



**Planning  
Commission**



# Cochise County Planning Commission

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

**Regular Meeting  
April 13, 2016  
4:00 p.m.**

## AGENDA

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

**Item 1- (Page 1) – Docket SU-16-01 (AEPCO).** A request for approval of a solar energy project in two phases on approximately 22 acres of (HI), Heavy Industry, zoned property on the south side of the Arizona Electric Power Cooperative Inc. power plant located at 3525 N. Highway 191 in Cochise AZ. The applicant is Arizona Electric Power Cooperative Inc.

**Item 2 - (Page 85) –PUBLIC HEARING – Docket SU-06-14C (CQ Palominas)** A request for a Special Use modification to approve a new wall sign and an over-height sign at the Copper Queen Palominas Clinic, a 1.76-acre, R-36, Residential zoned

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

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

Packets and staff reports are available for review at the Community Development Department. Questions or concerns may be directed to Planning Department, at 520-432-9300. Agendas and minutes are posted on Cochise County's home page in the "Public Meeting Info" link.

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

**COMMUNITY DEVELOPMENT DEPT.  
HOURS OF OPERATION  
Monday through Friday  
7:30 a.m. to 5:00 p.m.  
Phone: 520.432.9240  
Fax: 520.432.9278**

property located at 10524 Highway 92, Hereford, Arizona. The Applicant is Copper Queen Community Hospital/Palominas-Hereford Clinic.

**Item 3 - (Page 123) –PUBLIC HEARING – Docket SU-16-03 (Levine)** A request for a Special Use modification to approve a dog kennel/animal boarding facility on a 39-acre RU-4, Rural zoned property located at 6475 S. Jeffords Trail, Willcox, AZ. The proposed use is considered a Special Use in RU-4 Rural Zoning Districts under Section 607.06 of the Zoning Regulations. The Applicants are Alvin and Sileigh Levine.

**Item 4 - (Page 159) –PUBLIC HEARING – Docket SU-16-04 (Kriaris)** A request for a Special Use modification to approve a facility for the cultivation and infusion of medical marijuana on 40 acre RU-10, D-Rural zoned property located at 6952 S Covered Wagon Rd, Willcox, AZ. The Applicant is Nick Kriaris/NGK Enterprises Inc.

**Item 5 - (Page 199) –PUBLIC HEARING – Docket SU-16-07 (Brown)** A request for a Special Use modification to approve an animal boarding and a doggy daycare facility on a vacant 2.3-acre General Business (GB), zoned property located approximately one-quarter mile north of the intersection of E Hazen Rd. and S. Wardle Rd. near Sierra Vista, AZ. The Applicant is Nicole Brown.

**Item 6 - (Page 237) –PUBLIC HEARING – Docket SU-16-05 (Canna Sunglow)** A request for a Special Use modification to approve a facility for the cultivation and infusion of medical marijuana on 3.46 acres of a 393 acre RU-4, Rural zoned property located at 14066 S Sunglow Rd, Pearce, AZ. The Applicant is Canna Consultants Inc.

## **6. PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS.**

### **Report on April 12<sup>th</sup> Board of Supervisors meeting**

- a. Abandonment of Foremost subdivision

### **Next P&Z Commission meeting**

**May 11, 2016**

- a. SU-16-06 (Frazier) medical marijuana north of Elfrida
- b. SU-99-09 (Muhammad) revocation of SUP for airstrip in abandoned Foremost subdivision
- c. Special Use request for indoor recreation in Whetstone

### **Upcoming**

- a. SU-16-09 (Kramme) request for Tire Aggregate Storage near Willcox
- b. Minor zoning regulation update

## **7. CALL TO COMMISSIONERS ON RECENT MATTERS.**

## **8. ADJOURNMENT**

**COCHISE COUNTY PLANNING & ZONING COMMISSION  
DRAFT MINUTES  
March 9, 2016  
REGULAR MEETING at 4:00 p.m.**

The regular meeting of the Cochise County Planning and Zoning Commission was called to order at 4:00 p.m. by Chairman Greene at the Cochise County Complex, 1415 Melody Lane, Building G, Bisbee, Arizona in the Board of Supervisors' Hearing Room. Mr. Greene admonished the public to turn off cell phones, use the speaker request forms provided, and to address the Commission from the podium using the microphone. He explained the time allotted to speakers when at the podium. He then explained the composition of the Commission, and indicated that there was one Tentative Plat Extension, two Special Use Dockets, and one Special Use Modification Docket on the agenda. Mr. Greene explained the consequences of a potential tie vote and the process for approval and appeal.

**ROLL CALL**

Mr. Greene noted the presence of a quorum and called the roll, asking the Commissioners to introduce themselves and indicate the respective District they represent; seven Commissioners (Jim Martzke, Carmen Miller, Wayne Gregan, Patrick Greene, Liza Weissler, Nathan Watkins and Pat Edie indicated their presence. Staff members present included; Paul Esparza, Planning Director; Jesse Drake, Planning Manager; Britt Hanson, Chief Civil Deputy County Attorney; Peter Gardner, Planner I; and Jim Henry, Planner I.

**APPROVAL OF THE MINUTES**

**Motion:** March 9, 2016 Action: Approve

**Moved by:** Mr. Martzke **Seconded by:** Mr. Watkins

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

**Yes:** Mr. Martzke, Mr. Gregan, Mr. Greene, Ms. Weissler, Mr. Watkins, and Ms. Edie

**No:** 0

**Abstain:** Ms. Miller

**CALL TO THE PUBLIC:**

Mr. Jack Cook of Bisbee spoke on matters of personal concern.

**NEW BUSINESS**

**Item 1 NOT A PUBLIC HEARING Docket S-05-05 (La Marquesa)**

This request is for approval of an additional one-year time extension for the La Marquesa Subdivision Tentative Plat that was originally approved by the Board of Supervisors on February, 5, 2007. The current Tentative Plat extension expired on February 5, 2016. The developer is Mr. Patrick Kirk and the Project Engineer is Mr. Blaine Reely of Monsoon Consultants in Tucson. Chairman Greene called for the Planning Director's report. Planning Manager Jesse Drake presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. Ms. Drake also explained Staff's analysis of the request. She closed by listing factors in favor of and against approval and invited questions from the Commission. Mr. Martzke asked if the extension were granted, then the original regulations

would apply. Ms. Drake stated that this was correct. Mr. Gregan asked if any new standards adopted would apply. Ms. Drake stated that newly adopted standards would not apply.

Chairman Greene then invited the Applicant to speak. Mr. Patrick Kirk spoke briefly, explaining that there have been no positive changes to the real estate market since last year.

Mr. Greene invited discussion. There being no discussion, Mr. Greene asked for Staff's recommendation. Ms. Drake recommended Conditional Approval with the same conditions previously approved. Mr. Greene called for a motion. Mr. Martzke made a motion of Conditional Approval, with the Conditions as recommended by Staff. Mr. Watkins seconded the motion. There being no further discussion, Mr. Greene called for a vote on the motion. The motion failed 2-5, with Mr. Greene and Mr. Watkins in favor.

**Motion:** Motioned to Extend the Tentative Plat for one year, with the Conditions recommended by Staff

**Moved by:** Mr. Martzke **Seconded by:** Mr. Watkins

**Vote:** Motion Failed (**Summary:** Yes = 2, No =5, Abstain = 0)

**Yes:** Mr. Greene and Mr. Watkins

**No:** Mr. Martzke, Ms. Miller, Mr. Gregan, Ms. Weissler, and Ms. Edie

**Abstain:** 0

**Item 2 PUBLIC HEARING Docket SU-16-02 (Doman)** A request for a Special Use authorization for gunsmithing services, with accessory retail sales, in a Rural (RU) zoning district located at 1384 E. Jefferson Road, north of Huachuca City. The applicant is Lance Doman.

Chairman Greene called for the Planning Director's report.

Planner I Peter Gardner presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. Mr. Gardner also explained Staff's analysis of the request, including the requested Modifications. He noted the support and opposition received, and closed by listing factors in favor of and against approval and then invited questions from the Commission.

Mr. Greene then opened the Public Hearing. The Applicant, Mr. Doman spoke, explaining the limited nature of the business, and what he was permitted to do under his Federal Firearms License.

There being no speakers, Mr. Greene closed the Public Hearing. Mr. Gregan asked if anything would be sold online. Mr. Doman stated that there would not be anything sold online. Mr. Gregan asked about size and frequency of deliveries. Mr. Doman stated once or twice per month, there would be UPS deliveries. Mr. Greene asked if ammunition would be stored. Mr. Doman stated that only his personal ammunition and reloading supplies. Ms. Weissler asked if the docket was approved, would he be able to manufacture or sell ammunition in the future. Mr. Doman stated that his FFL would not permit either of those. Mr. Greene then asked for Staff's recommendation. Mr. Gardner recommended Conditional Approval with the requested Modifications. Mr. Greene called for a motion. Mr. Gregan made a motion of Conditional Approval, with the Conditions recommended by Staff. Ms. Edie seconded the motion. There being no further discussion, Mr. Greene called for a vote on the motion. The motion passed 6-0, with Ms. Weissler abstaining.

**Motion:** Motioned to Approve the Docket with the Conditions recommended by Staff

**Moved by:** Mr. Gregan **Seconded by:** Ms. Edie

**Vote:** Motion passed (**Summary:** Yes = 7, No = 0, Abstain = 1)

**Yes:** Mr. Martzke, Ms. Miller, Mr. Gregan, Mr. Greene, Mr. Watkins, and Ms. Edie

**No:** 0

**Abstain:** Ms. Weissler

### **Item 3 PUBLIC HEARING Docket SU-16-01 (AEPCO)**

A request for a Special Use authorization to approve approximately 202 acres of solar energy, in three phases, at the AEPCO property located at 3525 N. Highway 191 in Cochise. The Applicant is Arizona Electric Power Cooperative Inc. (AEPCO). Chairman Greene called for the Planning Director's report. Planner I Jim Henry presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. Mr. Henry also explained Staff's analysis of the request, including the requested Modifications. He noted the support and opposition received, and closed by listing factors in favor of and against approval and then invited questions from the Commission. Mr. Watkins asked where this project was in relation to the Solar Star project approved on other AEPCO land nearby. Mr. Henry showed on the map where both projects were. Mr. Gregan asked about how phasing would interact with potential new technologies. Mr. Greene suggested delaying the response until the Applicant had spoken. Ms. Drake stated that she felt such changes may be minor modifications, but could be major modifications that would require Commission approval. Mr. Watkins asked if the project could infringe on future widening of Dragoon Road. Mr. Henry stated that the project was not near Dragoon Road. Mr. Gregan asked if installing slats in the existing chain link fence would qualify as screening, noting that he did not foresee that subdivision developing. Mr. Gardner explained that screening is required to be opaque, and therefore slatted chain link did not meet the requirement. Ms. Weissler asked about the impact to capacity if setback waivers were denied. Mr. Henry deferred to the applicant.

Chairman Greene then opened the Public Hearing. Mr. Mike Saunders, Land Services Manager for AEPCO spoke, explaining the background and intent of the request. Mr. Saunders explained the State and Federal requirements driving the request, and how the project would benefit the Cooperative's customers. He closed by offering to take questions.

Mr. Greene opened the Public Hearing. Mr. Robert Statchel spoke, noting that he was an attorney for Mr. Doug Clark, a resident near the site. Mr. Statchel expressed concerns about the phasing, noting that some information on future phasing was not yet available. He suggested that perhaps the approval be granted in phases. Mr. Statchel stated that his client was comfortable with the setback waiver, but was opposed to the screening waiver.

There being no further speakers in support or opposition, Mr. Greene invited the Applicant to rebut. Mr. Saunders stated that AEPCO looked at lands that were adjacent to their parcels that already had infrastructure. He explained that the scope was based on the potential need, as AEPCO preferred not to submit multiple applications. He explained the size and orientation of the solar panels, noting that they were fixed rather than tracking panels. Mr. Saunders explained AEPCO's efforts to acquire lots in Sunsites Unit 7 to improve their buffer space, and defended the setback waivers, answering Ms. Weissler's previous question regarding capacity. He noted that the power plant had been there since 1978, and had been a power plant site

since the 1950's, and noted that the screening would not hide the existing power plant. Mr. Gregan asked what the elevation of the railroad spur. Mr. Saunders stated that the railroad bed was four to six feet higher than the adjacent area. Mr. Greene asked Mr. Saunders about the input from Arizona Game & Fish and potential serious harm to wildlife habitat. Mr. Saunders explained AEPCO's environmental efforts. Ms. Miller asked how the land would be prepared; if it would be graded, or selectively cleared. Mr. Saunders stated the land would be grubbed, and hydrology studies completed. Mr. Greene asked about the current generating capacity versus the proposed solar fields. Mr. Saunders stated that the total is currently about 600 megawatts, and the solar would be substantially less. Mr. Henry asked Mr. Saunders for clarification of what screening was being requested to be waived. Mr. Hanson stated that only the southern property line was discussed in the report.

Mr. Greene closed the Public Hearing and invited discussion. Mr. Gregan asked if screening would still be required with a 200-foot setback. Mr. Henry stated that it would still be required. Mr. Gregan noted that the existing power plant and the coal piles were not screened, and asked if that was due to grandfathering. Mr. Henry stated that he did not have that information on hand. Mr. Gardner stated that the Zoning Inspector could defer screening if adjacent parcels were not developed. Mr. Martzke stated that AEPCO's property was grandfathered in with the chain link fencing when the parcel was zoned Heavy Industry in 1975. He stated that original sellers in Sunsites Unit 7 were not disclosing the power plant when selling the lots, and stated he did not support screening. Ms. Miller stated that she felt the Special Use process existed to re-evaluate these standards. Mr. Gregan asked Staff to determine if screening of the existing plant would be required if the parcels to the west were developed. Mr. Greene asked if the Commission could impose phasing on the project. Mr. Hanson stated that they could not, but they could approve only certain phases at this time. He stated that they should ask the Applicant if the phases were fundamentally linked and such denial would make the project unfeasible. Mr. Gardner answered Mr. Gregan's question about screening, explaining that in 2002 the Commission waived screening on the basis that it would be ineffective in concealing the power plant and associated materials based on their height. Mr. Greene asked Mr. Saunders how enforced phasing would impact the proposal. Mr. Saunders answered that he was unsure if it would be a problem, but stated that he felt it was still a feasible project. Mr. Martzke stated that he felt phase one and two were linked, but phase three could be deferred and heard at a later date. Mr. Saunders agreed with Mr. Martzke's analysis. Mr. Hanson asked Mr. Saunders for clarification on the requested screening and setback waivers, to ensure that AEPCO was asking for everything they wanted. Mr. Saunders offered to do visual analysis to show if screening would be useful in future phases.

There being no further discussion, Mr. Greene asked for Staff's recommendation. Mr. Henry clarified the applicant's screening waiver requests. Mr. Hanson expressed discomfort with expanding the waivers from what was published, and concurred with Ms. Miller that tabling the item for further study was a good idea. Mr. Greene called for a motion. Mr. Gregan made a motion to table the docket to the next meeting. Ms. Miller seconded the motion. There being no further discussion, Mr. Greene called for a vote on the motion. The motion passed 6-1, with Mr. Martzke opposed.

**Motion:** Motioned to Table the docket until the next meeting

**Moved by:** Mr. Gregan **Seconded by:** Ms. Miller

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

**Yes:** Ms. Miller, Mr. Gregan, Mr. Greene, Ms. Weissler, Mr. Watkins, and Ms. Edie  
**No:** Mr. Martzke  
**Abstain:** 0

**Item 4 PUBLIC HEARING SU-06-14C (CQ Palominas)**

A request for a Special Use modification to approve a new wall sign and an over-height sign at the Copper Queen Palominas Clinic, a 1.76-acre, R-36, Residential zoned property located at 10524 Highway 92, Hereford, Arizona. The Applicant is Copper Queen Community Hospital/Palominas-Hereford Clinic.

Chairman Greene called for the Planning Director's report.

Planning Manager Jesse Drake presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. Ms. Drake also explained Staff's analysis of the request. Mr. Gregan asked about why the area was designated High Density Residential/Business in the Southern San Pedro Area Plan, and Category C in the Comprehensive Plan. Mr. Drake and Ms. Gardner explained the interaction and rationale for the designations. Mr. Gregan also stated that he felt the sign did not comply with the suggestions in the Area Plan. Ms. Drake noted the support and opposition received, and closed by listing factors in favor of and against approval and then invited questions from the Commission. Mr. Gregan expressed his opposition to the sign.

Mr. Greene then opened the Public Hearing. The Applicants' representative Mr. Guy Shoaf spoke explaining the request. Mr. Shoaf explained both the branding effort and the attempt to increase visibility. He explained the clinic's mission, and how much the light would decrease with the new sign.

There being no speakers, Mr. Greene closed the Public Hearing. Mr. Gregan expressed concern about that Mr. Shoaf stated that the sign should be considered based on what the zoning could be. He stated that he felt the proposed sign was not fitting with the character of the neighborhood. Ms. Weissler expressed concern about the height, which would be above the trees planted by the neighbor to screen the sign from their property. Mr. Shoaf stated that the sign would be above the trees, and stated that the trees blocked the sign from the road, but not the property owners' home. Ms. Miller asked if the sign was turned off at night. Ms. Drake stated that the sign was permitted to remain on until 11:00 pm. Mr. Shoaf stated that there was no intention to leave the sign on all night, but did not want to cede the right to have the sign on after dark if the business was open. Mr. Greene asked staff what the purpose of the nearby 30-foot pole was, and why it was relevant to the report. Ms. Drake stated it held electrical lines, and was included only as a height reference. Mr. Esparza asked Mr. Greene if there was a height between the existing, permitted 12 feet and the proposed 20 feet that would be acceptable to the Commission. Mr. Greene asked if the Applicant could live with a reduced height. Mr. Shoaf stated that he felt the question was unfair and declined to answer. Mr. Greene then asked for Staff's recommendation. Ms. Drake recommended Conditional Approval. Mr. Greene called for a motion. Ms. Weissler made a motion of Conditional Approval, with the Conditions recommended by Staff. Mr. Martzke seconded the motion. Ms. Weissler stated that she felt most of the area residents were already aware of the clinic's location, and felt that the 20 feet was excessive. There being no further discussion, Mr. Greene called for a vote on the motion. The motion failed, 3-3-1, with Ms. Miller, Mr. Greene, and Mr. Watkins in favor, Mr.

Martzke, Mr. Gregan, and Ms. Weissler opposing, and Ms. Edie abstaining. The tie vote causes the Special Use Modification is automatically tabled to the next meeting

**Motion:** Motioned to Approve the Docket with the Conditions recommended by Staff

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

**Vote:** Motion failed (**Summary:** Yes = 3, No =3, Abstain = 1)

**Yes:** Ms. Miller, Mr. Greene, Mr. Watkins

**No:** Mr. Martzke, Mr. Gregan, Ms. Weissler

**Abstain:** Ms. Edie

**1. PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS.**

**Next P&Z Commission meeting**

**April 13, 2016**

- a. SU-16-03 (Levine) dog boarding near Willcox
- b. SU-16-04 (Kriaris) medical marijuana near Willcox
- c. SU-16-05 (Canna Sunglow) medical marijuana near Pearce
- d. SU-16-07 (Brown) dog boarding near Sierra Vista

**May 11, 2016**

- a. SU-16-06 (Frazier) medical marijuana north of Elfrida

**Upcoming**

- a. Special Use request for Indoor Recreation in Whetstone

**CALL TO COMMISSIONERS ON RECENT MATTERS:**

Mr. Greene thanked the members for their comments and work, and stated that he felt that the Commission's work disproved the accusations made in several of the objection letters.

**ADJOURNMENT** – Mr. Martzke moved to adjourn, Ms. Weissler seconded, and the meeting was adjourned at 6:39 pm.



**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:** Jim Henry, Planner I *JHB*  
**FOR:** Paul Esparza, Planning Director AICP  
**SUBJECT:** Docket SU-16-01 (AEPCO Solar Project)  
**DATE:** April 1, 2016 for the April 13, 2016 Meeting

**APPLICATION FOR A SPECIAL USE**

The Applicant is requesting a Special Use Authorization to approve approximately 202 acres of solar energy facilities on AEPCO owned property on US 191 near Cochise, AZ. Three phases are included in the proposal. Phase One and Two include, APN 205-14-002 which is zoned High Industrial (HI). Phase Three includes, APN 205-03-004 and 005, both parcels are zoned HI. Phase Three (Future) includes parcels APN 205-03-001B, 001C, 006 and 014 all of which are zoned Rural (RU-4). The proposal includes portions of Sections 03 and 10, of Township 16 South, Range 24 East of the G&SRB&M. The proposed use is considered a Special Use per Sections 1405.10 and 607.52 of the Zoning Regulations. The Applicant is Arizona Electric Power Cooperative Inc. (AEPCO).

**I. DESCRIPTION OF PHASES AND SURROUNDING LAND USES**

**Phase One & Two (APN 205-14-002)**

Parcel Size: 85.64  
 Proposed Net Area used for Solar Project: 37.0 Acres  
 Zoning: HI  
 Growth Area: Category D  
 Comprehensive Plan Designation: Rural  
 Area Plan: None  
 Existing Uses: Vacant land  
 Portion of initial 14 MW solar facility of 30-35 MW total

**Zoning/Use of Surrounding Properties**

Relation to Subject Parcel	Zoning District	Use of Property
North	HI	AEPCO Power Plant
South	SR-22	Vacant / Arizona Sun Sites Unit 7

**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

East	RU-4	Vacant
West	SR-22	Vacant / Arizona Sun Sites Unit 7

**PHASE Three (APN 205-03-004 and 005)**

Parcel(s) Size: 53.86 acres  
 Proposed Net Area used for Solar Project: 31.50 acres  
 Zoning: HI  
 Growth Area: Category D  
 Comprehensive Plan Designation: Rural  
 Area Plan: None  
 Existing Uses: Vacant land  
 Portion of initial 14 MW Solar Facility of 30-35 MW total

**Zoning/Use of Surrounding Properties**

Relation to Subject Parcel	Zoning District	Use of Property
North	RU-4	Vacant AEPCO Property / US 191
South	HI	AEPCO Power Plant
East	RU-4	Vacant AEPCO Property / US 191
West	SR-22 / RU-4	Vacant / Sludge Ponds

**PHASE Three (Future) (APN 205-03-006, 014, 001B and 001C)**

Parcel(s) Size: 336.59 acres  
 Proposed Net Area used for Solar Project: 134 acres  
 Zoning: RU  
 Growth Area: Category D  
 Comprehensive Plan Designation: Rural  
 Area Plan: None  
 Existing Uses: Vacant land / leased for grazing  
 Portion of initial 14 MW of 30-35 MW total

**Zoning/Use of Surrounding Properties**

Relation to Subject Parcel	Zoning District	Use of Property
North	RU-4	Vacant AEPCO Property / Willcox Playa
South	HI	AEPCO Property

East	RU-4	Vacant AEPCO Property / Willcox Playa
West	HI	Vacant AEPCO Property / US 191

**II. PARCEL HISTORY**

205-14-002:

- *Re-zoned from RU to HI in 2002 to add a 40 MW gas turbine generating unit*
- *SUP for a 40 MW gas turbine generating unit and a 100,000 200,000 gallon fuel tank*

205-03-004:

- *SUP for coal combustion waste disposal facility (sludge ponds) in 1993*
- *Re-zoned from RU to HI in 2002*

205-03-005:

- *SUP for coal combustion waste disposal facility (sludge ponds) in 1993*
- *Re-zoned from RU to HI in 2002*

205-03-006:

- *SUP for coal combustion waste disposal facility (sludge ponds) in 1993*
- *SUP for a 40 MW gas turbine generating unit and a 100,000 200,000 gallon fuel tank*

205-03-001B: None

205-03-001C: None

205-03-014: None

**III. NATURE OF REQUEST**

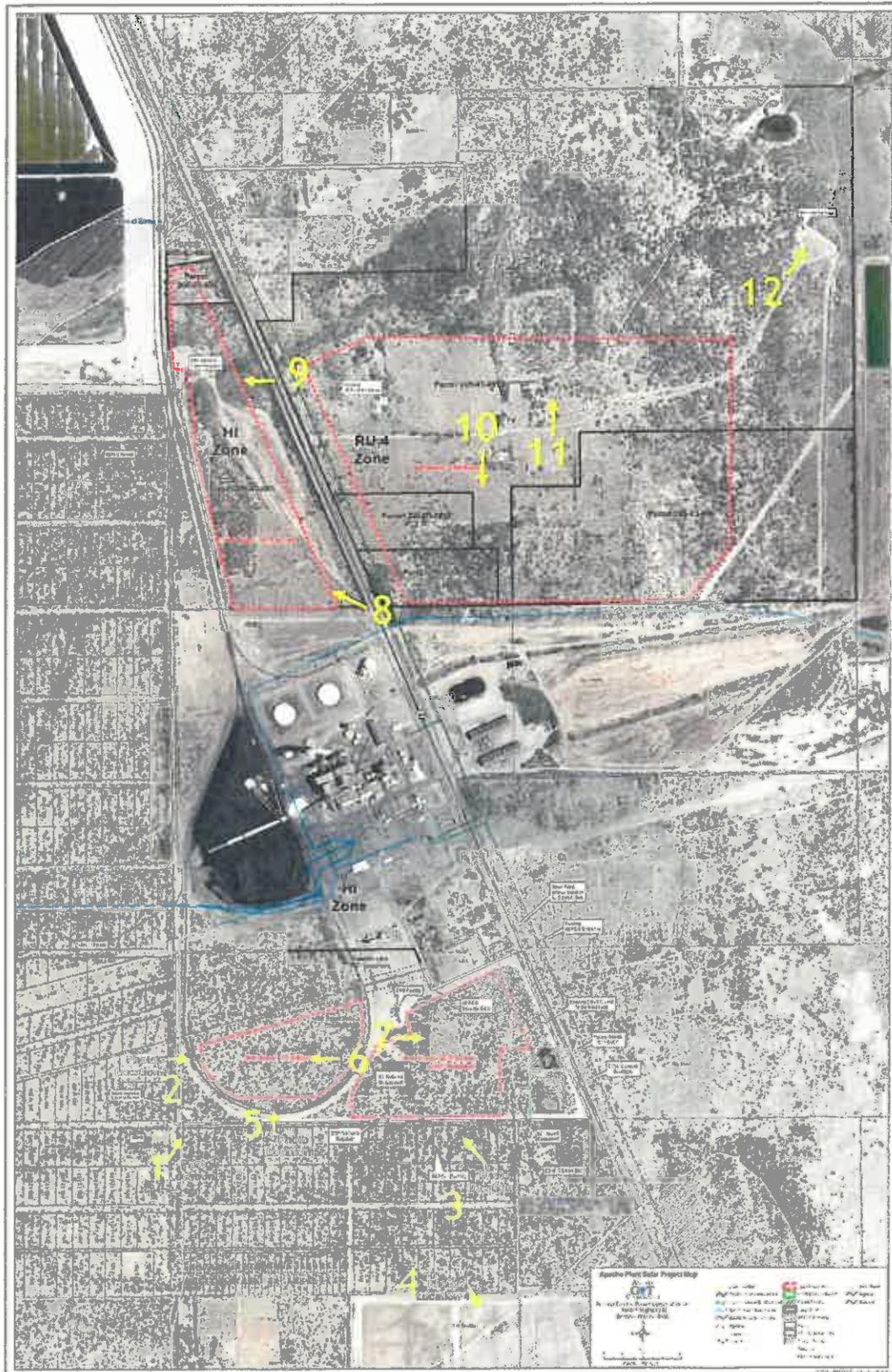
AEPCO is a non-profit consumer owned electrical generating plant and provides electrical power for much of Arizona and parts of New Mexico and California. A power plant has existed at this site since the early 1950's and was owned and operated by SSVEC. AEPCO purchased the property in the early 1960's and constructed a fuel fired electrical generation unit in 1963 and two coal fired units in 1978. Thus, the existing plant is considered a legal non-conforming use. As such, it could expand up to one hundred percent (100%) without requiring a Special Use Authorization. The original site was 217 acres, but with a Special Use Authorization granted in 1993, AEPCO added approximately 315 acres, which was over the (100%) expansion exemption allowed by the zoning regulations. For this reason, a Special Use Authorization is required.

