if necessary)

PRINT NAME(S): BRIAN & TRACY WOLFE BY PHONE  
MC NEAL

SIGNATURE(S): \_\_\_\_\_  
\_\_\_\_\_

TAX PARCEL NUMBER: 404-19-0014 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Hearing date: 1/13/16

TAKEN BY : Jesse Drake, Planning Manger  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

Special Use Docket SU-15-21 (CANNIA)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NO, I DO NOT SUPPORT THIS REQUEST:  
Please state your reasons:

POLICING NON-EXISTANT  
DDN'T WANT ANY MEDICAL MARIJUANA IN THE COUNTY  
\_\_\_\_\_  
\_\_\_\_\_

(Attach additional sheets, if necessary)

PRINT NAME(S): RAY ZUCK BY PHONE 3598 W. DAVIS RD, MCNEAL

SIGNATURE(S): \_\_\_\_\_  
\_\_\_\_\_

TAX PARCEL NUMBER: \_\_\_\_\_ (the eight-digit identification number found on the tax statement from the Assessor's Office)

Hearing date: 1/13/16

TAKEN BY : Jesse Drake, Planning Manger  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

Special Use Docket SU-15-21 (Canna)

COCHISE COUNTY  
COCHISE COUNTY

DEC 18 2015  
DEC 18 2015

PLANNING  
PLANNING

YES, I SUPPORT THIS REQUEST

Please state your reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

THERE WOULD BE MUCH UNWANTED TRAFFIC IN THE AREA, THE FACILITY WOULD MAKE FOR A SORE SIGHT OUT OF MY FRONT WINDOWS - BETWEEN ME AND THE MOUNTAIN. FENCES, LIGHTS, NOISE, PEOPLE, ALL OF WHICH ARE NOT WANTED HERE!

(Attach additional sheets, if necessary)

PRINT NAME(S): WILLIAM L. CATTELL, SUSAN K. CATTELL

SIGNATURE(S): William L. Cattell  
Susan K. Cattell

YOUR TAX PARCEL NUMBER: 40341001 (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. Submission of 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 no later than 4 PM on Wednesday, December 30, 2015 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline for the staff report you may still mail or send email comments to Jesse Drake at [jdrake@cochise.az.gov](mailto:jdrake@cochise.az.gov) that must be received by January 12, 2016 to have your support or non-support noted verbally noted at the meeting. You may also personally make a statement at the public hearing on January 13, 2016. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jesse Drake, Planning Manger  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

Special Use Docket SU-15-21 (Canna)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NO, I DO NOT SUPPORT THIS REQUEST:  
Please state your reasons:

I FEEL THAT THIS FACILITY WILL BRING DOWN THE  
VALUE OF MY PROPERTY + WILL POSSIBLY  
BRING DRUG ADDICTS INTO THE AREA + GOD KNOWS  
WHAT ELSE. DOESN'T FEDERAL LAW TRUMP  
STATE LAW? I DON'T LIKE THIS IN MY BACK  
YARD.

(Attach additional sheets, if necessary)

PRINT NAME(S): EUSTOLIO M. LOMELI + NEREYDA V.

SIGNATURE(S): Eustolio M Lomeli  
Nereyda M Lomeli

YOUR TAX PARCEL NUMBER: 405-39-004A5 (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. Submission of 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 no later than 4 PM on Wednesday, December 30, 2015 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline for the staff report you may still mail or send email comments to Jesse Drake at [jdrake@cochise.az.gov](mailto:jdrake@cochise.az.gov) that must be received by January 12, 2016 to have your support or non-support noted verbally noted at the meeting. You may also personally make a statement at the public hearing on January 13, 2016. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jesse Drake, Planning Manger  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

COCHISE COUNTY  
DEC 21 2015  
PLANNING

# Special Use Docket SU-15-21 (Canna)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

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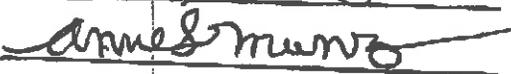
NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

DEAPRIATION OF HOME PROPERTY  
UNWELCOME TRAFFIC TO AND NEAR LOCATION  
AS PER FIRE/SHERIFF DEPARTMENT - NO QUICK RESPONSE IN CASE  
OF EMERGENCY AFTER 2AM - EXCESSIVE LIGHTING FOR  
SITE PROTECTION AND UNWANTED BLOCKAGE OF VIEW  
ON THE SWISSELMAS MOUNTAINS.

(Attach additional sheets, if necessary)

PRINT NAME(S): Guy Cloutier & Anne L. Munro

SIGNATURE(S):   


YOUR TAX PARCEL NUMBER: 403-39-006A1 (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. Submission of 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 no later than 4 PM on Wednesday, December 30, 2015 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline for the staff report you may still mail or send email comments to Jesse Drake at [jdrake@cochise.az.gov](mailto:jdrake@cochise.az.gov) that must be received by January 12, 2016 to have your support or non-support noted verbally at the meeting. You may also personally make a statement at the public hearing on January 13, 2016. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jesse Drake, Planning Manger  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603



**Cochise County**  
**Community Development**  
 Planning, Zoning and Building Safety Division  
*Public Programs...Personal Service*  
 www.cochise.az.gov

**MEMORANDUM**

**TO:** Cochise County Planning and Zoning Commission  
**FROM:** Jesse Drake, Planning Manager JD  
**FOR:** Paul Esparza, AICP, Planning Director  
**SUBJECT:** Docket SU-15-25 (Lock)  
**DATE:** December 29, 2015 for the January 13, 2016 Meeting

**APPLICATION FOR A SPECIAL USE**

The Applicant is requesting a Special Use authorization to approve the cultivation and infusion of medical marijuana on a 40 acre portion of a 99 acre RU-4, Rural zoned property. The proposed uses are considered Special Uses in RU-4 Rural Zoning Districts under Sections 607.53 and 607.56 of the Zoning Regulations.

The subject parcel, APN 201-27-003, is located at 8521 N. Ingram Road, Willcox, Arizona, one-half mile east of Fort Grant Road approximately 7.5 miles northwest of the I-10/Fort Grant Road interchange. The Applicant is Amy Lock.

**I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES**

Parcel Size: 40 acres for medical marijuana on a 99 acre parcel  
 Zoning: RU-4 (one dwelling per four-acres)  
 Growth Area: Rural  
 Comprehensive Plan Designation: D  
 Area Plan: None  
 Existing Uses: Vacant and fallow farm land with vacant animal shelter structures  
 Proposed Uses: Medical marijuana cultivation and infusion

**Zoning/Use of Surrounding Properties**

Relation to Subject Parcel	Zoning District	Use of Property
North	RU-4	Low-density residential & AG
South	RU-4	Agricultural land
East	RU-4	Vacant low-density residential & AG
West	RU-4	Low-density residential and agricultural land

**Planning, Zoning and Building Safety**  
 1415 Melody Lane, Building E  
 Bisbee, Arizona 85603  
 520-432-9300  
 520-432-9278 fax  
 1-877-777-7958  
 planningandzoning@cochise.az.gov

**Highway and Floodplain**  
 1415 Melody Lane, Building F  
 Bisbee, Arizona 85603  
 520-432-9300  
 520-432-9337 fax  
 1-800-752-3745  
 highway@cochise.az.gov  
 floodplain@cochise.az.gov

**II. PARCEL HISTORY**

1956-single family residential structure and utility storage building

1956-farm utility building

1990-out building

**III. NATURE OF REQUEST**

The Applicant is requesting authorization for cultivation of medical marijuana in enclosed greenhouses at 8251 North Ingram Road, on 40 acres of 99-acre RU-4, D-Rural zoned parcel. There will be no dispensary or public facilities at this cultivation site. The property is located approximately one-half mile east of Fort Grant Road north of Willcox, Arizona.

