



Planning Commission

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

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

Packets and staff reports are available for review at the Community Development Department. Questions or concerns may be directed to 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**



Cochise County Planning Commission

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

**Regular Meeting
August 10, 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. OLD BUSINESS**
Item 1- (Page 1) – PUBLIC HEARING – Docket SU-16-13 (Williams) A request to approve a Special Use authorization for overnight dog boarding and dog daycare in a General Business (GB) zoning district. The proposed use is considered Animal Husbandry Services and requires a Special Use Authorization per Section 1205.04 of the Zoning Regulations. The applicant is John Williams.

6. NEW BUSINESS

Item 2- (Page 25) – PUBLIC HEARING – Docket SU-05-02A (Ayers) The Applicant is requesting a modification to an existing Special Use authorization to allow for a group / foster home for children ages 0-17. A youth ranch consisting of an educational program; the caring and training of dogs and livestock; housing for students, staff, and volunteers; a chapel; and indoor / outdoor recreational activities are all uses authorized under a previous Special Use authorization SU-15-02 (Agape Ministries). These uses will continue, but will now involve foster children under the Department of Child Safety (DCS) custody along with the proposed group / foster home. The proposed use is considered a residential care institution, which requires a Special Use authorization per Section 607.34 of the zoning regulations. The Applicant is Greg Ayers President of Gap Ministries.

Item 3- (Page 55) – PUBLIC HEARING – Docket SU-16-12 (Verizon St. David) The Applicant is requesting a Special Use authorization to approve an 85' Tall Communications Tower on a 22.53-acre R-18, C-Neighborhood Conservation, zoned property. The proposed use is considered a Special Use in R-18 Rural Zoning Districts under Section 707.14 of the Zoning Regulations.

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

**Previous Board of Supervisors
July 26, 2016**

- a. R-16-01 (Zoning Regs Update) Forwarded to Board with Commission recommendation of approval. – Approved 2-0

**Next P&Z Commission meeting
September 14, 2016**

- a. Z-16-02 (Kerr) request to rezone 10 acres from RU-4 to RU-2 near Parker Canyon
- b. Z-16-03 (Oldfield) request to rezone 10 acres from R-36 to RU-4 southeast of Bisbee
- c. SU-16-14 (Brant) request for Animal Husbandry – Dog Breeding north of Pearce

8. CALL TO COMMISSIONERS ON RECENT MATTERS.

9. ADJOURNMENT

**COCHISE COUNTY PLANNING & ZONING COMMISSION
DRAFT MINUTES
July 13, 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. Chairman 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 were three Special Use Dockets and one Rezoning Docket on the agenda. Chairman Greene explained the consequences of a potential tie vote and the process for approval and appeal.

ROLL CALL

Chairman 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, Wayne Gregan, Patrick Greene, Tom Borer, Liza Weissler, Nathan Watkins, and Pat Edie indicated their presence. Staff members present included; Paul Esparza, Planning Director; Karen Lamberton, Transportation Planner; Peter Gardner, Planner I; and Jim Henry, Planner I.

APPROVAL OF THE MINUTES

Motion: Approve minutes of the June 8, 2016 meeting with clerical correction noted by Mr. Watkins

Action: Approve

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

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

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

No: 0

Abstain: Mr. Watkins

CALL TO THE PUBLIC:

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

NEW BUSINESS

Item 1 PUBLIC HEARING Docket SU-99-09A (Muhammad)

A request to revoke special use authorization SU-99-09 that permitted the Applicant to construct a school, group quarters, and a private airstrip as part of the former Foremost Amended Subdivision (Sections 607.25, 607.36, and 607.15 of the Zoning regulations). The Applicant is Nuri Muhammad.

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 Staffs' analysis of the request. He noted support and opposition received, and closed by listing factors in favor of and against approval and then invited questions from the Commission.

Mr. Greene opened the Public Hearing, noted that the Applicant was not present, nor were there any members of the public wishing to speak, and therefore closed the public hearing and called for Commission Discussion. There being no discussion, Chairman Greene called for a motion. Mr. Martzke made a motion revoke docket SU-99-09. Ms. Edie seconded the motion. There being no further discussion, Chairman Greene called for a vote on the motion. The motion passed 7-0.

Motion: Revoke the Docket per Applicant's request

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

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

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

No: 0

Abstain: 0

Item 2 PUBLIC HEARING SU-16-13 (Williams)

A request to approve a Special Use authorization for overnight dog boarding and dog daycare in a General Business (GB) zoning district. The proposed use is considered Animal Husbandry Services and requires a Special Use Authorization per Section 1205.04 of the Zoning Regulations. The applicant is John Williams.

Chairman Greene called for the Planning Director's report. Planner I Peter Gardner noted that neither the Applicant, nor the Applicant's representative was present, and asked for guidance from the Commission regarding tabling the Docket to the August meeting. Chairman Greene agreed with the request to table, and called for a motion. Ms. Weissler made a motion to table the Docket to the August 10 meeting. Mr. Gregan seconded the motion. There being no further discussion, Chairman Greene called for a vote on the motion. The motion passed 8-0.

Motion: Motioned to Table the Docket to the August 10 meeting

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

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

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

No: 0

Abstain: 0

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

Previous Board of Supervisors

June 14, 2016

- a. SUA-16-04 (Kriaris) Appeal of April 13, 2016 Commission approval of medical marijuana cultivation and infusion at 6950 S. Covered Wagon Rd. Willcox, AZ – Approval overturned by the Board 2-1
- b. R-16-01 (Zoning Regs Update) Forwarded to Board with Commission recommendation of approval. – Tabled for a Work Session

June 28, 2016

- a. Z-16-01 (Slaughter) Consideration of a Rezoning from R-36 & RU-2 to RU-4 in the Babocomari

Next P&Z Commission meeting

August 10, 2016

- a. SU-16-12 (Verizon St. David) stealth wireless communication tower located on the High School property in St. David.
- b. SU-16-13 (Williams) request for dog boarding in Sierra Vista.

Upcoming

- a. SU-16-14 (Graves) guest lodging in Texas Canyon north of Interstate 10
- b. Rezoning from RU-4 to RU-2 for 10 acres at Parker Lakeview Estates

CALL TO COMMISSIONERS ON RECENT MATTERS:

None

ADJOURNMENT – Mr. Martzke moved to adjourn, Mr. Gregan seconded, and the meeting was adjourned at 4:19 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: Peter Gardner, Planner I *PG*
FOR: Paul Esparza, AICP, Planning Director
SUBJECT: Docket SU-16-13 (Williams)
DATE: June 23, 2016 for the July 13, 2016 Meeting

APPLICATION FOR A SPECIAL USE

The Applicant is requesting a Special Use authorization for overnight dog boarding and dog daycare in a General Business (GB) zoning district. The proposed use is considered Animal Husbandry Services and requires a Special Use Authorization per Section 1205.04 of the Zoning Regulations. The subject property, 106-70-099 & -100, is located at 100 C N. 6th Street, north of Fry Boulevard, in Sierra Vista. The applicant is John Williams.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Parcel Size: 0.38 Acres (16,800 square-feet)
 Zoning: GB (General Business)
 Growth Area: Category A-Urban Growth Area
 Comprehensive Plan Designation: Enterprise Redevelopment
 Area Plan: None
 Existing Uses: Personal & Professional Services
 Proposed Uses: Animal Husbandry

Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	GB	Welding & Fabrication Shop
South	Alley/GB	Mixed Commercial
East	County Maintained Road/GB	N. 6 th Street/Retail & Auto Repair
West	Alley/GB	Warehousing & Manufacturing

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

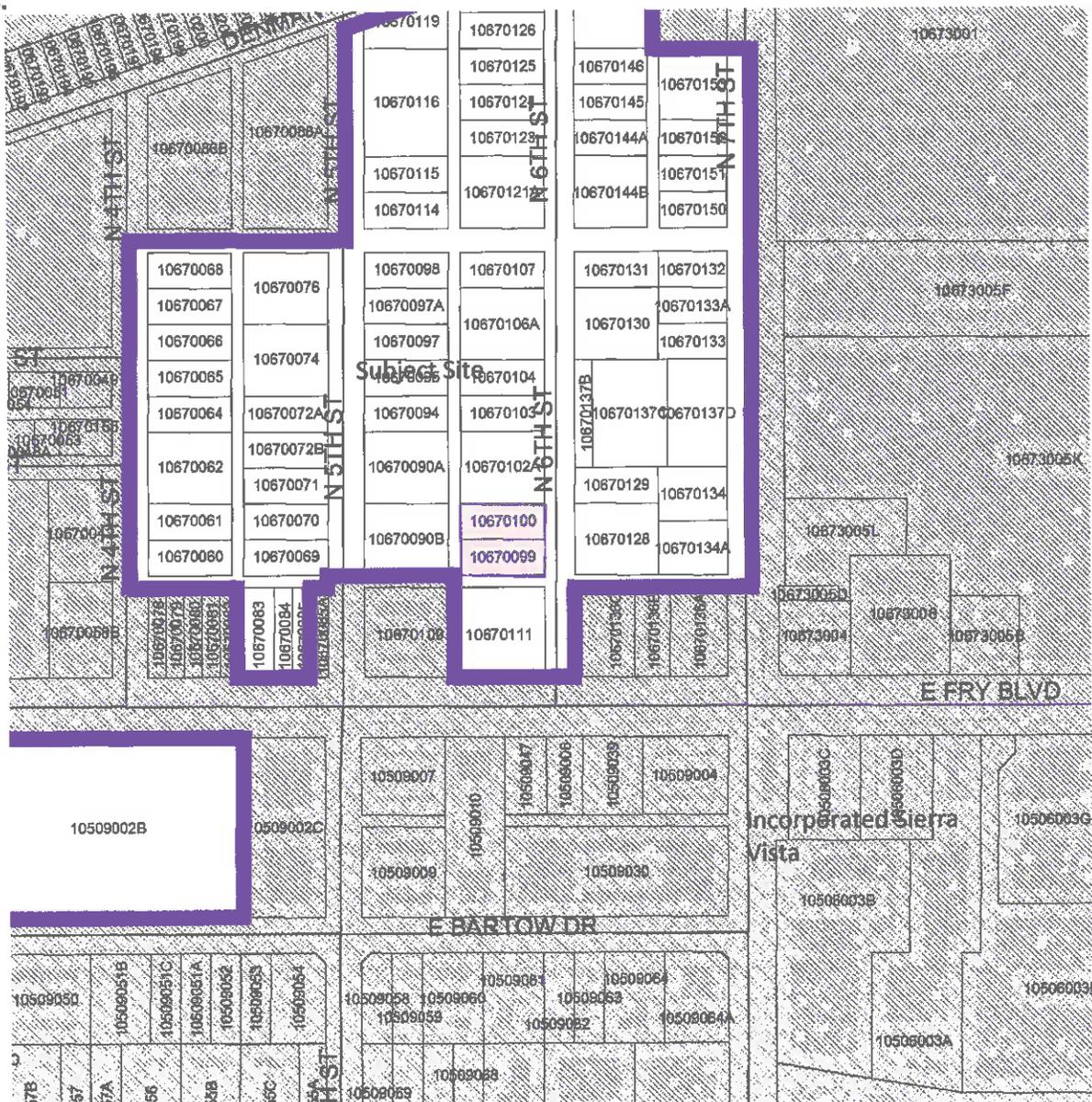
001

II. PARCEL HISTORY

- 1961 – Building constructed
- 1973 – Addition constructed
- 2012 – Permit issued for Retail Sales
- 2013 – Permit issued for Personal & Professional Services
- 2014 – Permit issued for Indoor Recreation

III. NATURE OF REQUEST

The Applicant is requesting a Special Use Authorization to approve a Doggy Day Care and Boarding business in an existing commercial building. The Applicant currently operates a dog-grooming salon, Paw Passion Dog Grooming, in the adjacent suite, and is proposing to expand his business with the additional services.