AEPCO is required to develop renewable energy solar facilities in order to meet certain Arizona Corporation Commission (ACC) and Environmental Protection Agency (EPA) environmental requirements. The proposed project will involve the use of alternating current photovoltaic (PV) ground-mounted, fixed panel solar system. AEPCO will use the electric power generated from the new solar facilities to supplement its power generation at the Apache Station for its members.

AEPCO's updated proposal requests that they have flexibility to choose how it will build out the proposed solar facilities and includes the same three phases, but on an accelerated timeline. As AEPCO's board members have decided to increase their initial solar facility from a 3 megawatt (MW) facility to a 14 MW

solar facility, following the Commission's decision to table the original proposal on March 9, 2016. Construction of the 14 MW solar facility will require AEPCO to utilize those parcels located within the Phase One, Two and Three and Phase Three (Future). The initial project areas, will result in a total of 80 acres of new solar facilities and includes APN 205-14-002, 205-03-004, 205-03-005, 205-03-006, 205-03-014, 205-03-001B, and 205-03-001C as part of the build out estimate of 30-35 MW of new solar power. Construction is expected to begin in 2016 and into 2017. Build-out of the subsequent facilities will be dependent on board member requests.

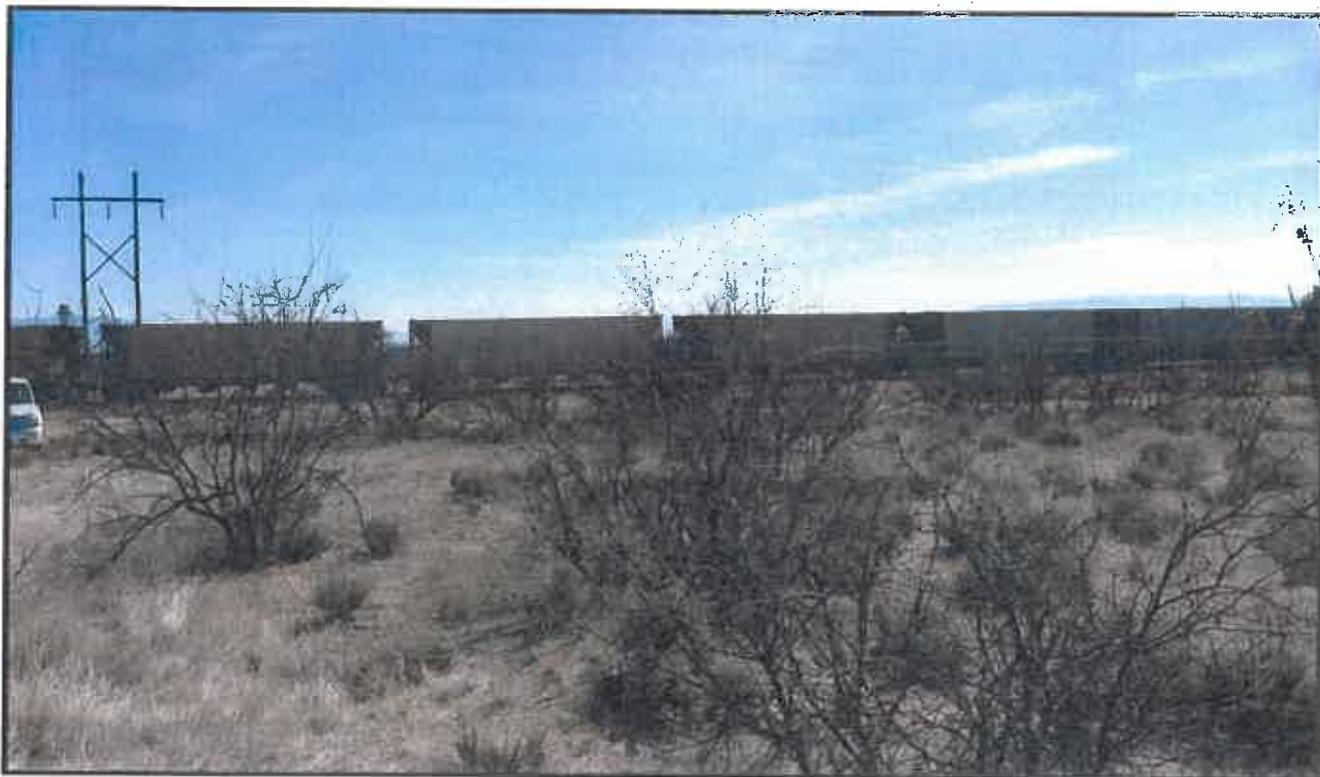
AEPCO's latest proposal also includes an amended screening waiver request for all of the residential areas adjacent to the project areas. In response to the Commission's request at the March 9, 2016 meeting that AEPCO consider only Phases One and Two at this time. As stated, AEPCO is required to develop renewable energy solar facilities in order to meet certain Arizona Corporation Commission (ACC) and Environmental Protection Agency (EPA) environmental requirements. Therefore, AEPCO needs to have as much land available as possible for future solar projects. Coupled with the request by its members to increase the initial solar facility from 3 MW to 14 MW, leaving out Phase Three and Phase Three (Future) would not be acceptable to its board members at this time.



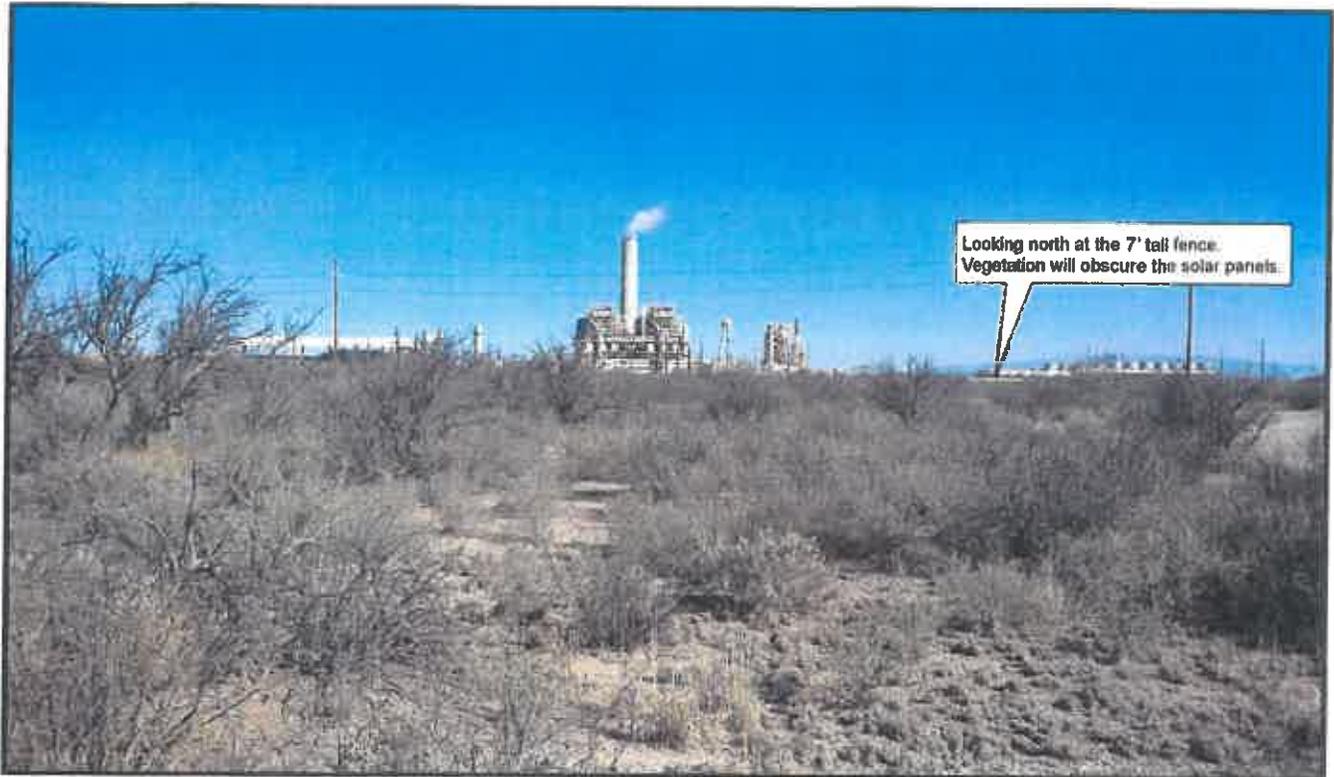
*Aerial Map of all phases with corresponding site visit photos numbered in yellow, Photos 1-5 provided by AEPCO, Photos 6-12 taken by Staff*



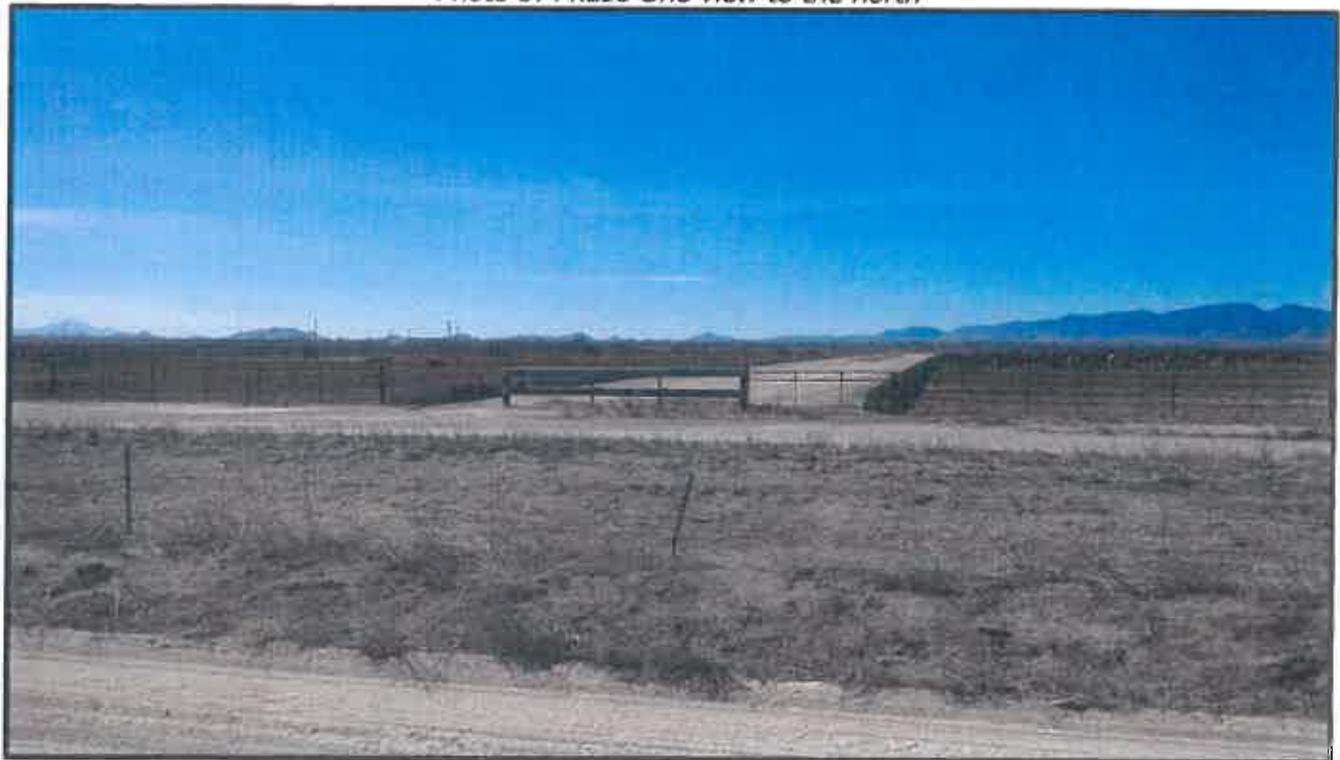
*Photo 1: View to the northeast showing height of exiting chain link fence, and rail cars*



*Photo 2: Phase Two View to east with the rail cars*



*Photo 3: Phase One view to the north*



*Photo 4: Feedlot to the south of Sunsites Unit Seven*



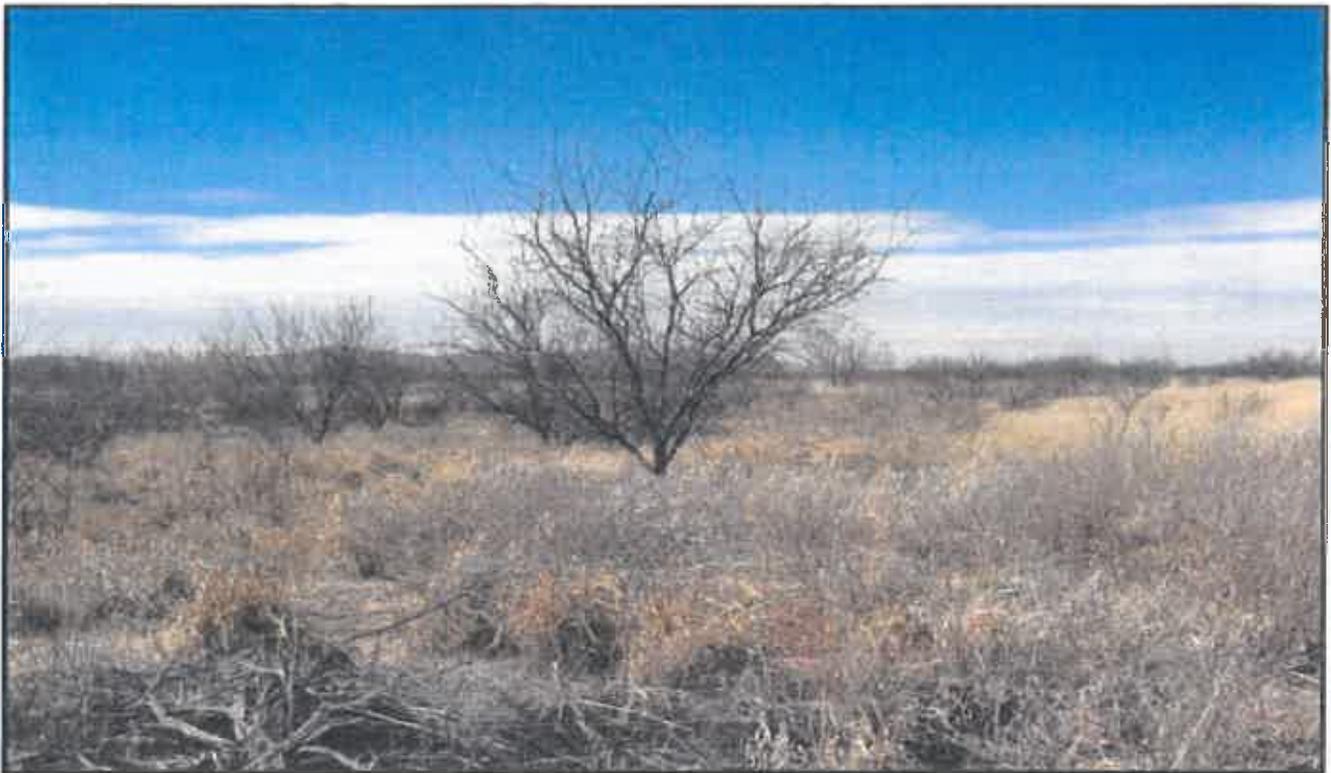
*Photo 5: View of Phase Phase Two view to the north*



*Photo 6: Phase Two view to the west*



*Photo 7: Phase One View to the east*



*Photo 8: Southern portion of Phase Three view to the northeast*



*Photo 9: Northern portion of Phase Three view to the east*



*Photo 10: Phase Three (Future) view to the south*



*Photo 11: Phase Three (Future) view to the north*

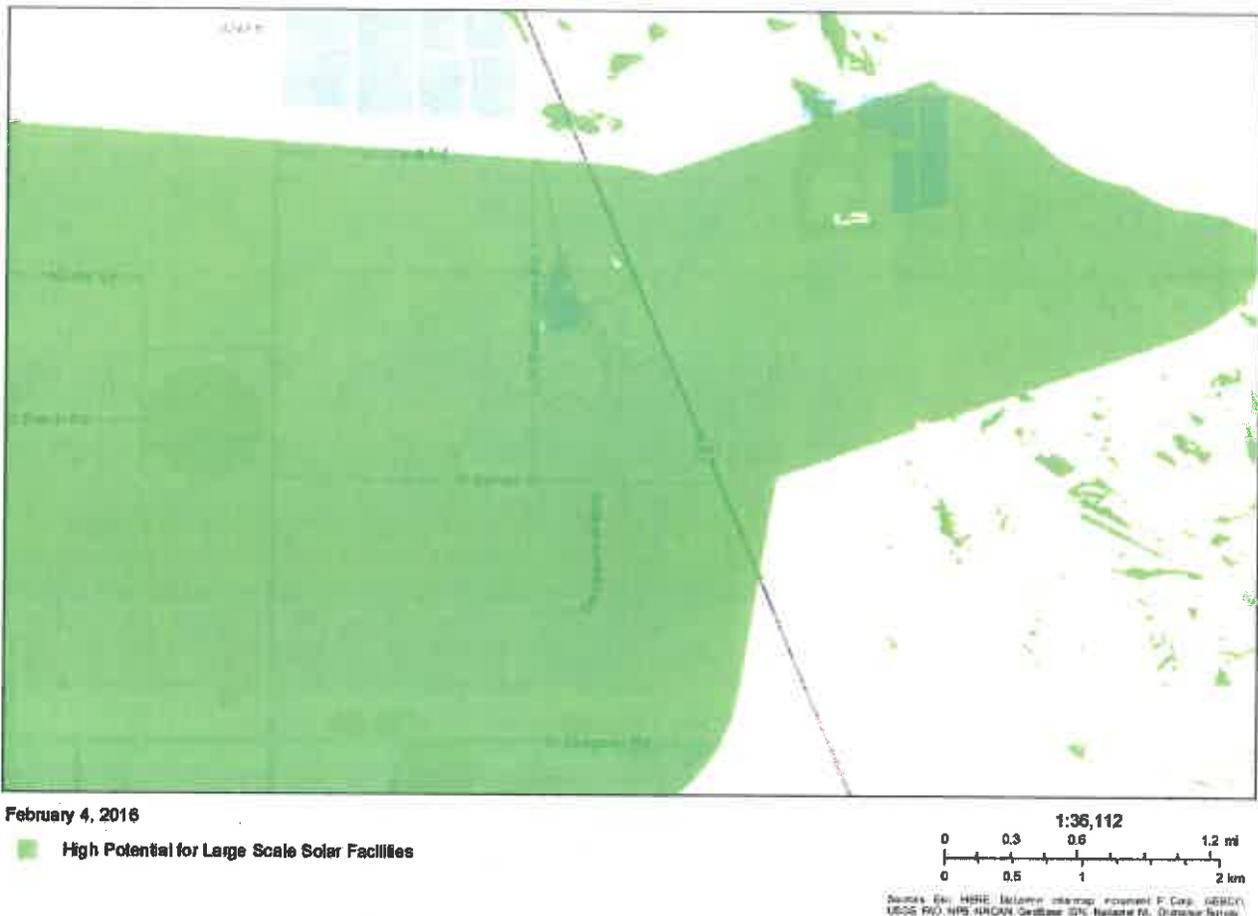


*Photo 12: Bird Viewing Area view to the northeast*

The Apache Station Wildlife Area a.k.a Bird Viewing Area, is a primary winter roosting location for Sandhill Cranes. The wildlife area is also inhabited by other wildlife including Javelina, Bobcat and Deer, as well as many birds of prey including the Northern Harrier, Red-Tailed Hawk, Ferruginous Hawk, Bald Eagle and Golden Eagle. AEPCO established the Wildlife Area in 1997 and operates it under a stewardship agreement with the Arizona Game and Fish Department.

11

### Renewable Energy Opportunity Analysis



*University of Arizona Renewable Energy Opportunity Analysis (REOA) map of the proposed site*

In 2013, the University of Arizona Cooperative Extension completed an analysis of suitability for siting solar facilities for every county and community in the State. Their model indicates that the proposed location is highly suitable for solar facilities given the particular parameters of their model. The following factors were the basis of their analysis and included fundamental physical and economic factors, as well as opportunities and constraints, such as slope, aspect, proximity to transmission lines, sub-stations, roads, and railroads.

#### **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 Authorization, as well as to determine what Conditions and/or Modifications may be needed. Nine of the ten factors apply to this. The project, as submitted, complies with six of those nine factors, the remaining three factors will comply if the Conditions of Approval, and Modifications recommended by staff are approved.

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

Section 403.04 identifies Comprehensive Plan D (Rural Areas) as *“the outlying rural areas between cities and unincorporated communities, characterized by a low rate of growth; unimproved roads; low density, large lot rural residential development; agricultural production; and large tracts of undeveloped private and public lands.”* The parcels within the project area have been categorized as Category D Rural growth areas in the County’s adopted Comprehensive Plan. Such designations primarily consist of agricultural uses and large lot residential uses. The proposed solar facility will be located in a sparsely populated part of the

County that is appropriate for this type of large scale industrial utility use.

The project supports the goals and policies of the Cochise County Comprehensive Plan Renewable Energy Element, Article One, Section 102.E. Goal One which *"supports the development of local renewable energy projects and technologies"* as well as the Economic Development Element Section 102.D. Goal One which *"supports the preservation and expansion of the Cochise County's tourism, technology, agriculture, security, renewable energy, and transportation sectors"*. The proposal also supports the County's Strategic Plan, which encourages focusing on environmental protection and increased use of renewable energy.

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

Through the Special Use process, provisions have been made to allow approval of appropriate uses including solar energy facilities within the RU (Rural) zoning district as well as the HI (Heavy Industrial) zoning district.

#### RU (Rural) Zoning District:

**Section 601.02** encourages *"those types of non-residential and non-agricultural activities which serve local needs or provide a service and are compatible with rural living."* **Section 601.07** states that the RU Zoning District purpose is *"to allow consideration of some more intense non-residential uses as special uses that are inappropriate in more densely populated urban/ suburban areas that may under some circumstances be appropriate in rural areas if designed to be sensitive to the general character of rural districts and natural environment and harmonious and in scale with existing development near the proposed site...."* Locating a large utility-scale renewable energy project next to and existing coal fired power plant is more appropriate in expansive rural areas and industrial areas rather than adjacent to more densely populated areas of the County. According to the 2010 US Census, the project is in Census Tract 000203, which had a population of 2740 and a population density of 9.3 people per square mile.