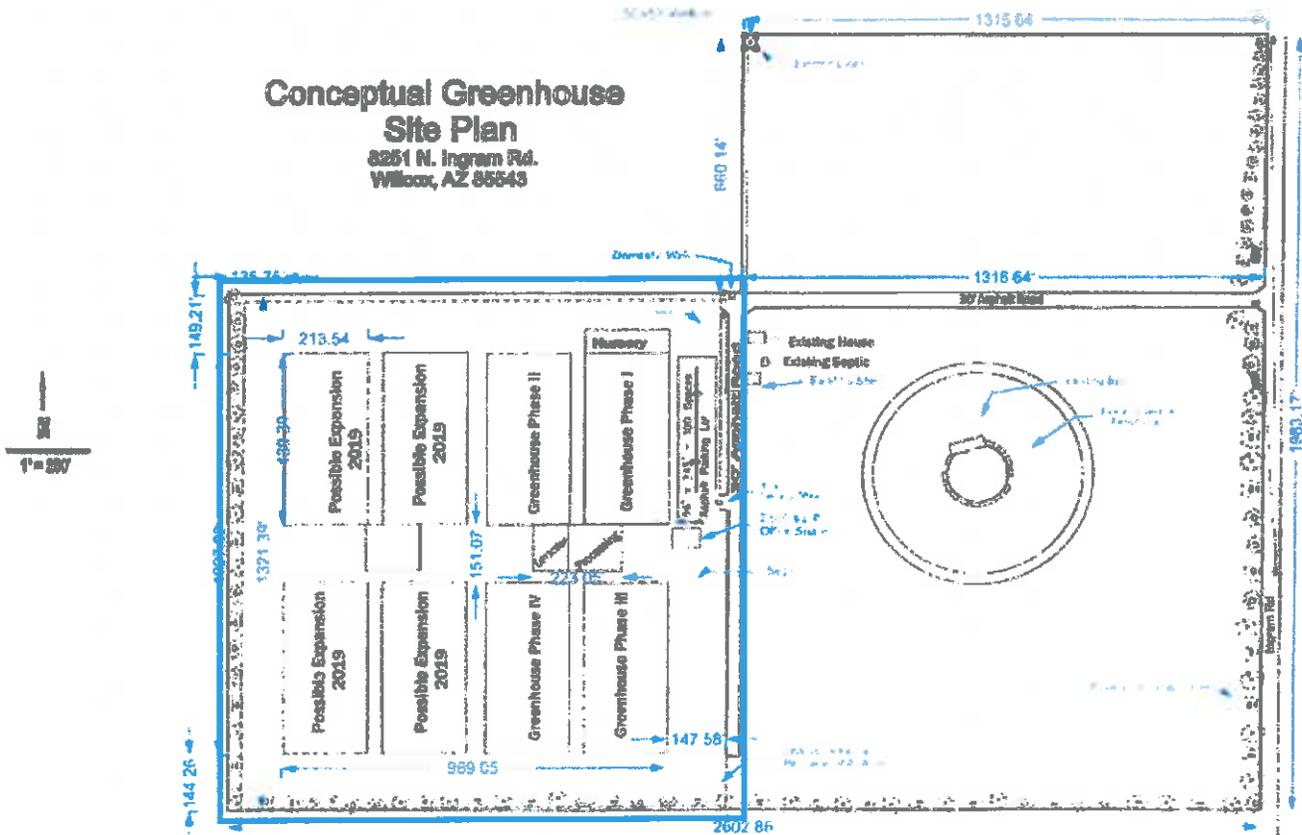
Currently the property has one residential structure and a barn on the southwest portion of the land in the Special Use request. A former ostrich shed facility on located on the portion of the parcel that is not a part of this request.



*June 2013 aerial showing current conditions*



May 3, 1996 US Geological Survey photo showing essentially no change in conditions in the last 19 years





*Most of subject site is in AO floodplain area (rust colored background), yellow is not in a floodplain*



*View south across property from Ingram Road*

The applicant is requesting authorization for cultivation, processing and infusion of medical marijuana in greenhouses as a phased project. The greenhouses will be made of steel and glass; other buildings on the site will be block construction. New construction will include up to eight two-acre greenhouses, a processing structure, an extraction building and a 2000 square foot office building. All material activities will occur inside these buildings. Products produced on-site will be delivered to an off-site dispensary for sale. The 40-acre site will be enclosed with chain-link fencing as required by the State of Arizona.

The facility will operate from 6 AM to 7 PM, initially with 15 employees, expanding to up to fifty employees at full build-out. In addition to traffic generated by employees, the applicant expects to have one 18-wheel truck

and two to three cargo vans per week visit the site. All driveway and parking areas will be asphalt.

This parcel is not located within the Douglas Irrigation Non-Expansion Area (INA); there is a private well on-site. The applicant expects to use 40,000 gallons of water per day for the cultivation at full build-out.

Odors generated by the cultivation, processing or infusion of the plants will be contained by the use of advanced commercial filtration systems.

Lighting will be used at the site and will conform to both the Cochise County Light Pollution Code and the requirements of the Arizona Department of Health Services. Video surveillance and monitoring systems will be employed as regulated by the State.

The proposed project meets all of the County's separation requirements from residences, libraries, schools and day care facilities found in Article 1825 of the Cochise County Zoning Regulations.

Any medical marijuana cultivation will be required to meet the security requirements mandated by the State of Arizona, including security cameras, perimeter fencing and secured access, and will require final approval from the Arizona Department of Health Services (AZDHS) prior to beginning of any marijuana cultivation.

Prior to any cultivation of medical marijuana, the applicant is required by the State of Arizona to obtain an affiliation with a certified dispensary for disposition of the marijuana products.



*Main gated entrance on Ingram Road*

**IV. ANALYSIS OF IMPACTS – COMPLIANCE WITH SPECIAL USE FACTORS**

Section 1716.02 of the Zoning Regulations provides a list of ten 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.

The project, as submitted, meets the ten factors as follows:

Complies with seven of the factors;

Conditionally complies with one factor;  
Does not comply with one factor; and  
One factor is not relevant to this application.

#### **A. Compliance with Duly Adopted Plans: Complies**

The proposed project satisfies the criteria for Comprehensive Plan D-Rural areas since the proposal is in an outlying rural area between unincorporated communities that have a low growth rate, and is in a very low density area is surrounded by agricultural and vacant lands.

The proposal also supports the following Comprehensive Plan Elements:

The Agriculture and Ranching Element goal that seeks to "Protect and promote the agricultural economy of Cochise County, its agricultural and ranching lands, and related land uses."; and the policy to "Continue encouraging development of agricultural processing, both on-site and at industrial scale, to support production of value-added agriculture products in Cochise County.

The Economic Development Element that states that "Supporting small businesses will not only spur diversified income opportunities and ensure economic competitiveness, but will also foster resilience in the face of economic challenges such as natural disasters" and the policy to Continue to communicate with the business community, and be responsive to the changing needs of established and new businesses.'

The Rural Character Element that states "The *Envisioning 2020* process consistently revealed that rural character is an important community asset worthy of protection. Participants in *Envisioning 2020* mentioned farming and ranching economies, scenic vistas, ecotourism activities, dark night skies, unimproved roads, and large lots as measures of rural character. One goal of the Rural Character Element is to "Provide for a continuation of traditional rural ways of life, such as farming, ranching, and other agricultural-related activities, and provide for diverse and viable economic and development opportunities that are consistent with the character of Cochise County's rural areas."

The project site is not within the boundaries of any area plan.

#### **B. Compliance with the Zoning District Purpose Statement: Complies**

By continuing the character of low density housing and agricultural uses, the application complies with two purpose statements in Article 6 by preserving the "Rural" character of the area; and by providing a non-residential service that is compatible with rural living.

#### **C. Development Along Major Streets: Complies**

Ingram Rd. is county-maintained and classified as a Rural Minor Access roadway, with a native surface at the vicinity of this property. Ingram Rd. is paved with a chip seal driving surface starting from about 300 feet north of Hardy Rd to about 300 feet south of that intersection. Hardy Rd. is also paved from the intersection with Ingram Rd. for the one mile reach westerly to N. Fort Grant Rd. Although the applicant states that most travel will occur along the Hardy Rd. alignment, the Ingram Rd. connection with Fort Grant Rd. is the more direct route and more likely to be used even though it is a slightly longer stretch of native-surfaced roads. Access to the parcel's proposed facilities as indicated on the concept plan is shown to be provided at the current gated driveway at 8251 N. Ingram Rd.