Location Map

The proposal will grant the Applicant additional space to accommodate more dogs, as well as add a retail portion to the business. Currently the dogs being groomed are permitted to freely roam and interact with each other in a secure area in the facility, and this proposal will grant additional room and permit the Applicant to provide the day care service to dogs not otherwise there for grooming. The additional suite will also have ten kennels installed for overnight boarding of dogs in conjunction with the day care. In the current grooming facility, any dog that does not interact well with the other dogs is kept in a separate area for the safety of all the animals, and this procedure will remain at the new facility.

The site consists of a single structure spanning two parcels in the Fry Townsite. The structure contains four commercial suites and, on the far north end, an attached apartment. The building was constructed and the site developed prior to the adoption of the zoning regulations in 1975, and suffers from a number of non-compliances of site design standards. The site does not meet the minimum parking surface requirements, minimum number of parking spaces, minimum driveway width, direct access to street requirements, minimum width for back-up area, loading zone requirements, minimum setbacks, minimum distance between principal structures, and landscaping requirements. In 2012, the Board of Adjustments, District 3 granted Variances for each of the above deficiencies for any Permitted Uses on the site. At that time, none of the commercial units was occupied. At this time, three of the commercial units are occupied, and the subject request will fill the fourth unit. Since the requested use is a Special Use rather than a Permitted Use, the Variance does not apply, and the waivers must be reconsidered for this use. With the exception of the parking surfacing, none of these requirements can be met without a major overhaul of the site, such as demolition and reconstruction. With this in mind, Staff does recommend approval of the required waivers, with the exception of the parking surfacing. While the parking surface waiver may have been deemed appropriate when the building was being occupied with one specialty retail store, it now houses the office for a shuttle service, a private clubhouse for a motorcycle club, and the existing dog grooming service. The proposed dog boarding and daycare will fill all of the commercial suites, and the apartment is currently occupied, and therefore the aggregate trips justify enforcing the requirement for hard surfaced parking instead of the existing gravel parking.

To mitigate impacts the Applicant is proposing to install soundproofing material on the interior of the north wall, as it is shared with the apartment. Between the insulation and the existing masonry construction, Staff is confident that noise will be mitigated for the resident of the apartment. Odors and pests will be controlled by the Applicant maintaining a clean facility with all waste properly bagged and disposed of. Staff did not observe any odors, pests, or noise during the site visit, where the Applicant had one dog on the grooming table, and five more in the employee area awaiting grooming or pick-up.

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.

Seven of the ten factors apply to this request. The project, as submitted, complies with six of those seven factors. With the requested and recommended Conditions and Modifications, it complies with the other factor. The three remaining factors are not applicable to this application.



Aerial view of the site. Shaded areas are incorporated Sierra Vista

A. Compliance with Duly Adopted Plans: Complies

The proposed project complies with the Affordable Housing, Neighborhood Rehabilitation, and Enterprise Redevelopment Element and the Economic Development Element of the Comprehensive Plan. The first Element supports revitalizing and rehabilitating economically distressed areas of the County. The Frytown enclave is such an area, designated as Enterprise Redevelopment, and this proposal would expand an existing business with additional space and services. This Element also encourages flexibility in site development standards to deal with non-conformances that may be difficult to remedy.

The Economic Development Element encourages supporting entrepreneurship and encourages locating businesses near existing infrastructure. This site is located on a county maintained road, which will easily be able to support the minimal increase in traffic. All necessary off-site infrastructure currently exists.

B. Compliance with the Zoning District Purpose Statement: Complies

The purpose statement of the General Business Zoning District in Article 12 includes five points, three of which are met by this request. The proposal will; provide a service to a wide area, concentrate commercial activities in a convenient area, and protect commercial uses from impacts generated by nearby residences. The proposed use will serve the greater Sierra Vista Area, is located in an existing heavy commercial area with a mixture of commercial and light industrial uses, and will locate a use, dog boarding, which may have substantial negative impacts on a residential area away from such areas.

C. Development Along Major Streets: Does Not Apply

While N. 6th street is a County maintained road, it is neither a major thoroughfare nor an arterial roadway, and no new access is proposed.



The Site, showing the parking conditions.

D. Traffic Circulation Factors: Complies

The proposed use will generate intermittent additional traffic, which N. 6th Street will be able to absorb per the transportation planner's analysis (attached). Based on the nature of the request, the Transportation Department also supports the requested waivers from the Commission with the exception of the parking surface.

E. Adequate Services and Infrastructure: Complies

The site is accessed via N. 6th Street, which is a county-maintained roadway. SSVEC, Liberty Water, and Verizon provide utility services. The Fry Fire District provides fire and emergency medical services. An existing septic system will provide waste disposal. The current parking infrastructure is inadequate, and Staff recommends that the parking be brought up to current standards.

F. Significant Site Development Standards: Complies with Modifications and Conditions

To comply with this factor, several modifications will be required from the Commission; Section 1804.07.B (to allow existing gravel on parking/driveways); 1804.06.F.3 (driveway width); 1804.05 (minimum required parking – 17 required, 12 proposed); 1804.06.D (access to parking from street); 1804.09 (aisle width for back-up area from parking); 1804.10 (loading zone); 1203.02 and 1803.01 (minimum setbacks); 1203.04 (minimum distance between principal structures); and 1806 (landscaping). With the exception of the

parking surface requirement, Staff supports the modifications as recommended by the Affordable Housing, Neighborhood Rehabilitation, and Enterprise Redevelopment Element of the Comprehensive Plan.



View of the sub fenced area of the back yard currently used as a dog run.

G. Public Input: Complies

The Applicant sent letters to all property owners within 1,000 feet of the parcel to notify them of the application and to address any neighbor concerns. Staff has also mailed notices to the same property owners, and has received two letters of support. Staff also received an email that encouraged mitigation of noise, but was not in opposition to the request.

H. Hazardous Materials: Does Not Apply

The Applicant states that no hazardous materials will be used or stored on site.

I. Off-Site Impacts: Complies

Most of the activities will take place indoors, with some outdoor time for the dogs. The site will be kept clean of animal waste, which will control odors and pests. The only other potential offsite impact is noise from dogs. The site is surrounded by commercial and industrial development that will not be negatively impacted. In addition, the adjacent apartment, which is part of the same building, will be protected by a combination of the existing masonry construction as well as sound deadening material that will be installed by the Applicant.

J. Water Conservation: Does Not Apply

No new construction is proposed; therefore, the standards in Article 18 do not apply. Any future construction will be required to comply with the requirements of the Sierra Vista Sub-Watershed Overlay District.

V. MODIFICATIONS TO DEVELOPMENT STANDARDS

The Applicant is requesting several modifications to the County's site development standards from the Commission;

1. 1804.07.B (allow existing gravel on parking/driveways);
2. 1804.06.F.3 (no defined driveway width);
3. 1804.05 (required parking – 17 required, 12 proposed);
4. 1804.06.D (access to parking from street prohibited);
5. 1804.09 (aisle width for back up area from parking);
6. 1804.10 (no loading zone);
7. 1203.02 and 1803.01 (setbacks for structures on the property line and parking in the setback areas);
8. 1203.04 (distance between principal structures); and
9. 1806 (landscaping total and strip along the road).

VI. PUBLIC COMMENT

Staff mailed notices to neighboring property owners within 1,000 feet of the subject property on June 6, posted the property on June 21, 2016 and published a legal notice in the *Bisbee Observer* on June 23, 2016. In response to applicant and County mailings, the Planning Department received two letters supporting this request, and one urging mitigation of potential noise, but not otherwise opposed.

VII. SUMMARY AND CONCLUSION

This request is for a Special Use authorization to approve a dog boarding and daycare business with an accessory retail component, considered Animal Husbandry, in an existing residential commercial structure in a GB zoning district with an Enterprise Redevelopment Comprehensive Plan Designation.

Factors in Favor of Approving the Special Use

1. With the recommended Conditions of Approval and Modifications, the proposed use would fully comply with the applicable seven Special Use factors used by staff to analyze this request;
2. The Cochise County Comprehensive Plan Economic Development Element encourages entrepreneurship and locating businesses in areas where suitable infrastructure exists;
3. The Cochise County Comprehensive Plan Affordable Housing, Neighborhood Rehabilitation, and Enterprise Redevelopment Element supports flexible site development standards in areas of economic distress with substandard sites;
4. The proposal will provide a service to the local community with minimal impacts; and
5. Two letters of support have been received.

Factor Against Allowing the Special Use

1. The site requires nine waivers from the Zoning Regulations to be conforming.

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. The Property Owner shall bring all parking areas up to current standards with a solid, impervious surface;
3. 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;
4. Any changes to the approved Special Use will be considered a Modification to this Special Use and will require review and approval of the Planning and Zoning Commission.

Sample Motion: *Mr. Chairman, I move to approve Special Use Docket SU-16-13, with the Conditions of Approval and Modifications recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*

IX. ATTACHMENTS

- A. Application
- B. Parcel map, aerial, and site plan
- C. Agency comment memos
- D. Citizen comment

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

TAX PARCEL NUMBER 106-70-099-5
APPLICANT JOHN WILLIAMS
ADDRESS 4649 Camino Del Norte
CONTACT TELEPHONE NUMBER 520-559-2049
EMAIL ADDRESS: jojowilliams34@yahoo.com
PROPERTY OWNER (IF OTHER THAN APPLICANT) David Perryman
ADDRESS 2424 EL Caminoreal Sierra vista,AZ. 85635

DATE SUBMITTED MAY 3 2016

Special Use Permit Public Hearing Fee (if applicable) \$ _____
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 (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?

Commercial

What is the proposed use or improvement?

Dog Daycare/ Kennel

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?

Watching and feeding dogs ; None

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

Dog Product such as dog bedding Leashes dog bowls etc:

Watching peoples dogs while they're at work, home, etc:

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)

Block, Sheet rock and concrete.

5. Will the project be constructed/completed within one year or phased? One Year ^{N/A}
 Phased if phased, describe the phases and depict on the site plan.
-
-

6. Provide the following information (when applicable):

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

B. Number of employees: Initially: ¹ _____ Future: ³ _____
Number per shift Seasonal changes _____ **8 Hours per shift**

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?

North to east

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

(5) At what time of day, day of week and season (if applicable) is traffic the heavies

N/A

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** _____

Will you use a septic system? Yes No _____ If yes, is the septic tank system existing?

Yes No _____ Show the septic tank, leach field and 100% expansion area on the site plan.

G. Does your parcel have permanent legal access*? Yes No _____ If no, what steps are you taking to obtain such access?

*Section 1807.02A of the Cochise County Zoning Regulations stipulates that no building permit for a non-residential use shall be issued unless a site has permanent and direct access to a publicly maintained street or street where a private maintenance agreement is in place. Said access shall be not less than twenty (20) feet wide throughout its entire length and shall adjoin the site for a minimum distance of twenty (20) feet. If access is from a private road or easement provide documentation of your right to use this road or easement and a private maintenance agreement.

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

Attached _____ NA _____

8. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	Liberty Utilities	
Sewer/Septic	Septic	
Electricity	ssvec	
Natural Gas	none	
Telephone	Verizon	
Fire Protection	frys fire Department	

SECTION B - Outdoors Activities/Off-site Impacts

1. Describe any activities that will occur outdoors.

play time for dogs

2. Will outdoor storage of equipment, materials or products be needed? Yes _____ No ^x_____ if yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties.

Will any noise be produced that can be heard on neighboring properties? Yes _____ No ^x_____ 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?

113.1 Decibels Soundproofing walls in Kennel area.

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?