#### HI (Heavy Industry) Zoning District:

**Section 1401.01** encourages *establishing "heavy industrial uses in locations which are suitable and appropriate, taking into consideration land uses on adjacent and nearby properties, adequacy of access to major streets and highways, rail services and other means of transportation, and availability of public utilities."* This proposal is located in a "suitable and appropriate location" with an established industrial use, the proposal meets every requisite of this section of the zoning regulations. As the proposal will take access from a major street, US191, there is an active rail line on the property that delivers coal to the power plant on an ongoing basis, and there are public utilities nearby.

**Section 1401.02** allows *"within safe limits industrial uses and structures having physical characteristics which may be offensive or hazardous or which might otherwise adversely affect nearby properties and uses."* While there is a residential subdivision *"Sunsites Unit Seven"* within close proximity to Phases One through Three of the project, this subdivision is undeveloped. *"Sunsites Unit Seven"* was platted in the 1960's and is currently vacant except for two residential homes. Given the fact that *"Sunsites Unit Seven"* is adjacent to an existing coal fired power plant, and in close proximity to a commercial feedlot to the south, the addition of a solar facility should have minimal impact on the nearby residential properties. Compared to other more intrusive uses that would be allowed by right under the HI zoning including a commercial feedlot, Ag processing facilities, or a recycling center.

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

The project site abuts US 191.

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

ADOT and County staff provided comments and an analysis of the onsite construction and post-construction impacts on ADOT maintained roads. Access to the subject parcels is taken from US 191, on a previously approved access driveway used for existing land uses by the Applicant. According to ADOT, existing traffic on US 191 is low volume and the roadway currently operates under-capacity through this

area of the County. The County will require a basic Traffic Report with the Applicant's first Commercial Permit to assess each phase construction and post construction impacts.

The projected trip generation for Phase One or for the Phase Two horizon is not expected to reach thresholds that would trigger a requirement by ADOT for full a Traffic Impact Analysis (TIA). Once completed, the site is likely to generate minimal maintenance traffic. AEPCO expects to hire an additional one to two employees post construction. The additional daily traffic is anticipated to have minor impacts to existing traffic volumes and circulation on US 191. However, expansion of any of the phased projects could trigger a future request from ADOT for a TIA/TIS, if warranted. Phase One and Phase Two will share the same access point from US 191. Truck and/or construction traffic arrival is expected to be randomly spaced throughout the day so the length of the access is currently be adequate to keep all storage and queuing of construction vehicles on site property and not backed up onto US 191. The heaviest daily traffic generated by all phases of the project is estimated be during the construction with approximately six to eight large trucks per day spread over the four to five months for the construction. AEPCO anticipates up to 20 worker vehicles accessing the site during the peak construction time. APECO has committed to resurfacing their access from US 191 with asphalt after Phase One has been completed, including any widening that may be necessary to support the turning radius for large truck traffic.

Development of Phase Three and Phase Three (Future)-which is a combination of the largest two parcel areas, may require stronger consideration for requiring a TIA/TIS in the future. It does appear that Phase Three (Future) will have the greatest impact to the bird watching area. AEPCO and ADOT have discussed the impacts of mixing visitor traffic with large construction traffic at the site accesses, as it will be a strong consideration in the traffic circulation at the Phase Three (Future) opening. However, being that these phases are still in a preliminary planning stage, it is premature to assess their transportation impacts at this time and staff will rely on the more detailed Traffic Report(s) to determine if on or off site improvements, or more detailed Traffic Analysis, are needed for these later phases.

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

All of the parcels are located either adjacent to or in close proximity to the existing power plant, which will provide the necessary utility infrastructure. Water will be provided by existing onsite wells.

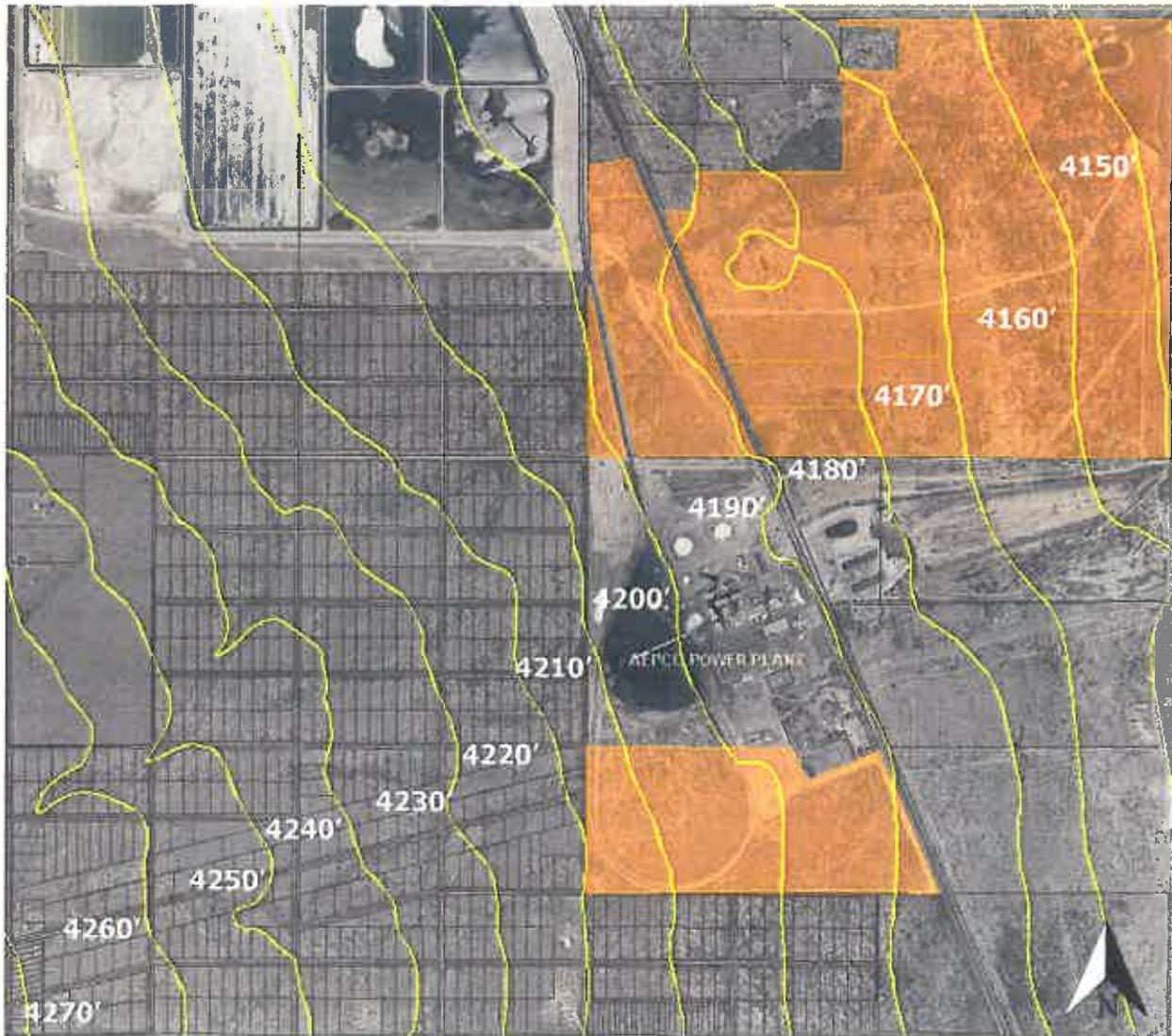
#### **F. Significant Site Development Standards: Complies with Modifications**

In order to maximize the use of the property for the Phase One parcel, AEPCO is requesting a waiver from Section 1403.02.B that requires a 200 ft. setback from a special use in a HI zoning district when the special use abuts a residential zoning district. Specifically AEPCO is requesting a reduction from the 200 foot setback requirement to a 40 foot setback along the southern boundary of APN 205-14-002. Staff supports the request in light of the fact that AEPCO will be abide by the setback requirements everywhere else, the land adjacent to the Phase One parcel is vacant, and AEPCO owns six of the ten parcels that would be impacted by the most by the request.

AEPCO is also requesting a complete waiver in perpetuity from the screening requirement per Section 1403.05 of the zoning regulations. The zoning regulation would require a six foot tall solid screen between the subject parcels and the abutting residential parcels to the south and west of the project area. Due to the fact that there is an existing coal and gas fired power plant including a 400 foot tall stack and a 81' stack in close proximity to the subject parcels, as well as an active rail line, coal piles, power lines, and various other industrial structures. The panels closest to the Clark property will be within the railroad loop and are approximately 900 feet from the Clark house. AEPCO proposes to leave the natural vegetative screen between the railroad tracks and the fence line in place. Staff concurs with AEPCO's analysis that the existing railroad track, chain link fence, vegetation, and the 13-foot-3-inch tall coal railcars that are parked on the track approximately twice a week in the view shed of Mr. Clark's property will obscure the solar panels.

Moreover, there is a one one percent grade/slope (10 foot vertical USGS contours at approximately 1,000 foot intervals falling from west to east toward the dry lake.) This results in more than 30 foot drop in the terrain, and a 6 foot high wall would not effectively screen much of the solar array from view and no reason to attempt to screen the 8-foot-high solar panels that would not be seen on most days (see attachment H). AEPCO views the screening requirement as an unnecessary expense and a substantial cost due to the fact that the County's zoning regulations would require a 6 foot tall solid screen along the project border with Sunsites Unit Seven (roughly 6159 feet). Staff supports this request, only over the life of the solar of the project.

In addition, AEPCO is requesting a modification of the maximum permissible site coverage (impermeable surface) of 25 percent per Section 604.04 of the zoning regulations for the parcels zoned Rural as part of AEPCO's Phase Three (Future) east of US 191. Phase Three (Future) calls for the utilization of 134 acres of the 336.59 total combined parcel acreage or approximately 40 percent of the site area. The request would allow for the installation of more solar panels. Staff also supports this request.



Topographic Map showing elevation difference



Map of Sunsites Unit 7 showing AEPCO owned parcels in green and parcels in back taxes in yellow

**G. Public Input: Complies**

The Applicant sent letters to all property owners within one mile of the parcel to notify them of his application and to address any neighbor concerns. This notification produced a total of four responses. Three responses were neither opposed nor supportive to the request, but wanted to know if AEPCO was interested in purchasing their property. One property owner objected to the request, but also wanted to know if AEPCO was interested in purchasing their property.

**H. Hazardous Materials: Not Applicable**

Per the Applicant, no hazardous materials are to be stored or utilized on site.

**I. Off-Site Impacts: Complies with Conditions**

Fort Huachuca's Buffalo Soldier Electronic Test Range

The project is not within "The Buffalo Soldier Electronic Test Range."

Impact on Wildlife and Habitat Connectivity:

Photovoltaic (PV) Power Plants use reflective glass surfaces that can appear as water features, or reflect the sky, thereby posing a collision hazard for birds. To minimize the potential impacts Arizona Game and Fish would like to engage in discussions with the County and the Applicant to identify measures that could potentially mitigate such hazards throughout every phase of the project. In addition, Arizona Game and Fish strongly recommends that AEPCO utilize the "Arizona Environmental Online Review Tool Report" generated by Arizona Game and Fish for the Apache Solar Project to minimize the potential impacts to wildlife habitat and populations that may result from the development and operation of the AEPCO Photovoltaic Power Plant project (see attachment F).

### Outdoor Storage:

During construction there will be a need to store construction vehicles and equipment. AEPCO currently has large areas near the proposed solar facilities that are already graded and are suitable for storage. However, no long term storage is anticipated beyond what will be necessary for construction.

### Noise

The background noise from the existing power plant is not bothersome. The power plant receives intermittent deliveries from an existing abutting rail line. While temporary construction noise will be generated, long-term operational noise impacts should be negligible. Potential noise impacts from maintenance activities will be detectable for short durations. The power plant is bordered to the east and south by a residential subdivision, that has yet to develop, except for two residences located to the southwest of the Phase Two solar facility.

### Hours of Operation

The solar panels will be in operation 365 days a year, though according to AEPCO there will be minimal maintenance and panel cleaning visits to the site by the onsite plant personal.

### Odors

Other than dust generated during the construction phase, which AEPCO will be required to mitigate with watering trucks and soil stabilizers, Photovoltaic solar panels by themselves do not produce any sort of detectable odor.

### Grading and Drainage

The placement of solar panels requires a graded and compacted base for the support structures and maintenance vehicle access. Grading and compacting the native soils, will also help keep dust down. AEPCO proposes to grub and grade only the specific areas where the solar panels will be installed. Grubbing a site consists of removing all vegetation and trees as well as the roots just below the surface. AEPCO will perform routine weed maintenance on the cleared areas under and between the solar panels.

While AEPCO engineers have reviewed the site and have determined that there will be no major changes to the onsite drainage flow across the site. A hydrology study will be required with the submittal of the commercial permit, to give County staff an opportunity to review, comment or approve the study. According to AEPCO, the site has a gentle slope to the east, and would be graded following the existing terrain and the proposed solar facilities would generally be built following the terrain. Staff is adding a Condition to the recommended approval that the Applicant shall submit a complete hydrology study that must be approved by the County Highway and Floodplain Department prior to the issuance of any building or construction permit.

### Outdoor Lighting

AEPCO will not be installing any outdoor lighting.

### Transmission Lines

As for the southern parcel, AEPCO plans to put the 25kV distribution transmission lines underground from the transformers out to the east past the solar panels and then go up to an overhead line to the north. As for the northern parcels the transmission lines will be underground out past the panels and then up to an overhead distribution line that will interconnect back to the plant substation. There are overhead lines in the area belonging to AEPCO and SSVEC. However, not all of the decisions have been made on just how AEPCO plans to interconnect the solar panels into the electric system.

## **J. Water Conservation: Complies**

AEPCO proposes to use water from existing onsite wells. Water from these wells will be used during the construction phases of the project for dust mitigation. After construction, there will be minimal water use, as photovoltaic technology uses a negligible amount of water. Water is not necessary for the conversion

of solar energy to electric energy in a PV plant. Post-construction, the only need for water would be to wash the PV panels at intervals dependent on specific environmental conditions.

#### **V. MODIFICATIONS TO DEVELOPMENT STANDARDS**

1. A modification to the maximum 25 percent allowance for site coverage in an Rural (RU) zoning district per Section 604.04 of the zoning regulations to allow for 40 percent site coverage;
2. A reduction from the setback requirements per Section 1403.02.B of the zoning regulations that would require a 200 ft. setback between the special use and the residential zoned parcels that abut the Phase One section of APN 205-14-002 to the south to a 40 foot setback;
3. A modification from the screening requirements per Section 1403.05 of the zoning regulations that would require a six ft. tall solid screen between the special use along the southern and western edge of parcel 205-14-002 and along the western edge of parcels 205-03-004 and 205-03-005;
4. A modification for the County's site development standards to allow the internal road network to remain as native compacted soil per Section 1804.07.D of the zoning regulations.

#### **VI. PUBLIC COMMENT**

The Planning Department mailed notices to neighboring property owners within one mile of the subject property. Staff posted the property on February 17<sup>th</sup>, 2016 and published a legal notice in the Bisbee Observer on February 18, 2016. This notification produced 15 letters in opposition and 12 letters in support of the Special Use Authorization request. One of the letters of support came from the "Camino Real Land Corporation", the owner of 48 properties in "Sunsites Unit Seven."



*Support and Opposition Map*

**VII. SUMMARY AND CONCLUSION**

This is a Special Use authorization request for new solar facilities adjacent to and in close proximity to the AEPSCO Apache Electric Plant. The project would meet the applicable policies of the County’s Comprehensive Plan, the County’s strategic plan and the overall purpose of the Rural Zoning Districts and High Industrial Zoning Districts. It would be developed in an area considered appropriate for utility scale renewable energy development. Guidance exists at the State level to ensure that the project does not threaten sensitive biological and cultural resources.

**Factors in Favor of Approval**

1. The project is consistent with the applicable Policies of the Comprehensive Plan, the County’s Strategic Plan, as well as the Purpose of the Rural and High Industrial Zoning Districts;
2. The project would support Arizona’s renewable energy programs by serving as a source of clean energy, offsetting greenhouse gas emissions and reducing the need to generate electricity from fossil fuels;
3. The project will located on a appropriate site next to an existing coal fired power plant;
4. The project will be adjacent to existing power distribution infrastructure and facilities;
5. Once completed the project would generate negligible levels of traffic;
6. At build-out the project would use minimal water; and
7. Staff has received 12 letters in support of the project.

**Factors Against Approval**

1. The project could have the potential to impact natural and cultural resources;

2. Construction activities would generate noise and transient dust; and
3. Staff has received 15 letters in opposition to the project.

## **VII. RECOMMENDATION**

Based on the factors in favor of approval, Staff recommends **Conditional Approval** of the Special Use request, subject to the following Conditions including the Conditions of the approval of Phase One as approved by the Planning and Zoning Commission:

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; and
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. The Applicant will need to submit in advance or concurrent with their first Commercial Permit a Traffic Report addressing construction impacts and mitigation; including traffic control, new access permit(s), improvements and maintenance to existing and future connections to the US 191.
4. The location of all buildings, structures, landscaping, access points to and from the site, and internal traffic circulation shall be arranged so that traffic congestion is avoided and vehicular and pedestrian safety is protected.
5. The Applicant shall be complete a drainage analysis prior to the commercial permitting phase of the project. The drainage analysis must show that the stormwater runoff as a result of the proposed solar facilities will not adversely impact adjacent parcels for each phase of the project. A master drainage analysis for all phases of proposed work may be submitted instead of submitting a drainage analysis for each phase of proposed work.
6. If retention basins in conjunction with drywells are proposed to retain the stormwater difference between existing and proposed conditions on site, dry wells The Applicant shall register them with the Arizona Department of Environmental Quality (ADEQ). If detention or retention basins are proposed, equipment and utilities shall be designed such that they are elevated a minimum of one foot above the water surface elevation within the basins during the 100 yr. storm event.
7. The Applicant shall complete a Stormwater Pollution Prevention Plan (SWPPP's) for each phase of the project prior to the commercial permitting phase of the project.

### **Sample Motion:**

*Mr. Chairman, I move to approve Special Use Docket SU-16-01, with the Conditions and Modifications recommended by staff; the Factors In Favor of Approval constituting the Findings of Fact.*

## **VIII. ATTACHMENTS**

- A. Application
- B. Applicant location and conceptual site plan maps
- C. County comments
- D. Public comment
- E. February 26, 2016 Department of the Army e-mail
- F. February 26, 2016 Arizona Game and Fish Department letter
- G. January 12, 1993 Arizona Department of Water Resources (ADWR) letter concerning Sunsites Unit 7
- H. Solar panel specifications

**COMMERCIAL USE/BUILDING PERMIT/SPECIAL USE PERMIT QUESTIONNAIRE  
(TO BE PRINTED IN INK OR TYPED)**

TAX PARCEL NUMBER #205-03-003,004, 005, 205-14-002(HI), #205-03-001B,001C, 006, 014(RU4)

APPLICANT Arizona Electric Power Cooperative, Inc. (AEPCO)

ADDRESS PO Box 670, Benson, AZ 85602

CONTACT TELEPHONE NUMBER 520 586-5314

EMAIL ADDRESS: msaunders@ssw.coop

PROPERTY OWNER (IF OTHER THAN APPLICANT) Same

ADDRESS \_\_\_\_\_

DATE SUBMITTED \_\_\_\_\_

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

**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?

The property parcels noted are generally vacant and are part of AEPCO's Apache Plant Site.

Parcels in the HI zone are not currently being used and the RU-4 zone is leased for grazing.

- What is the proposed use or improvement?

These parcels will be developed into solar power generation facilities.

2. 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?

O&M of the Solar facility activities will be minimal. See attached project description.

3. Describe all intermediate and final products/services that will be produced/offered/sold.

AEPCO will use the electric generation from this facility

to supplement its power generation at the Apache Station for its members.

4. 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)

No buildings are planned for this development, only PV panels and support equipment.

5. 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.

AEPCO is proposing three phases with phase one being planned for immediate construction.

See Project Map.

6. Provide the following information (when applicable):

A. Days and hours of operation: Days: <sup>365</sup> \_\_\_\_\_ Hours (from \_\_\_\_\_ AM to \_\_\_\_\_ PM) Daylight hours.

B. Number of employees: Initially: 0 Future: 0 Construction crews only, see attached.  
Number per shift Seasonal changes \_\_\_\_\_

C. Total average daily traffic generated:

(1) How many vehicles will be entering and leaving the site.  
Other than construction no vehicles will enter or leave the site. See attached information  
\_\_\_\_\_

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

(3) Estimate which direction(s) and on which road(s) the traffic will travel from the site?  
See Attached.  
\_\_\_\_\_

(4) If more than one direction, estimate the percentage that travel in each direction  
See Attached.  
\_\_\_\_\_

(5) At what time of day, day of week and season (if applicable) is traffic the heavies  
See Attached.  
\_\_\_\_\_

Circle whether you will be on public water system or private well. If private well, show the location on the site plan.  
**Estimated total gallons of water used: per day** N/A **per year** N/A

Will you use a septic system? Yes \_\_\_\_\_ No X 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 X 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 X

8. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	AEPCO's on site wells	
Sewer/Septic	None needed	
Electricity	AEPCO's on site system	
Natural Gas	N/A	
Telephone	N/A	
Fire Protection	AEPCO's on site staff/ Local FD	

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

1. Describe any activities that will occur outdoors.

Other than construction activity there will be no outdoor activities once in operation.

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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. No long term storage is needed only temporary.
- 
- 

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?

Other than construction noise there is no long term noise from a solar facility.

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3. 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?

Other than construction there would be no long term vibrations from a solar facility.

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4. Will odors be created? Yes \_\_\_ No  If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties?\_

No

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

No

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6. 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.

7. 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. \_\_\_\_\_

8. 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).

9. 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.

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

Compacted native material.

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11. 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.)

12. 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.

AEPCO will review this requirement to determine if it can incorporate on-site water conservation in

its site grading plan.

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2. How many acres will be cleared? Phase 1 is about 22 acres.  
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.) AEPCO will employ a contractor to grade the site who will be  
required to have an on-site water truck for dust control. The site grading design will outline any  
erosion control measures.

**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 X If yes, complete the attached *Hazardous or Polluting Materials Use Questionnaire*.

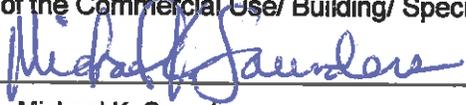
**Note:** Depending on quantities, this question does not apply to ordinary household or office products or wastes such as cleansers, waxes or office supplies. Answer YES only if the materials are involved in the commercial or special use process or if landscaping or maintenance chemicals (pesticides, 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 Michael K. Saunders

Date signed 1-25-16

## **Information for AEPCO's Apache Generation Station Solar Power Project for a Special Use Permit from Cochise County, Arizona**

### **Solar Power Project Overview:**

**Arizona's G&T Cooperatives:** We are one group with three corporations operating under this name. Arizona Electric Power Cooperative, Inc. (AEPCO) owns and operates the Apache Generation Power Station located in Cochise, Arizona. Southwest Transmission Cooperative, Inc. (SWTC) owns and operates over 600 miles of high-voltage power lines, along with delivery substations. Sierra Southwest Cooperative Services, Inc. (Sierra) is the company that provides the majority of the employees for the other cooperatives and has the ability to enter into contracts for power and to provide financing for various projects related to AEPCO or SWTC. The Sierra employees provide services to both AEPCO and SWTC as one family of cooperatives. Patrick Ledger is the CEO of all three corporations, which are not-for-profit rural electric cooperatives that obtain financial backing based on loan guarantees provided by the Rural Utilities Services, a division of the U.S. Department of Agriculture. Various cooperative banks provide the funds.

The three corporations are owned and operated by six distribution cooperatives, which are also its members and customers. Those distribution cooperatives are Anza Electric Cooperative, Inc. (Anza), Duncan Valley Electric Cooperative, Inc. (DVEC), Graham County Electric Cooperative, Inc. (GCEC), Mohave Electric Cooperative, Inc. (MEC), Sulphur Springs Valley Electric Cooperative, Inc. (SSVEC), and TRICO Electric Cooperative, Inc. (TRICO). They each have members serving on the boards of directors of AEPCO, SWTC, and Sierra.

**Project Description:** AEPCO has a need to develop renewable energy solar facilities for its members in order to meet certain Arizona Corporation Commission (ACC) requirements. This proposed project is an alternating current photovoltaic ground-mounted, fixed-panel solar system that will interconnect to AEPCO's on-site electric system. AEPCO has selected four areas of vacant land, equaling approximately 202 acres, in close proximity to the existing power plant for inclusion in the Special Use Permit (SUP). There are three phases proposed, with an immediate need to construct about three megawatts (MW) on the phase one parcel. The phase one facility will be situated on a parcel of property approximately 22 acres in size on the plant site. In addition, the two future phases of about 180 acres will add approximately 30 to 35 MWs of solar. As yet, no date has been identified for the development of the additional phases. The additional generation from the on-site solar will help in meeting AEPCO's members' load growth. AEPCO does not anticipate any impact to the neighboring properties.

**Phase One Plan:** This site lies in the southeast corner of the plant property. Phase one will be a 3 MW solar facility with the fixed panels aligned in a south-facing configuration on the property. The equipment to be installed includes inverters, underground conduit, cabling, foundations, transformers, structures, and wires. The solar panel structures are about 8 feet in height. The site is within the fenced boundaries of the Apache plant property, which already has a 7-foot-high chain-link fence with three strands of barbed wire on top. The solar facility will be connected to AEPCO's existing electric infrastructure through a 12.5 kV line to SSVEC's nearby Cochise 69 kV substation, which lies on the AEPCO property about 200 feet to the north of the site. Access to the

facility will be through the existing paved approaches off Highway 191 to the plant site. There are two secure, gated entrances, one of which is AEPCO's main entrance gate to the plant and the other is the contractor's entrance gate just north of the proposed phase one site. The roads for the facility and the solar facility will be built on compacted native material, with an aggregate base placed around the areas of the connection equipment. A conceptual site plan is enclosed.