#### **D. Traffic Circulation Factors: Complies with Conditions**

This type of use is similar to small-scaled agricultural use: average trip generation rates specifically for this type of growing operation have not been developed on either a national or state-level at this time. The applicant is proposing a staged greenhouse development with three or five phases over time, as market demand allows. Greenhouses tend to stabilize the typical seasonal variations inherent in open agricultural activities.

The initial phase of construction would consist of the first 86,000 square foot greenhouse plus facilities for

infusion. It is uncertain if the nursery shown on the site plan is in Phase 1. The applicant anticipates up to 50 employees at full build-out of this project, which has the potential to generate an estimated range of 76.5 to 224 vehicle trips per day, however the project will begin the operation with approximately 15 employees, which would likely generate an estimated 45 vehicles trips per day with a potential range between 23 to 67 vehicle trips per day.

It appears that the medical marijuana operation will be on the 40 acres of land in the property most distant from the access road, Ingram Rd. The other 60 acres in the parcel are planned to be used for agricultural purposes. An assumption is made by the Transportation Planning Department, based on this application, that there will be no increase above 50 employees if the 40 acres of greenhouses and 60 acres of other crop growth occur simultaneously at some point in the future.

It is worth noting that vehicle trips are different than number of vehicles that travel to the site. Average vehicle trips per day also include incidental traffic generated due to the presence of any particular use (e.g. mail, deliveries, trash pick-up, etc.) and averages seasonal variations in trips generated.

If the 99 acre parcel were built-out to the existing zoning, 25 residential dwellings on 4-acre lots could be built on the parcel, generating an average of 239.25 vehicle trips per day. As proposed, this cultivation and infusion facility, an agricultural use, is expected to generate significantly less traffic than if the site were developed, as it is currently zoned, for residential home sites. It is likely that even at full build-out, as proposed by this applicant; the trip generation for this site would be less than if developed as a residential use. At this time the applicant is requesting to use about 40 acres of the full site for this proposed use.

There is also second access point onto the subject parcel. It is unclear if the applicants intend to use this access point for this proposed use, for general agricultural use or to close it off. It is requested that this Traffic Statement address this secondary access and either close this access or legitimize this access and bring it up to County Design Standards.

Trip generation at this location is not significant enough to warrant a full Traffic Impact Analysis; however, the applicant does plan to phase the project over time. At the Commercial permit stage, the applicant is requested to provide a Basic Traffic Statement. Requirements for the Basic Traffic Statement can be found in the December 18, 2015 Memorandum from the County Transportation Planner; see the attached Transportation Memorandum. Based on this conceptual plan phased improvements required at the Commercial Phase are anticipated to be:

1. Phase I and II: Completion of a commercial access driveway onto Ingram Rd. Dedication, if required, of any declared Right-of-Way for Ingram Rd. still within the subject parcel. Delay agreement for the construction of a hard surfaced commercial driveway apron, if and when Ingram Rd. is paved.
2. Phase III: An intersection apron with be needed at Ingram Rd. and Fort Grant Rd. that meets or exceeds County Roadway Design Standards.

The applicant is advised that construction mitigation requirements are difficult to assess at this conceptual stage, but traffic control methods may be required to ensure safety for both the traveling public and the vehicle operators during construction phases.

#### **E. Adequate Services and Infrastructure: Complies**

Electrical service is provided to the site by Sulphur Springs Valley Electric Cooperative; water is supplied by an existing private well and there is an existing septic tank on site.

#### **F. Significant Site Development Standards: Complies**

The applicant has not requested any waivers from site development standards. All site development standards must be met to obtain a non-residential use permit, should this request be approved. The property has adequate area for parking. All of the existing structures on the site meet all of the zoning regulations as they pertain to set-backs, off-site parking, and loading areas, land clearing, water conservation, and Section 1825

of the Zoning Regulations pertaining to medical marijuana. Any future construction of will be required to meet all site development standards and building permit regulations.

In addition to County regulations, the applicant will be required to meet all regulations and requirements established by the State of Arizona for these types of facilities including security cameras, perimeter fencing and secured access to the cultivation greenhouses.

The applicant is advised that the conceptual site plan submitted with this Special Use request will not be adequate for a Commercial Permit request. A site plan accompanying the Commercial Permit application must include all property line and driveway dimensions, a scale and a sight triangle, per Zoning Regulation 1807.06 and/or Roadway Design Standards D-300.

A commercial driveway intersection will be required from the subject parcel onto Ingram Rd. that meets or exceeds the County's Roadway Design Standards. Design standards require that driveways meet or exceed the existing roadway surface, in this case, native surface at the subject parcel connection. However, the County has been systematically chip-sealing roadways in this area and will request that the applicant sign a delay agreement at the time of Commercial Permitting that they will bring their driveway up to a paved commercial access apron at such time in the future that Ingram Rd. is paved. The delay agreement would sunset in ten years. The applicant would have a year under the required ROW/Encroachment Permit to complete this delay agreement condition, if and when Ingram Rd. is improved.

#### **G. Public Input: Complies**

The Applicant sent letters to all property owners within 1,500-feet of the subject parcel to notify them of this application and to address any neighbor concerns.

#### **H. Hazardous Materials: Not Applicable**

The applicant has stated that no hazardous materials will be used at this facility.

#### **I. Off-Site Impacts: Complies**

The proposed facility is not anticipated to produce off-site impacts. The applicant will be installing a commercial filtration system to eliminate off-site odors. The State of Arizona has lighting requirements for medical marijuana facilities. The applicant will be required to install lighting which will be in conformance with the lighting requirements in the County Zoning Ordinance.

#### **J. Water Conservation: Does Not Comply**

The applicant did not specify any water conservation methods that would be used for this facility other than stating that "reasonable" water conservation practices would be used.

#### **V. PUBLIC COMMENT**

The Planning Department staff mailed notices to neighboring property owners within 1,500-feet of the subject property. Staff posted the notice to the County website on December 8, 2015, posted the property on December 15, 2015 and published a legal notice in the *Bisbee Observer* on December 17, 2015. In response to applicant and County mailings, staff received seven calls and letters in opposition to this request.

#### **VI. SUMMARY AND CONCLUSION**

This request is for a Special Use authorization to approve the cultivation and infusion of medical marijuana in at 8251 N. Ingram Road, Willcox, AZ.

No waivers or modifications have been requested. Any State of Arizona requirement for cultivation, security and lighting requirements will be met.

**Approval of this land use does not guarantee that the applicant will be successful in obtaining a license with the State of Arizona for medical marijuana cultivation; obtaining County land use approval is only one part of the State application process.**

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**Factors in Favor of Approving the Special Use**

1. With the recommended Conditions of Approval, the proposed use would fully comply with seven of the ten Special Use factors used by staff to analyze this request and would comply with one additional factor if the Conditions of approval are met;
2. The proposal complies with the Adopted Comprehensive Plan Agriculture and Ranching, Economic Development and Rural Character Elements;
3. The proposal complies with the Zoning ordinance Category D purpose statement;
4. The proposal would have the same visual impact as any other agricultural use that would be allowed by right as a principal permitted agricultural use;
5. The proposal will provide jobs for up to fifteen employees in Phase I up to fifty employees at full build-out; and
6. The proposal is expected to generate significantly less traffic than if the site were developed, as it is currently zoned, for residential home sites.

**Factors Against Allowing the Special Use**

1. Staff has received seven calls and letters in opposition to this application.

**VII. 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;
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;
4. Prior to or concurrent with the first Commercial Permit application the applicant is required to provide a Basic Traffic Statement to the County Transportation Department describing the phased project traffic impacts and proposed mitigation;
5. The applicant is required to obtain a Cochise County Right-of-Way/Encroachment Permit in advance or concurrent with their Commercial Permit application and coordinate with the Highway Department to provide a commercial access apron at the driveway intersection/connection with Ingram as per the Cochise County Roadway Design Standards or as approved by the Highway Department County Engineer;
6. The applicant will be asked to sign a delay agreement to provide a 24 foot wide hard surfaced driveway, with 35 fee radii, should Ingram Road be paved within the next ten years; and
7. Off-site mitigation will be required at Phase III/construction of the third greenhouse for an improved intersection access apron at Fort Grant Road and Ingram Road that meets County Roadway Design

Standards or as approved by the Highway Department County Engineer through the Highway Department.