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

Dog feces will be bagged and disposed of properly

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

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

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

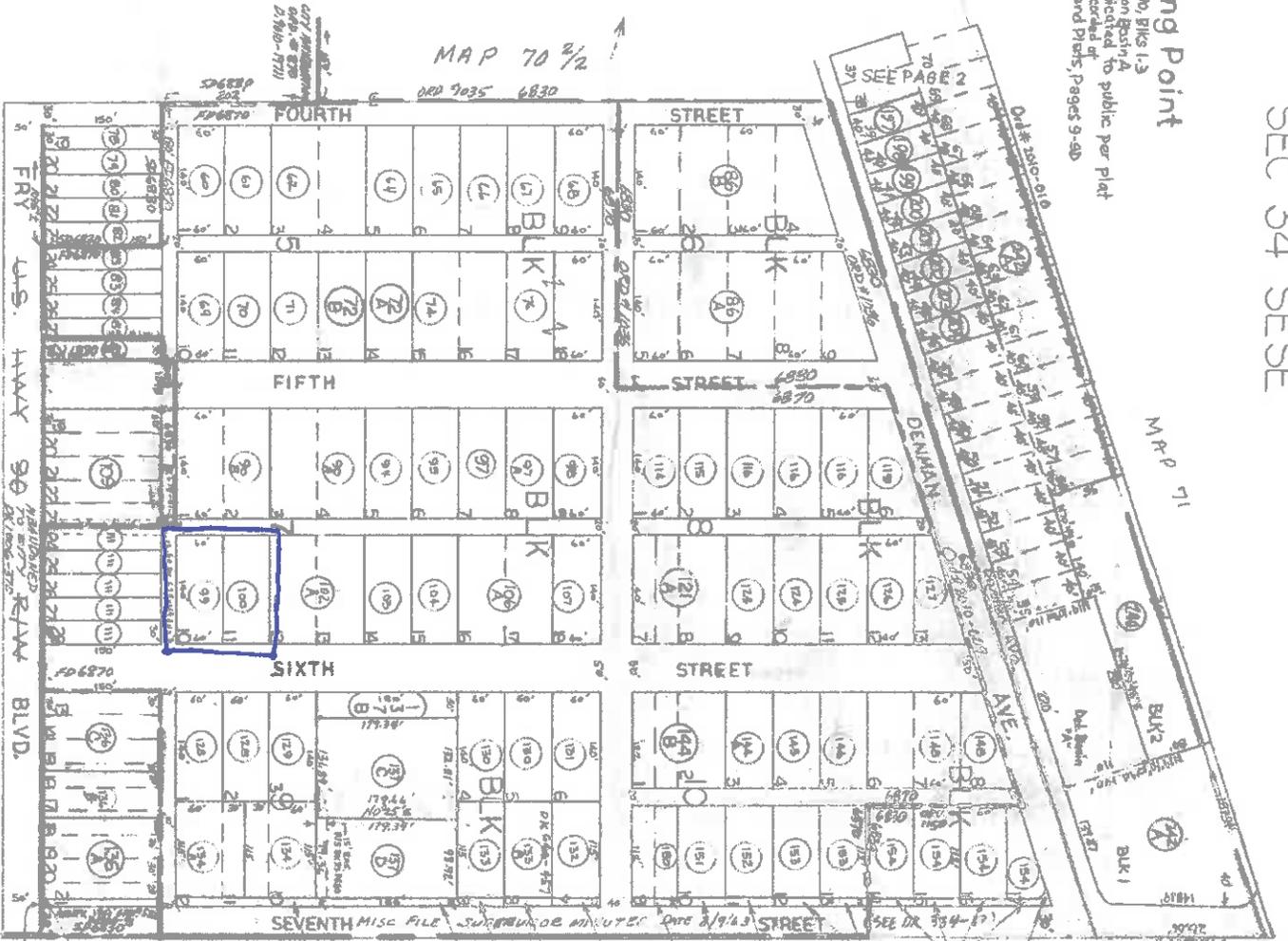
I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Special Use Permit.

Applicant's Signature John Williams
John Williams
Print Applicant's Name _____
Date signed may 3 2016

SEC 34 SESE

Crossing Point

Lots 1-60, Blks 1-3
Dedication Basis A
Tracts and Roads dedicated to public per plat
as recorded in
Book 16 of Maps and Plats, Pages 9-60



FIRST ADDITION TO FRY

ALL STREETS DEDICATED TO PUBLIC

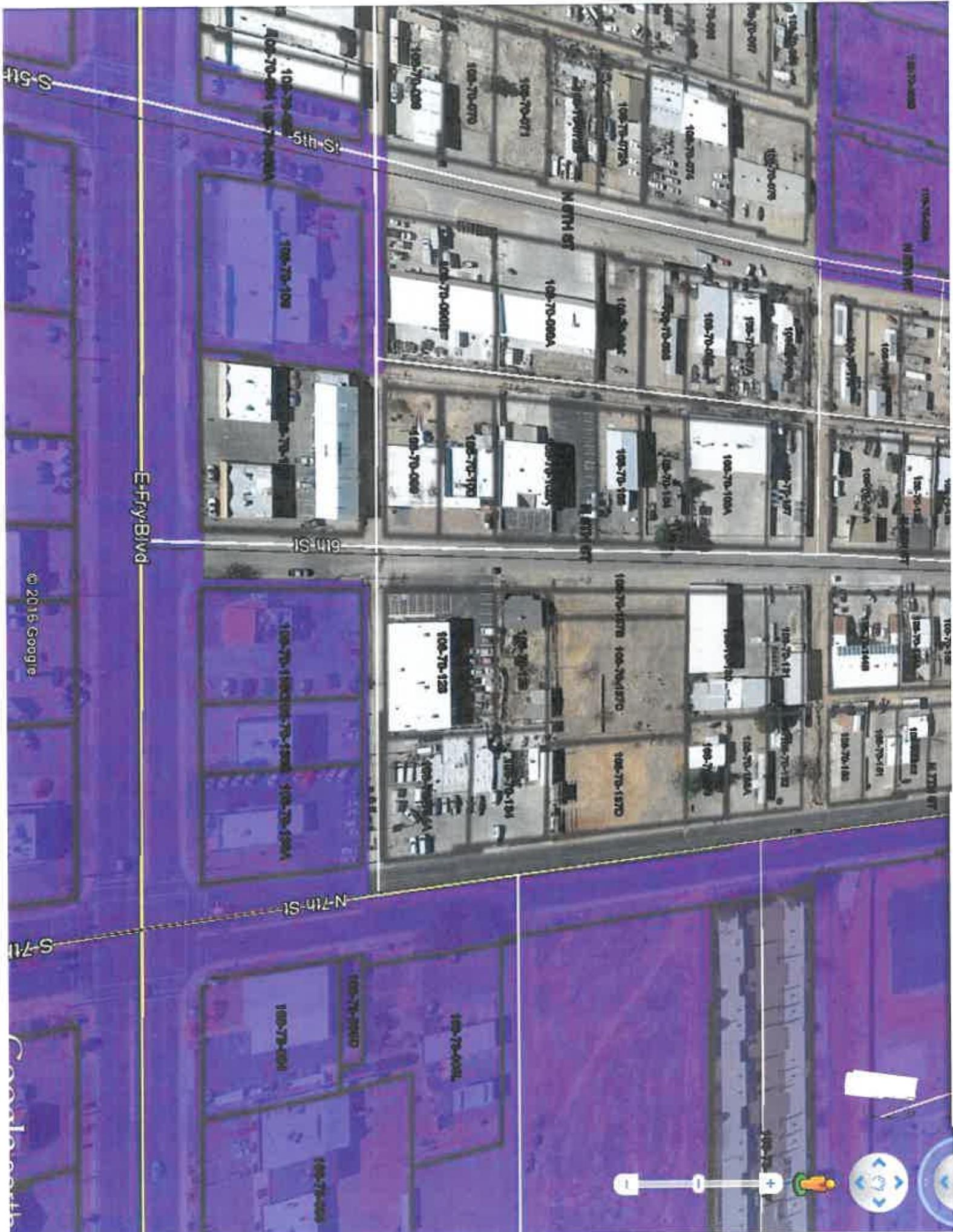
SCALE: 1"=150'

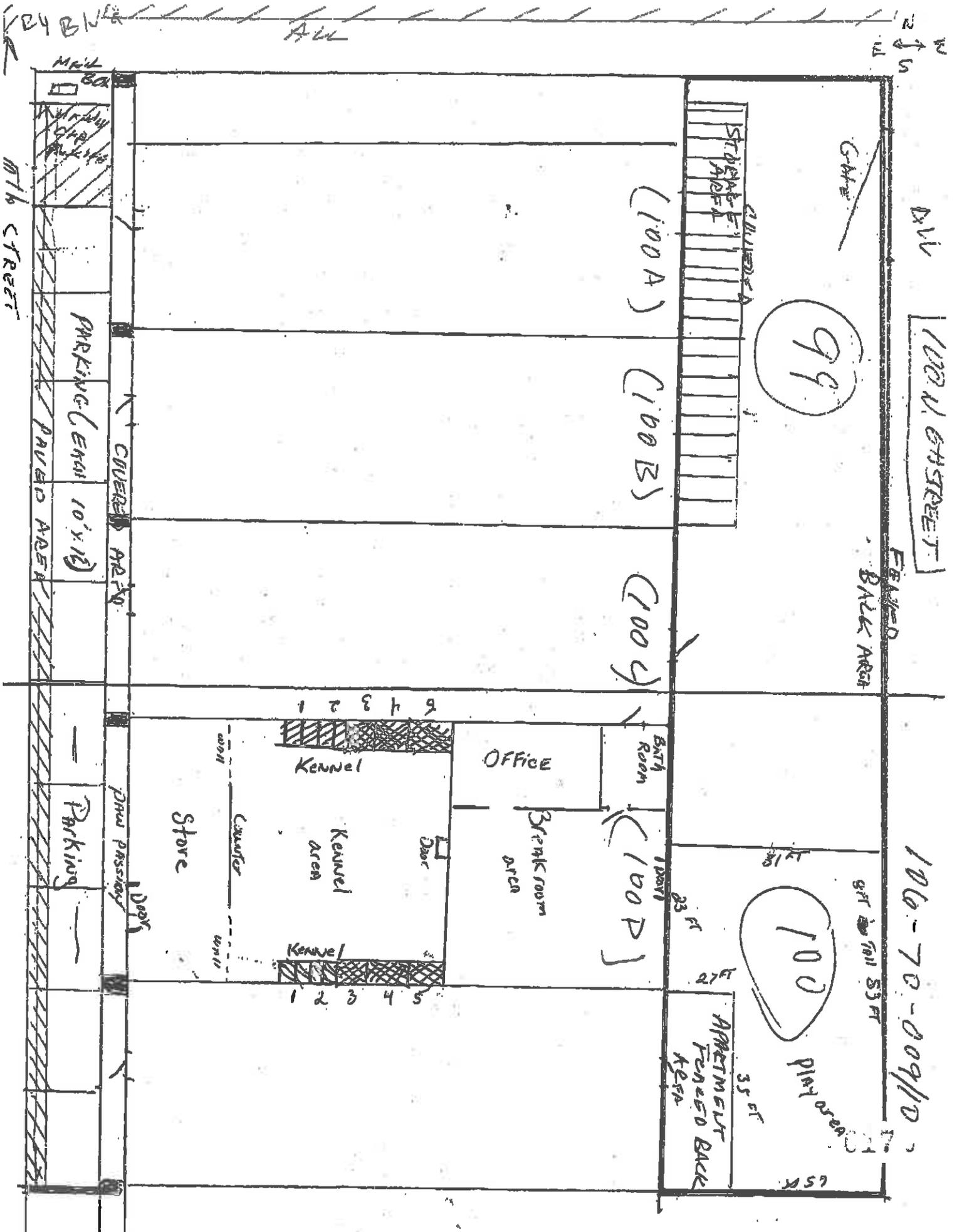
BK 3 PG 127

RECORDS COUNTY ASSISTANT
THIS MAP IS NOT TO BE CONSIDERED AS A SURVEY
AND DOES NOT CONSTITUTE A SURVEY

MAP 70
Key map 60

6870 1/2





106-70-009/10

100th ST STREET

BLVD

24th BLVD

ALL

24
11
5

99

100

(100A)

(100B)

(100C)

(100D)

FEARED BACK AREA

STORAGE AREA

GATE

PARKING (ENVI 10' x 12)

COVERED AREA

Parking

DRIVE PASSAGE

Store

Office

BATH ROOM

STINK ROOM AREA

KENNEL

KENNEL AREA

KENNEL

PLAY AREA

APARTMENT FEARED BACK AREA

8' FT TO 11' 53' FT

35' FT

23' FT

27' FT

1 2 3 4 5

1 2 3 4 5

door

counter

door

Door

Door

65' FT



Cochise County
Community Development
Highway and Floodplain Division

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

MEMORANDUM

Date: June 20, 2016
To: Peter Gardner, Planner I
From: Karen L. Lamberton, County Transportation Planner
Subject: Williams Dog Boarding in Fry Township/SU 16-13/Parcel #106-70-099

The Applicants are seeking to expand an existing dog grooming facility with an overnight dog boarding and daycare operation in the Fry Townsite within incorporated city of Sierra Vista.