Generally the construction activity includes site grading and the construction of the solar facility. The site development contractor or its subcontractors will use a variety of equipment that may include graders, loaders, water and dump trucks, auger rigs, and compactors to build the site pad and roads. The solar facility contractor will use a variety of equipment, such as backhoes, loaders, forklifts, cranes, augers, post-driving equipment, various types of trucks, a water truck, and other smaller vehicles to construct the facility.

**Cochise County Items:** For the purposes of this application, phase one is the planned development and the other phases are considered conceptual only. The main focus is to develop the phase one parcel and plan for the ultimate build-out in the future.

**A. Setback and Screening Waiver:** AEPCO is requesting a reduction of the 200-foot setback to a 40-foot setback for the phase one parcel in order to be able to maximize the use of the property. A 200-foot setback is required where the existing HI zone abuts a residential zone. The Horizon Sunsites #7 subdivision to the south of the property has been in place since the 1960s and is undevelopable due to the lot sizes and lack of infrastructure. There are no homes in close proximity to this phase one parcel. A few homes exist southwest of the power plant site. On the east side of the phase one parcel, adjacent to Highway 191, we would prefer to keep the setback at 200 feet. SSVEC's new Mesquite substation provides a buffer from the highway as well.

As for the future phases, AEPCO agrees to have a 200-foot setback along the highway frontage and near the SR-22 zoned property.

**Screening Waiver:** Due to the lack of any home sites in close proximity to the phase one site as noted above, AEPCO is requesting a waiver of any type of screening. The other phases would be far enough away from any future development that screening would not be needed since there are no homes surrounding those parcels.

**B. HI and RU-4 Zones:** AEPCO has two different zoned parcels in this application and understands that solar power plants can be permitted in both of them. AEPCO re-zoned its plant site to an HI zone in 2002 and it was understood that we would be able to expand the site for future generation projects. Although we don't believe an SUP for solar facilities should be required for our HI zone, we decided to proceed with including it in this application because of the changes Cochise County made to its zoning requirements in 2014. The future phase three lies east of Highway 191 in an RU-4 zone and was not included in our re-zoning effort in 2002 because it was not part of our plant site and was being held for future use. We should easily be able to meet all of the site development requirements for this site when the parcel is developed in the future.

**C. Public Input:** AEPCO will comply with the County's request to send out letters to the surrounding landowners to inform them of our planned project. County staff has provided the mailing labels.

**D. Project Traffic/Parking/Storage:** AEPCO has an existing contractor's entrance and parking lot already in place for the Apache plant. Prior to construction, the only local traffic into the site will include trucks delivering solar equipment and the contractors delivering construction equipment to the site for the grading and the solar facility work. Once construction starts, the traffic will include continued deliveries of equipment and the contractor's workforce, which will be entering and exiting through the existing contractor's entrance for the Apache plant. It is estimated there might be up to 20 workers' vehicles accessing the site during the peak construction time. AEPCO's contractor's parking lot, which lies just north of the site, will be for the workers' vehicles.

Because AEPCO already has a contractor's entrance from Highway 191 into the plant, no additional permits will be needed from ADOT.

After construction, there will be minimal visits to the site by the on-site plant maintenance personnel, but they will use the plant roads to access the site.

AEPCO already has large graded areas near the facility suitable for the temporary storage of the equipment, so no new site will be needed.

**E. Water Conservation:** The initial water use, which AEPCO will take from its existing on-site wells, will be for dust control during construction of the site. After construction, there will be minimal water use, mainly for cleaning the panels as needed. Water conservation in relation to on-site retention of run-off will have to be reviewed when the site grading plan is developed.

**F. Drainage:** AEPCO's engineers have reviewed the site and have determined that there will be no major changes to the on-site drainage flow across the site. Solar facilities can generally be built following the existing terrain. Since this site has a gentle slope to the east, the site would be graded following the existing terrain. The site design would utilize the existing drainage patterns on site.

March 24, 2016

Jim Henry  
Planner I  
Cochise County  
Planning, Zoning, and Building Safety Division  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

**RE: REVISIONS FOR THE SPECIAL USE PERMIT SUBMITTAL FOR THE  
APACHE SOLAR PROJECT**

Dear Mr. Henry:

Enclosed are our revisions and responses to our project's Special Use Permit submittal. Please distribute these items to the P&Z Commissioners for our next hearing on April 13.

If you have any questions, I can be reached at 520-586-5314 or by e-mail at [mrsaunders@azgt.coop](mailto:mrsaunders@azgt.coop).

Sincerely,



Michael K. Saunders, SR/WA  
Land Services Manager

c/ Land Services Apache Solar Project Cochise County file

**Additional Information for a Special Use Permit from Cochise County  
for AEPCO's Apache Plant Solar Project**

**Project Description Revision:** As noted in our original application, AEPCO selected four areas of vacant land, equaling approximately 202 acres, in close proximity to the existing power plant for inclusion in the Special Use Permit (SUP). Since we submitted the application for the SUP in January we have received construction pricing and have presented this to our Members. Because of this, there is an interest in developing more solar than originally planned. We now need to plan to construct up to 14 MWs initially, and be able to build out to the total estimated 35 MWs in the near future. To do this, we will need to utilize the southern and northern parcels. If the Members decide on a larger project, we would utilize the larger northern parcel (#205-03-001B, 001C, 006 and 014) east of the highway, which allows us to build one transmission interconnection. We would then develop the northern parcel west of the highway (#205-03-005 and 004) and fill in the southern parcel (#205-14-002) as needed. AEPCO must have the flexibility to plan where the solar facilities will be built depending on the size of the solar project. Based on this, AEPCO requests approval of the SUP as submitted for the entire 202 acres.

**Cochise County Items:** These are the responses to the items raised in the hearing.

- **Setback Waiver Revision:** To clarify our request, AEPCO is requesting a reduction of the 200-foot setback to a 40-foot setback for the portion of parcel #205-14-002 only where the solar facility will be built against the southern boundary abutting the SR-22 properties as noted on the map. AEPCO owns six parcels directly south of this area and no houses are built on the other adjoining parcels. AEPCO would lose a bit less than one MW if it does not receive the 200-foot setback waiver, which would be substantial. AEPCO agrees to leave a 200-foot setback adjacent to the southwest and eastern property line since the railroad track limits our use of the property. As for the northern parcels, AEPCO owns the surrounding property and does not see a need for a setback from its own property.
- **Screening Waiver Revision:** AEPCO requests a complete waiver in perpetuity from any screening for this project simply because there is an existing power plant on this property, including a 400-foot-tall stack, railroad tracks, a coal pile, power lines, and various other industrial structures. There is an existing railroad track, chain link fence, and trees in the view shed of the Clark property which will obscure the solar panels. The 13-foot-3-inch tall coal railcars are parked on the track while they are being unloaded, approximately twice a week for a day or so. Because of this, there would be no reason to attempt to screen the 8-foot-high solar panels that would not be seen on most days. The panels closest to the Clark property will be within the railroad loop and are approximately 900 feet from the Clark house. There is a natural vegetative screen between the railroad tracks and the fence line which lies between the solar field and the Clark property that will be left in place. AEPCO views the screening requirement as an unnecessary expense due to the fact that the county would require solid screening, which would be a substantial cost.
- **Grading Requirements:** Based on comments from the hearing, it must be understood that the placement of solar panels requires a graded and compacted base for the support structures and maintenance vehicle access. We propose to grub the specific site where we plan to install solar supports and panels and grade the site based on an engineer's grading design. Grubbing

a site consists of removing all vegetation and trees as well as the roots just below the surface. All aspects of the site runoff must be reviewed and included in the final grading plan required by the county's commercial permits section. We will clear, grub, and grade only those portions of the parcel we are granted a permit for. This makes it easier to control the weeds on the site. We will perform routine weed maintenance on the cleared areas under and between the panels. Since we are proposing to grade and compact the native soils, we believe this will help keep dust down.

- **Phasing Response:** County staff asked if we would only consider including phases 1 and 2 of the original plan in the SUP. As noted above, AEPCO now has interest from its members to build up to 14 MWs somewhere on the four parcels. If one of our other members decides in the near future that they also want us to build solar for them, we may need to construct additional solar on all parcels. AEPCO must have the flexibility to determine the best place to build all of the solar facilities. Also note that county staff has indicated that in the near future they will be seeking a revision to the HI zone to allow solar facilities to be constructed without seeking a Special Use Permit. However, leaving out the northern parcel east of the highway, which is an RU-4 zone, would not be suitable for AEPCO at this time because of the interest from our members.
- **Arizona Game & Fish Department (AGFD) Letter:** During the hearing we indicated that AEPCO would reach out to the AGFD to discuss their letter. As of the date of this writing AEPCO has not heard back from AGFD on our request for a meeting. AEPCO wants to make sure the county understands our position on the recommendations made by AGFD.

The recommendations in the letter are generic in nature and are typical of recommendations AGFD provides on large projects for which they have an opportunity to comment on. The letter was generated not because there is unique or special wildlife habitat present. Their suggested recommendations are typical in nature but simply do not apply to this project, because they have no legal authority to require them. As a non-profit cooperative we are always aware of our environmental stewardship responsibilities. One of the main concerns expressed by AGFD was the projects potential impacts to birds. AEPCO is well aware of our obligations to protect birds and is already required to comply with the Migratory Bird Treaty Act, the Endangered Species Act, and the Bald and Gold Eagle Protection Act. AEPCO currently holds both a U.S. Fish and Wildlife Services Migratory Bird special purpose utility permit and an AGFD scientific collection permit. AEPCO has an Avian Protection Plan which it will amend to include the new solar facility.

In their letter AGFD also expressed concern that AEPCO would limit or close public access to the Apache Wildlife Viewing Area. AEPCO has no intentions to restrict public access to the viewing area. AEPCO actively promotes the use of this facility by the public and will continue to do so in the future.

Again, from a regulatory standpoint AEPCO does not have to adopt any of the suggestions contained in the letter. However, AEPCO is committed to working with the AGFD in a cooperative manner moving forward.



**Cochise County  
Community Development**

**Highway and Floodplain Division**

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**INTEROFFICE MEMO**

**Date:** February 3, 2016, amended February 10, 2016

**To:** Jim Henry, Planner I

**From:** Teresa Murphy, Right-of-Way Agent

**Subject:** SU-16-01 (AEPCO Solar Project)

**Background:** The applicant, AEPSCO, is requesting a Special Use Authorization to approve approximately 202 acres of solar energy facilities pm AEPSCO owned property. Three phases are included in the proposal with an immediate need to construct a three megawatts (MW) solar facility on a parcel approximately 22 acres in size. The two future phases will consist of about 180 acres near the plant site and will result in 30-35 MW of power. Phase one and two are proposed on one parcel of High Industrial (HI) zoned property that abuts the plant site to the South. Phase three is proposed on three parcels of HI zoned property to the north of the plant sit and on four parcels of Rural (RU-4) zoned property located to the northeast of the plant site across and adjacent to Highway 191. 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 State Route 191. State route 191 adjoins and serves as the Easterly boundary of the subject property.
- Highway 191 is not a county maintained road.

**Recommendation:**

- Highway 191 is not within our jurisdiction and as such, there is no need for right-of-way dedication at this time.

**Amendment:** AEPSCO has revised phase one site plan. Since AEPSCO is requesting a waiver to reduce the setback from 200' to 40' they wanted the Planning and Zoning Commission to know that they own six of the Sun Sites parcels (outlined in purple) just south of the proposed solar field.

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520-432-9337 fax  
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floodplain@cochise.az.gov

**Planning, Zoning and Building Safety**  
1415 Melody Lane, Building E  
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planningandzoning@cochise.az.gov



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**INTEROFFICE MEMO**

**Date:** February 17, 2016  
**To:** Jim Henry, Planner I  
**From:** Joaquin Solis, P.E., Floodplain Engineer  
**For:** Karen Riggs, P.E., R.L.S., Highway & Floodplain Director & County Engineer  
**Subject:** Review for Special Use 16-01, parcels 205-14-002, 205-03-(004, 005, 001B, 001C, 006, 014) and portions of Sections 3 & 10 T16S, R24E, AEPCO Solar Project.

The Cochise County Highway and Floodplain Dept. has reviewed the AEPCO Solar Project site. Since the site is proposed for solar improvements, these requirements will be needed prior to commercial permitting:

1. Since the initial proposed phase/s will disturb more than an acre (22 acres), a drainage analysis will be required to show that the proposed development stormwater runoff does not adversely impact adjacent parcels.
2. If retention basins in conjunction with drywells are proposed to retain the stormwater difference between existing and proposed conditions on site, dry wells need to be registered with the Arizona Department of Environmental Quality (ADEQ). If detention or retention basins are proposed, equipment and utilities need to be designed such that they are elevated a minimum of one foot above the water surface elevation within the basins during the 100-yr storm event.
3. Stormwater Pollution Prevention Plans (SWPPP's) are required for any disturbance greater than 1 acre in size.
4. SWPPP's that are submitted to Cochise County through Planning & Zoning should include an approved Notice of Intent (NOI) from ADEQ. The link to ADEQ is: <https://www.azdeg.gov/envirom/water/permits/cgp.html> The NOI

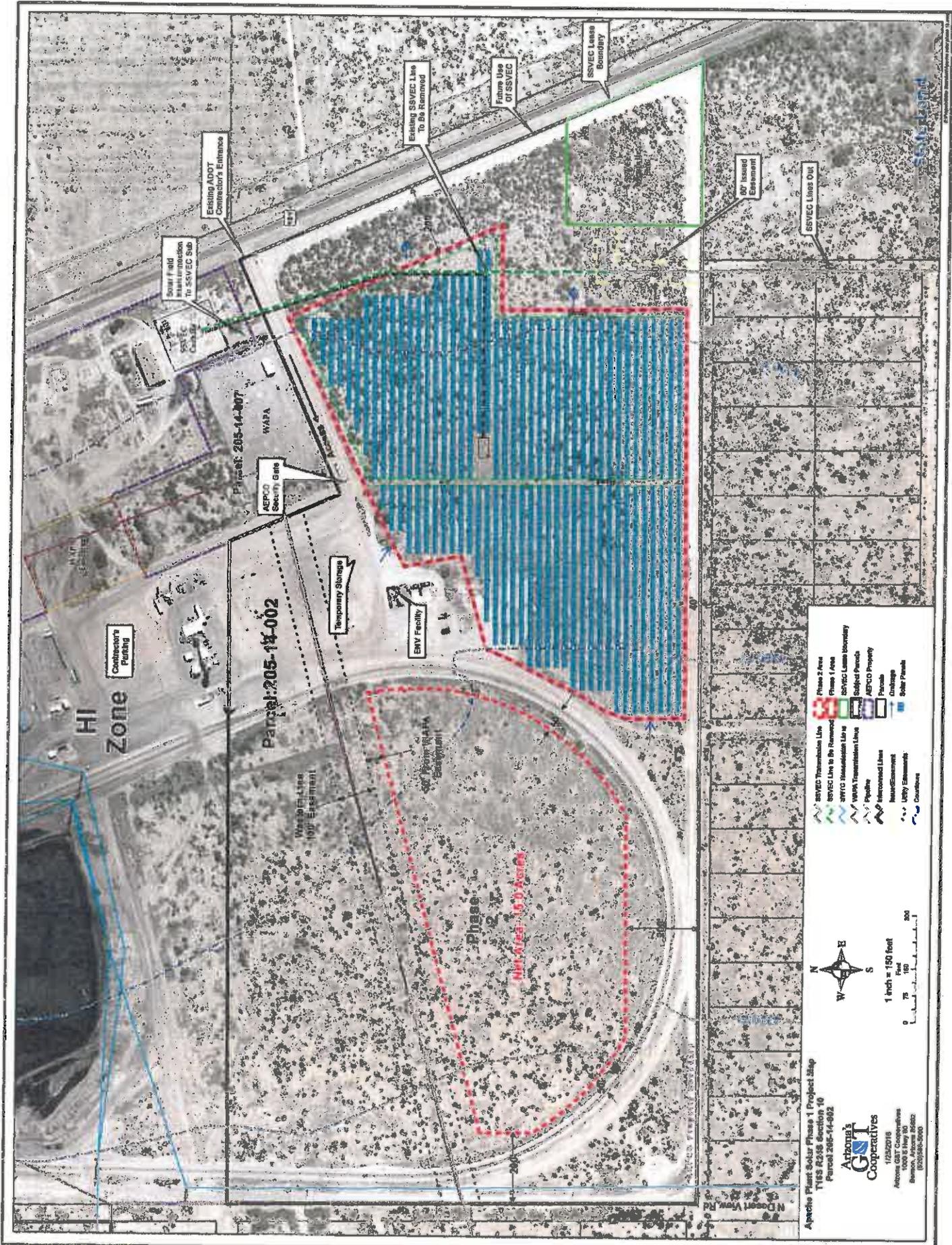
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should be approved prior to the start of construction.

5. A Geotechnical Engineering Report is required for submission with the proposed drainage analysis.
6. A dust control plan is required to demonstrate how dust, during construction procedures, will be mitigated.
7. Drainage reports, dust control, SWPPP's, construction/building plans shall be approved prior to the start of construction.
8. A master drainage analysis for all phases of proposed work may be submitted instead of submitting a drainage analysis for each phase of proposed work.





HI Zone

Parcel: 205-14-002

Project: 205-14-007

Phase 1  
 111,475 sq. ft. Area

- SSVEC Transmission Line
- SSVEC Line to Be Removed
- WAPA Transmission Line
- WAPA Transmission Line
- Right-of-Way
- Interconnected Lines
- Interconnection
- Utility Elements
- Contours



1 inch = 150 feet  
 0 75 150 300  
 Feet

Apache Plant Solar Phase 1 Project Map  
 T162 R24S Section 10  
 Parcel 205-14-002



Arizona GSI Cooperatives  
 12252016  
 1000 S Hwy 100  
 Bismarck, Arizona 85802  
 (520)838-2290





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Community Development**

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**MEMORANDUM**

**Date:** February 18, 2016  
**To:** Jim Henry, Planner I  
**From:** Karen L. Lamberton, AICP County Transportation Planner  
**Subject:** AEPCO Solar SUP Request (SU16-01)/Parcel #'s 205-14-002; 205-03-004, 005, 001B, 001C, 006, and 014 and portions of Sections 03 and 10, T16S, R24E

The Applicant is seeking authorization to develop approximately 202 acres of solar energy facilities on several parcels of AEPCO owned property next to their power plant on US Highway 191, near the community of Cochise. The site is located 3 to 4 miles southeast of the center of the community of Cochise, Arizona. Access is planned to be exclusively taken from Highway 191, a state-maintained facility.

The applicant has indicated that the project will be phased according to power generation needs, with the first phase on 22 acres with sufficient solar panels and associated improvements to generate 3 MW of power. At full build out, this proposed solar power plant could potentially produce 30-35 MW from improvements from facilities developed on about 202 acres.

We have no objection to issuing the requested Special Use Authorization with the following condition:

- The applicant will need to submit in advance or concurrent with their first Commercial Permit a Traffic Report addressing construction impacts and mitigation; including traffic control, new access permit(s), improvements and maintenance to existing and future connections to the US 191.
- The applicant is **strongly** advised to consult with the Arizona Department of Transportation in advance of their first Commercial Permit to avoid any misunderstanding about what may be required and longer review times during the Commercial Permit phase.

**Site Access**

The applicants own large pieces of property on both sides of Highway 191. The proposed site plan indicates one access point; however, there are several access driveways in various conditions on both sides of the Highway, including one serving a bird watching site located, and apparently maintained, by the applicant. Some of these access driveways are chipped-sealed, others are native-surfaced. All show signs of turning movement and off-road damage within the

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ADOT Right-of-Way indicating either a need for a large radii or other deterrent to parking or driving on the unimproved edges of these connecting driveway aprons. This determination would be made by ADOT staff after review of the proposed full-build out access driveway locations. ROW/Encroachment Permits will need to be obtained from ADOT, Southeast District, in advance of each phase.

#### **Basic Traffic Report Requirements**

At a minimum, a Basic Traffic Report should be submitted at the Commercial Permit phase that addresses the following items:

- A. A brief description of the proposed Power Development including location, number of acres, existing and future access driveways to the site. A small map helpful to include.
- B. Identify the ownership, roadway type, existing condition and maintenance responsibility for the existing roadway network serving the site.
- C. Identify the current average daily traffic for the proposed access roadways. This data is available at: <http://www.seago.org/?q=traffic-and-population-data>
- D. Provide information about the construction phase of this project; tentative construction schedule, number of trucks per day, size of trucks, days and times anticipated for traffic.
- E. Describe mitigation measures for controlling dust, if needed.
- F. Describe potential impact, duration and proposed mitigation for construction phases of the development. Specifically identify any measures that might need taken to navigate the US 191 railroad overpass, if the route planned for heavier loads is from I-10 to US 191 southbound. If avoidance is necessary for projected loads, identify the County route that will be used and what mitigation is needed to preserve the integrity of the roadway surfaces.
- G. Describe the post-construction traffic impacts, trip generation (ITE Manual, 8<sup>th</sup> or 9<sup>th</sup> editions), number and type of trucks, internal circulation, truck loading and turning movements, parking, surface treatment etc.

**It is strongly recommended that the applicant coordinate with ADOT in advance of contracting their Scope of Work for this Traffic Report to ensure that that this analysis also meets any additional requirements of ADOT. Please note the specific focus on the construction phase of this project – it is not the full-build out traffic impacts that we need to more fully understand – it is the construction impacts, with recommendations for mitigation, if such is needed.**

It is the responsibility of the applicant to coordinate with ADOT and to concurrently transmit the requested Traffic Report to the County and to ADOT for review prior to or concurrently with their first Commercial Permit. The County will defer to ADOT on if Traffic Reports may be submitted by phase; however, the applicant is advised that it may be in their best interest to fully understand the implications and requirements for access from Highway 191 for their full build-out conditions before moving forward with this project. The Traffic Report should be submitted to the Tucson Traffic Engineering Group at the SouthCentral District.

**Dee Crumbacher or Jerry James  
Transportation Engineering Specialist  
South Central Traffic Engineering  
1221 S 2<sup>nd</sup> Ave., Tucson, AZ 85713  
520.388.4229 Office**

### **Construction and Post-Construction Impacts**

The applicant will need to coordinate with ADOT regarding access routes, potential for construction phase and post-construction phase impacts and the potential need for necessary repairs and reconstruction of roadways impacted by the project. Providing both the County and ADOT the information needed to assess these construction impacts is the primary element requested to be explained in the Traffic Report mentioned above.

The applicant states that they have a contractor's access driveway to their site. Contractor's access driveways are typically permitted for a short timeframe designed for a specific construction project and then are replaced with a permanent access driveway or removed after the project is completed. It may be that this driveway connection with Highway 191 has longer or permanent access approvals; however, as the use is changing consultation with ADOT is required under any ROW/Encroachment Permit that may have been issued. This particular location has no dedicated turn lanes at this time. If the volume of trucks during the construction phase warrant it a traffic control "Truck Crossing" sign may be needed to advise motorists of the larger volume of trucks pulling onto Highway 191 in this 65 mph zone.

If needed, the applicant would be required to provide these signs under a Traffic Control Encroachment Permit. To obtain this permit, and any other access driveway permits, the applicant should contact Susie Puzas, ADOT SouthEast District.

**Susie Puzas, TR Eng. Permits Supervisor**  
**ADOT Southeast District Permits Office**  
**2082 E. Hwy 70, Safford, AZ 85546**  
**928-432-4916 – Office**  
**SaffordPermits@azdot.gov**

### **Operational Impacts of the Proposed Project**

Once operational, the solar power generating plant will be self-sustaining with intermittent maintenance activities conducted by several employees. The SUA application states zero employees, which is likely incorrect. Some intermittent maintenance activities will occur and staff likely to increase as the site completes all phases of proposed development. Additional information on this aspect of the on-going operation of the facility, by phase, should be included in the Traffic Report.

A discussion and possible agreement between the applicant and the County's Highway Dept. may also be needed regarding future decommissioning of this project as part of the Commercial Permit phase.

### **Commission Waivers**

Commercial uses require wider internal roadways than is typically needed for intermittent maintenance on solar panels. If the applicant desires that their internal roadways be less than the County design standard of a 24 foot width, they should request a modification to site development standards during their Special Use Authorization request to the Planning and Zoning Commission. Staff would support such a waiver request given that the site will not be open to the general public and will have minimal intermittent maintenance traffic only once constructed.

### Docket SU-16-01 (AEPCO Solar Project)

       YES, I SUPPORT THIS REQUEST

Please state your reasons:

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NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

WE HAVE VOTED NO DUE TO THE LACK OF INFORMATION PROVIDED.  
1. IS THERE A COMPLETE SITE PLAN AVAILABLE, INCLUDING THE  
SOLAR FIELD, BUILDINGS, AND WHAT THE POWER DISTRIBUTION  
WILL LOOK LIKE?  
2. HAS AN ENVIRONMENTAL IMPACT STUDY BEEN DONE AND WHAT  
EFFECTS IT WILL HAVE ON SUNSHINE AND 7 HOME OWNERS?  
ELECTROMAGNETIC FIELDS, NOISE, AND PROPERTY VALUE.