Sample Motion:

*Mr. Chairman, I move to approve Special Use Docket SU-15-25, with the Conditions of Approval as recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*

**VIII. ATTACHMENTS**

- A. *Special Use application*
- B. *Site plan*
- C. *Location map*
- D. *Agency comments*
- E. *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 201-27-003

APPLICANT Amy Lock

ADDRESS 3707 W. Horeshoo Lane, Willcox, AZ 85643

CONTACT TELEPHONE NUMBER (520) 216-0021

EMAIL ADDRESS: amydlock@outlook.com

PROPERTY OWNER (IF OTHER THAN APPLICANT) Debra Collins

ADDRESS 8251 N. Ingram Road

Willcox, AZ 85643

DATE SUBMITTED 11/25/2015

Special Use Permit Public Hearing Fee (if applicable)	\$ <u>300.00</u>
Building/Use Permit Fee	\$
Total paid	\$ <u>300.00</u>

### 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.)

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? Vacant farmland with an existing residential structure that is aprox 1500 sq ft and a barn that is aprox 3000 sq ft.
2. What is the proposed use or improvement? The applicant proposes to operate a medical marijuana cultivation and infusion facility inside of a newly constructed greenhouse consistent with the zoning regulations in Section 1825 of Cochise County zoning regulations.
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? Please see attached answer.
4. Describe all intermediate and final products/services that will be produced/offered/sold.  
The cultivation and infusion facility will produce medical cannabis in order to provide medicine to an off site dispensary. No products will be sold at this location.

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)

The greenhouse will be built using steel and glass. Any other buildings will be made of block.

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

The development timeline for this project will take place in three phases. Please see site plan.

7. Provide the following information (when applicable):

A. Days and hours of operation: Days: 7 Hours (from 6 AM to 7 PM)

B. Number of employees: Initially: 15 Future: 50  
Number per shift Seasonal changes: Total employees will vary with a max of 50.

C. Total average daily traffic generated:

(1) How many vehicles will be entering and leaving the site.  
We estimate on average 15 cars.

(2) Total trucks (e.g., by type, number of wheels, or weight)  
We estimate one 18 wheel truck per week and two to three cargo type vans.

(3) Estimate which direction(s) and on which road(s) the traffic will travel from the site?  
North on Ft. Grant Rd. to Hardy Rd. East 1 mile to Ingram. North 5 mile to site.

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

(5) At what time of day, day of week and season (if applicable) is traffic the heaviest?  
Traffic patterns are generally low considering the agricultural nature of the site and the fact that the facility is not open to the public. This should be consistent year-round.

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 40,000 per year 14,600,000

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.

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	Private Well	N/A
Sewer/Septic	Septic	N/A
Electricity	SSVEC Sulfer Spring Valley CoOp	N/A
Natural Gas	Southwest Gas	N/A
Telephone	Valley	N/A
Fire Protection	Rural Fire Department	N/A

**SECTION B - Outdoors Activities/Off-site Impacts**

1. Describe any activities that will occur outdoors.

None

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? All material activities will occur indoors. The

location of the greenhouse structure will also provide a large buffer to any 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? Odors will be created inside the facility but the use of advanced commercial filtration systems will prevent any of this odor from reaching the 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)

The driveway and parking areas will be asphalt

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.

Greenhouse growing is know within the farming community to be the most water friendly cultivation approach and this operation will follow all commercially reasonable water conservation practices.

2. How many acres will be cleared? No new acreage will be cleared.  
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 Amy Lock \_\_\_\_\_

Date signed 11/25/2015 \_\_\_\_\_

### **ADDITIONAL ANSWERS TO PART TWO -QUESTIONNAIRE**

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 the neighboring properties?

The cultivation and infusion facility will be governed by both State and County laws and regulations that mandate strict compliance with both operational and security matters including, but not limited to, video surveillance and monitoring and mandatory spacing requirements from residential areas and schools. Moreover, there can be no sale or exchange of medicine at this location. The facility will only be used cultivation and manufacturing and is not open to the public. All cultivation and infusion activities will occur indoors in a tightly regulated and controlled manner and with the location of the greenhouse facility, there will be no impact on the neighboring properties.

November 30, 2015

Jesse Drake, Planning Manager  
Cochise County Community Development  
1415 Melody Lane, Building E  
Bisbee, Arizona 85603

Re: Special Use Project Application Consent for a medical marijuana cultivation and infusion facility at 8251 N. Ingram Road, Willcox, AZ, APN 201-27-003

Dear Mrs. Drake :

I am the current owner of the real property described above. As such, I hereby authorize Mrs. Amy Lock to sign, file, and pursue an application for a special use project application of the above property on our behalf. The aforementioned parties are authorized to take any action as required in connection with such application.

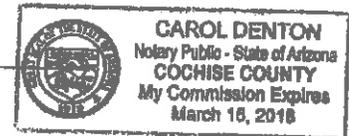
Sincerely,

  
Mrs. Debra Collins

State of Arizona                    )  
  ) ss  
County of Cochise                )

On the 30<sup>th</sup> day of November, 2015, before me, the undersigned Notary Public, personally appeared Debra Collins and that he being duly authorized to do so, executed the foregoing instrument for the sole purpose contained therein.