If the requested Special Use Authorization is approved we would recommend, at minimum, the following conditions:

- The front parking area will be required, per the Road Design Standards and Zoning Regulations for commercial uses, to be hard surfaced to match the adjacent N.6th Ave pavement surface or better, parking areas to be striped and handicapped space identified.
- No parking is allowed in the public alleyway or within the public Right-of-Way on N. 6th St. for this business use.

Background

Access is taken from a county-maintained, chip-sealed, urban collector (N. 6th St.) with a 24 foot cross-section. The subject parcel is one of several parcels owned by the same owner (David Perryman) all of which have historically had multiple issues with bringing the site(s) up to current standards. In the past multiple variances have been requested, on this subject parcel allowances were made to allow residential and as-of-right commercial uses to operate without design standards being met. The owner has been advised on numerous occasions to work continually towards improvements to his site(s) as variances, modifications and other allowances are not intended to convey County support for sub-standard conditions but rather to allow small business owners the opportunity to begin operations while re-investing in their site and building over time.

Traffic Analysis

There is not an equivalent use for a small, rural short term boarding facility in the ITE Manual, 8th ed. The applicant estimates 1 to 3 employees for the dog boarding and does not provide an estimate of the combined traffic implications of both the dog grooming and dog boarding operations. The site plan appears to indicate a total of 10 potential dog kennel s. A small retail element is also proposed for the selling of accessory dog care items. A use akin to this one, veterinary services, would be anticipated to produce approximately 27 vehicle trips per day, for a facility this size; however, that type of use tends to typically have hourly trips whereas pet boarding

Highway and Floodplain
1415 Melody Lane, Building F
Bisbee, Arizona 85803
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 85803
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov

tends to cluster around pick-up and drop off timeframes with many days of no trips at all and others, typically around holiday travel timeframes, where the kennels could potentially be at full occupancy. At full occupancy, if pick-up and drop-off occurs on the same day, plus employees and accessory traffic impacts, a rough estimate could be a potential of an additional 30 vehicle trips per day.

The pet grooming element is typically a higher traffic generator than the kennels alone would be. There would likely be some overlap (a kenneled dog also schedule to be groomed during their holiday stay) making this element of this proposed land use accessory to the primary purpose of a dog kennel. However, pets arriving for only grooming would have a different type of traffic pattern with the potential of 4 vehicle trips per drop off and pick up within a span of one to two hours. We would estimate the combined use vary on any given day but the total vehicle trips per day, should this venture proved successful, could result in parking congestion (this use is proposed for only one of the five segments of this commercial building and shares parking).

However, this proposed use is likely to be consistent with this pattern already in the area. Small clustered business already exist in this area, the narrow street already has numerous unauthorized parking and delivery trucks stopped for various businesses in this area within the right-of-way, the posted speed limits are slow and the close proximity of the intersection means that traffic is either slowing for the intersection or just beginning to accelerate at the access point for this business.

Nevertheless, several site visits to this location in the last month continually found parking within the right-of-way, within the alleyway, stacked parking that doubled up in the parking area for this commercial building and other undesired configurations of traffic and parked vehicles. These types of issues are a direct result of the lack of adequate access driveways and designated parking areas along with inadequate or non-existing directional signing and striping.

Recommendation and Advisory Note for the Applicant

Given the significant short-fallings of this commercial site, the historic use of the site, the inability of the property owner to bring this site into compliance with current code without a very large outlay of resources, the Transportation Planner routinely declines review of this and other parcels under this same ownership, during the Commercial Permit phase. Although unrealistic to require the owner and lessee to make all improvements needed some minimal and continual effort is desired to eventually reach a minimum commercial standard for the activities occurring on this northwest corner of Fry Blvd and N. 6th St.

The applicant is advised that the application and site plan submitted for this Special Use may be sufficient for a conceptual plan but additional details and a corrected site plan will be needed at the Commercial Permit phase (for example: 100C is Paw Passion, at least as it appears at the site itself) dimensions are missing, clarity on the access to parking areas is needed, a hard-surfaced handicapped parking area will need to be identified. It is suggested that applicant submit a site plan for the site itself and then a second site plan showing the new business use of the 100D so that all the needed information can be conveyed. Additional information on the use of the backyard may be needed along with any improvements needed to the alleyway and/or back access gate/entry if used. The applicant is advised that the County does not maintain the alleyway.

In addition, at the Commercial Permit stage the applicant is requested to consider the traffic impacts of their combined dog grooming and kennel activities. The dog grooming estimates should be based on real data of numbers of dogs brought in for grooming in the last month. Deliveries, heavier truck traffic should be identified and the estimates for use based on the applicant's business plan should be included. N/A is not an acceptable response and does not assist the applicant in determining how to adequately provide for parking and safe turning movements of potential traffic generated by this commercial use.



**Cochise County Planning Department &
Fry Fire District**

**Joint Project Review Approval for Commercial Permits &
Subdivisions.**

Attn:

Date: 6-7-16

Project Name: Overnight Pet Boarding, Applicant: John Williams

Project Address: 100 C. North Sixth, Sierra Vista

Project Tax ID #: 106-70-099

Scope of Project:
Special Use Request, Change of Use

- APPROVED
- APPROVED with CONDITIONS
- DENIED
- APPROVAL NOT REQUIRED
- FRY FIRE FEES PAID

Remarks:

The fire district has no concerns regarding the special use request. However, the applicant should be informed that additional fire and building code improvements may be required during the construction/change of use permit process. Thanks

Fire Prevention Officer:

Mike McKearney (520) 439-2239

Fry Fire District
Attention: Fire Prevention Office
4817 Apache AVE
Sierra Vista, AZ. 85650

020



**Cochise County
Community Development**

Highway and Floodplain Division

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

INTEROFFICE MEMO

Date: June 6, 2016
To: Peter Gardner. Planner
From: Teresa Murphy, Right-of-Way Agent
Subject: SU-16-13 (Williams)

Background: The Applicant is requesting Special Use authorization for overnight dog boarding and dog daycare in a General Business (GB) zoning district. The purpose is considered Animal Husbandry Services and requires a Special Use Authorization per Section 1205.04 of the Zoning Regulations. The Applicant is John Williams.

The subject property, 106-70-099, is located at 100 C North 6th Street, north of Fry Boulevard, in Sierra Vista, and is further described as Section 34, Township 21 South, Range 20 East of the Gila and Salt River Base & 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 Fry Boulevard, north on North 6th Street.
- North 6th Street is a public right-of-way dedicated January 13, 1955 per Book 3 Maps and Plats, page 127 at a width of 50 feet.
- Adjoining the subject parcel, North 6th Street is a county maintained road (MI# 940)
- North 6th Street is classified as an Urban Collector.

Recommendation:

- No need for right-of-way dedication is required for North 6th Street at this time.

Highway and Floodplain
1415 Melody Lane, Building F
Bisbee, Arizona 85803
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 85803
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov



Special Use Docket SU-16-13 (Williams)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

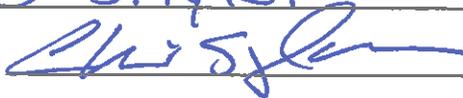
NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

CHRIS SAYLOR

SIGNATURE(S):



YOUR TAX PARCEL NUMBER: 100-70-017 (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, June 20, 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 you may still send email comments, or phone Peter Gardner at the contact information listed on page one by July 12, 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 July 13, 2016. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

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

Special Use Docket SU-16-13 (Williams)



YES, I SUPPORT THIS REQUEST

Please state your reasons:

Good to see new business come to our neighborhood.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): *Terri Marsh*

SIGNATURE(S): *Terri Marsh*
Property Manager

YOUR TAX PARCEL NUMBER: *105-11-002A* (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, June 20, 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 you may still send email comments, or phone Peter Gardner at the contact information listed on page one by July 12, 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 July 13, 2016**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

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

From: Vicki C. Keenan [jvkeenan@cox.net]
Sent: Friday, June 10, 2016 10:13 AM
To: Gardner, Peter B
Subject: docket SU-16-13 Williams - special use permit for overnight dog boarding

Dogs bark period. I don't have a problem with this permit if the owners don't interfere with their neighbors with the sound. It would be miserable to listen to dogs bark while conducting business next door. So my only concern would be how they intend to muffle the sound.

034



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
FOR: Paul Esparza, AICP, Planning Director
SUBJECT: Docket SU-05-02A (Ayers)
DATE: July 30, 2016 for the August 10, 2016 Meeting

APPLICATION FOR A SPECIAL USE

This is a request for a modification to an existing Special Use authorization to allow for a foster home for children ages 0-17. A youth ranch consisting of an educational program; the caring and training of dogs and livestock; housing for students, staff, and volunteers; a chapel; and indoor / outdoor recreational activities are all uses authorized under a previous Special Use authorization SU-15-02 (Agape Ministries). These uses will continue, but will now involve foster children under the Department of Child Safety (DCS) custody along with the proposed foster home. The proposed use is considered a residential care institution, which requires a Special Use authorization per Section 607.34 of the zoning regulations.

The subject parcel(s), APN 401-76-013A/B are located about ten miles northeast of Elfrida, AZ via Hwy 191 to East Major Way, east for approximately two miles, south on South Old Major Way for one mile, east on New Major Way for approximately 1.25 miles to South Morgan Ranch Road, north approximately .12 miles, and east into the site. It is further described as being situated in Section 31, Township 18 South, and Range 27 East of the G&SRB&M, in Cochise County, Arizona. The Applicant is Greg Ayers.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Parcel Size(s):	Approximately 38.74 acres
Zoning:	Rural (RU-4)
Growth Area:	D
Comprehensive Plan Designation:	Rural
Area Plan:	None
Existing Uses:	Youth Ranch
Proposed Uses:	Youth Ranch / Foster Home

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

603

Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	Rural (RU-4)	Grazing land
South	Residential (R-36)	Grazing land
East	State Land	Vacant
West	Rural (RU-4)	Grazing land

II. PARCEL HISTORY

401-76-013A

None

401-76-013B

2001

Permits for a barn, property line fence, and a septic system.

2002

Permits for a shed, horse barn, and to convert a barn into a single-family residence.

2002

Permit to convert a barn into a 5000 sq. ft. single-family residence, 2880 sq. ft. shed, 720 sq. ft. horse barn, a dog kennel, and a single-family residence for program staff.

2004

Permit for a 2487 sq. ft. single-family residence and two septic systems

2006

Land clearing permit for 10 acres.

2007

Change of Use permit to establish the guest ranch for troubled teens.

2008

Permits for an accessory structure and a 5000 sq. ft. shell building for the activity center.

2009

Permit for a 2187 sq. ft. manufactured home (bunkhouse) and electrical work.

2010

Permit for a 560 sq. ft. covered porch for the bunkhouse.

2011

Activity center tenant improvement, to divide a large room into two classrooms.