(Attach additional sheets, if necessary)

PRINT NAME(S):

EWALD C. WEGNER, CARMEN Q. WEGNER

SIGNATURE(S):

Ewald C. Wegner  
Carmen Q. Wegner

YOUR TAX PARCEL NUMBER: 205-12-3750 (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. In order for the Commission to consider comments included in the staff report before the meeting, written comments must be received no later than 4 PM on Friday, February 26, 2016. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Jim Henry at the contact information listed on page one by March 8, 2016 to have your support or non-support noted verbally at the meeting; or you may personally make a statement at the **public hearing on March 9, 2016**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jim Henry, Planner I  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

# Special Use Docket SU-16-01

YES, I SUPPORT THIS REQUEST

Please state your reasons:

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NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

Believes the <sup>solar</sup> Project will affect the value of his property.

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(Attach additional sheets, if necessary)

PRINT NAME(S): Douglas Clark

SIGNATURE(S): Phone conversation on 2/29/16 at 5:09 PM

TAX PARCEL NUMBER: 20512331D (the eight-digit identification number found on the tax statement from the Assessor's Office) 20512216D

Hearing date: 3/9/16

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

AEPCO SOLAR PROJECT

NO, I DO NOT SUPPORT THIS REQUEST:

NO WAY! WE WERE ONE OF THE SUCKERS WHO PURCHASED (3) LOTS AT THE PRICE OF \$29,000.00 THESE LOTS ARE VALUED MORE LIKE \$400.00 PER. A SQUATTER TAKES UP RESIDENCE IN THE DIVISION, AN INACTIVE UNKNOWN HOA REFORMS, AND HOA WANTS \$100.00 PER LOT FOR FEES ON UNDEVELOPED LAND. THEN THE ELECTRIC POWER POLES ARE PLACED-INSTALLED WITH NO PERMISSION AND DISTURBING THE NATURAL HABITAT OF LAND. NOW, THE SOLAR PROJECT. ANOTHER PROJECT OUR DIVISION GETS NO VALUE OF. ENOUGH IS ENOUGH. HOW WOULD YOU LIKE SOMEONE DOING THIS TO YOUR LAND IN THE COUNTRY. YOU PEOPLE ARE DESTROYING LOT OWNER'S DREAMS!

WILLIAM H CARBONNEAU  
PATRICIA L CARBONNEAU  
LOTS 7,8,9  
BLOCK 753

SIGNATURES:

  
\_\_\_\_\_  
WILLIAM H CARBONNEAU

2/16/16

  
\_\_\_\_\_  
PATRICIA L CARBONNEAU

2/16/16

# Docket SU-16-01 (AEPCO Solar Project)

       YES, I SUPPORT THIS REQUEST

Please state your reasons:

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**NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

*No way! We were one of the suckers who purchased (3) lots at the price of 29 each. These lots are valued more like 4000 per. A squatter takes up residence in the division, an inactive unknown flora performs and then wants 1000 per lot for fees on undeveloped land. Then three electric power poles are placed - installed with no permission and disturbing the natural habitat of land. Now the solar project - ANOTHER project our division gets no value of. Enough is enough! You people are destroying lot owners' dreams!*

(Attach additional sheets, if necessary)

PRINT NAME(S):

*William H. Carbonneau Patricia L. Carbonneau*

SIGNATURE(S):

*William H. Carbonneau*  
*Patricia L. Carbonneau*

YOUR TAX PARCEL NUMBER: *You have them -* (the eight-digit identification number found on the tax statement from the Assessor's Office) *you sent this letter.*

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. In order for the Commission to consider comments included in the staff report before the meeting, written comments must be received no later than 4 PM on Friday, February 26, 2016. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Jim Henry at the contact information listed on page one by March 8, 2016 to have your support or non-support verbally noted at the meeting; or you may personally make a statement at the **public hearing on March 9, 2016**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jim Henry, Planner I  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

# Docket SU-16-01 (AEPCO Solar Project)

**YES, I SUPPORT THIS REQUEST**

Please state your reasons:

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**NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

EASEMENTS ARE APPROVED FOR SERVICE LINES AND TRANSMISSION LINES

(Attach additional sheets, if necessary)

PRINT NAME(S):

JOSEPH GROCKE, MARY-ANN GROCKE

SIGNATURE(S):

Joseph Grocke

Mary Ann Grocke

YOUR TAX PARCEL NUMBER: 20505009

(the eight-digit identification number found on the tax statement from the Assessor's Office)

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RETURN TO: Jim Henry, Planner I  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

**Henry, Jim**

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**From:** Siu-lan S [siulanswahla@gmail.com]  
**Sent:** Saturday, February 13, 2016 7:42 AM  
**To:** Henry, Jim; Siu-lan S  
**Subject:** SU-16-01 (AEPCO Solar Project)

To: Cochise County Community Development Commission members  
From: Walter and Siu-lan Swahla  
tax parcel no: 205 11 086 8  
205 11 087 1  
205 11 088 4  
205 11 089 7

NO, We do NOT support this project!

Reasons -

In their very own words -

'AEPCO needs to develop renewable energy solar facilities for its members in order to meet certain Arizona Corporation Commission (ACC) requirements.'

For this, they choose land that are in 'close proximity to the existing power plant' in the area.

'The additional generation from the on-site solar will help meet AEPCO's members' load requirements. These solar facilities will enhance AEPCO's portfolio of clean renewable energy, as well as add tax revenue for the County.'

It is evident that AEPCO is doing this for their own needs and profits and as a result the county will generate additional revenues.

It is nice and well that the big companies and the county partner in these 'projects' to benefit each other. However, what about the affected land owners who have their voices drowned all the time, and whose properties losing values due to these numerous 'projects' going right through their properties without their approval, without any compensation or any benefits to the affected communities? (Has either AEPCO or Cochise County ever even proposed the inclusion of some benefits for the affected land owners/communities? If yes, please enlighten us.)

These comments, as usual, will go on deaf ears, and the big companies will have their ways, as always.

To AEPCO and Cochise county, we have lots for sale. Would you like to buy them? Most likely not, because local real estate companies would not even list Az Sunsite Unit 7 for sale! And we all know AEPCO and Cochise County can get whatever they want without one single thought about the little land owners, or spending one cent on the land they encroach upon, to secure what they want.

# Docket SU-16-01 (AEPCO Solar Project)

**YES, I SUPPORT THIS REQUEST**

Please state your reasons:

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**NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

*AEPCO needs to rectify/resolve current illegal lines situation before its solar project moves forward with this proposal.*

(Attach additional sheets, if necessary)

PRINT NAME(S):

*STEPHANIE L. HEARL*

SIGNATURE(S):

*Stephanie L. Hearl*

**NEW ADDRESS**

*33 HIGH HEAD RD  
HARPSWELL, ME  
04079*

YOUR TAX PARCEL NUMBER: 205-12-139-2 (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. In order for the Commission to consider comments included in the staff report before the meeting, written comments must be received no later than 4 PM on Friday, February 26, 2016. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Jim Henry at the contact information listed on page one by March 8, 2016 to have your support or non-support noted verbally at the meeting; or you may personally make a statement at the **public hearing on March 9, 2016**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jim Henry, Planner I  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

# Docket SU-16-01 (AEPCO Solar Project)

**YES, I SUPPORT THIS REQUEST**  
Please state your reasons:

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

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(Attach additional sheets, if necessary)

PRINT NAME(S):

DEMUIS KASIC

SIGNATURE(S):



YOUR TAX PARCEL NUMBER: ~~205-12-172-7~~ 205-13-171-4 (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. In order for the Commission to consider comments included in the staff report before the meeting, written comments must be received no later than 4 PM on Friday, February 26, 2016. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Jim Henry at the contact information listed on page one by March 8, 2016 to have your support or non-support verbally noted at the meeting; or you may personally make a statement at the **public hearing on March 9, 2016**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jim Henry, Planner I  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

# Docket SU-16-01 (AEPCO Solar Project)

**YES, I SUPPORT THIS REQUEST**  
Please state your reasons:

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

*I live in West Virginia & cannot make a trip to Arizona for this. Would like more info as to how this will effect my parcel.*  
*Parcel # 20512304*

(Attach additional sheets, if necessary)

PRINT NAME(S): *Charles E. McDaniel - Jennifer Saffel - executrix of estate*  
SIGNATURE(S): *[Handwritten Signature]*

YOUR TAX PARCEL NUMBER: 20512304 (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. In order for the Commission to consider comments included in the staff report before the meeting, written comments must be received no later than 4 PM on Friday, February 26, 2016. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Jim Henry at the contact information listed on page one by March 8, 2016 to have your support or non-support noted verbally at the meeting; or you may personally make a statement at the **public hearing on March 9, 2016**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jim Henry, Planner I  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

# Docket SU-16-01 (AEPCO Solar Project)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

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NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

WHEN I DECIDED TO BUY PROPERTY IN THESE DEVELOPMENT. IT WAS FOR THE NATURAL BEAUTY OF THE LANDSCAPE. IF I WERE LOOKING AT COMMERCIAL BUILDINGS AND TOWERS I WOULD HAVE BOUGHT PROPERTY IN MASON CITY.

ATTACHED PICTURES OF WHAT IT SHOULD LOOK LIKE.

(Attach additional sheets, if necessary)

PRINT NAME(S):

CAROLY BOLLER

SIGNATURE(S):



2/10/16

YOUR TAX PARCEL NUMBER: 205-11-239-6 (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. In order for the Commission to consider comments included in the staff report before the meeting, written comments must be received no later than 4 PM on Friday, February 26, 2016. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Jim Henry at the contact information listed on page one by March 8, 2016 to have your support or non-support verbally noted at the meeting; or you may personally make a statement at the **public hearing on March 9, 2016**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jim Henry, Planner I  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

# Docket SU-16-01 (AEPCO Solar Project)

**YES, I SUPPORT THIS REQUEST**

Please state your reasons:

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**NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

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(Attach additional sheets, if necessary)

PRINT NAME(S): Judy LaRosa Jason D LaRosa

SIGNATURE(S): Judy LaRosa  
Jason D LaRosa

YOUR TAX PARCEL NUMBER: 205-05-2005 (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. In order for the Commission to consider comments included in the staff report before the meeting, written comments must be received no later than 4 PM on Friday, February 26, 2016. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Jim Henry at the contact information listed on page one by March 8, 2016 to have your support or non-support noted verbally noted at the meeting; or you may personally make a statement at the **public hearing on March 9, 2016**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jim Henry, Planner I  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

# Docket SU-16-01 (AEPCO Solar Project)

**YES, I SUPPORT THIS REQUEST**  
Please state your reasons:

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

*devalue surrounding property  
an eye sore  
obstruct the desert view*

(Attach additional sheets, if necessary)

PRINT NAME(S):

*RONALD E. YOWELL Rita M. Yowell*

SIGNATURE(S):

*Ronald E. Yowell  
Rita M. Yowell*

YOUR TAX PARCEL NUMBER: 205-12-07703 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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RETURN TO: Jim Henry, Planner I  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

**Henry, Jim**

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**From:** Donna Allman [donnamallman@gmail.com]  
**Sent:** Tuesday, March 08, 2016 2:56 PM  
**To:** Henry, Jim  
**Subject:** Solar Project -Opposition

Hello Mr. Henry,

I am opposed to the solar project. The lots that I own that are effected:

205-11-039

205-11-022

205-12-309

205-12-226

205-12-305

These lots were purchased for my family to have a place to build in the future. We wanted a place were we could all build near each other. This development will diminish the level of personal enjoyment and increase health concerns. Some of my family members wanted to start building soon. However, they are having second thoughts due to the health concerns. They are retiring and do not want to move to the land with the solar project being built. Then the potential for re-sale and overall value property value is decreased greatly by the development.

We definitely opposed to the solar project.

Please let me know what else I need to do.

Note: Please send the hearing notice.

Thank you,

Donna Allman, M. Ed.

# Docket SU-16-01 (AEPCO Solar Project)

       YES, I SUPPORT THIS REQUEST

Please state your reasons:

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NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

I am very concerned that these high powered facilities will have a negative impact to the health and safety of the community and decrease property values.

(Attach additional sheets, if necessary)

PRINT NAME(S):

Laura Cambareri

SIGNATURE(S):

Laura Cambareri

YOUR TAX PARCEL NUMBER: 205-11-026 4 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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RETURN TO: Jim Henry, Planner I  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

# Docket SU-16-01 (AEPCO Solar Project)

**YES, I SUPPORT THIS REQUEST**

Please state your reasons:

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**NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

Our HOA (Homeowners Assoc) has communicated with concerns <sup>in</sup> ~~to~~ County.

(Attach additional sheets, if necessary)

PRINT NAME(S):

Elizabeth C. Martinez

SIGNATURE(S):



YOUR TAX PARCEL NUMBER

205-12-0100

(the eight-digit identification number found on the tax statement from the Assessor's Office)

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RETURN TO: Jim Henry, Planner I  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

# Docket SU-16-01 (AEPCO Solar Project)

       YES, I SUPPORT THIS REQUEST

Please state your reasons:

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NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

We will NOT approve any projects for AEPCO UNTIL AEPCO has removed all Tres passes in and upon our Subdivision's Easements & Drainage easements and SSVEC has done the same along with removing the same from our Private Right of Ways within the Sunsites Unit No. 7 Subdivision. AEPCO is in violation of our RESTRICTIVE COVENANTS Delinquent in its dues assessments and violation of state laws.

(Attach additional sheets, if necessary)

PRINT NAME(S):

David & Diane Ruozzi

2-25-16

SIGNATURE(S):

  
Diane Ruozzi

YOUR TAX PARCEL NUMBER: 205-12-347B

(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. In order for the Commission to consider comments included in the staff report before the meeting, written comments must be received no later than 4 PM on Friday, February 26, 2016. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Jim Henry at the contact information listed on page one by March 8, 2016 to have your support or non-support noted verbally at the meeting; or you may personally make a statement at the **public hearing on March 9, 2016**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jim Henry, Planner I  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

# Docket SU-16-01 (AEPCO Solar Project)

       YES, I SUPPORT THIS REQUEST  
Please state your reasons:

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

WITH THE GROSS INFRACTIONS ALREADY DONE BY AEPCO (trespasses of utility + drainage easements + right of ways) NOT TO MENTION, NO FINANCIAL COMPENSATION BY THEM TO PROPERTY OWNERS IN OUR SUBDIVISION, IT IS NOTHING SHORT OF UNCONSCIONABLE. AEPCO OR ANY OTHER ENTITY HAVE NO RIGHT TO FURTHER DESTROY OUR PROPERTY VALUE (Attach additional sheets, if necessary) + THE ENVIRONMENT. PLEASE PLANNING COMMISSION STEP UP TO THE PLATE. AEPCO + SULPHUR SPRINGS ARE GOING TO MAKE A LOT \$\$\$ ON SOLAR PROJECT. THIS WOULD BE AN EXCELLENT TIME FOR THE PLANNING COMMISSIONERS TO TELL THEM TO FIRST MAKE RIGHT (the eight-digit identification number found on the

PRINT NAME(S): KATE MCCARTHY ENTERPRISE, L.L.C.

SIGNATURE(S): Kate McCarthy Kate McCarthy  
Enterprise LLC

YOUR TAX PARCEL NUMBER: 205 05 186  
tax statement from the Assessor's Office)

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RETURN TO: Jim Henry, Planner I  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

SUN  
SITES  
PROJ.  
EVAL  
OWNER  
ETS,  
THANK  
YOU

# Docket SU-16-01 (AEPCO Solar Project)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

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

I believe that with the solar system being 1500 ft. from my house it would make the house unsellable in the future. Also, there is a question about what would the taxes cost in the future. I have just recently purchased this house and property of 10 lots and only house in the area. Thank you

(Attach additional sheets, if necessary)

PRINT NAME(S): Douglas M. Clark

SIGNATURE(S): Douglas M. Clark

YOUR TAX PARCEL NUMBER: 205-12-216D  
205-12-331D (the eight-digit identification number found on the tax statement from the Assessor's Office)

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RETURN TO: Jim Henry, Planner I  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

COCHISE COUNTY  
MAR 04 2016  
PLANNING

**Henry, Jim**

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**From:** Adeola Okediji [dradeola1@yahoo.com]  
**Sent:** Saturday, March 05, 2016 9:22 PM  
**To:** Henry, Jim  
**Subject:** SU-16-01(AEPCO solar project)

No! I do not support this request until they remove all the trespasses ( lines) from our subdivision.

Thanks for your understanding.

Adeola Okediji  
Lot2block766

Sent from my iPhone

# Docket SU-16-01 (AEPCO Solar Project)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

*As long as it doesn't involve any of my property.*

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

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

(Attach additional sheets, if necessary)

PRINT NAME(S):

\_\_\_\_\_

SIGNATURE(S):

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

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

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RETURN TO: Jim Henry, Planner I  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

COCHISE COUNTY

MAR 09 2016

PLANNING

# Docket SU-16-01 (AEPCO Solar Project)

COCHISE COUNTY

MAR 21 2016

**YES, I SUPPORT THIS REQUEST**

Please state your reasons:

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**NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

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(Attach additional sheets, if necessary)

PRINT NAME(S): Ruth T Taucyan / Boris B Taucyan

SIGNATURE(S): [Signature]

YOUR TAX PARCEL NUMBER: 205-11-0798 (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. In order for the Commission to consider comments included in the staff report before the meeting, written comments must be received no later than 4 PM on Friday, February 26, 2016. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Jim Henry at the contact information listed on page one by March 8, 2016 to have your support or non-support noted verbally noted at the meeting; or you may personally make a statement at the **public hearing on March 9, 2016**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jim Henry, Planner I  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

# Docket SU-16-01 (AEPCO Solar Project)

**YES, I SUPPORT THIS REQUEST**

Please state your reasons:

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**NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

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(Attach additional sheets, if necessary)

PRINT NAME(S): Evelyn T. Ortiz / David Tuazon

SIGNATURE(S): Evelyn Ortiz

YOUR TAX PARCEL NUMBER: 205-11-1498 (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. In order for the Commission to consider comments included in the staff report before the meeting, written comments must be received no later than 4 PM on Friday, February 26, 2016. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Jim Henry at the contact information listed on page one by March 8, 2016 to have your support or non-support verbally noted at the meeting; or you may personally make a statement at the public hearing on March 9, 2016. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jim Henry, Planner I  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

# Docket SU-16-01 (AEPCO Solar Project)



**YES, I SUPPORT THIS REQUEST**

Please state your reasons:

*Growth / needs of the people!*

**NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

*James / Jim Bradley*

SIGNATURE(S):

*James E Bradley*

YOUR TAX PARCEL NUMBER:

*205-11-066/67 + 206-07-123 8*

(the eight-digit identification number found on the tax statement from the Assessor's Office)

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RETURN TO: Jim Henry, Planner I  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

# Docket SU-16-01 (AEPSCO Solar Project)

**YES, I SUPPORT THIS REQUEST**

Please state your reasons:

GO AHEAD; THE COUNTY HAS ALREADY DONE IRREVOCABLE DAMAGE TO THE PROPERTY WITH-IN SUNSITE'S, UNIT 2 AND AGAINST ALL LAND OWNERS WITHIN. SEEMS THE COUNTY DOES WHATEVER THEY WANT, WITH NO REGARDS TO ORIGINAL PLAT PLANS, STATE REQS OR THEIR OWN COUNTY REQS. MY LAND IS ALREADY USELESS THANKS TO THE ACTIONS OF MEMBERS OF THE COUNTY'S CORRUPT BOARD & PLANNERS  
THANKS FOR YOUR NOW SUPPORT!

KIMBLE & DAVID THOREN

**NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

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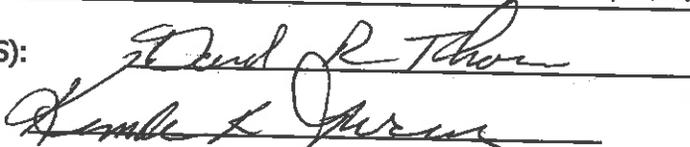
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(Attach additional sheets, if necessary)

PRINT NAME(S):

DAVID R. THOREN KIMBLE K. THOREN

SIGNATURE(S):



YOUR TAX PARCEL NUMBER:

205-12-100-8 - 205-12-101  
205-12-039-5

(the eight-digit identification number found on the tax statement from the Assessor's Office)

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RETURN TO: Jim Henry, Planner I  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

# Docket SU-16-01 (AEPCO Solar Project)

**YES, I SUPPORT THIS REQUEST**  
Please state your reasons:

WE NEED GROWTH IN SUNSITES, ARIZONA  
NEW JOBS WILL BRING THE LAND VALUE  
UP AND HOMES VALUE WILL INCREASE  
IF NO IMPROVEMENTS ARE MADE TO SUNSITES  
IT WILL TURN INTO A GHOST TOWN.

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

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

(Attach additional sheets, if necessary)

PRINT NAME(S): DELIA WILSON

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

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

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RETURN TO: Jim Henry, Planner I  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

# Docket SU-16-01 (AEPSCO Solar Project)

**YES, I SUPPORT THIS REQUEST**

Please state your reasons:

*I USE SOLAR + SUPPORT EVERYONE IN USING IT.*

**NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

*HARVIN M & SARAH C. HERSHBERGER*

SIGNATURE(S):

*Sarah C. Hershberger*

YOUR TAX PARCEL NUMBER: 20505134 (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. In order for the Commission to consider comments included in the staff report before the meeting, written comments must be received no later than 4 PM on Friday, February 26, 2016. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Jim Henry at the contact information listed on page one by March 8, 2016 to have your support or non-support verbally noted at the meeting; or you may personally make a statement at the **public hearing on March 9, 2016**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jim Henry, Planner I  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

# Docket SU-16-01 (AEPCO Solar Project)

**YES, I SUPPORT THIS REQUEST**

Please state your reasons:

*Great public works idea to implement to the future residence of the area.*

**NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

*Miss Rafeela Kavryakoff*

SIGNATURE(S):

*Miss Rafeela Kavryakoff*

YOUR TAX PARCEL NUMBER: 20512035 (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. In order for the Commission to consider comments included in the staff report before the meeting, written comments must be received no later than 4 PM on Friday, February 26, 2016. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Jim Henry at the contact information listed on page one by March 8, 2016 to have your support or non-support noted verbally at the meeting; or you may personally make a statement at the **public hearing on March 9, 2016**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jim Henry, Planner I  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

# Docket SU-16-01 (AEPCO Solar Project)

**YES, I SUPPORT THIS REQUEST**

Please state your reasons:

*By going to Solar Power it will clean up the air and give people a better quality of life.*

**NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

SIGNATURE(S):



YOUR TAX PARCEL NUMBER: 205-11-0941 (the eight-digit identification number found on the tax statement from the Assessor's Office) 205-11-6738

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. In order for the Commission to consider comments included in the staff report before the meeting, written comments must be received no later than 4 PM on Friday, February 26, 2016. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Jim Henry at the contact information listed on page one by March 8, 2016 to have your support or non-support noted verbally noted at the meeting; or you may personally make a statement at the **public hearing on March 9, 2016**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jim Henry, Planner I  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

COCHISE COUNTY

FEB 22 2016

PLANNING

February 17, 2016

Jim Henry  
Planner I  
Planning, Zoning, and Building Safety  
1415 Melody Lane, Building E Bisbee, Arizona 85603

Dear Sir:

RE: **Docket SU-16-01 (AEPCO Solar Project).**

As an owner of property within 1,500 feet of the site where the Special Use Authorization is requested, I will emphatically state: I am very much in favor of this project.

About 40 years ago I purchased a one acre parcel on West Urandi Road south of an agricultural paradise growing lettuce. How that field is a toxic waste dump for the Coal Fired Generator to the southeast. This property is no longer desirable as a homesite.

My only remaining reason to own this property is to pay taxes into Cochise County. I like to think, in some small way, I am doing my part to support one of my favorite places on the planet. I would like to be actively involved in influencing the demise of the coal industry, while supporting the development of projects like this one proposed by the Arizona Electric Power Cooperative Inc. As a physicist, I look forward to learning about (what I hope is) a successful solar energy project next door.

I urge the Commission to approve the Docket as supporting the concept in general, and this project in particular.

Sincerely,



Robert I. Price  
1005 West 21<sup>st</sup>  
Kearney NE 68845

# Docket SU-16-01 (AEPCO Solar Project)



**YES, I SUPPORT THIS REQUEST**

Please state your reasons:

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**NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

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(Attach additional sheets, if necessary)

PRINT NAME(S):

Robert I. Rice

SIGNATURE(S):

Robert I. Rice

YOUR TAX PARCEL NUMBER: 20505037 (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. In order for the Commission to consider comments included in the staff report before the meeting, written comments must be received no later than 4 PM on Friday, February 26, 2016. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Jim Henry at the contact information listed on page one by March 8, 2016 to have your support or non-support noted verbally noted at the meeting; or you may personally make a statement at the **public hearing on March 9, 2016**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jim Henry, Planner I  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

# Docket SU-16-01 (AEPCO Solar Project)

**YES, I SUPPORT THIS REQUEST**

Please state your reasons:

The Federal Government has mandated energy companies to comply to produce a certain percentage of "green" energy. Therefore your hands are tied and this project should be approved.  
Nothing was stated in this paper as to how this project might affect Property taxes.

**NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

Robert + Nancy Boor

SIGNATURE(S):

Robert J Boor  
Nancy L Boor

YOUR TAX PARCEL NUMBER: 205-11-078-5 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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RETURN TO: Jim Henry, Planner I  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

**Henry, Jim**

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**From:** Dee Crumbacher [DCrumbacher@azdot.gov]  
**Sent:** Monday, February 22, 2016 8:52 AM  
**To:** Lambertson, Karen L; Donovan, Dennis L  
**Cc:** Susie Puzas; Henry, Jim; James Gomes  
**Subject:** RE: AEPCO Docket

Karen and Dennis-

Susie, James and I appreciate all your efforts to keep ADOT apprised of both solar energy projects on the APECO property (Solar Star and APECO). APECO has recently communicated with Southeast Permits and Regional Traffic concerning their future solar project. The following summary is based on the information ADOT received from the discussion with APECO:

1. Phases 1 and 2 of the solar installation will be constructed on the west side of US 191. Only Phase 3 is expected to be on both sides of US 191. Phase 1 is expected to be constructed in 2016, but that timeframe is not definite. The horizon year for Phase 2 is a longer horizon range, possibly 5 years. Both Phase 1 and 2 projects are expected to be less than 20 acres each. APECO should keep ADOT and Cochise County informed if the horizon years for any of the phases change or if any of the project phases expand further.
2. Existing traffic on US 191 is low volume and the roadway currently operates under capacity through this area. The projected trip generation for Phase 1 or for the Phase 2 horizon is not expected to reach thresholds that would trigger a requirement by ADOT for a TIS or a TIA. The number of trips generated would be mostly concentrated to/from the site and pass-by or diverted link trips wouldn't be a factor. The heaviest daily traffic generated by these phases of the project would be during the construction with approximately 6 to 8 large trucks per day spread over the 4 to 5 months for the construction. The type of business is basically unchanged from the traffic perspective and the number of full time employees is expected to increase (per the discussion with APECO) by 1 or 2 employees following the construction phase. The additional daily traffic would have minor impacts to existing traffic on US 191. Expansion of any of the phase projects could trigger a request from ADOT for a TIA/TIS.
3. Development of Phase 3, which is a combination of the largest two parcel areas, may require stronger consideration for requiring a TIA/TIS in the future. Build-out of Phase 3 is only in corporate discussion stages at this time and may be as far out as 20 years. This time frame is out of the range of the study horizon years even for a Category IIC TIA (longest study horizon) by ADOT requirements. Since the life span of a TIA/TIS is typically about three years, there would be little benefit if ADOT required a report now. It would not be prudent economic practice if ADOT required a TIS/TIA now and then required an additional report closer to the opening time frame when the report would be more beneficial.
4. Phase 3 will also have the greatest impact to the bird watching area. The impacts of mixing visitor traffic with large construction traffic at the site accesses was discussed with APECO and will be a strong consideration in the traffic circulation at the Phase 3 opening. A TIA/TIS for Phase 3, if required, would include the combined impacts to traffic on US 191 from the previous two phases.
5. The location of the access that will be utilized for the construction of Phase 1 is at US 191, MP 57.30 SB. This access will also be used for the future Phase 2 project. The security gate for the APECO site is located approximately 200 yards to the west of the US 191 edge of pavement. Truck and/or construction traffic arrival will be randomly spaced throughout the day so the length of the access would be ample to keep all storage and queuing of construction vehicles on site property and not on US 191. The existing distance for storage of vehicles surpasses the minimum established by ADOT TGP 430. APECO will have an alternative access plan through the plant site should there be any difficulty at the access location. All construction traffic is expected to be during the daytime hours and not during dark time hours. The sight distance at the access is sufficient to provide visibility of daytime trucks making turns in and out of the access for the 65 mph speed limit on US 191.
6. The projected random arrival of the 6 – 8 trucks slowing to make turns is comparable to other truck traffic on Arizona highways at any given time. Truck warning signs aren't expected to be warranted at Phase 1 or 2 opening. However, APECO has agreed to provide signing should the need or request arise. The appropriate warning signs would be determined at that time.
7. The access that will be used for the construction of Phase 1 and 2 is actively permitted by ADOT and includes standing traffic control plan(s) if/when they are needed. This access is typically used by APECO for large truck entrance.
8. APECO will resurface the access with asphalt after phase one has been completed including any widening that may be necessary to support the turning radius for large truck traffic.

Thanks for your time and consideration and discussion on this development.

Dee Crumbacher  
Transportation Engineering Specialist



THE STATE OF ARIZONA  
**GAME AND FISH DEPARTMENT**

5000 W. CAREFREE HIGHWAY  
PHOENIX, AZ 85086-5000  
(602) 942-3000 • WWW.AZGFD.GOV

REGION V, 555 N. GREASEWOOD ROAD, TUCSON, AZ 85745

**GOVERNOR**  
DOUGLAS A. DUCEY

**COMMISSIONERS**  
CHAIRMAN, KURT R. DAVIS, PHOENIX  
EDWARD "PAT" MADDEN, FLAGSTAFF  
JAMES R. AMMONS, YUMA  
JAMES S. ZIELER, ST. JOHNS  
ERIC S. SPARKS, TUCSON

**DIRECTOR**  
LARRY D. VOYLES

**DEPUTY DIRECTOR**  
TY E. GRAY



February 26, 2016

Mr. Jim Henry, Planner I  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

**Re: SU-16-01 (AEPCO Solar Project)**

Dear Mr. Henry:

The Arizona Game and Fish Department (Department) has reviewed the project information provided for the AEPCO Solar Project adjacent the Apache Generating Station southwest of Willcox, Arizona. We understand the applicant (AEPCO) is requesting a Special Use Authorization for approval of approximately 202 acres of solar energy facilities on AEPCO owned property. The project would be constructed in three phases with an immediate need to construct a three-megawatt facility on approximately 22 acres. The two future phases would be constructed on 15 acres (Phase 2) and 165 acres (Phase 3) resulting in 30-35 MW of power. The Department provides the below comments for your consideration in processing the Special Use Authorization.

To aid planners in developing and permitting solar facilities, the Department published **Guidelines for Solar Development in Arizona** in 2010. The excerpt below is provided to bring your attention to the importance of mitigation for offsetting permanent habitat loss from development of solar infrastructure.

*AGFD recognizes the purpose and need for renewable energy and that solar developments will impact wildlife and their habitat. Project proponents and permitting agencies should ensure that appropriate measures are incorporated into the planning and construction of the project to avoid or minimize impacts to the greatest extent possible. If these measures are insufficient to avoid negative impacts to wildlife, habitat connectivity, or depletion of water resources, mitigation can be used to offset such impacts, including cumulative impacts. The following potential mitigation options are known to protect and enhance wildlife populations at biologically appropriate locations when properly designed and implemented:*

- *Funding wildlife research*
  - *Studies of displacement*
  - *Population impacts*
  - *Wildlife movement and behavior*

- *Offsite conservation of important/crucial/valuable habitat*
  - *Nesting and breeding areas*
  - *Foraging habitat*
  - *Roosting or wintering areas*
  - *Migratory rest areas*
  - *Habitat corridors and linkages*
- *Offsite habitat restoration*
  - *Restored habitat function*
  - *Increased carrying capacity*
  - *Revegetation*
- *Offsite habitat enhancement*
  - *Predator control program(s)*
  - *Noxious/exotic/invasive species removal*

*Although impacts may occur, the ability to mitigate for them can influence whether a project is supported or not by AGFD. Practical and feasible mitigation is recommended when it will serve to minimize a project's effect on wildlife populations and their habitat. Mitigation is site- and species-specific, and must be formulated for each individual project. Mitigation should have a biological basis for ensuring protection or enhancement of the species affected by the project.*

*Funding wildlife research is one potential mitigation option with long-term benefits. The more knowledge about wildlife response to solar development in Arizona, the more effective recommendations can be made to avoid/minimize/mitigate impacts. When considering research as a mitigation option, consult with AGFD to help design and conduct investigations.*

*Mitigation can also involve the purchase of land through fee title, purchase of conservation easements, or other land conveyances for the permanent protection of the biological resources on these lands. The purchased land or easements should have biological value equal to or higher than the land lost for the target species, or community of species, affected by the solar energy project. Please refer to AGFD's Conservation Easements Fact Sheet for more information at <http://www.azgfd.gov/hgis/pdfs/LandsConservationEAsement.pdf>.*

Although the project site is located in an appropriate area adjacent existing infrastructure, there would ultimately be a conversion of over 200 acres of desert scrub wildlife habitat to a solar energy generating facility. Such direct loss of habitat should be mitigated. The Department's Wildlife and Wildlife Habitat Compensation policy is to seek compensation at a 100% level where feasible, for actual or potential habitat losses resulting from land and water projects. Department staff is available to work with project proponents and permitting authorities to develop appropriate mitigation packages.

In addition to the direct loss of habitat, we also have some concern for potential project-related impacts to sandhill cranes, shorebirds, and waterfowl. The Apache Station Wildlife Viewing

Mr. Jim Henry  
February 26, 2016

3

Area adjacent the Apache Generating Station, established in 1997, operates under a stewardship agreement with the Department. Hundreds of visitors enjoy wildlife viewing opportunities there each year, during the cooler months when sandhill cranes are in the area. Phase 3 of the solar project would directly impact access to the wildlife viewing area. We therefore request some measure or stipulation that would maintain public access to the viewing area.

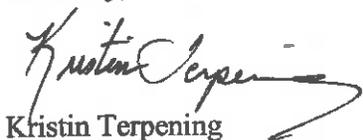
A recent report by the National Fish and Wildlife Forensics Laboratory summarized bird mortalities at three solar energy facilities in southern California. The three facilities use different technologies: a photovoltaic (PV) system, a trough system with parabolic mirrors, and a solar power tower. Bird mortality data collected at each facility indicated "a broad ecological variety of birds are vulnerable to morbidity and mortality at solar facilities". Of note, water-oriented birds were over-represented in mortalities at the PV facility addressed in the report, which could be attributed in part to its proximity to existing water features that attract birds. Sandhill cranes, waterfowl, and other birds use the existing ponds in the vicinity of the AEPCO site and could be impacted by installation of the PV structures. Reflective glass surfaces can appear as water features, or reflect the sky, thereby posing a collision hazard for birds. **The Department would like to engage in discussions with the County and the applicant to identify measures that could potentially mitigate such hazards.**

The Department is also concerned about the possible effects of facility lighting on nocturnal wildlife. Artificial night lighting, which may be intensified by the reflective PV surfaces, may attract insects and their predators (e.g., bats). It could also impair the ability of nocturnal animals to navigate and may negatively affect reptile populations. The Department recommends using only the minimum amount of light needed for safety. Narrow spectrum bulbs should be used as often as possible to lower the range of species affected by lighting. All lighting should be shielded, canted, or cut to ensure that light reaches only areas needing illumination.

Attached for your information is the Arizona Environmental Online Review Tool Report generated for the Apache Solar Project. Within the report you will find a list of special status species and special areas documented within 5 miles of the project vicinity. Additionally, there is a list of Species of Greatest Conservation Need predicted within the project vicinity. We recommend APS review these lists in advance of conducting any biological investigations of the site prior to any habitat clearing or construction activities.

Thank you for the opportunity to provide comments on this proposed project. We are available to provide expertise on wildlife and habitat issues and mitigation measures for project impacts. On the following page you will find some Department recommendations for the Apache Solar Project. The Department requests continued involvement with the County as this project proceeds. Please contact me at 520-388-4447 if you have any questions, or would like to further discuss our concerns and recommendations.

Sincerely,



Kristin Terpening  
Habitat, Evaluation & Lands Specialist, Region V

Mr. Jim Henry  
February 26, 2016  
4

Cc: Laura Canaca, Project Evaluation Program Supervisor  
John Windes, Habitat, Evaluation & Lands Program Manager, Region V

Attachment: Arizona Environmental Online Review Tool Report

AGFD# M16-02080913

### ***Department Recommendations for the AEPCO PV Project***

To minimize the potential impacts to wildlife habitat and populations resulting from the development and operation of the AEPCO Photovoltaic Power Plant project, the Department recommends implementing the following:

1. At a minimum, general wildlife surveys should be conducted prior to land clearing activities. In particular, bird surveys should be conducted to establish baseline bird diversity and abundance.
2. Develop a monitoring program to detect bird injuries and mortalities and establish adaptive measures to address wildlife impacts.
3. If wildlife is encountered during construction of the facility, it should be moved outside the project area within 1 mile of its original location. A scientific collecting permit is required for this activity. A permit can be obtained by emailing [Scpermit@azgfd.gov](mailto:Scpermit@azgfd.gov) for more information. If wildlife will need to be removed from the facility once it is operational, annual renewal of the permit will be required.
4. Project analysis should include evaluation of the direct, indirect and cumulative effects of project development on wildlife, wildlife habitat and wildlife habitat connectivity resulting from the conversion of desert scrub/grassland habitat to a solar generating plant. If negative impacts are anticipated, the Department recommends implementing activities that could mitigate these impacts. Such activities may include, but are not limited to, preserving land elsewhere, restoring degraded land, and/or relocating facility footprint.
5. Project analysis should also include a thorough evaluation of the anticipated impacts to water resources, including groundwater, surface hydrology, and downstream impacts. The Department strongly encourages the use of technology that requires minimal amounts of water. In the desert, water is very scarce and reducing consumption will lessen impacts on wildlife as well as the public.
6. Current hydrology of the project site should be maintained. Any change in sheet flow will have detrimental effects to down slope vegetation. In addition, consult with the U.S. Army Corps of Engineers regarding Clean Water Act issues, best management practices, and guidelines for minimizing and mitigating impacts to riparian areas.
7. Limit project activities during the breeding season for birds, generally May through late August, depending on species in the local area (raptors breed in early February through May). Conduct avian surveys to determine bird species that may be utilizing the area and develop a plan to avoid disturbance during the nesting season.
8. If applicable, proper design and construction of the transmission lines is necessary to prevent or minimize risk of electrocution of raptors, owls, vultures, and golden or bald eagles, which are protected under state and federal laws.

**Henry, Jim**

---

**From:** Gordon, Eric K CIV USARMY IMCOM CENTRAL (US) [eric.k.gordon.civ@mail.mil]  
**Sent:** Friday, February 26, 2016 9:25 AM  
**To:** Henry, Jim  
**Cc:** Gordon, Eric K CIV USARMY IMCOM CENTRAL (US); Kosbab, Margo A CIV USARMY USAG (US)  
**Subject:** RE: Encroachment Review Board - SU-16-01 (AEPCO Solar Project) (UNCLASSIFIED)

CLASSIFICATION: UNCLASSIFIED

Mr. Jim Henry,

The Fort Huachuca Encroachment Board members reviewed Arizona Electric Power Cooperative's (AEPCO) request for a Special Use Permit to construct solar energy facilities on 202 acres of AEPCO owned property located in Cochise, AZ.

Review: No issues or concerns regarding the proposed project were provided.

Based on the information provided, this project will pose no threat to the electromagnetic environment on Fort Huachuca nor have any adverse impact to the installation's EPG or training missions.

Thank you,

v/r  
Eric Gordon  
USAG Fort Huachuca PAIO  
☎ Phone: 520-533-4980

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

From: Henry, Jim [mailto:JHenry@cochise.az.gov]  
Sent: Wednesday, February 17, 2016 5:15 PM  
To: Gordon, Eric K CIV USARMY IMCOM CENTRAL (US); pmccourt@willcoxcity.org  
Subject: SU-16-01 (AEPCO Solar Project)

Good afternoon,

While the project is not within "The Buffalo Soldier Electronic Test Range" I still feel that it necessary to inform Fort Huachuca of this potential land-use change. I apologize, I neglected to include both of you in the original transmittal. If either of you have any questions or concerns, please don't hesitate to contact me.

Kind Regards,  
Jim Henry

Planner I  
Cochise County Community Development  
Planning, Zoning, and Building Safety Division  
1415 Melody Lane, Building E  
Bisbee, AZ 85603  
520-432-9300  
520-432-9278 fax

CLASSIFICATION: UNCLASSIFIED

JAN 14 1993  
12pm 0-3

**ARIZONA DEPARTMENT OF WATER RESOURCES**

15 South 15th Avenue, Phoenix, Arizona 85007  
Telephone (602) 542-1553  
Fax (602) 256-0506

January 12, 1993



PIPE SYMINGTON  
Governor

ELIZABETH ANN REXE  
Director

Mr. Roy Tanney  
Director of Real Estate Subdivisions  
Department of Real Estate  
202 East Earli Drive, Suite 400  
Phoenix, Arizona 85012

Re: Arizona Sunsites Unit 7, Blocks 723-766, Cochise County

Dear Mr. Tanney:

Pursuant to A.R.S. §45-108, Buck Lewis Engineering, Inc. has provided the Department of Water Resources with information on the water supply for Arizona Sunsites Unit 7, Blocks 723-766 in Sections 4, 9, and 10, T16S, R24E, G&S R B&M.

Water for domestic use will be provided to each of the 257 lots in the subdivision by wells to be drilled by the individual lot owners.

Adequacy of the water supply was reviewed by the Department with regard to quantity, quality and dependability. The subdivision is located about 10 miles south of the City of Wilcox in Sulphur Springs Valley. Very little information is available regarding the hydrology of the area. Groundwater is available from alluvial deposits. The depth to water ranges from less than 100 to about 200 feet below land surface. Water levels in the area have been declining at a rate of about two feet per year for the past several years. The quality of the groundwater in the area is variable. Concentrations of total dissolved solids and fluorides may exceed maximum recommended limits.

No information has been provided regarding the long term dependability of the water supply. Because it has not been demonstrated that a 100-year water supply is available to each lot and considering the rate of water level decline, the Department of Water Resources must find the water supply to be inadequate for the proposed use.

A.R.S. §32-2181F requires a summary of the Department's report for dry lot subdivisions or those with an inadequate water supply be included in all promotional material and contracts for sale of lots in the subdivision. We suggest the following synopsis:

"Arizona Sunsites Unit 7 is being sold with the domestic water supply to be provided by wells to be drilled by the individual lot owners. Groundwater is available from alluvial deposits. The depth to water ranges

930101321

Mr. Roy Tanney  
January 12, 1993  
Page 2

from less than 100 to about 200 feet below land surface. Water levels have been declining at a rate of about two feet per year. The quality of the groundwater in the area is variable. Concentrations of total dissolved solids and fluorides may exceed maximum recommended limits. Because it has not been demonstrated that a 100-year water supply is available to each lot in the subdivision, the Department of Water Resources must find the water supply to be *inadequate*.

The developer, pursuant to A.R.S. §32-2181F, may suggest a different summary of this report, but it must contain the above elements and/or the Department's findings. Any change to the above subdivision or water supply plans may invalidate this decision.

This letter constitutes the Department of Water Resources' report on the subdivision water supply and is being forwarded to your office as required by A.R.S. §45-108. This law requires the developer to hold the recordation of the above subdivision's plats until receipt of the Department's report on the subdivision's water supply. By copy of the report, the Cochise County Recorder is being officially notified of the developer's compliance with the law.

Sincerely,



Greg Wallace  
Chief Hydrologist

GW/KM/cl

cc: Hawaiian American Land Corp.  
Buck Lewis Engineering  
Christine Rhodes, Cochise County Recorder  
Jody Klein, Cochise County Planning & Zoning  
Duane Turner, Department of Real Estate, Tucson  
Lori Garcia, Department of Environmental Quality



FEE # 930101321  
OFFICIAL RECORDS  
COCHISE COUNTY  
DATE HOUR  
01/14/93 12

REQUEST OF  
COCHISE COUNTY RECORDER  
CHRISTINE RHODES-RECORDER  
FEE : 0.00 PAGES : 2

930101321  
COCHISE COUNTY RECORDER  
BOX 184  
BISBEE . AZ. 85603

930101321


**DOUBLE-GLASS MODULE**

# DYMOND

## CS6X-315/320/325P-FG

Canadian Solar's Dymond CS6X-P-FG module is a 72 cell double-glass module. By replacing the traditional polymer backsheet with heat-strengthened glass, the Dymond module has a lower annual power degradation than a traditional module and better protection against the elements, making it more reliable and durable during its lifetime.

**KEY FEATURES**

- 
**Anti-PID module**
- 
**Lower annual power degradation & more system power yield over lifetime**
  - First year annual degradation 2.5 %, each subsequent year 0.5 %
  - 85.5 % power output at year 25
  - 83 % power output at year 30
- 
**Better fire protecting performance**
  - Fire class A certified according to fire test IEC 61730-2 / MST 23
  - Certified for fire Type 3 / Type 13 according to UL 1703
- 
**Designed for high voltage systems of up to 1500 V<sub>DC</sub> saving BoS costs**
- 
**Sea/waterside PV system installation**
  - Glass backside blocks moisture permeability
  - No module-level corrosion
- 
**5400 Pa snow load, 2400 Pa wind load**

**MANAGEMENT SYSTEM CERTIFICATES\***

ISO 9001:2008 / Quality management system  
 ISO/TS 16949:2009 / The automotive industry quality management system  
 ISO 14001:2004 / Standards for environmental management system  
 OHSAS 18001:2007 / International standards for occupational health & safety

**PRODUCT CERTIFICATES\***

IEC 61215 / IEC 61730: VDE / CE / MCS  
 UL 1703 / IEC 61215 performance: CEC listed (US)  
 UL 1703: CSA / Take-e-way



\* As there are different certification requirements in different markets, please contact your local Canadian Solar sales representative for the specific certificates applicable to the products in the region in which the products are to be used.

**CANADIAN SOLAR INC.** is committed to providing high quality solar products, solar system solutions and services to customers around the world. As a leading manufacturer of solar modules and PV project developer with about 13 GW of premium quality modules deployed around the world since 2001, Canadian Solar Inc. (NASDAQ: CSIQ) is one of the most bankable solar companies worldwide.

**CANADIAN SOLAR INC.**

545 Speedvale Avenue West, Guelph, Ontario N1K 1E6, Canada, [www.canadiansolar.com](http://www.canadiansolar.com), [support@canadiansolar.com](mailto:support@canadiansolar.com)





**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-06-14C (CQ Palominas) sign modification  
**DATE:** March 30, 2016 for the April 13, 2016 Meeting

**APPLICATION FOR A SPECIAL USE**

The Applicant is requesting a Special Use modification to approve a new wall sign and an over-height sign at the Copper Queen Palominas Clinic, a 1.76-acre, R-36, Residential zoned property. The proposed use is a modification of the conditional Special Use, SU-06-14, approved to allow the construction of a health clinic in Palominas for the Copper Queen Community Hospital on November 8, 2006. The subject parcel, APN 104-64-007, is located 10524 Highway 92, Hereford, Arizona. The Applicant is Copper Queen Community Hospital/Palominas-Hereford Clinic.

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

Parcel Size: 1.76 acres  
 Zoning: R-36, Residential, one dwelling per 36,000 sq. ft.  
 Growth Area: Category C  
 Comprehensive Plan Designation: Business/High Density Residential  
 Area Plan: Southern San Pedro Area Plan  
 Existing Uses: Hereford-Palominas Clinic  
 Proposed Uses: Same with new signs

**Zoning/Use of Surrounding Properties**

Relation to Subject Parcel	Zoning District	Use of Property
North	RU-4 Rural	Hwy 92, vacant land and electrical substation
South	RU-4 Rural	Vacant land
East	R-36	Single family residence
West	R-36	Single family residence

**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**

Prior condition: Single family residence.

November 8, 2006 – Special Use authorization, SU-06-14, to construct a 2400 sq. ft. "southwestern style" family health care clinic approved with conditions including: a six-foot solid wall on the eastern, southern and western boundaries, screening of outdoor storage, low-level lighting with required automatic timers, no expansion beyond Phase I, fifteen parking spaces maximum. Signage was not a part of the 2006 Special Use request.

December 2006 – notation that sign permit would be applied for "by others".

January 2007 – Appeal hearing before Board of Supervisors; 2006 approval upheld.

May 2007 – existing residence demolished and clinic construction begins.