  
Notary Public

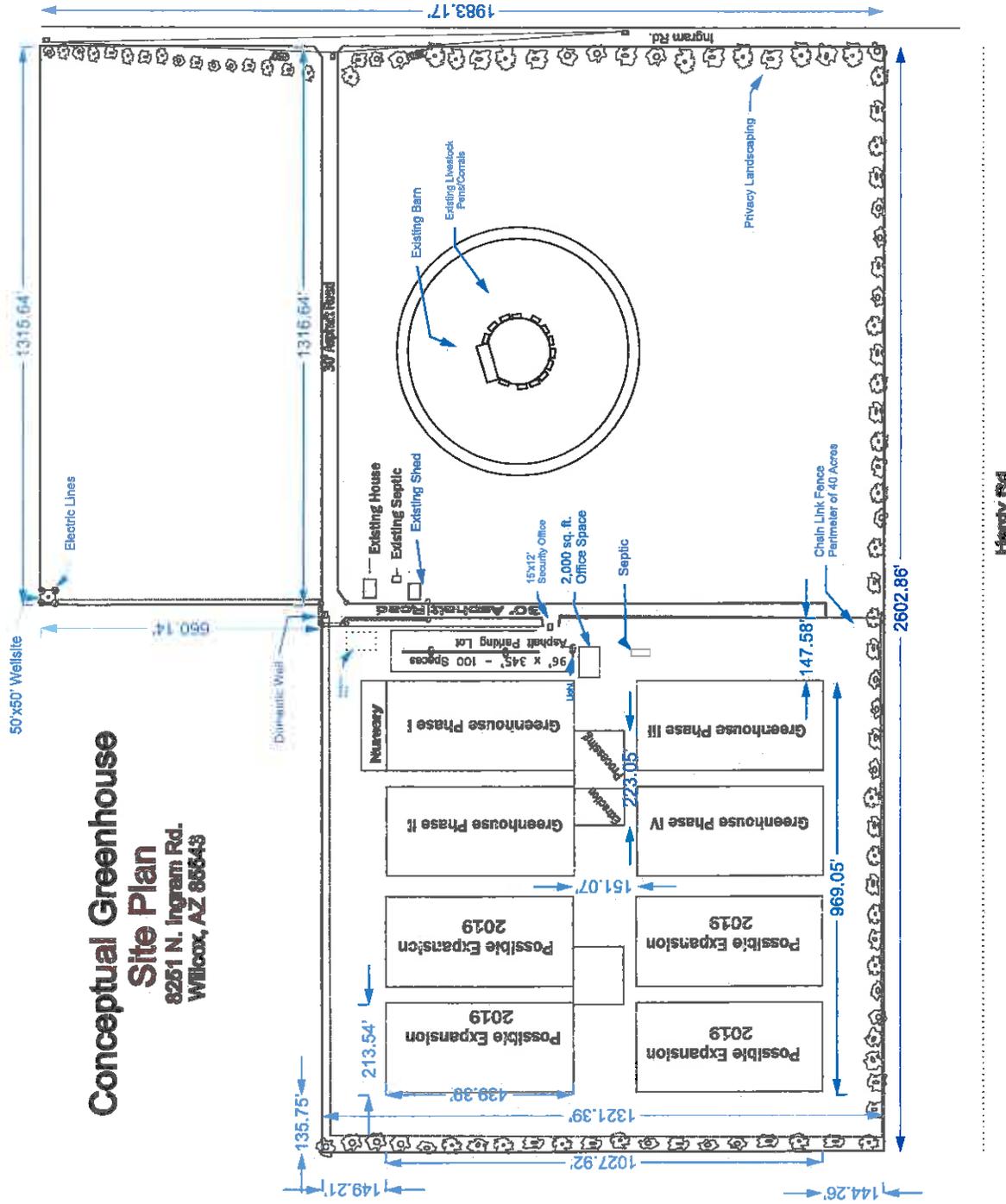


03-15-2018  
My Commission Expires

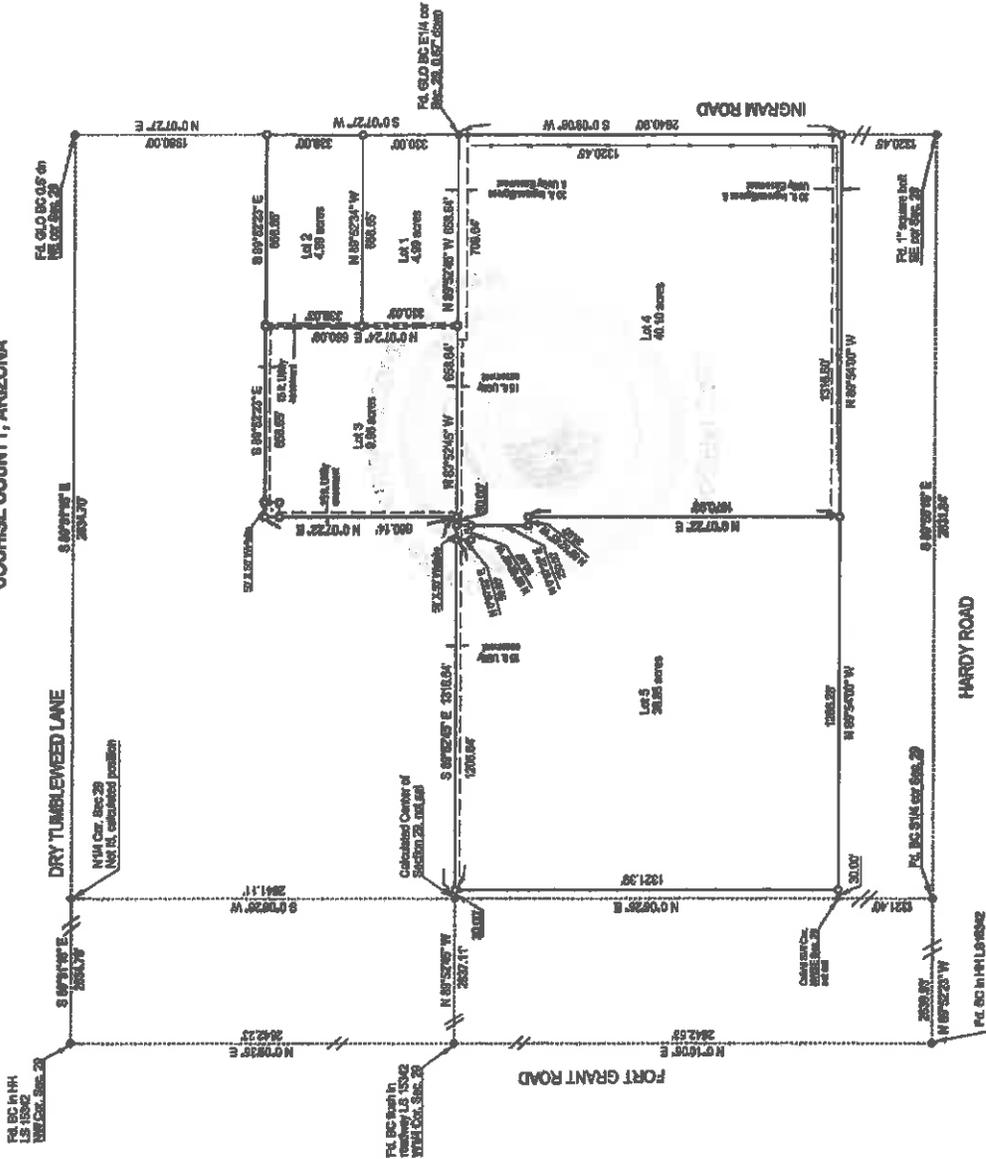
DATED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015

# Conceptual Greenhouse Site Plan

8251 N. Ingram Rd.  
Willcox, AZ 85643



**RESULT OF SURVEY  
PORTIONS OF EAST HALF SECTION 29  
TOWNSHIP 12 SOUTH RANGE 24 EAST  
GILA AND SALT RIVER MERIDIAN  
COCHISE COUNTY, ARIZONA**



**NOTES:**

**BASIS OF BEARINGS:** The North line of Section 29, T12S R24E, S 89°57'10" E as shown herein. Geodetically derived bearings. Prior measurements, rights of way, corners, restrictions under color of title, etc. not shown, nor are they intended to be shown on this plat.

**CAUTIONARY NOTE:** This map does not constitute a division of land. A property conveyance must be recorded to effect any division of land.

**LEGEND**

- Section recommendation as noted
- Property or valuable pit set, 1/2" when with plastic cap  
L.S. 16116
- Easement pit set or calculated point as noted.
- Existing fence



RECORDED DATA  
STATE OF ARIZONA  
COUNTY OF COCHISE

FILED FOR RECORD AT THE REQUEST OF SUNISTER ENGINEERING  
ON THE 27<sup>th</sup> DAY OF Sept 2005 IN BOOK 27.  
OF MAPS OF SURVEY AT PAGE 155. THEREOF.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR  
ABOVE WRITTEN.

*James W. Craft*  
COCHISE COUNTY RECORDER

**CERTIFICATION**  
I HEREBY CERTIFY THAT THIS PLAT, CONSISTING OF ONE SHEET  
HEREIN, WAS PREPARED BY ME OR UNDER MY SUPERVISION AND  
THAT THE PROPERTY CORNERS AND SURVEY MEASUREMENTS SHOWN AS  
SHOWN HEREON.