2011

Activity center tenant improvement, 5,000 sq. ft. first floor and 2500 sq. ft. second floor, six bedrooms for up to 16 people and a 2" gravel parking lot with an ADA parking space.

013

2011

Stop Work Order issued construction without a permit (resolved).

2015

Permit issued for the completion of all tenant improvements for the activity center.

III. NATURE OF REQUEST

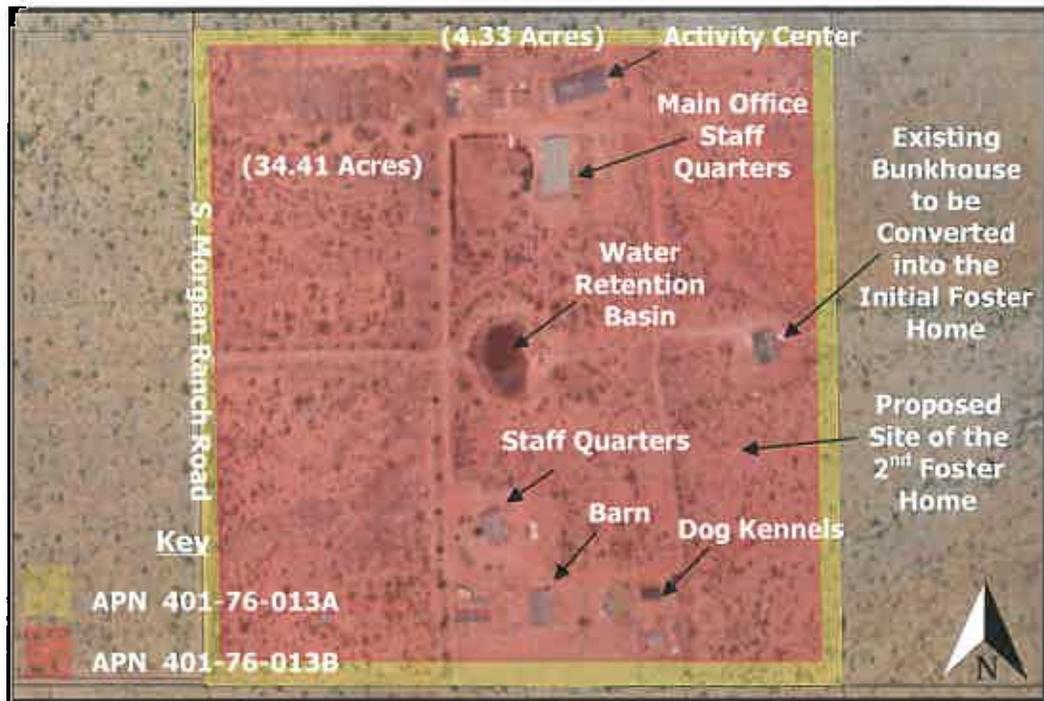
Gap Ministries provides family modeled foster care that is designed to mimic family life. Staff members act as "house parents" and live directly with the foster children as their parents would. With this modification request the ranch will operate in a very similar manner as it did under the previous owners (Agape Ministries). Except that there will now be a year-round foster care program, as well as a summer camp program involving foster children; both programs will involve 24-hour care, indoor and outdoor recreational activities, animal husbandry activities, and ranch work (chores). Youth participants, participating in the summer camp will live on the ranch in bunkhouses. Volunteers will stay in the RV Park in their own recreational vehicles. Onsite staff residents will provide 24-hour supervisory care, for all of the foster children. Initially there will be four full-time staff members, eventually increasing to ten, as the second and third foster homes come online. Both homes will have a maximum of six to ten full-time residents at any one time.

The first foster home will involve the conversion of an existing bunkhouse and will require the Applicant to meet extra building requirements, before the Building Official can issue a Certificate of Occupancy. There are plans for a second foster home to be constructed in one to two years, as well as for a third foster home, but no firm timetable has been established for the construction of the third foster home. No new buildings are proposed other what is included with the site plan submitted for this Special Use request, which was approved along with several building permits issued by the County in 2011.

Currently, the Applicant hosts summer camps for children under the Arizona Department of Child Services care (DCS). The total number of people at any one camp can be as high as 40 people (10-30 children and 4-10 staff members / house parents). However, once the first foster home is established, the Applicant expects there to be no more than 10 campers (aged 8-17 under DCS care) at any one time over the summer months.



Location Map



Site Aerial



Existing bunkhouse that will be converted into the initial foster home view to the southeast



Proposed site of second foster home view to the northeast



View of the water retention basin view to the west



Main office building and staff quarters view to the northeast



Dog kennels view to the east



Barn view to the south

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.

Eight of the ten factors apply to this request. The project, as submitted, fully complies with seven of the eight applicable factors and will comply with all eight applicable factors should the Commission grant the Applicant’s modification request.

A. Compliance with Duly Adopted Plans: Complies

The subject properties lie within a “Rural” Growth Area Category D, which is characteristic of outlying areas with unimproved roads, mining and agricultural production, and large tracts with rural or ranch home sites.

The current ranch site as developed reflects these characteristics, as the Site is relatively flat and is surrounded by gently sloping hills with a steep hillside to the east. Being that the site lies within an outlying rural area with a low growth rate, a low population density, and is surrounded by agricultural and State lands, the proposed project satisfies the criteria for Comprehensive Plan D-Rural areas.

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

B. Compliance with the Zoning District Purpose Statement: Complies

The following RU (Rural) Zoning District purpose statements are relevant to this request (Section 601 of the Zoning Regulations):

601.01 *To preserve the character of areas designated as "Rural" in the Cochise County Comprehensive Plan;*

601.02 *To encourage those types of non-residential and non-agricultural activities which serve local needs or provide a service and are compatible with rural living;*

601.04 *To provide space for people, minimize traffic congestion, and preserve the existing rural environment of unincorporated areas of the County situated outside of existing communities;*

601.07 *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 and in conformance with Section 601.06;*

This is a request to modify an existing Special Use authorization on two parcels that are approximately 38.74 acres in total size. Together these parcels are considerably larger than the minimum four-acre requirement per the underlying zoning, thus helping to mitigate more intense non-residential activities. The proposed modification would not generate traffic that is inconsistent with the rural ranches and agricultural uses in the area nor should the proposal have much impact on existing travel patterns and traffic.

C. Development Along Major Streets: Not Applicable

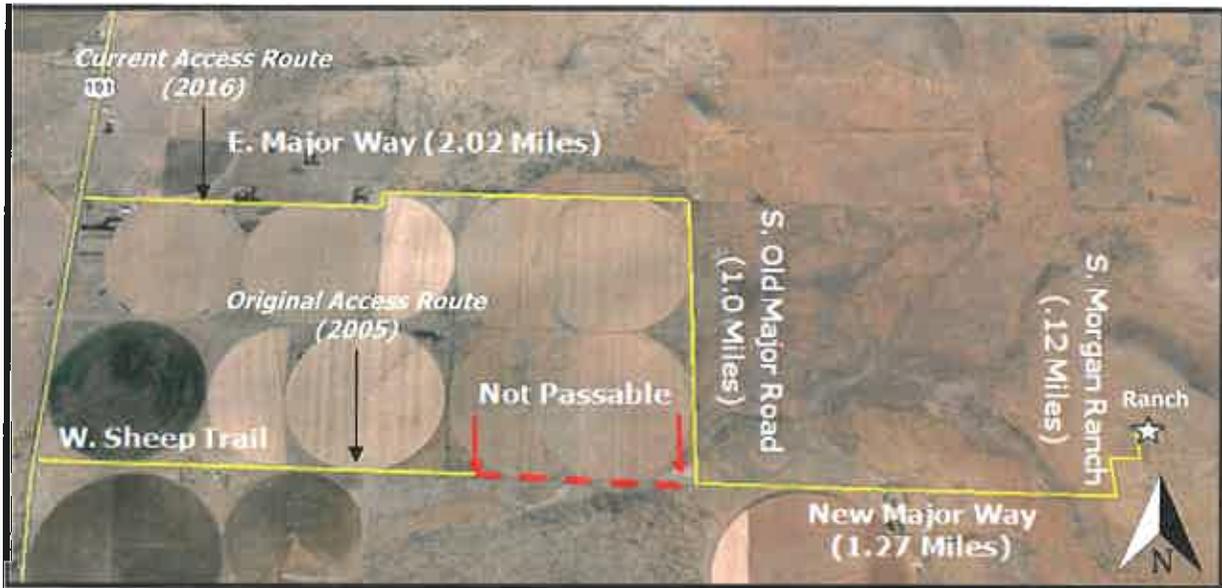
D. Traffic Circulation Factors: Complies with Modifications

According to the County's Transportation Planner, ranges are wide for assessing this type of use in the ITE Manual, given that many of the off-site trips for this proposed use are taken as a group in a van, rather than individual cars, traffic generation is most likely to be on the lower end of the range. In addition, this type of use has a wide range in daily trips with seasonal peaks associated with summer camps or planned events, but is not likely to exceed the expected typical residential use for a 40 acre site with RU-4 zoning (95.7 vehicle trips).

The Applicant is advised that there is no guarantee of all-weather access nor do the existing access routes meet minimum primitive road standards, much less a desired low volume rural roadway standard. In some areas, the roadway width is severely compromised by erosion activities. In other areas, vegetation is encroaching upon the roadway width in such a way as to compromise sight distance. At this time, there are no known plans to improve any of these access roadways to county standards and bring them into the county-maintenance system.

In addition, the Applicant is advised that the desired speed on roads of this type is 25 mph and drivers should be advised to comply with safe travel speeds between the ranch location and the nearest maintained roadway (US 191). On private roadways, the Applicant is responsible for working with adjacent property owners to assist in maintaining access roadways in a passable condition. The Applicant will be required to provide an updated Private Maintenance Agreement to reflect the actual route(s) used by the existing youth ranch facility within 30 days of Acceptance of Conditions (see condition seven).

In 2005, access to the site was apparently reached via E. Sheep Trail/New Major Way. At that time a Private Maintenance Agreement was required for a partial route (not for the full connection) to the youth ranch along this private roadway. However, apparently over time this route became unavailable to the Applicant and other routes were sought.



Access Map

Ideally, the Applicants would hold at least a private easement of a minimum of 22 feet (primitive/context sensitive road standard D-120). A public easement or an easement dedicated to the County of a minimum of 50 feet would be preferred (rural minor access low volume road standard D-103). Although the County does not proactively solicit dedicated easements for non-maintained roadways such a dedicated easement does provide the greatest assurance to the public for future access rights. At the commercial permitting phase of the project, the County will seek a higher degree of certainty that the main access route to the site is legally permitted. As 1807.02A of the Zoning regulations states that building permits for non-residential uses should only be issued to sites with "direct permanent access to a publically maintained street or to a street where a private maintenance agreement is in place".

This docket is a hybrid in that the principal use is primarily residential in nature but the youth ranch operates as a business. Nevertheless, the Applicants are strongly advised to ensure permanent private or public easements along the route they take to their ranch. At this time the County is unable to document that such private or public easements exist for the entirety of the route. It appears that there may be no easements of any kind along Major Way or Old Major Way. New Major Way has a partial 30-foot easement between Old Major Way and Morgan Rd. Morgan Rd. appears to have a 50-foot easement. A Staff search did not identify any routes in the area that linked from either US 191 or Highway 181 to the subject parcel with recorded private or public easements.

E. Adequate Services and Infrastructure: Complies

Utility services have been established on the property and several permitted structures have been constructed. Water is provided via a private well. Septic tanks have been installed to treat the wastewater produced by the ranch. "Sulphur Springs Valley Electric Coop" (SSVEC) provides electricity; an electricity meter has been installed to accommodate electrical service to the second foster home. "Valley Telecom" provides telephone service.

F. Significant Site Development Standards: Complies with a Modification

Sufficient information has been provided to analyze the phased developments and the Project’s full build out. However, more information will be required at the commercial permitting phase of the project including a more detailed site plan detailing the circulation and parking areas (see condition number four).