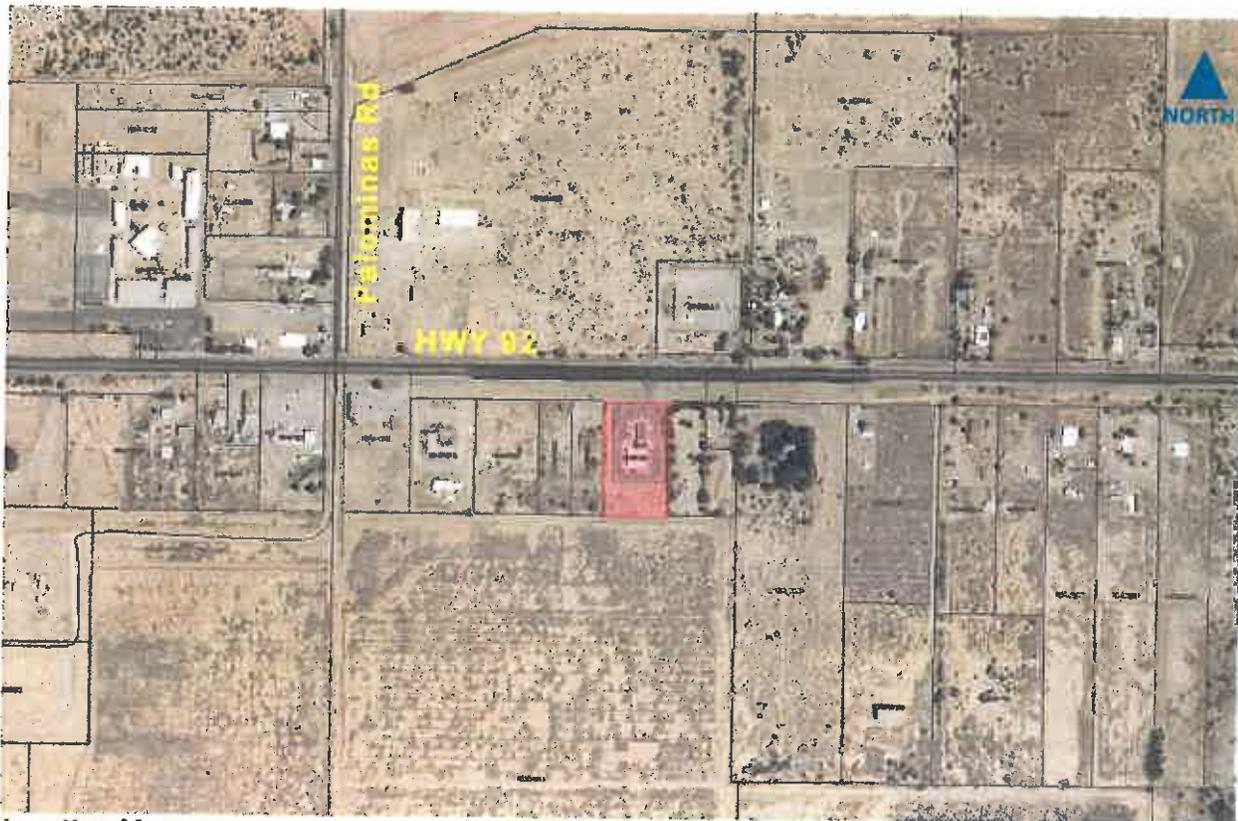
October 9, 2007 – Certificate of Occupancy issued.

May 2009 – Special Use modification, SU-06-14A, approved to expand the clinic. In the report it is noted that a 64-sq. ft.; 9-foot high, double-faced, illuminated, free-standing identification sign is installed at the clinic.

February 24, 2015 - Stop Work Order placed for sign construction without a permit.

May 13, 2015 - SUP modification request for a sign in the front drive-aisle, overhanging the ADOT right-of-way adjacent to the entry driveway; denied by the Planning and Zoning Commission.

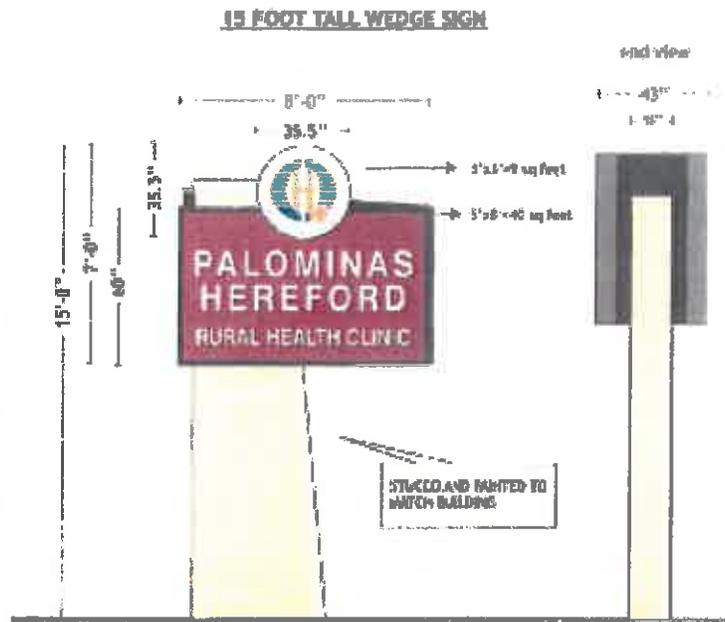
**III. NATURE OF REQUEST**



Location Map



*Existing 12' high, 64-sq. ft. pole sign*



*Proposed 15 high, 49-sq. ft. ground sign*

The Applicant is requesting a modification to the existing Special Use to install two signs at the Palominas Clinic on the south side of Highway 92 approximately 1/8 mile east of Palominas Road. The applicant will remove the existing 64 square foot pole sign, and replace the sign in the landscaped corner with a smaller, but taller, 49 square foot ground sign. The sign location will remain the same. This request also includes the addition of a 12 square foot wall sign across from the entry driveway on the north side of the main building facing Highway 92.

The existing 64-sq. ft. pole sign is setback twelve feet from the property line. The proposed ground sign will be setback ten feet, which is in conformance with development standards. The proposed ground sign will be constructed of sheet metal and stucco, painted to match the clinic building. The proposed ground sign will have two internally illuminated LED cabinet signs with white letters installed in a "V" configuration that will slightly angle towards the eastbound and westbound lanes of Highway 92. An illuminated clinic logo will be atop the illuminated sign cabinet. The total height of the ground sign, including the base, illuminated sign and logo would be a maximum height of fifteen feet. Each side of the proposed sign will be 49 square feet, 15 square feet smaller than the existing pole sign.

Staff supports replacing the existing pole sign with the new proposed ground sign in the existing landscape area as it will not obstruct any drive aisle or vehicular turning movements in or around the one-way driveway circling the clinic building, and the proposed sign meets the design standards of the Area Plan and an is designed to coordinate with the clinic building.



*Top View of "V" shaped illuminated panels      Proposed 11.7 square foot wall sign*

The new, proposed wall sign is approximately 12 square feet, constructed of back-lit or halo-illuminated pan channel letters mounted on an aluminum raceway. The combined area of both the ground and wall signs is 63 square feet; one square foot under the maximum allowable sign area for the district. With the removal of the old ground sign and the installation of the two new signs, the total sign lumen count will be reduced by 14,800 lumens. With the new wall sign and the revised ground sign, the total lumen count for all exterior lighting will be approximately 80,000 lumens below the total allowable lumen count for the clinic site.



**Proposed location of new 12 sq. ft. wall sign.**

**Proposed location of new 49 sq. ft. ground sign, set back ten feet, to replace existing 64 sq. ft. sign in landscape setback.**

*Aerial of clinic site*

*Photo date 1/3/15*



View to west from north driveway on Palominas Clinic site

photo date 2/11/2016



Existing sign location-View westbound on Highway 92

photo date May2011

**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, complies with four of those five factors and partially complies with the last of the five factors. The five remaining factors do not pertain to this application.

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



*Comprehensive Plan designations; clinic site outlined in yellow.*

In the Comprehensive Plan the clinic is located near the center of a strip of C-Business/High Density located on the south side of Highway 92.

The Copper Queen Palominas Clinic is in the SOUTHERN SAN PEDRO VALLEY AREA PLAN, Adopted 10/16/01, which includes Design Standards for the preservation of rural qualities and natural resources:

- C. Structure Design - Buildings, Fences and Signs
  - 1. Typical ranch signs that overhang the entrance are appropriate for sites designed to reflect ranch development; otherwise, signs to be unobtrusive and harmonious with the overall design and colors of the principal structures.

The proposed clinic signs conform with the plan in that the sign design and colors harmonize with the design and colors of the clinic building.

**B. Compliance with the Zoning District Purpose Statement: Not Applicable**

The proposed sign does not change the land use as a health clinic which was authorized in 2006 by Special Use approval.

**C. Development Along Major Streets: Not Applicable**

The site takes access directly onto Highway 92 and the addition of the proposed sign will not change the existing access, no new access points are proposed.

**D. Traffic Circulation Factors: Complies**

Keeping the sign in the west landscaped corner of the parcel removes any conflicts with vehicular turning movements on the sight and removes any sight-line restrictions on the parcel preserving the visibility for

drivers turning into and out of this location.

#### **E. Adequate Services and Infrastructure: Not Applicable**

No new services are proposed for the sign modification.

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

The proposed two new signs meet the site development standards for illumination and setbacks but, at the fifteen feet tall, the proposed ground sign is three feet higher than the maximum allowable sign height of twelve feet. Although the business is located in a residential zoning district, the nature of the business is commercial and staff supports the request for an over-height sign due to the commercial nature of the clinic and with the site's conformance with the Comprehensive Plan designation of Business/High Density Residential.

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

The Applicant sent letters to all property owners within 1,000-feet of the parcel to notify them of his application and to address any neighbor concerns. This notification produced no comments.

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

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

The proposed LED sign reduces the total lumen count of the lights on the property in protection of dark night skies and reduces energy consumption.

#### **J. Water Conservation: Not Applicable**

The sign request does not require water.

### **V. MODIFICATIONS TO DEVELOPMENT STANDARDS**

The applicant is requesting a sign that is three feet taller than the twelve foot high sign allowed in the R-36 Zoning District.

### **VI. PUBLIC COMMENT**

Staff mailed notices to neighboring property owners within 300-feet of the subject property, posted the property, and published a legal notice in the *Bisbee Observer* on February 18, 2016. In response to applicant and County mailings, the Planning Department received letters from six persons on four parcels in opposition to this request.

### **VII. SUMMARY AND CONCLUSION**

This is a request for a modification of Special Use SU-06-14 to authorize the removal of the existing 64 square foot pole sign and approve the installation of a new wall 12 square foot wall sign and a new 49 square foot ground sign. As submitted the proposed ground sign exceeds the height limitation for signs in the R-36 zoning district by three feet. All other site development standards have been met and the new ground sign will be placed in the same location as the existing pole sign so will meet the required ten foot setback and will not interfere with traffic on the site. The applicant has verbally agreed to a condition of approval limiting any future sign at this location to twenty feet in height.

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

1. The proposed use conforms with the Comprehensive Plan designation and Area Plan design standards;
2. The proposed use would comply with four of the five Special Use factors used by staff to analyze this request and partially complies with the fifth factor; and
3. The proposed use will reduce the total lumen count on the site.

**Factors Against Allowing the Special Use**

1. The ground sign height exceeds the maximum sign height for the zoning district.
2. Six letters from four persons in opposition have been received in response to the 20-foot high sign request.

**VIII. RECOMMENDATION**

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

1. Within 30-days of approval of the Special Use, the Applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. Prior to operation of the Special Use, the Applicant shall apply for a building/use permit for the project within 12-months of approval. The building/use permit shall include a site plan in conformance with all applicable site development standards (except as modified) and with Section 1705 of the Zoning Regulations, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 18-months of the Special Use approval, otherwise the Special Use may be deemed void upon 30-day notification to the Applicant;
2. It is the Applicant's responsibility to obtain any additional permits, or meet any additional Conditions, that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations;
3. Any changes to the approved Special Use will be considered a Modification to this Special Use and may require additional Modification and approval by the Planning and Zoning Commission.

**Sample Motion:**

*Mr. Chairman, I move to approve Special Use Docket SU-06-14C, with the Conditions of Approval as recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*

**IX. ATTACHMENTS**

- A. Application with sign permit graphics
- B. Location map
- C. Agency comment memos
- D. Public comment from first submittal



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

**COMMERCIAL USE/BUILDING PERMIT/SPECIAL USE PERMIT QUESTIONNAIRE  
(TO BE PRINTED IN INK OR TYPED)**

TAX PARCEL NUMBER 104-64-007 R-56

APPLICANT COPPER QUEEN COMMUNITY HOSPITAL - PALOMINAS-HERZEFORD CLINIC

ADDRESS 10524 HIGHWAY 92, HERZEFORD AZ 85615-9587

CONTACT TELEPHONE NUMBER 644 SHOAF 520-349-3717

EMAIL ADDRESS: GSHOAF@COCH.ORG

PROPERTY OWNER (IF OTHER THAN APPLICANT) COPPER QUEEN COMMUNITY HOSPITAL

ADDRESS 101 COLE AVE. BISBEE AZ 85603

DATE SUBMITTED 1/15/2016

Special Use Permit Public Hearing Fee (if applicable) \$ 150<sup>00</sup>

Building/Use Permit Fee \$ \_\_\_\_\_

Total paid \$ \_\_\_\_\_

**PART ONE - REQUIRED SUBMITTALS**

1. Cochise County Joint Application (attached).
2. Questionnaire with all questions completely answered (attached).
3. A minimum of (9) 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. ( In addition, if the site plan is larger than 11 by 17 inches, please provide one reduced copy.)

**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

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? HEALTHCARE CLINIC
2. What is the proposed use or improvement? NEW MONUMENT SIGN  
SEE NARRATIVE
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?  
NO CHANGE IN USE - SIGNAGE UPGRADE
4. Describe all intermediate and final products/services that will be produced/offered/sold.  
NO CHANGE

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)

SIGN MATERIALS: STEEL & PLASTER

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.

7. Provide the following information (when applicable):

A. Days and hours of operation: Days: M-F Hours (from 8:00 AM to 5:00 PM)

B. Number of employees: Initially: 5 Future: 5:00 1:00   
 Number per shift Seasonal changes N/A

C. Total average daily traffic generated:

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

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

(3) Estimate which direction(s) and on which road(s) the traffic will travel from the site? HWY 92

(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 heavies NO CHANGE IN TRAFFIC PATTERNS

D. Circle whether you will be on public water system or private well. If private well, show the location on the site plan. Estimated total gallons of water used: per day \_\_\_\_\_ per year \_\_\_\_\_

E. 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.

F. 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.

Does your parcel have access from a (check one):  private road or easement\*\*  
 County-maintained road  
 State Highway

\*\*\* 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.

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

Attached NA

H. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	PRIVATE WELL	
Sewer/Septic	PRIVATE SEPTIC	
Electricity	APS	
Natural Gas	PROPANE	
Telephone	CENTURYLINK	
Fire Protection	PALOMIAS	

**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?

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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?

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

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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?

---

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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. FREE STANDING  
64 SF 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? N/A  
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)

NO CHANGES

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.

N/A

2. How many acres will be cleared? N/A  
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**

Does the proposed use involve hazardous materials? These can include paint, solvents, chemicals and chemical wastes, oil, pesticides, herbicides, fertilizers, radioactive materials, or biological agents. Engine repair, dry cleaning, manufacturing and all uses that commonly use such substances in the County's experience require completion of the attachment.

No  Yes  If yes, complete the attached Hazardous Materials attachment. Engine repair, manufacturing and all uses that commonly use such substances in the County experience also require completion of the attachment.

Applications that involve hazardous or polluting materials may take a longer than normal processing time due to the need for additional research concerning the materials' impact.

**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 GARY SHOAF

Date signed 1/15/2016

Copper Queen Community Hospital  
Hereford Palominas Clinic  
10524 State Highway 92  
Hereford, Arizona 85603

**Narrative: New Signage Proposal**

Copper Queen (CQ) request modification to the existing Special Use Permit to erect and install a new freestanding monument sign for the Palominas Clinic. The sign base is 18" by 5'-0" to be constructed of sheet metal, stucco to match the existing building. The sign will be 20'-0" high with 13'-0" clearance from the ground. The sign will be 48 total square feet, double faced illuminated cabinet with white plex letters. The monument sign will be placed at the same location as the existing permitted sign as indicated on the plans. The old sign will be removed. Illumination will be by LED with 2700 lumen. The existing monument sign on the site will be removed, reducing the overall site lumens by 14,800.

The building sign will be mounted on the south elevation at the west side of the building. The sign will be 15 total square feet, with back lite pan channel mounted letters to an aluminum raceway.

By signing below, I acknowledge that:

11. A complete response to any correspondence will be submitted to Cochise County for any subsequent reviews.

12. The Applicant or Agent will be sent written or electronic notice of a license approval or denial within the substantive review period.

13. All required permits must be obtained prior to any construction and that failure to obtain permits may result in fines or other penalties.

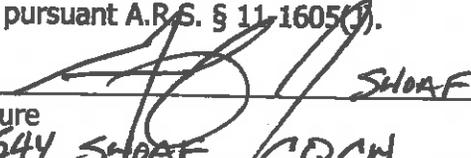
14. The Applicant or Agent is responsible for all changes and additional time required to correct plans and/or development as a result of differences between the proposed use and what is permitted in the zoning district in which the property lies.

15. The project review process and timeframe is suspended when a project triggers the requirement for an application for approval by an Outside Agency, the Planning and Zoning Commission, and/or the Board of Supervisors. If either the Planning and Zoning Commission or the Board of Supervisors approves the request contained in the application, then Community Development Department will resume the project review process. If the Board of Supervisors denies the request, then the Community Development Department will consider the project to be denied.

By signing below, I acknowledge that:

16. An appeal protesting any denial of an application may be made to Cochise County Community Development Department, Planning Division Deputy Director, Beverly Wilson, 1415 Melody Lane, Bldg. E. Bisbee, Arizona 85603. The appeal shall set forth all relevant facts pertaining to the denial, and must be in writing. It must be filed within ten-days from the date of the denial letter.

17. If the County does not issue to the Applicant the written or electronic notice granting or denying a license within the **overall** time frame or within the mutually agreed upon time frame extension, the county SHALL refund the Applicant all fees charged for reviewing the applications and SHALL excuse any fees not yet paid. The refund SHALL be made within 30-working days after the expiration of the agreed upon time frame pursuant A.R.S. § 11-1605(D).

Signature  SHOAF \_\_\_\_\_ 1/15/2016  
Date  
Print Name/Firm GARY SHOAF CRGM \_\_\_\_\_  
 Owner  Agent



January 7, 2016

Jesse Drake  
Director Cochise County Community Development  
Planning, Zoning and Building Safety Division  
1415 Melody Lane, Building E  
Bisbee, Arizona 85603

Re: Letter of Authorization

Dear Jesse Drake:

This letter shall grant authorization to Mr. Guy Shoaf, Copper Queen Community Hospital Project Manager to act as the owner's representative to submit on behalf of Copper Queen Community Hospital, Palominas Hereford Clinic for application to modify Special Use Permit and all additional permits, applications and documentation related to the Special Use Permit application process.

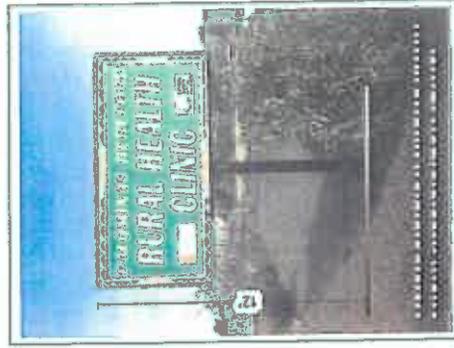
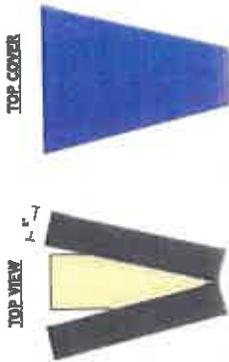
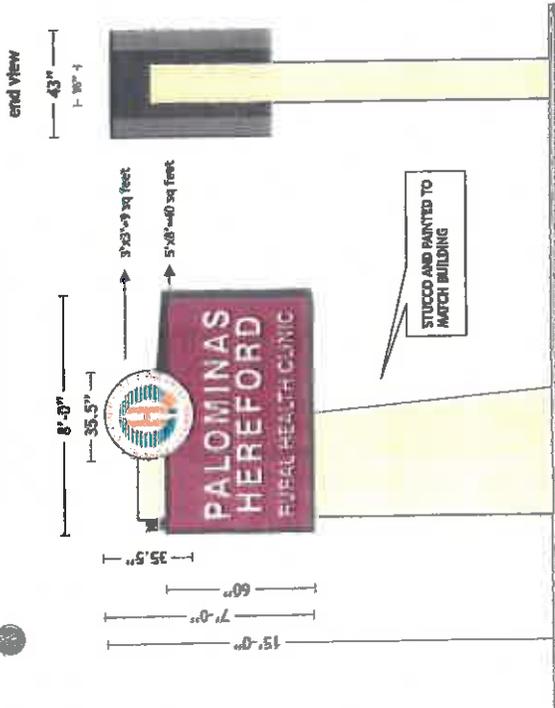
Sincerely,

James Dickson, CEO  
Copper Queen Community Hospital  
101 Cole Avenue  
Bisbee, AZ 85603

**PROPOSAL**

SCALE 1/4"=1'-0"

**15 FOOT TALL WEDGE SIGN**



FABRICATE AND INSTALL ONE (1) ILLUMINATED DOUBLE FACE REPLACEMENT SIGN.

SIGNS TO BE 20" DEEP ALL ALUMINUM EXTRUSION CONSTRUCTION WITH A PAINTED FINISH. 1.5" RETAINERS. FACES: TO BE 3/16" WHITE UV TREATED LEXAN WITH HIGH PERFORMANCE VINYL APPLIED FIRST SURFACE. POLE COVER: TO BE ALUMINUM CONSTRUCTION STUCCO FINISH. LIGHTING: TO BE INTERNALLY ILLUMINATED WITH HIGH-OUTPUT FLUORESCENT LAMPS.

INSTALL: INSTALLED JUST TO THE WEST OF THE EXISTING SIGN. CONNECTED TO THE EXISTING CIRCUIT AT THE SIGN.

**NOTE: EXISTING SIGN TO BE REMOVED AND SCRAPPED.**

SUBJECT TO CODE AND LANDLORD APPROVAL. CUSTOMER TO PROVIDE LABELED, DEDICATED CIRCUIT(S)

EXHIBIT COST	19 SF
INSTALLATION COST	10 FC
TOTAL COST	529.2
PAID	1
REMAINING	1
DATE	ONE

BURGUNDY  
220-40  
PMS 186

BUILDING COLOR  
MATCH

**WILL REPLACE EXISTING SIGN IN SAME LOCATION.**

**NOTE: THIS SIGN REQUIRES A NEW FOUNDATION. CONNECTION TO THE EXISTING ELECTRICAL. CUSTOMER TO PROVIDE COLORS FOR THE FACES.**

\* THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 900 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER FOUNDATION AND THE BONDING OF THE SIGN AND CURRENT UL STANDARDS.

FILE NAME: 6881PROJALOMINAS(MONUMENT)R10  
 JOB NAME: COPPER QUEEN - PALOMINAS HEREFORD CLINIC  
 JOB ADDRESS: 10524 E. HIGHWAY 92  
 CITY: HEREFORD, AZ  
 SUITE: N/A  
 ZIP: 85615

**PERMIT COPY**

ACCEPT DATE: \_\_\_\_\_ BUYER SIGNATURE: \_\_\_\_\_ ADDSIGNS: \_\_\_\_\_ SHOP APPROVAL 1: \_\_\_\_\_ SHOP APPROVAL 2: \_\_\_\_\_

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\*\*\* SUBJECT TO FINAL REVIEW BY CITY OFFICIALS FOR SIGN CODE COMPLIANCE \*\*\*  
 \*\*\* DUE TO PRINTER TECHNOLOGY PRINTED COLORS MAY VARY FROM COLOR CALL OUTS. SHOULD SEE PHYSICAL SAMPLES OF COLORS FOR MOST ACCURATE REPRESENTATION. \*\*\*

**PROPOSAL**

SCALE 3/4"=1'-0"

7'-0"



FABRICATE AND INSTALL ONE (1) SET OF ILLUMINATED PAN CHANNEL LETTERS MOUNTED TO RACEWAY

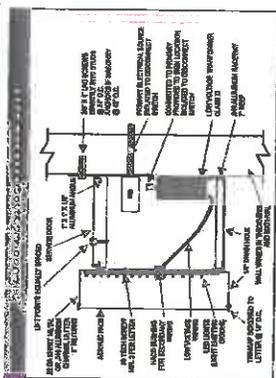
**PC LETTERS:**

- RETURNS: TO BE OF 5" PRE-FINISHED ALUMINUM .040 PAINTED BLACK
- BACKS: TO BE ALUMINUM .040 UNFINISHED
- EDGES: TO BE 1/8" SIGN GRADE WHITE PLEX WITH HIGH-PERFORMANCE VINYL APPLIED FIRST SURFACE & AN INK JET DIGITAL PRINT WITH CLEAR UV LAMINATE
- TRIMCAP: TO BE 1" BLACK
- LIGHTING: TO BE WHITE LEDS 4" ON CENTER
- INSTALL: RACEWAY MOUNT TO BUILDING ALUMINUM WITH A STUCCO FINISH.

SUBJECT TO CODE AND LANDLORD APPROVAL. CUSTOMER TO PROVIDE LABELED, DEDICATED CIRCUIT(S) THAT MEETS CODE REQUIREMENTS TO THE SIGN LOCATION. IF CUSTOMER NEEDS PHOTO CELLS OR TIME CLOCKS PLEASE REQUEST FROM ADDISIGNS THAT THESE ITEMS BE ADDED TO YOUR ORDER.

NOTE: FACES WILL HAVE SEAMS. AS NEEDED, TO ACCOMMODATE MATERIAL SIZES.

SQUARE FOOTAGE	11.7 SF
MOUNT TO DOOR SEPS	12 FT.
LINEN COUNT	126.36
TRANSFORMERS	LED power supply
CIRCUITS	ONE



**addisigns.**  
 1606 E. 28TH STREET  
 TUCSON, ARIZONA 85713  
 520.748.1540  
 520.571.9120 Fax

FILE NAME: 6881PROPALOMINAS(MONUMENT)R10  
 JOB NAME: COPPER QUEEN - PALOMINAS HEREFORD CLINIC  
 JOB ADDRESS: 10524 E. HIGHWAY 92  
 CITY: HEREFORD, AZ  
 STATE: N/A  
 ZIP: 85615

This is an original unpublished drawing created by addisigns inc. It is submitted for your personal use in connection with a proposed project being planned for you by addisigns inc. It is not to be reproduced, copied, photographed, exhibited or used in any fashion without the expressed written approval of addisigns inc.