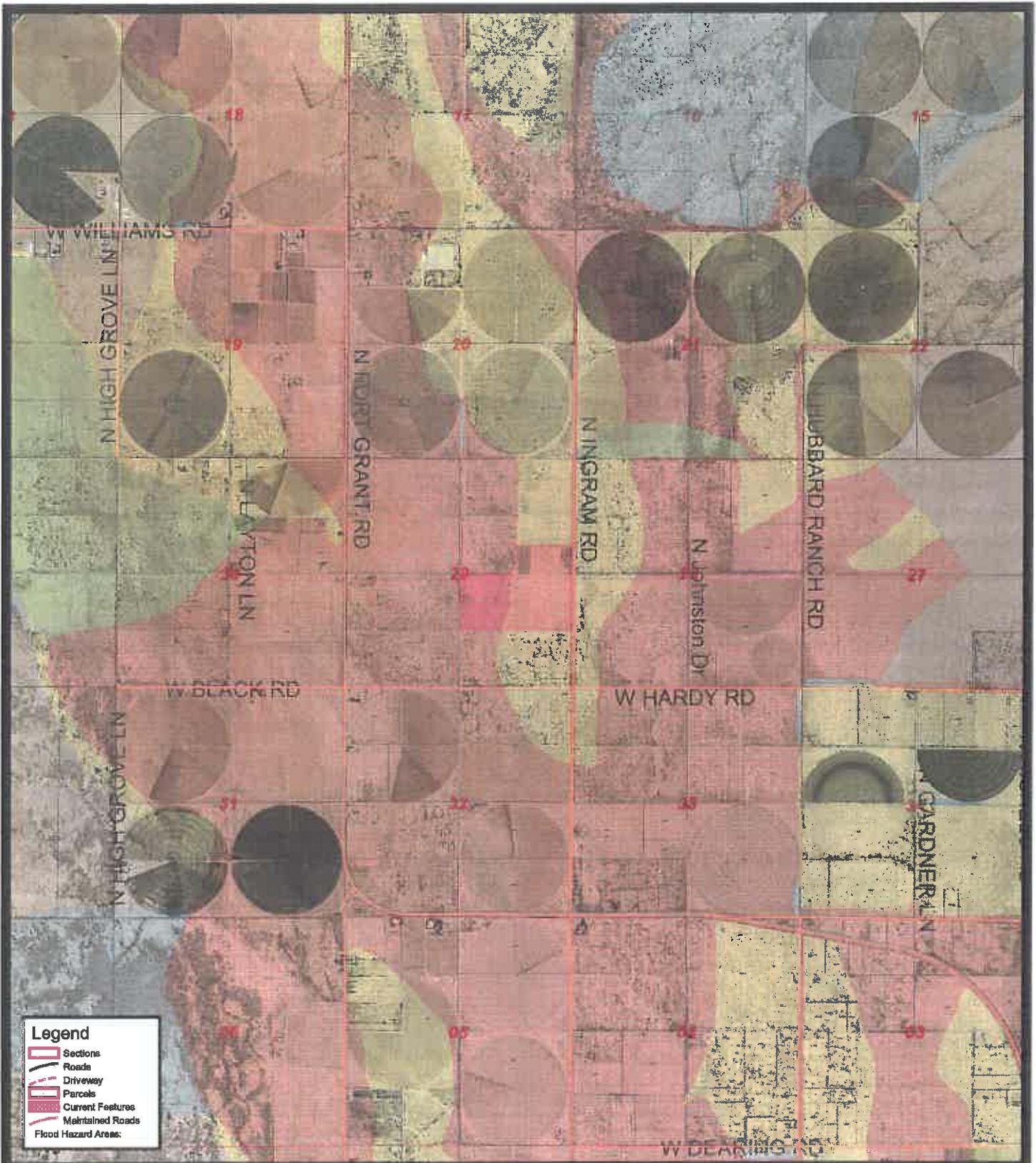


*James W. Craft*  
JAMES W. CRAFT, R.L.S. NO. 16116

SUNISTER ENGINEERING AND SURVEYING  
225 N. FRONTAGE ROAD SUITE 107 (PO BOX 786)  
PEARCE, ARIZONA 85625  
Phone (620) 828-3728 Fax (620) 828-4403  
Job No. 2005-04-511 DATE: 9-28-05

Fee # 05-093621

Bk 27  
Pg. 95



**Legend**

- Sections
- Roads
- Driveway
- Parcels
- Current Features
- Maintained Roads
- Flood Hazard Areas



SU-15-25 (Lock)  
 8251 N Ingram Rd  
 Willcox AZ  
 APN 201-27-003  
 with Flood Zone overlay

This map is a product of the  
 Cochise County GIS  
 Information Technology Dept.

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**Cochise County  
Community Development**

**Highway and Floodplain Division**

*Public Programs...Personal Service*  
www.cochise.az.gov

**MEMORANDUM**

**Date:** December 18, 2015  
**To:** Jesse Drake, Planning Manager  
**From:** Karen L. Lamberton, AICP County Transportation Planner  
Dennis L. Donovan, P.E.  
**Subject:** Lock Medical Marijuana/SU-15-25/Parcel # 201-27-003

The applicant, Amy Lock, is requesting a Special Use authorization to use a portion of the subject parcel for construction of facilities for the cultivation and infusion of medical marijuana. The property is zoned RU-4, Rural, and the proposed growing and infusion processes are considered a Special Use in that zone under Sections 607.53 and 607.56 of the Zoning Regulations.

The property is located on the west side of N. Ingram Road approximately 1.25 miles North of Fort Grant Road northwesterly of the City of Willcox. An alternate access route is provided from Fort Grant (after it has curved northerly one mile west of the Ingram Rd. intersection) westerly along Hardy Road to Ingram Rd and then north one-quarter mile to the southeast corner of the property. Access to the parcel's proposed facilities as indicated on the concept plan is shown to be provided at the current gated driveway at 8251 N. Ingram Rd.

**Special Use Authorization Conditions**

We have no objection to issuing the requested Special Use Authorization with the following conditions and advisory notes to the applicant:

1. In advance or concurrent with their first Commercial Permit application, the applicant is required to submit a Basic Traffic Statement describing the phased project traffic impacts and proposed mitigation.
2. In advance or concurrent with their first Commercial Permit application the applicant is required to obtain a Cochise County Right-of-Way/Encroachment Permit and coordinate with the Highway Dept. to provide a commercial access apron at the driveway intersection/connection with Ingram Rd. as per the County Roadway Design standards or as approved by the Highway Dept. County Engineer.
3. The applicant will be asked to sign a delay agreement to provide a 24 foot wide hard surfaced driveway, with 35 feet radii, should Ingram Rd. be paved within the next ten years.

**Highway and Floodplain**  
1415 Melody Lane, Building F  
Bisbee, Arizona 85603  
520-432-9300  
520-432-9337 fax  
1-800-752-3745  
highway@cochise.az.gov  
floodplain@cochise.az.gov

**Planning, Zoning and Building Safety**  
1415 Melody Lane, Building E  
Bisbee, Arizona 85603  
520-432-9300  
520-432-9278 fax  
1-877-777-7958  
planningandzoning@cochise.az.gov

4. Off-site mitigation will be required at Phase III/construction of the third greenhouse for an improved intersection access apron at Fort Grant Rd. and Ingram Rd. that meets County Roadway Design Standards or as approved by the County Engineer through the Highway Dept.

### **Background**

The applicant is proposing to cultivate and infuse medical marijuana on the site in a series of buildings and greenhouses, constructed and phased in over time. Access from Ingram Rd. into the subject parcel is conceptually planned to be from an existing driveway located at the East Quarter Corner of Section 29, T12S, R24E, one-half mile north of Hardy Rd.

### **Driveway Access**

Ingram Rd. is county-maintained and classified as a Rural Minor Access roadway, with a native surface at the vicinity of this property. Ingram Rd. is paved with a chip seal/double bituminous surface treatment (DBST) driving surface starting from about 300 feet north of Hardy Rd to about 300 feet south of that intersection. Hardy Rd. is also paved (DBST) from the intersection with Ingram Rd. for the one mile reach westerly to N. Fort Grant Rd. Although the applicant states that most travel will occur along the Hardy Rd. alignment, the Ingram Rd. connection with Fort Grant Rd. is the more direct route and more likely to be used even though it is a slightly longer stretch of native-surfaced roads.

A commercial driveway intersection will be required from the subject parcel onto Ingram Rd. that meets or exceeds the County's Roadway Design Standards. Design standards require that driveways meet or exceed the existing roadway surface, in this case, native surface at the subject parcel connection. However, the County has been systematically chip-sealing roadways in this area and will request that the applicant sign a delay agreement at the time of Commercial Permitting that they will bring their driveway up to a paved commercial access apron at such time in the future that Ingram Rd. is paved. The delay agreement would sunset in ten years. The applicant would have a year under the required ROW/Encroachment Permit to complete this delay agreement condition, if and when Ingram Rd. is improved.

The Right-of-Way/Encroachment Permit information is available from the Highway Dept. and can be obtained by contacting the Highway Dept. at 520-432-9300 and speaking with Francis Martinez. The fee for this Highway Permit is \$100.00 and should be obtained concurrently with, or in advance of, the Commercial Permit application for this use. It is highly recommended that the applicant proactively address this issue in advance of submitting their Commercial Permit so that their Commercial Permit site plan accurately illustrates the approved access roadway apron.

### **Traffic Analysis**

This type of use is akin to a small-scaled agricultural use: average trip generation rates specifically for this type of growing operation have not been developed on either a national or state-level at this time. The applicant anticipates up to 50 employees, at full-build out of this project, which has the potential to generate an estimated range of 76.5 to 224 vehicle trips per day. Greenhouses tend to stabilize the typical seasonal variations inherent in open agricultural activities. The applicant is proposing a staged greenhouse development with three or five phases over time, as market demand allows.