The Applicant is requesting a waiver from Section 1804.07.D to allow the existing native driveways, and parking areas to remain in their current condition. Given the remoteness of the area, the presence of horses, the rural nature of the youth ranch activities, Staff is not opposed to modifying the requirement for two inches of gravel for all driveways and parking areas. However, Staff does note that some sort of dust palliative may be desired by the Applicant to control dust and to delineate the travel-lanes and parking areas.

- Setbacks: The site plan provides the required 40 feet setback on all sides of the property.
- Site Coverage: The proposal will not exceed the 25% maximum site coverage.
- Landscaping: Landscaping is not required in Category D-Rural areas.
- Outdoor Storage: All outdoor storage must be stored in a solid fenced area, per the previous Special Use authorization SU-15-02A (Agape Ministries).
- Screening: Screening is not required in Category D-Rural areas.
- Parking: In order to more thoroughly evaluate the minimum parking requirements for the proposed modification and current permitted uses, Staff will require a more detailed site plan at the commercial permitting phase of the project (see condition four).

G. Public Input: Complies

The Applicant has completed the Citizen Review process. A letter was mailed to property owners within 1,500 feet of the Site. As of the date of this memo, the Applicant has not received any communication from neighboring property owners regarding this proposed modification to the existing Special Use authorization.

H. Hazardous Materials: Not Applicable

I. Off-Site Impacts: Complies

The intensity of the current use will remain. The will foster home will be in operation 24/7, on a year round basis. Likewise, the summer camp will also operate on a 24/7 basis, but only during the summer months. The Applicant expects to initially have four full-time employees, eventually expanding to ten full-time employees, as the second and third foster homes come online. To mitigate the pests produced from the farm animals onsite, the Applicant proposes to install fly strips and will fog infested areas when necessary.

J. Water Conservation: Complies

The Applicant is obligated to abide by the previous Special Use authorization’s stated water conservation measures which included the utilization of low flow water fixtures, the use of drip systems in the irrigation system, and the use of drought tolerant plants.

V. PUBLIC COMMENT

Planning Department Staff mailed notices to neighboring property owners within 1,500-feet of the subject property. Staff posted the notice on the County website on July 19, 2016, published a legal notice in the *Bisbee Observer* on July 21, 2016 and posted the property on July 12, 2016. To date, Staff has received one e-mail from the “Elfrida Citizens Alliance” expressing their support for the proposal.

VI. SUMMARY AND CONCLUSION

Granting this modification request to allow for a residential care institution to accommodate children under the Arizona Department of Child Safety (DCS) care in an existing youth ranch, is not expected to generate noise, traffic, dust or other impacts that would be un-harmonious with the rural and agricultural character of the surrounding area.

Factors in Favor of Approving the Special Use

1. The Comprehensive Plan "Rural" Growth Area designation of the subject parcel is conducive to the development of the ranching-style educational and counseling program.
2. The proposed use would be an appropriate use of the existing residences, corals, stables, barn, arenas, kennels and other ranch-related out-buildings already permitted on the site.
3. Neither Staff nor the Applicant has received any objections from adjacent property owners.
4. Gap Ministries does not have a therapeutic license to be able to accept children with serious criminal records or severe mental illness.
5. Gap Ministries has over 17 years of experience working with foster children in the Arizona Department of Child Safety (DCS) custody and is currently the largest provider of family modeled group foster care in Southern Arizona.
6. The proposal fully complies with seven of the eight applicable factors Staff uses to evaluate these requests.
7. The "Elfrida Citizens Alliance" supports the request.

Factors Against Allowing the Special Use

1. None

VII. RECOMMENDATION

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

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

4. Before any new structures are built, the Applicant shall provide a more detailed site plan for each proposed structure, that satisfies Cochise County's site development standards at the commercial permitting phase of the project;
5. Any new or existing structures that may be constructed or converted for the purpose of a residential care institution shall be required to meet International Building Code standards prior to operation. If applicable, the Applicant shall submit to the appropriate State agency architectural plans, stamped by a licensed architect or engineer, for their evaluation and approval;
6. The Applicant accepts all risk associated with obtaining access to their site via Major Way, Old Major Way and New Major Way;
7. The Applicant will provide an updated Private Maintenance Agreement to reflect the actual route(s) used by the existing youth ranch facility within 30 days of acceptance of conditions.

Sample Motion:

Mr. Chairman, I move to approve Special Use Docket SU-15-02A, with the Conditions and Modifications to development standards as recommended by Staff; the Factors in Favor of Approval constituting the Findings of Fact.

VIII. ATTACHMENTS

- A. *Special Use application*
- B. *Site plan*
- C. *Agency comments*
- D. *Public Comment*

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

TAX PARCEL NUMBER 401-76-013A4, 401-76-013B5

APPLICANT Gap Ministries

ADDRESS 14960 S. Morgan Ranch Rd. Elfrida Az 85610

CONTACT TELEPHONE NUMBER 520 877 8077 x 106

EMAIL ADDRESS: greg@gapmin.com

PROPERTY OWNER (IF OTHER THAN APPLICANT) _____

ADDRESS 2861 N. Flowing Wells Rd. # 161

Tucson Az 85705

DATE SUBMITTED 6/24/16

Special Use Permit Public Hearing Fee (if applicable) \$ 150.00

Building/Use Permit Fee \$ N/A

Total paid \$ 150.00

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? Current Use Permit # SU-05-02
year round educational (Hm. School) program w/a series of week-long educational & recreational programs during the summer for ages 13-16

What is the proposed use or improvement?

same use plus 1-2 group foster homes for 6-10 residents
children on ranch will be foster children in DCs custody

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?

Activities will not change from current permitted use. They will include foster care children.

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

group home services for DCs (Residential care for children 0-17, camps for ages 8-17)

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)

All current buildings have been permitted.

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.

1 home opened right away in youth building, second one 1-2 years. Youth building is already built & permitted

6. Provide the following information (when applicable):

- A. Days and hours of operation: Days: _____ Hours (from _____ AM to _____ PM)

24/7 for the group home
Summer & weekend camps

B. Number of employees: Initially: 4 Future: 10
Number per shift Seasonal changes _____

C. Total average daily traffic generated:

(1) How many vehicles will be entering and leaving the site.
Several a day - 3-5 vehicles

(2) Total trucks (e.g., by type, number of wheels, or weight)
NONE - unless a delivery of animal feed or building materials

(3) Estimate which direction(s) and on which road(s) the traffic will travel from the site?
only one way in that I know - New Major Way

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

(5) At what time of day, day of week and season (if applicable) is traffic the heavies

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** _____ *already permitted*

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. *already permitted*

G. Does your parcel have permanent legal access*? Yes No _____ if no, what steps are you taking to obtain such access?

*Section 1807.02A of the Cochise County Zoning Regulations stipulates that no building permit for a non-residential use shall be issued unless a site has permanent and direct access to a publicly maintained street or street where a private maintenance agreement is in place. Said access shall be not less than twenty (20) feet wide throughout its entire length and shall adjoin the site for a minimum distance of twenty (20) feet. If access is from a private road or easement provide documentation of your right to use this road or easement and a private maintenance agreement.

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

Attached _____ NA

8. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	Private Well	
Sewer/Septic	Private Septic	
Electricity	Sulphur Springs Valley	
Natural Gas	N/A	
Telephone	Valley Telecom	
Fire Protection	Elfrida	

SECTION B - Outdoors Activities/Off-site Impacts

1. Describe any activities that will occur outdoors.

as per current permit #SU-05-02 (attached)

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.

already approved on 2011 site plan

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?

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?

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

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?

animals can attract flies - fly strips and fogging when necessary.

6. Will outdoor lighting be used? Yes ___ No X 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 X 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 X 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 X on current approved site plan

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 X

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)

crushed aggregate

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 X 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.

No changes as current approved site plan will be used.

2. How many acres will be cleared? Not changing currently approved site plan
If more than one acre is to be cleared describe the proposed dust and erosion control measures to be used
(Show on site plan if appropriate.) _____

SECTION D - Hazardous or Polluting Materials

Some businesses involve materials that can contaminate the soil, air, water, waste disposal system or environment in general. Precautions must be taken to protect the environment when such products are distributed to or from the site, stored, manufactured, processed, disposed of, or released as raw materials, products, wastes, emissions, or discharges (When sold or incorporated in a product these materials are required to have Material Safety Data Sheets (MSDS) supplied by the manufacturer.) Examples of such products include but are not limited to paint, solvents, chemicals and chemical wastes, oil, pesticides, herbicides, fertilizers, radioactive materials, biological wastes etc.

Does the proposed use have any activities involving such materials?

Yes ___ No If yes, complete the attached *Hazardous or Polluting Materials Use Questionnaire*.

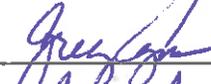
Note: Depending on quantities, this question does not apply to ordinary household or office products or wastes such as cleansers, waxes or office supplies. Answer YES only if the materials are involved in the commercial or special use process or if landscaping or maintenance chemicals (pesticides, fertilizers, paints, etc.) will be present in quantities greater than 50 pounds (solids) or 25 gallons (liquids).

If you answer NO to this question but in the County's experience, the type of business proposed typically uses such materials, you will be asked to complete the *Hazardous or Polluting Materials Questionnaire* prior to processing this Commercial Use/ Building/ Special Use Permit.

Applications that involve hazardous or polluting materials may take a longer than normal processing time due to the need for additional research. The Arizona Department of Environmental Quality Compliance Assistance Program can address questions about Hazardous Materials (1-800-234-5677, ext. 4333).

SECTION E - Applicant's Statement

I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Special Use Permit.

Applicant's Signature 
Print Applicant's Name GREG AYERS
Date signed 6/23/2016



COCHISE COUNTY PLANNING DEPARTMENT

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240

Fax 432-9278

James E. Vlahovich, Director

**Acceptance of Conditions
Of Special Use Permit Approval Docket SU-05-02**

I, Gordy Lange, hereby acknowledge that, on behalf of the Agape Youth Ministry, I accept the following conditions imposed by the Planning and Zoning Commission on March 9, 2005 for the Ministry's request for a Special Use Permit to operate a youth ranch for children ages 13 to 16 on Parcel Number 401-76-013B located at 14960 S. Morgan Ranch Road, Elfrida, AZ. The Special Use Permit includes authorization of the following special uses in the RU-4 District:

- A year-round, residential (home schooling) educational program and a series of week-long educational and recreational programs during the summer for youth ages 13 to 16 (Sec. 607.25, educational services);
- The caring for and training of horses and dogs including outdoor arenas, corrals and dog runs (animal husbandry pursuant to Section 607.06 of the Cochise County Zoning Regulations);
- Student housing for the year-round educational program (Sec. 607.32, group quarters);
- Housing for the summer program participants (Sec. 607.01, guest lodging);
- Space for recreational vehicles for 3 week to 3 month stays by construction volunteers; (Sec. 607.02, Recreational Vehicle Parks) and
- Playing fields for the summer and year-round programs for youth ages 13 to 16 years (Sec. 607.07, indoor and outdoor recreation).