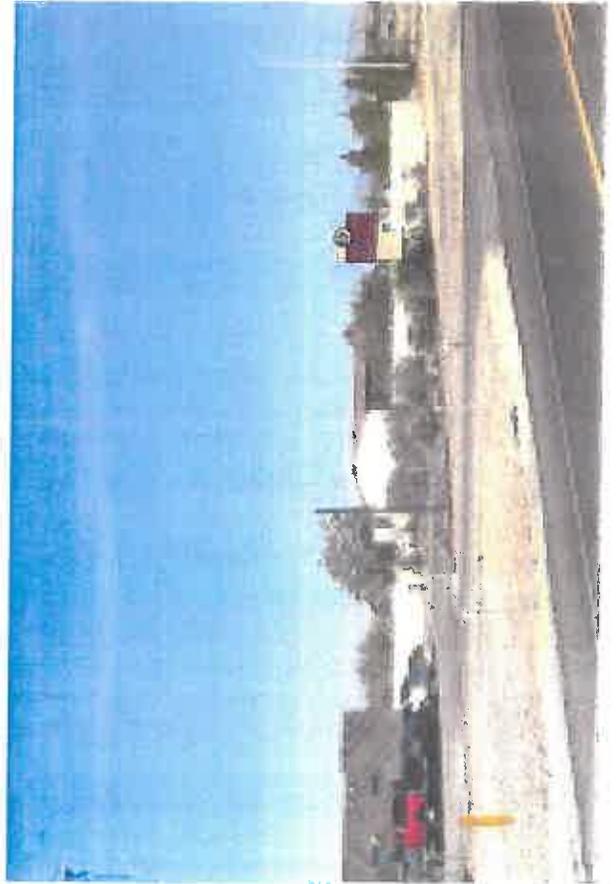
ACCEPT DATE: \_\_\_\_\_ BUYER SIGNATURE: \_\_\_\_\_ ADDISIGNS: \_\_\_\_\_ SHOP APPROVAL 1: \_\_\_\_\_ SHOP APPROVAL 2: \_\_\_\_\_

**PERMIT COPY**

104



**PROPOSAL**



--- DUE TO PRINTING TECHNOLOGY, PRINTED COLORS MAY VARY FROM COLOR CALL OUTS SHOWN. SEE PHYSICAL SAMPLES OF COLORS FOR MOST ACCURATE REPRESENTATION.

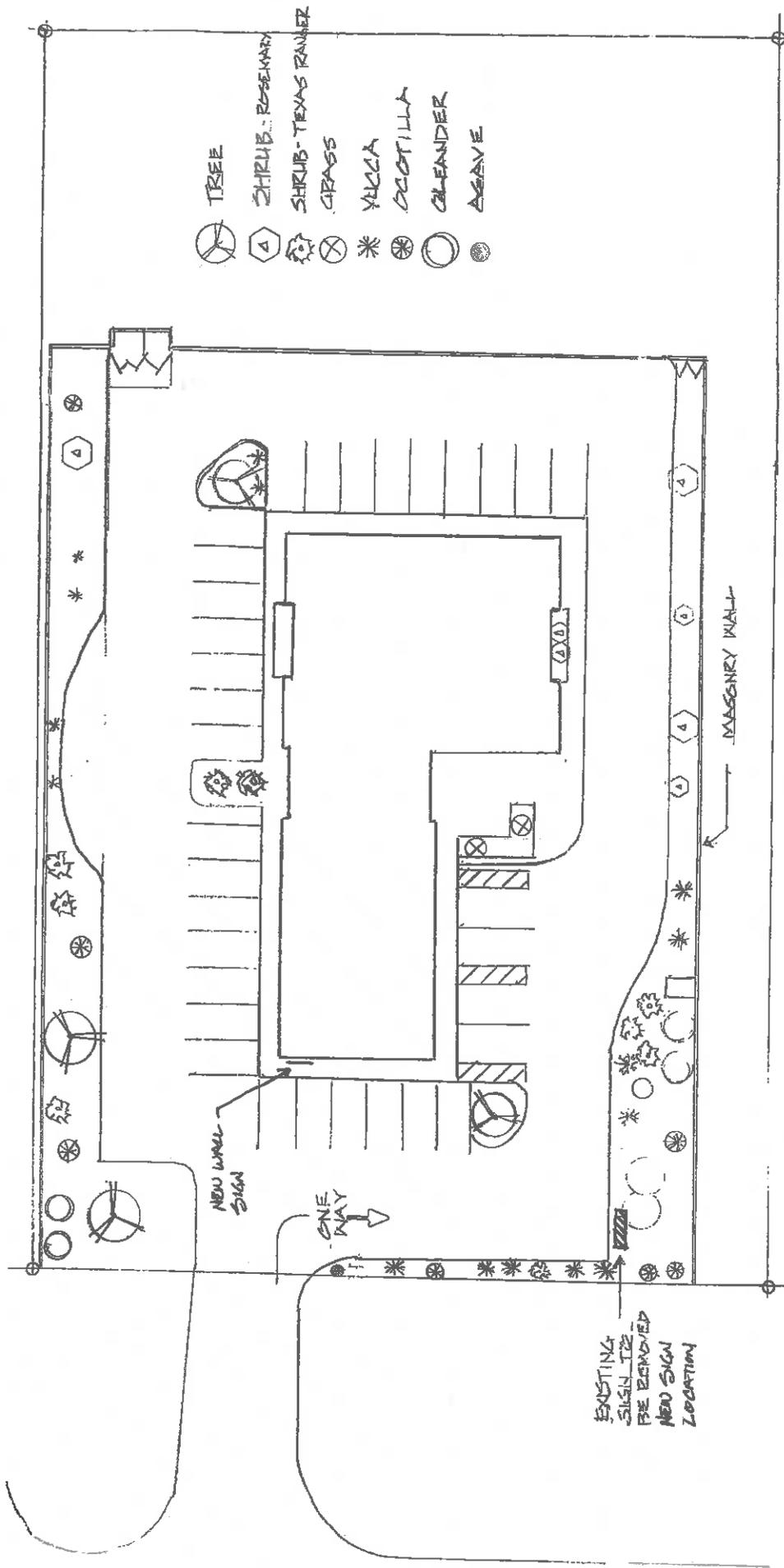
**addsign.**  
3803 E. 13TH STREET  
TUCSON, ARIZONA 85711  
520.748.1540  
520.571.9120 Fax

FILE NAME: 6881PROJ\PALOMINAS\MONUMENT\10  
JOB NAME: COPPER QUEEN - PALOMINAS HEREFORD CLINIC  
JOB ADDRESS: 10824 E. HIGHWAY 92  
CITY: HEREFORD, AZ  
STATE: N/A  
ZIP: 85615

# PERMIT COPY

ACCEPT DATE: \_\_\_\_\_ BUYER SIGNATURE: \_\_\_\_\_ ADDITIONS: \_\_\_\_\_ SHOP APPROVAL 1: \_\_\_\_\_ SHOP APPROVAL 2: \_\_\_\_\_

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LANDSCAPE PLAN  
NO SCALE



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

**Commercial Lighting Worksheet**

**Tax Parcel ID:**

Fixture ID on plans	Fixture Type and wattage	Lighting Class 1 Display 2 General 3 Decorative	No. of fixtures	Lumens per fixture	Total Lumens for this fixture type
<b>Existing Fixtures</b>					
A	FLOOD (2) 150W	2	3	1740	5,250
SA	Pendant 13W CFL	2	4	900	3,600
SB	FLOOD 100W HPS	2	8	9500	76,000
SC	EM. BARRIERS 6W	2	4	300	1,200
<b>Subtotal</b>					<b>86,050</b>
<b>Proposed Fixtures</b>					
SIGNAL A	SIGNAL	1	1	529.2	529.20
SIGNAL B	SIGNAL	1	1	126.36	126.36
<b>Subtotal</b>					<b>655.56</b>
<b>Grand Total</b>					<b>86,705.56</b>
<b>Existing + Proposed</b>					<b>86,705.56</b>

Total Lumens \_\_\_\_\_ Total project acreage (developed area) 1.76  
 Lumens per acre permitted: 75,000 Lumens per acre proposed: 132,000

Are all proposed fixtures fully shielded? YES  
 If no, identify which fixtures and exemption type \_\_\_\_\_

Notes: \_\_\_\_\_



\*Please provide cut-sheets, diagram or photo of each fixture type.  
 Any substitutions must be approved prior to installation.

**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

# COOPER LIGHTING - SURE-LITES®

## DESCRIPTION

The Sure-Lites Architectural Emergency Light is designed to provide superior illumination while blending into the surrounding space. The housing is constructed of die-cast aluminum with an integral refractive polycarbonate lens and advanced optical design, which in conjunction with energy-efficient, long-lasting LEDs provides maximum path of egress lighting performance. The Sure-Lites Architectural Emergency Light is wet listed for temperatures between -30°C and 50°C (-22°F and 122°F). AEL2 has an always on mode and is available with Eagle Eye self diagnostics.

Catalog #/		Type	
Project		Date	
Comments			
Prepared by			

## SPECIFICATION FEATURES

### Electrical

- Dual Voltage Input, 120/277 VAC, 60Hz
- Line-latching
- Solid-state Voltage Limited Charger
- Low-Voltage Disconnect
- Overload/Short Circuit Protection
- Test Switch/Power Indicator Light
- Fully Recharged in 24 hours
- Self diagnostics

### Housing Construction

- Die-cast Aluminum Housing
- Universal Pattern Knockouts on rear of housing for direct mounting to junction box
- 1/2" Threaded Conduit Access on top surface
- Powder Coat Paint Finish
- UV Stable Polycarbonate Lens
- Silicone Gaskets

### Battery

- Sealed Nickel Cadmium
- Maintenance free, long life
- Full Recharge Time, 24 hrs

### Code Compliance

- UL924 Listed
- UL Outdoor Wet Location Listed (suitable for wet and damp locations)
- Life Safety NFPA 101
- NEC/OSHA
- Most State and Local Codes
- City of Chicago Code
- New York City Code

### Warranty

- Unit: 5-Year
- Battery: 15-year pro-rata

### Lamp Data

- 10 High Power LEDs
- Two color temperatures: 3000K and 5000K



## AEL 2 ARCHITECTURAL EMERGENCY LIGHT SERIES 2

DIE-CAST ALUMINUM

SURFACE MOUNT

SEALED NICKEL  
CADMIUM BATTERY

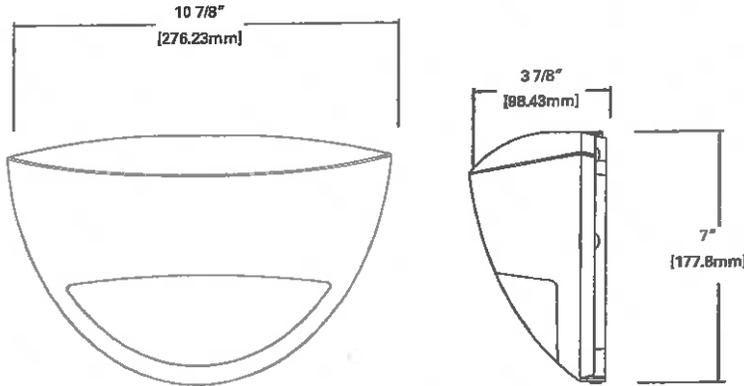
LED LAMPS

EAGLE EYE  
SELF DIAGNOSTICS

ALWAYS ON FEATURE

EMERGENCY LIGHTING

TOTALLY PREDICTABLE  
RELIABILITY



## ORDERING INFORMATION

<b>Family</b> AEL2 = Architectural Emergency Light 2	<b>Color Temperature</b> 31 = 3000K Ave 46 = 5000K Ave	<b>Housing Finish</b> ___ = Silver WH = White BK = Black BZ = Bronze	<b>Options</b> ___ = No Self Diagnostics SD = Eagle Eye Self Diagnostics
--	--	--	--

## ENERGY DATA

Sealed Nickel Cadmium Battery  
Input Current:  
(Used as emergency light only):  
120V = 2.0 Watts  
277V = 2.3 Watts

Input Current:  
(Used as dual purpose  
emergency light &  
always-on light fixture):  
120V=5.2 Watts  
277V=5.0 Watts

Cooper Lighting  
by F.T.N

Specifications and dimensions subject to change without notice.  
Consult your representative for additional options and finishes.

ADX131226  
2014-07-02 15:08:59

109

## DESCRIPTION

Low brightness 7-3/8-inch aperture Surface Cylinder for use with a 26W or 32W Triple Twin Tube 4-pin compact fluorescent lamp. Adjustable and locking socket position allows reflectors with different distributions to be used within the same housing for a variety of lighting effects. Standard features include low iridescent finish on all reflectors, electronic ballast and venting to ensure maximum lamp life and lumen output. Optics offer unparalleled performance with glare free downlighting.

Date #		Type	
Project		Date	
Comments			
Prepared by			

## SPECIFICATION FEATURES

### Reflector

Available in a variety of Alzak® finishes. .050 thick aluminum, in a one piece spun macrofocal parabolic contour. Positive reflector mounting pulls trim tight to housing.

### Housing

Round seamless aluminum with crisply detailed edges. Choice of finish in white, matte black or bronze. Other finish options available upon request. Installs to canopy via keyhole slots for positive mounting.

### Mounting

Mounting canopy installs to recessed junction box (by others). All hardware and brackets are galvanized or plated.

### Socket

4-pin GX24q3 base with fatigue free stainless steel lamp spring ensures positive lamp retention. Socket plate adjusts and locks into position without tools to accommodate various reflectors.

### Electronic Ballast

Electronic ballast provides full light output and rated lamp life. Provides flicker free and noise free operation and starting.

### Labels

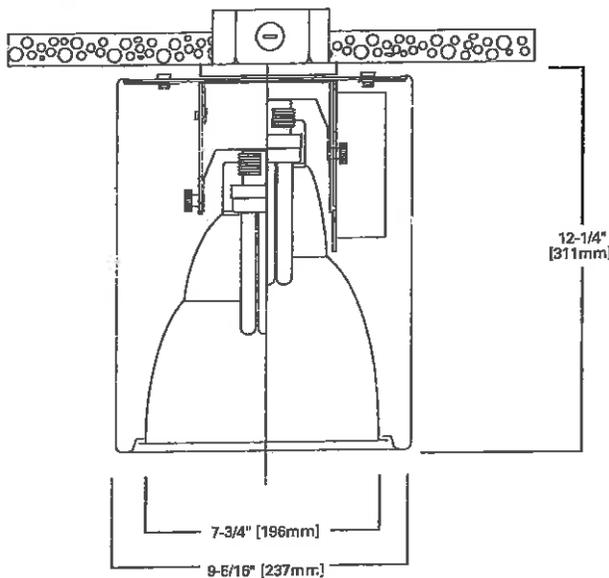
cULus listed, C.S.A. certified, standard damp label.



**C17032**  
**7000/50**  
**7010/20/30**

**26W, 32W TTT or PLT 4-pin**  
**Compact Fluorescent**

**7-Inch Surface Cylinder**



26W TTT 4-pin	
Ballast: Electronic	
120V Input Watts: 29	Line Amps: 0.26
277V Input Watts: 26	Line Amps: 0.23
Power Factor: >0.99	THD: <5%
Min. Starting Temperature: -10°C (15°F)	
Sound Rating: Class A Standards	

32W TTT 4-pin	
Ballast: Electronic	
120V Input Watts: 34.5	Line Amps: 0.30
277V Input Watts: 34.5	Line Amps: 0.31
Power Factor: >0.99	THD: <1%
Min. Starting Temperature: -10°C (15°F)	
Sound Rating: Class A Standards	

**NOTE:** Accessories should be ordered separately. For additional options, please consult your Cooper Lighting Representative. Alzak is a registered trademark of Aluminum Company of America.



1/11/2016

Jim Dickson  
CQCH  
101 Cole Ave.  
Bisbee Arizona 85603

Dear Property Owner:

The Copper Queen Community Hospital is making application for modification to the Special Use Permit to install a new sign at the Copper Queen Community Hospital Palominas Hereford Clinic located at 10524 Highway 92. The Special Use Permit application is required to allow the sign to exceed the maximum height requirement by Cochise County zoning and development code. The new sign is more aesthetically pleasing and internally lit with energy efficient LED lights that meets or exceeds all Cochise County code requirement. A rendering and site plan of the sign is included in this package for your review.

No action is necessary, however if you wish to provide comment please address them to Attn: Guy Shoaf at the address listed below or [gshoaf@cqch.org](mailto:gshoaf@cqch.org).

Sincerely

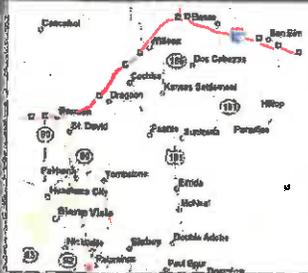
Jim Dickson  
CQCH  
101 Cole Ave. Bisbee AZ 85603

Enclosures



**Legend**

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



**SU-06-14C (CQ Palominas)**  
**sign modification**  
**APN 104-64-007**  
**10524 Highway 92**  
**Hereford, AZ**

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




## Drake, Jesse

---

**From:** Solis, Joaquin  
**Sent:** Thursday, January 28, 2016 4:33 PM  
**To:** Drake, Jesse; Call, Pat G; Cratsenburg, Diane E; Dist1a; Dist1b; Dist1c; Dist2a; Dist2b; Dist2c; Dist3a; Dist3b; Dist3c; English, Ann S; Esparza, Paul; Flores, Dora V; Hanson, Britt W; Izzo, Michael D; Lamberton, Karen L; Megan Resor/SSVEC; Murphy, Teresa; Riggs, Karen C; Searle, Richard R  
**Cc:** hereford\_nrcd@juno.com; mark@palominasfire.com  
**Subject:** RE: SU-06-14C (CQ Palominas) sign modification  
**Attachments:** CopperQueenSU\_1stRvw\_15-26.pdf

Hi Jesse,  
No drainage analysis required for this project.

Thank you  
Joaquin

Joaquin Solis, P.E.  
Floodplain Engineer/Assistant Director  
Highway & Floodplain Division  
Cochise County Community Development  
1415 Melody Lane, Building F  
Bisbee, AZ 85603  
520-432-9300  
520-432-9338 fax

**From:** Drake, Jesse  
**Sent:** Thursday, January 21, 2016 10:36 AM  
**To:** Call, Pat G; Cratsenburg, Diane E; Dist1a; Dist1b; Dist1c; Dist2a; Dist2b; Dist2c; Dist3a; Dist3b; Dist3c; English, Ann S; Esparza, Paul; Flores, Dora V; Hanson, Britt W; Izzo, Michael D; Lamberton, Karen L; Megan Resor/SSVEC; Murphy, Teresa; Riggs, Karen C; Searle, Richard R; Solis, Joaquin  
**Cc:** [hereford\\_nrcd@juno.com](mailto:hereford_nrcd@juno.com); [mark@palominasfire.com](mailto:mark@palominasfire.com)  
**Subject:** SU-06-14C (CQ Palominas) sign modification

For your review and comment.

**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  
520-432-9278 fax

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

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**INTEROFFICE MEMO**

**Date:** January 26, 2016  
**To:** Jesse Drake, Planning Manager  
**From:** Teresa Murphy, Right-of-Way Agent  
**Subject:** SU-06-14C Copper Queen Hospital

**Background:** The applicant, Guy Shoaf, is requesting a Special Use modification to approve a new over-height sign at the Copper Queen Palominas Clinic, a 1.76-acre, R-36, Business/High Density zoned property. The proposed use is a modification of SU-06-14 (Copper Queen Community Hospital). The subject parcel, APN 104-64-007 is located at 10524 Highway 92, Hereford, Arizona. It is further described as being situated in Section 4, Township 24 South, Range 22 East of the Gila and Salt River Meridian, in Cochise County, Arizona. 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 Highway 92, milepost 340.
- North 100 feet of parcel Dedicated in Docket 487, page 504, records of Cochise County, Arizona.

**Recommendation:**

- Highway 92 is not within our jurisdiction and as such, there is no need for right-of-way dedication at this time.

**Highway and Floodplain**  
1415 Melody Lane, Building F  
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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

## Drake, Jesse

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**From:** Lamberton, Karen L  
**Sent:** Wednesday, February 17, 2016 10:04 PM  
**To:** Drake, Jesse  
**Subject:** Copper Queen Palominas Sign SU 06-14C

This previously approved sign is requesting a modification to an existing sign in the exact same location. The sign itself has no specific traffic impacts. We decline the opportunity to complete a formal traffic analysis.

Please request the applicant to revise their site plan for the commercial permit phase to show the distance from the sign base to the property line. This must be 10 feet back from the property line to meet the County setback requirements. Please also have them revise the language shown as "new sign location" to state "replacement sign in same location" to make it clearer that this is replacement not a "new" sign location. A brand new sign location would trigger a closer review than a replacement of a sign in the same location.

This e-mail contains all my comments: no formal memo will be submitted for this docket.

**Karen L. Lamberton, AICP**  
County Transportation Planner  
Community Development Department  
1415 Melody Lane, Building F  
Bisbee, AZ 85603  
520-432-9240 phone  
520-432-9278 fax

**Public Programs... Personal Service**

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06-14C (PALOMINAS)  
Special Use Docket SU-15-25 (back)

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

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

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

I absolutely do not support this request!! A sign of this height in a residential neighborhood is outrageous! Already part of my rural lifestyle has been taken from me when this clinic was allowed to go into a residential neighborhood PLEASE do not take more of it from me with the approval of yet another special use permit!! I would like to open my curtains & not see this sign lighted 24 hours a day, 7 days a week!!  
(Attach additional sheets, if necessary)

PRINT NAME(S): Vicky Pickett

SIGNATURE(S): Vicky Pickett

YOUR TAX PARCEL NUMBER: 104-64-008A (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 Monday, February 28 2016 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 March 8, 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 March 9, 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

06-14C (PALOMINAS)  
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:

This clinic is no more than 100 feet from the highway & perfectly visible. I moved here to enjoy the darkness of the night sky & this would clearly affect my rights to do so. Please consider that this is still a residential neighborhood and not a business district! No other signs around here exceed limits imposed by the County.

PRINT NAME(S): Vicki Pickett  
SIGNATURE(S): Vicki Pickett

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

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COCHISE COUNTY  
FEB 26 2016  
PLANNING

Special Use Docket SU-15-25 (Leak)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

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

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

I am emphatically opposed to the sign for the following reasons: 1. The light from the sign shines directly into our house's front windows & a bedroom window. 2. We value the vastness & beauty of our night skies and the sign dramatically diminishes the view of the night sky in our front yard. We must be vigilant in mitigating the light output and preserving the beauty of our night skies. 3. We chose to live "out of town" to avoid encroachment by businesses and such. 4. The sign is unsightly.

(Attach additional sheets, if necessary)

PRINT NAME(S): REBECCA PICKETT

SIGNATURE(S): Rebecca E. Pickett

YOUR TAX PARCEL NUMBER: 104-64-008A (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Bisbee, AZ 85603

COCHISE COUNTY

FEB 26 2016

PLANNING

06-14C (PALOMINAS)  
Special Use Docket SU-15-25 (book)

\_\_\_\_ YES, I SUPPORT THIS REQUEST

Please state your reasons:

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

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

- 1) The light will shine into my home.
- 2) It will change the view of the River & cover all view of valley and the view of stars.
- 3) ~~There is a store~~ This would be an unnecessary eye sore.
- 4) I was denied a store lighted sign for my own business.

(Attach additional sheets, if necessary)

PRINT NAME(S): Larry Miller

SIGNATURE(S): Larry S. Miller

YOUR TAX PARCEL NUMBER: 104-50-003A3 <sup>ALA 9600293-015</sup> (the eight-digit identification number found on the tax statement from the Assessor's Office)

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COCHISE COUNTY  
FEB 26 2016  
PLANNING

06-14C (PALD ~~UNASS~~)  
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:

There is currently a sign in place which is perfectly functional in advertising this clinic. Nearby phone owners do not need to be confronted with an over-height sign in their neighborhood.

(Attach additional sheets, if necessary)

PRINT NAME(S): Joy N. Read-Belt

SIGNATURE(S): Joy N. Read-Belt

YOUR TAX PARCEL NUMBER: 107-37-091 3 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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COCHISE COUNTY

FEB 26 2016

PLANNING

06-14C (PALOMINAS)  
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:

Please vote no on the clinic sign. The clinic is currently on their second sign since opening. The current sign is on 24 hours a day and we are unable to fully enjoy the views from my mother in laws home. A taller sign will be an eye sore for the neighborhood. Please remember they made the choice to build the clinic in the middle of an established neighborhood. Why should they have to suffer. The clinic is closed during night hours so a light sign is not needed.

(Attach additional sheets, if necessary)

PRINT NAME(S): ~~Stacy~~ Stacy Pickett

SIGNATURE(S): *Stacy Pickett*

YOUR TAX PARCEL NUMBER: 104-62-004 2 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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COCHISE COUNTY

FEB 26 2016

PLANNING

06-14C (PALOMINAS)

Special Use Docket SU-15-25 (Book)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

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NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

The Clinic is a daytime operation and a lighted sign is not needed with it staying on after dark. It lights up the surrounding property violating the County Light Ordinance. This would be the third sign since opening. I think this should be denied.

(Attach additional sheets, if necessary)

PRINT NAME(S): Don Math

SIGNATURE(S): Don Math

YOUR TAX PARCEL NUMBER: 104-62-004 2 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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COCHISE COUNTY

FEB 26 2016

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