Note: Vehicle trips are different than number of vehicles that travel to the site. Average vehicle trips per day also include incidental traffic generated due to the presence of any particular use (e.g. mail, deliveries, trash pick-up) and averages seasonal variations in trips generated.

The initial phase of construction would consist of the first 86,000 square foot greenhouse plus facilities for infusion. It is uncertain if the nursery shown on the site plan is in Phase 1. The applicant indicates a start up operation with approximately 15 employees, which would likely generate an estimated 45 vehicles trips per day with a potential range between 23 to 67 vehicle trips per day. It appears that the medical marijuana operation will be on the 40 acres of land in the property most distant from the access road, Ingram Rd. The other 60 acres in the parcel are planned to be used for agricultural purposes. An assumption is made by the Transportation Planning Department, based on this application, that there will be no increase above 50 employees if the 40 acres of greenhouses and 60 acres of other crop growth occur simultaneously at some point in the future.

If built out to a full residential use this 100 acre parcel would likely generate an average of 239.25 vehicle trips per day, for 25 residential units. As a growing and infusion operation only, with no dispensary operation, the requested use is not likely to change the type of use that has historically been on this site nor the type and volume of traffic associated with an agricultural greenhouse operation. It is likely that even at full build-out, as proposed by this applicant; the trip generation for this site would be less than if developed as a residential use. At this time the applicant is requesting to use about 40 acres of the full site for this proposed use.

#### **Traffic Statement Requirements**

Trip generation at this location is not significant enough to warrant a full Traffic Impact Analysis; however, the applicant plans to phase in their improvements over time. At the first Commercial permit submitted the applicant is requested to provide a Basic Traffic Statement. This report does not need to be completed by a Traffic Engineer but does need to include the following items:

- A.** A brief description of the proposed project. Include a map that shows the access driveways and internal circulation as well as on-site parking areas.
- B.** Provide information about the construction phase of this project; tentative construction schedule, number of construction trucks per day, size of trucks, days and times anticipated for construction traffic.
- C.** Describe mitigation measures for controlling dust, if needed.
- D.** Describe potential impact, duration and proposed mitigation for construction phases of the development. Specifically identify any measures that might need taken for traffic control during the construction phase and for reconstruction of the roadway after construction.
- E.** Describe each phase of the project with tentative timeframes of implementation with traffic impacts and mitigation for each phase.

It may be that the construction phase is not significant enough to warrant any additional mitigation; however, at the conceptual stage it is hard to make that assessment. The applicant is advised that if there are clustered construction trucks making turning movements, warning drivers to slow and pay attention may be needed and/or other appropriate methods of traffic control to ensure safety for both the traveling public and the construction vehicle drivers.

There is also second access point onto the subject parcel. It is unclear if the applicants intend to use this access point for this proposed use, for general agricultural use or to close it off. It is requested that this Traffic Statement address this secondary access and either close this access or legitimize this access and bring it up to County Design Standards.

Based on this conceptual plan phased improvements required at the Commercial Phase are anticipated to be:

1. **Phase I and II:** Completion of a commercial access driveway onto Ingram Rd. Dedication, if required, of any declared Right-of-Way for Ingram Rd. still within the subject parcel. Delay agreement for the construction of a hard surfaced commercial driveway apron, if and when Ingram Rd. is paved.
2. **Phase III:** An intersection apron will be needed at Ingram Rd. and Fort Grant Rd. that meets or exceeds County Roadway Design Standards.

**Advisory Note for the Applicant**

The conceptual plan is adequate for this Special Use application but will not be adequate at the Commercial Permitting stage. At the commercial permit stage additional details, including a sight distance triangle, per Zoning Regulation 1807.06 and/or Roadway Design Standards D-300, will be needed on the site plan or as a separate illustration (could be included in the Traffic Statement).

Failure to provide required details on the site plan at the Commercial Permit stage may result in the application being found deficient and returned for revisions. Checklists and examples available from the Planning and Zoning Dept. office.

Should the scope or scale of operation change during the process of review by the State and Federal agencies the applicant is advised that conditions related to off-site impacts may change.

If the applicant or the applicant's Traffic Engineer has any questions about the requested Traffic Statement they may contact our office for assistance.



# COCHISE COUNTY COMMUNITY DEVELOPMENT

*"Public Programs...Personal Service"*

## MEMORANDUM

**DATE:** December 16, 2015

**TO:** Jesse Drake, Planning Manager

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

**SUBJECT:** Special Use Permit for Amy Lock (SU-15-25)

**Background:** Amy Lock is requesting a Special Use authorization to approve a facility for the cultivation and infusion of medical marijuana on a portion of a 99-acre RU-4 Rural zoned property. The proposed uses are considered Special Uses in RU-4 Rural Zoning Districts under Sections 607.53 and 607.56 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 dedication needs for county maintained roads.

**Analysis:**

- Access for the subject parcel is from Fort Grant Road North to Hardy Road, then East for approximately 1 mile to Ingram Road. North on Ingram Road approximately 0.5 mile to APN 201-27-003. Ingram Road (#458) is a county maintained road and serves as the Easterly property boundary of the subject parcel.
- Ingram Road is functionally classified as a Rural Minor Access road and has a 1999 ADT count of 56. Per Figure D-103 of the County Road Construction Standards, the minimum right-of-way width required is 50'.
- Ingram Road is established as a County Highway at a declared width of 66' per Arizona Revised Statutes 28-1861.B. Records indicate that the half width of 33' has not been perfected at this time.

**Recommendation:**

- It is recommended that the applicant perfect the right-of-way for Ingram Road. County Staff is able to prepare dedication documents for a 33' wide right-of-way across the subject parcel.
- Please inform the applicant to contact the Cochise County Right-of-Way staff to complete this dedication recommendation.



# Sulphur Springs Valley Electric Cooperative, Inc.

A Touchstone Energy® Cooperative 

## REVIEW

**To:** Jesse Drake-Planning Manager-Cochise County  
**From:** Ruth Bigelow-Right of Way Agent  
**Date:** 12/07/15  
**Re:** SU-15-25 (Lock Medical Marijuana facility)

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- SSVEC has no conflicts

If you have any questions concerning this review please contact me at 520-384-5513 or [rbigelow@ssvec.com](mailto:rbigelow@ssvec.com)

Special Use Docket SU-15-25 (LOCK)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

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NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

COMMUNITY DOESN'T NEED MARIJUANA

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(Attach additional sheets, if necessary)

PRINT NAME(S): CECELIA ZUCK

SIGNATURE(S): BY PHONE

TAX PARCEL NUMBER: 404-21-057 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Hearing date: 1-13-16

TAKEN BY : Jesse Drake, Planning Manger  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

Special Use Docket SU-15-21 (CANNNA)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NO, I DO NOT SUPPORT THIS REQUEST:  
Please state your reasons:

POTHEADS - DON'T NEED ANY IN THE AREA  
IMPAIRED DRIVERS  
DRAWS DRUGUSERS TO COMMUNITY  
DON'T NEED IN THE COMMUNITY

(Attach additional sheets, if necessary)

PRINT NAME(S): SCOTT WOLFE  
SIGNATURE(S): BY PHONE  
MCKEAL  
9286 H. WYNN DRIVE

TAX PARCEL NUMBER: 404-19-001 ✓ (the eight-digit identification number found on the tax statement from the Assessor's Office)

Hearing date: 1/13/15

TAKEN BY : Jesse Drake, Planning Manger  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

Special Use Docket SU-15-25 (lock)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

X NO, I DO NOT SUPPORT THIS REQUEST:  
Please state your reasons:

1. FOR MORAL REASONS
2. NOT FDA/DEA APPROVED
3. CLASSIFIED BY DEA AS A SCHEDULE I CONTROLLED SUBSTANCE.
4. CLASSIFIED AS A CONTROLLED SUBSTANCE BY THE MAJOR CORP. I WORK FOR.
5. WILL DE-VALUE MY PROPERTY

(Attach additional sheets, if necessary)

PRINT NAME(S): TERRY & CYNTHIA MAIDUX

SIGNATURE(S): *Terry Maidux*

TAX PARCEL NUMBER: 42337011-D (the eight-digit identification number found on the tax statement from the Assessor's Office) 42337011-G