The Commission's approval was subject to the following conditions which I hereby accept:

1. The Applicant shall enter into a private road maintenance agreement with the County to maintain W. New Major Way from the easternmost portion of the driveway at 3769 W. New Major Way to the easternmost edge of the property line of the Project Site (Parcel Number 401-76-013B) and to maintain S. Morgan Ranch Road from the intersection at W. New Major Way to the northernmost edge of the driveway to the Project Site. Should the Palmer feed lot operation, an approved Special Use Permit (SU-01-08), cease operations and those parcels return to residential use, the Agape Applicant shall enter into a Private Maintenance Agreement with the County, at that time, to maintain W. New Major Way from Highway 191 to the Site.
2. The Applicant shall revise the Site Plan to indicate the location of the RV park area, hook-ups and parking for the RV use.
3. The Applicant shall revise the Site Plan to indicate the various phased developments and shall indicate clearly which structures are to be developed in Phase One. The Site Plan for each phase shall provide adequate parking to meet each of the uses and structures of each phase in addition to

- the parking required for the previous development(s). Individual permits will be required for each phase. The Applicant shall revise the Site Plan to indicate where and how the Project complies with ADA parking requirements.
4. Prior to permit issuance, the Applicant shall satisfy the requirements of the County Health Department regarding on-site sanitary sewage systems for the Project's various uses and buildings. The Applicant shall submit plans for the following Project elements as they are proposed in Project phasing:
 - a. At the appropriate time, the Applicant shall submit plans for the proposed cafeteria to the County Health Department for their review and approval;
 - b. At the appropriate time, the Applicant shall submit plans for the teen bunkhouse, including the restroom; these must be approved by the County Health Department;
 - c. Prior to permit issuance, the private well(s) shall be inspected and approved by ADEQ; and
 - d. Prior to permit issuance, the Applicant shall submit for approval by the County Health Department a waste and pest management plan to keep the horse pens and dog kennel clean.
 5. The Applicant shall minimize the use of turf (non-native grass) on the property and shall avoid the use of non-native vegetation, except in the food garden, and shall minimize the use of fertilizers and pesticides.
 6. Prior to permit issuance, the Applicant shall secure the following permits from the Arizona Department of Environmental Quality (ADEQ): (A) an Aquifer Protection Permit to assure safe drinking water for the Project well(s) and (B) a Stormwater Construction Permit if over one acre of land is disturbed.
 7. Prior to permit issuance, the Applicant shall submit a drainage report for review and approval by the County Highway and Floodplain Department, per Section 9.2.B of the County Floodplain Regulations.
 8. Prior to operation, the new structures associated with this special use, such as bunkhouses, classrooms, activity centers and staff housing, are required to meet International Building Code standards for the use. Fees will be the responsibility of the Applicant.
 9. It is the Applicant's responsibility to obtain any additional permits, or meet additional conditions, if any, that may be applicable to the proposed activity pursuant to other federal, state, or local laws or regulations.
 10. Any changes to the approved special use shall be subject to review by the Planning Department and may require a modification and approval by the Planning and Zoning Commission.


Applicant's Signature

12/27/05
Date



June 23, 2016

Dear Neighbor,

I am writing to you on behalf of GAP Ministries and at the request of Cochise County Community Development to inform you of several changes to the property located at 14960 S. Morgan Ranch Rd. Elfrida, Az., 85610.

First of all I want to inform you that the ownership of this property has changed from Agape Youth Ministry, who has owned the property since 2005 to GAP Ministries. GAP Ministries is an Arizona 501c3 organization dedicating to helping children and families through out Southern Arizona. We are currently the largest provider of family modeled group foster care serving more than 130 children in residential family homes every night. We work very closely with the Department of Child Safety and provide multiple services to hundreds of children every month. We also work with local school districts to feed children in food deprived, low income areas. This summer we are feeding more than 5000 meals each week to hungry children throughout the community. We partner with over 70 non-profit organization and churches, providing personal hygiene, home building products and food to those in need. Through these partners we serve thousand of families each month who face desperate need. You can find out more about us and the programs we provide by visiting www.gapmin.com.

I not only want to inform you of the change of ownership but to let you know of our intent to open several residential homes on the 40 acres parcels located on Morgan Ranch Rd. Agape Youth Ministry has been operating a children's ranch and residential program on that property since December of 2005 under a Special Use Permit #SU-05-02. We intend to continue the services allowed under this permit but need to add a service that was not originally permitted. We are asking Cochise County to issue a Special Use Permit to allow us to open 2-3 residential family homes serving 6-10 foster children in each home. We have been operating these types of home since July of 2000 and have gained a reputation of high quality care with extremely loving and compassionate staff. Our staff is also well trained and competent to ensure the well being of all the children we serve. I know you have heard that the Foster Care system is in crisis but did you know that the children of your community are suffering because of it. But there is an answer, more safe and secure homes! This property in Elfrida is exactly what these children need and it is ideal in propelling them into their future destiny. We specialize in bringing sibling groups back together that have been split up sometimes at opposite sides of the state. Building the bonds of family are vital to the success of any child.

011

You also need to know that we **do not** have a therapeutic license so these children will **not** have severe mental illness or any extensive juvenile correction backgrounds. These will be the children you find in your local schools, parks and churches. Though the current permit #SU-05-02 allows for the residential care of children it does not specifically allow for the care of Foster Children. We are asking for permission to serve this needy population in our family modeled homes and as one of the few organization in the State of Arizona that operates a family based model and it has made us one the most effective and sought after programs in the state.

On August 10th, 2016 there will be a public meeting at 4:00 P.M. at 1415 Melody Lane, Board of Supervisors Rm. Building G, Bisbee Arizona. Feel free to attend and voice comments concerning our request. You may also call, mail, email or fax Cochise County Community Development Department to express your thoughts before the August 10th meeting:

Planning, Zoning and Building Safety

1415 Melody Ln Building E

Bisbee, Az. 85603

520-432-9300

520-432-9278 (Fax)

planningandzoning@cochise.az.gov

I am also open to discuss any concerns or to answer any specific question you may have regarding GAP Ministries or this project. Please call 520-877-8077 X106 or email me at greg@gapmin.com at your connivence. And if you are ever in Tucson I would love to give you a tour of our ministry and invite you in for lunch in our beautiful diner.

We know that our programs build communities, families and children and we are excited to work with you to make Cochise County Strong.

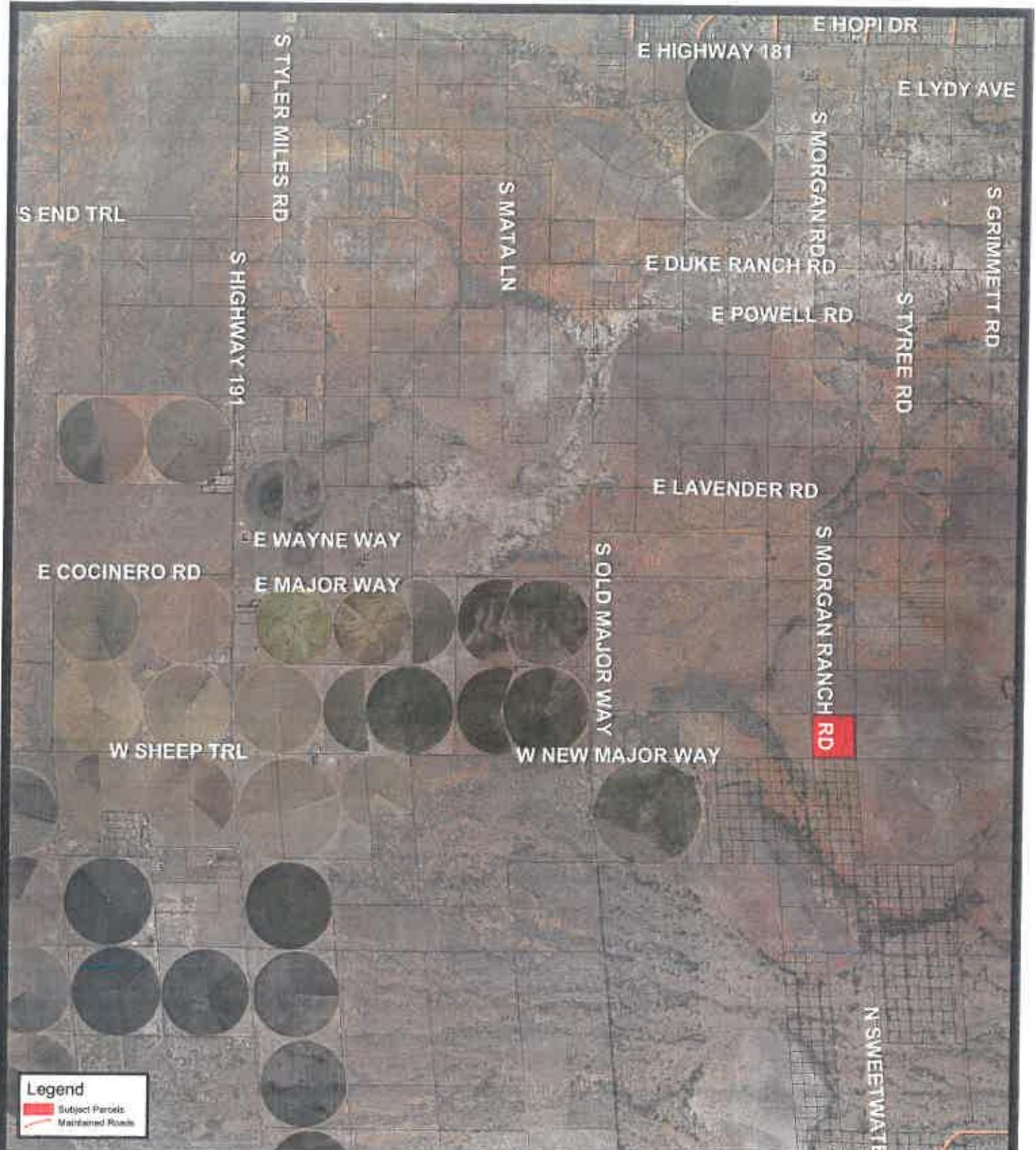
Sincerely,



Greg Ayers

President/Founder

015



Legend

- Subject Parcels
- Maintained Roads

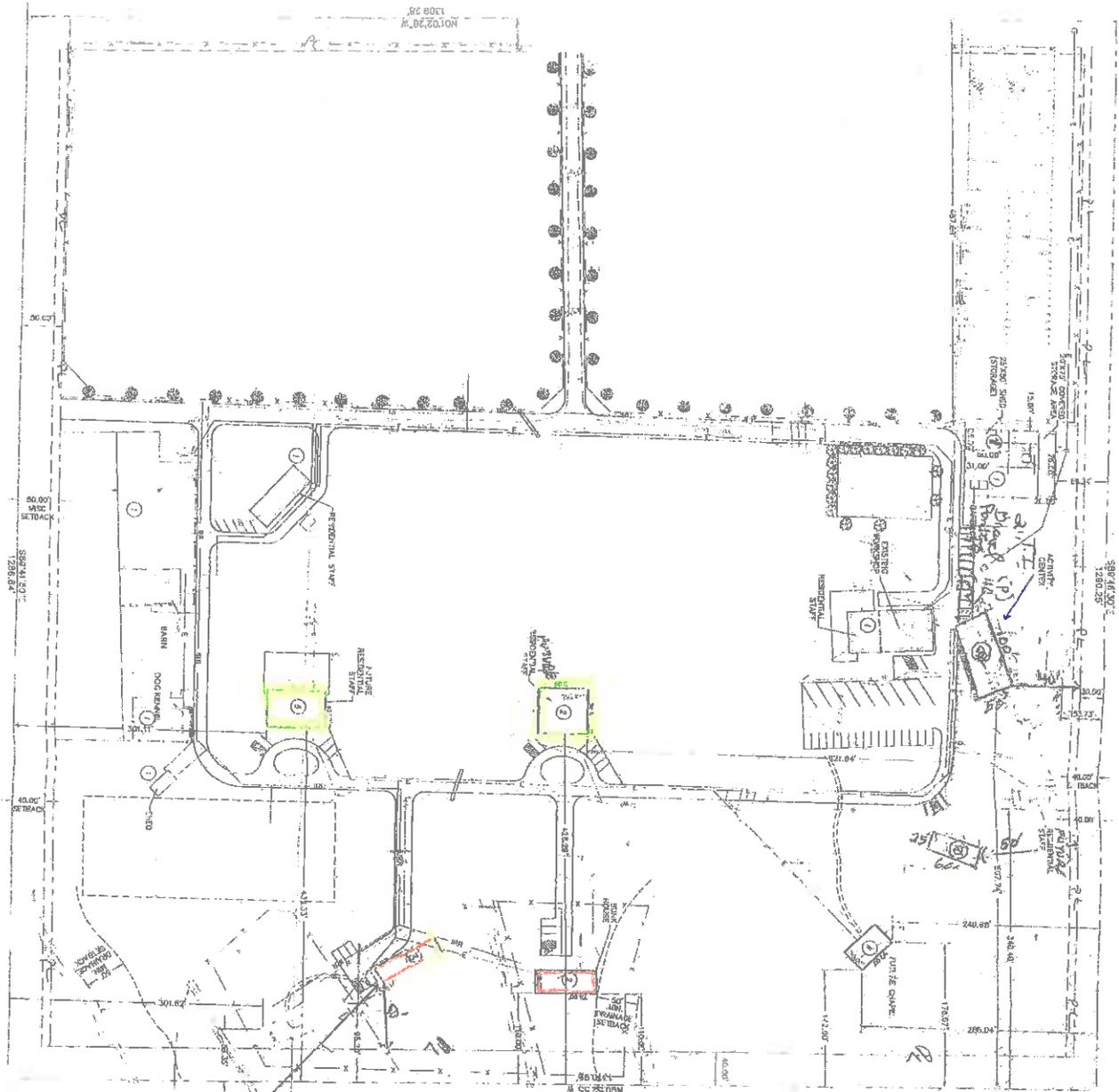


SU-05-02A (Ayers)