Hearing date: 1/13/16

TAKEN BY: Jesse Drake, Planning Manger  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

COCHISE  
DEC 08 2015  
PLANNING

Special Use Docket SU-15-25 (LOCK)

\_\_\_\_ YES, I SUPPORT THIS REQUEST  
Please state your reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NO, I DO NOT SUPPORT THIS REQUEST:  
Please state your reasons:

POICING NON-EXISTANT  
DON'T WANT ANY MEDICAL MARIJUANA IN THE COUNTY  
\_\_\_\_\_  
\_\_\_\_\_

(Attach additional sheets, if necessary)

PRINT NAME(S): RAY ZUCIC BY PHONE 3598 W. DAVIS RD MCNEAL

SIGNATURE(S): \_\_\_\_\_  
\_\_\_\_\_

TAX PARCEL NUMBER: \_\_\_\_\_ (the eight-digit identification number found on the tax statement from the Assessor's Office)

Hearing date: 1/13/16

TAKEN BY : Jesse Drake, Planning Manger  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

Special Use Docket SU-15-25 (Lock)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NO, I DO NOT SUPPORT THIS REQUEST:  
Please state your reasons:

*Don't need in the area*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Attach additional sheets, if necessary)

PRINT NAME(S): Nathan Zuck 10646 N. Mormon Rd.  
SIGNATURE(S): By phone 12/10/15 Elfredo

TAX PARCEL NUMBER: 403-12-002 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Hearing date: 1-13-16

TAKEN BY : Jesse Drake, Planning Manger  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

Special Use Docket SU-15-25 (Lock)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

I believe this will hurt the sellability of my property that borders this property. I believe the smell and security for this type of will damage the rural setting of the area.

(Attach additional sheets, if necessary)

PRINT NAME(S): James Harry Brown IV

SIGNATURE(S): James H. Brown JR

YOUR TAX PARCEL NUMBER: 201-27-004 & \_\_\_\_\_ (the eight-digit identification number found on the tax statement from the Assessor's Office) 201-26-003

Your comments will be made available to the Planning Commission. Submission of 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 no later than 4 PM on Wednesday, December 30, 2015 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline for the staff report you may still mail or send email comments to Jesse Drake at [jdrake@cochise.az.gov](mailto:jdrake@cochise.az.gov) that must be received by January 12, 2016 to have your support or non-support noted verbally noted at the meeting. You may also personally make a statement at the public hearing on January 13, 2016. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jesse Drake, Planning Manger  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

**Drake, Jesse**

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**From:** Douglas Miller [millerdouglass@yahoo.com]  
**Sent:** Monday, December 28, 2015 10:02 AM  
**To:** Drake, Jesse  
**Subject:** Written Comments for Staff Report

Good Morning Jesse,

I am emailing this morning in reference to the **Docket SU-15-25 (Lock)** zoning application on parcel, APN 201-27-003, located at 8251 N. Ingram Road, Willcox, AZ. Our land joins this parcel and we: Dr. Douglas Miller, Lee Ann Miller, Guy Miller, Joyce Miller, Ben Miller, and Samantha Miller, **Do Not** support this request.

Because of the holidays and being out of town, I was unaware of the December 30<sup>th</sup> deadline for mailing written comments to the Planning Commission. Therefore, if I emailed you an attached Word document along with the electronic version of the original form that was sent to us, before the Wednesday, December 30<sup>th</sup> by 4pm deadline, could it be printed and submitted to the Planning Committee for their review?

I apologize for the inconvenience of our request, but we feel that it is important to the youth and young adults in our community to preserve their integrity and rural way of life without the additional influence of allowing a "Marijuana Factory" to be established. My wife and I have taught at Willcox High School and Cochise College for the past 17 years and the young people of the Willcox area do not need more pressure in dealing with substance abuse.

Thank you for your time and I hope that the forthcoming emailed written comments can be submitted and included in the staff report to the Commission.

Thanks,  
Doug

Douglas Miller, Ph.D  
8526 North Ingram Road  
Willcox, Arizona 85643  
(520) 307-5318 (cell)

*APN 201-27-003*



**Willcox High School**  
**"Home of the Cowboys"**

240 N. Bisbee Avenue  
Willcox, Arizona 85643

*Dr. Douglas S. Miller*

(520) 384-8654  
(520) 384-4006 (Fax)

December 28, 2015

RE: Docket SU-15-25 (Lock) ~ Do Not Support This Request

Dear Planning Commission,

I am responding to the **Docket SU-15-25 (Lock)** zoning application on parcel, APN 201-27-003, located at 8251 N. Ingram Road, Willcox, Arizona. Our land (parcel number 201-26-002 0) joins this parcel and we: Dr. Douglas Miller, Lee Ann Miller, Guy Miller, Joyce Miller, Ben Miller, and Samantha Miller, **Do Not** support this request.

We feel that it is important to the youth and young adults in our community to preserve their integrity and rural way of life without the additional influence of allowing a "Marijuana Factory" to be established. My wife and I have taught at Willcox High School and Cochise College for the past 17 years and the young people of the Willcox area do not need more pressure in dealing with the potential of substance abuse.

Although this application is for a facility for cultivation and infusion of medical marijuana, when reviewing *The Planning Center's* long range site plan it is clear that the intention is more elaborate than only providing product to a medical marijuana dispensary. According to an article published in March of this year, by Ken Alltucker, stated that the 58 Arizona permitted marijuana dispensaries and the few additional planned dispensaries can produce far more medical marijuana than Arizona's 61,000 card holding patients can smoke, eat or ingest as growers can only legally sell to in-state dispensaries. The approval of this special use application would only add to the glut of medical marijuana in Arizona according to current state law, therefore this request should be denied.

We moved to Arizona 17 years ago and chose to live in a rural area where life is simpler, dirt roads are common, and where night lights are sparsely used. A medical marijuana facility would generate an excess of lighting at night because of greater security measures needed. As well, an increase in road traffic would greatly multiply dust levels along Ingram Road and the surrounding area. These two additional pollutions (light and dust) would disrupt and infringe on our current rural way of life and undermine our ranch business.

Our family ranch has been raising German Shorthaired Pointer birds for the last ten years and two species of quail native to Arizona. The increase in dust pollution and extra artificial night lights, originating from a medical marijuana facility, would create a hardship on our family ranch business by unbalancing the natural process of our quail's egg laying. Egg laying is triggered by the seasonal increase and decrease of daily sunlight and constant artificial light disrupts the

natural process. Additional levels of dust will also obstruct the natural process of quail which are naturally wild and spook easily. With lower quail egg production, less eggs would be incubated, thus reducing our annual quail chick output. This reduction in quail chicks would in turn hamper the birddogs training process and lower our profits for dog and puppy sales, creating a business hardship.

In conclusion, this special zoning application, **Docket SU-15-25 (Lock)** allowing for the construction of a medical marijuana facility should **NOT** be approved. By denying this application, the youth and young adults of the Willcox area can retain their rural way of life without additional pressures from prospective substance use now or in the future. Denying this application would also preserve our ranch business without placing a hardship on our current operation.

Thank you for your time and consideration. We, the Miller family, thank the Commission in advance for denying this special zoning application.

Thanks,

Douglas Miller, Ph.D  
Professor / Ranch Manager  
8526 North Ingram Road  
Willcox, Arizona 85643  
(520) 307-5318 (cell)

Guy Miller  
Retired – Birddog Trainer  
8760 North Ingram Road  
Willcox, Arizona 85643  
(520) 384-3110 (home)

Samantha Miller, BA, L2  
2<sup>nd</sup> Year Law Student  
Oklahoma City School of Law  
8526 North Ingram Road  
Willcox, Arizona 85643  
(520) 507-2732 (cell)

Lee Ann Miller, MS  
Instructor / Ranch Manager  
8526 North Ingram Road  
Willcox, Arizona 85643  
(520) 307-5319 (cell)

Joyce Miller  
Retired – Birddog Trainer  
8760 North Ingram Road  
Willcox, Arizona 85643  
(520) 384-3110 (home)

Benjamin Miller  
Pre-Law Student  
Central Iowa College  
8526 North Ingram Road  
Willcox, Arizona 85643  
(520) 307-0554 (cell)