013

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





- LEGEND**
- 10' SETBACK
 - 20' SETBACK
 - 30' SETBACK
 - 40' SETBACK
 - 50' SETBACK
 - 60' SETBACK
 - 70' SETBACK
 - 80' SETBACK
 - 90' SETBACK
 - 100' SETBACK
 - 110' SETBACK
 - 120' SETBACK
 - 130' SETBACK
 - 140' SETBACK
 - 150' SETBACK
 - 160' SETBACK
 - 170' SETBACK
 - 180' SETBACK
 - 190' SETBACK
 - 200' SETBACK
 - 210' SETBACK
 - 220' SETBACK
 - 230' SETBACK
 - 240' SETBACK
 - 250' SETBACK
 - 260' SETBACK
 - 270' SETBACK
 - 280' SETBACK
 - 290' SETBACK
 - 300' SETBACK
 - 310' SETBACK
 - 320' SETBACK
 - 330' SETBACK
 - 340' SETBACK
 - 350' SETBACK
 - 360' SETBACK
 - 370' SETBACK
 - 380' SETBACK
 - 390' SETBACK
 - 400' SETBACK
 - 410' SETBACK
 - 420' SETBACK
 - 430' SETBACK
 - 440' SETBACK
 - 450' SETBACK
 - 460' SETBACK
 - 470' SETBACK
 - 480' SETBACK
 - 490' SETBACK
 - 500' SETBACK
 - 510' SETBACK
 - 520' SETBACK
 - 530' SETBACK
 - 540' SETBACK
 - 550' SETBACK
 - 560' SETBACK
 - 570' SETBACK
 - 580' SETBACK
 - 590' SETBACK
 - 600' SETBACK
 - 610' SETBACK
 - 620' SETBACK
 - 630' SETBACK
 - 640' SETBACK
 - 650' SETBACK
 - 660' SETBACK
 - 670' SETBACK
 - 680' SETBACK
 - 690' SETBACK
 - 700' SETBACK
 - 710' SETBACK
 - 720' SETBACK
 - 730' SETBACK
 - 740' SETBACK
 - 750' SETBACK
 - 760' SETBACK
 - 770' SETBACK
 - 780' SETBACK
 - 790' SETBACK
 - 800' SETBACK
 - 810' SETBACK
 - 820' SETBACK
 - 830' SETBACK
 - 840' SETBACK
 - 850' SETBACK
 - 860' SETBACK
 - 870' SETBACK
 - 880' SETBACK
 - 890' SETBACK
 - 900' SETBACK
 - 910' SETBACK
 - 920' SETBACK
 - 930' SETBACK
 - 940' SETBACK
 - 950' SETBACK
 - 960' SETBACK
 - 970' SETBACK
 - 980' SETBACK
 - 990' SETBACK
 - 1000' SETBACK

- ① ACCESSIBLE PARKING STALL #12
- ② ACCESSIBLE PARKING STALL #13
- ③ ACCESSIBLE PARKING STALL #14
- ④ ACCESSIBLE PARKING STALL #15
- ⑤ ACCESSIBLE PARKING STALL #16
- ⑥ ACCESSIBLE PARKING STALL #17
- ⑦ ACCESSIBLE PARKING STALL #18
- ⑧ ACCESSIBLE PARKING STALL #19
- ⑨ ACCESSIBLE PARKING STALL #20
- ⑩ ACCESSIBLE PARKING STALL #21
- ⑪ ACCESSIBLE PARKING STALL #22
- ⑫ ACCESSIBLE PARKING STALL #23
- ⑬ ACCESSIBLE PARKING STALL #24
- ⑭ ACCESSIBLE PARKING STALL #25
- ⑮ ACCESSIBLE PARKING STALL #26
- ⑯ ACCESSIBLE PARKING STALL #27
- ⑰ ACCESSIBLE PARKING STALL #28
- ⑱ ACCESSIBLE PARKING STALL #29
- ⑲ ACCESSIBLE PARKING STALL #30
- ⑳ ACCESSIBLE PARKING STALL #31
- ㉑ ACCESSIBLE PARKING STALL #32
- ㉒ ACCESSIBLE PARKING STALL #33
- ㉓ ACCESSIBLE PARKING STALL #34
- ㉔ ACCESSIBLE PARKING STALL #35
- ㉕ ACCESSIBLE PARKING STALL #36
- ㉖ ACCESSIBLE PARKING STALL #37
- ㉗ ACCESSIBLE PARKING STALL #38
- ㉘ ACCESSIBLE PARKING STALL #39
- ㉙ ACCESSIBLE PARKING STALL #40
- ㉚ ACCESSIBLE PARKING STALL #41
- ㉛ ACCESSIBLE PARKING STALL #42
- ㉜ ACCESSIBLE PARKING STALL #43
- ㉝ ACCESSIBLE PARKING STALL #44
- ㉞ ACCESSIBLE PARKING STALL #45
- ㉟ ACCESSIBLE PARKING STALL #46
- ㊱ ACCESSIBLE PARKING STALL #47
- ㊲ ACCESSIBLE PARKING STALL #48
- ㊳ ACCESSIBLE PARKING STALL #49
- ㊴ ACCESSIBLE PARKING STALL #50
- ㊵ ACCESSIBLE PARKING STALL #51
- ㊶ ACCESSIBLE PARKING STALL #52
- ㊷ ACCESSIBLE PARKING STALL #53
- ㊸ ACCESSIBLE PARKING STALL #54
- ㊹ ACCESSIBLE PARKING STALL #55
- ㊺ ACCESSIBLE PARKING STALL #56
- ㊻ ACCESSIBLE PARKING STALL #57
- ㊼ ACCESSIBLE PARKING STALL #58
- ㊽ ACCESSIBLE PARKING STALL #59
- ㊾ ACCESSIBLE PARKING STALL #60
- ㊿ ACCESSIBLE PARKING STALL #61

Future
Access House

NOTES:

1. ALL ACCESSIBLE PARKING STALLS SHALL HAVE AN ACCESSIBILITY ROUTE TO THE STALL. THIS ROUTE SHALL BE DESIGNED IN ACCORDANCE WITH ADA STANDARDS AND SHALL HAVE A FIRM, STABLE AND SMOOTH SURFACE. THE ROUTE SHALL BE A MINIMUM OF ONE FOOT ABOVE THE HARDEST FINISHED FLOOR ELEVATION OF THE ADJACENT BUILDING AND SHALL BE A MINIMUM OF ONE FOOT ABOVE THE HARDEST FINISHED FLOOR ELEVATION OF THE ADJACENT DRIVEWAY. THE HIGHEST WATER LEVEL OF THE EXISTING LANDSCAPING WATER FEATURE SHALL BE 438.00 FEET.
2. ALL PROPOSED STRUCTURES ARE TO BE A MINIMUM OF ONE FOOT ABOVE THE HARDEST FINISHED FLOOR ELEVATION OF THE ADJACENT BUILDING AND SHALL BE A MINIMUM OF ONE FOOT ABOVE THE HARDEST FINISHED FLOOR ELEVATION OF THE ADJACENT DRIVEWAY. THE HIGHEST WATER LEVEL OF THE EXISTING LANDSCAPING WATER FEATURE SHALL BE 438.00 FEET.
3. ALL PROPOSED STRUCTURES ARE TO BE A MINIMUM OF ONE FOOT ABOVE THE HARDEST FINISHED FLOOR ELEVATION OF THE ADJACENT BUILDING AND SHALL BE A MINIMUM OF ONE FOOT ABOVE THE HARDEST FINISHED FLOOR ELEVATION OF THE ADJACENT DRIVEWAY. THE HIGHEST WATER LEVEL OF THE EXISTING LANDSCAPING WATER FEATURE SHALL BE 438.00 FEET.
4. ALL PARKING STALLS 16'x30' HC SPACE 14'x20' Access House



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

MEMORANDUM

Date: July 25, 2016
To: Jim Henry, Planner I
From: Karen L. Lambertson, AICP, County Transportation Planner and Dennis Donovan, P.E.
Subject: Gap Ministries Youth Ranch: SU 05-02A/Parcel #401-76-013A/B

The applicant is applying for a Special Use Authorization to change the use of an existing youth ranch facility to allow for foster care children to be placed at this residential care site. The existing youth ranch activities were authorized in 2005 under Special Use Authorization 05-02. Access to the site is from US 191, a state-maintained, chip-sealed highway to E. Major Way to S. Old Major Way to W. New Major Way, to Morgan Rd. These private roadways are all private, native-surfaced roadways through existing agricultural fields on both sides of the access roadways.

Legal Access to Site

In 2005 the site was apparently reached via E. Sheep Trail/New Major Way. At that time a Private Maintenance Agreement was required for a partial route (not for the full connection) to the youth ranch along this private roadway. However, apparently over time this route became unavailable to the applicant and other routes sought. The County seeks a higher degree of certainty that routes have legal access to commercial sites due to the non-residential uses that commercial uses typically have. Zoning Code 1807.02A states that building permits for non-residential uses should only be issued to sites with "direct permanent access to a publically maintained street or to a street where a private maintenance agreement is in place".

Ideally, the applicants would hold at least a private easement of a minimum of 22 feet (primitive/context sensitive road standard D-120). A public easement or an easement dedicated to the County of a minimum of 50 feet would be preferred (rural minor access low volume road standard D-103). Although the County does not proactively solicit dedicated easements for non-maintained roadways such a dedicated easement does provides the greatest assurance to the public for future access rights.

This docket is a hybrid in that the principal use is primarily residential in nature but the youth ranch operates as a business. Nevertheless, the applicants are strongly advised to ensure permanent private or public easements along the route they take to their ranch. At this time the County is unable to document that such private or public easements exists for the entirety of the route. It appears that

there may be no easements of any kind along Major Way or Old Major Way. New Major Way has a partial 30 foot easement between Old Major Way and Morgan Rd. Morgan Rd. appears to have a 50 foot easement. A staff search did not identify any routes in the area that linked from either US 191 or Highway 181 to the subject parcel with recorded private or public easements.

There has been one other case in the last ten years of a similar use (All the Kings Horses Children's Ranch) with the same access concerns in a rural area with a network of private roadways for access. A recommended condition for this docket is modeled after one imposed on the King's Horse Children's Ranch youth ranch activity.

Access Roadway Conditions

The applicant is advised that there is no guarantee of all-weather access nor do these roadways meet minimum primitive road standards much less a desired low volume rural roadway standard. In some areas the roadway width is severely compromised by erosion activities. In other areas vegetation is encroaching upon the roadway width in such a way as to compromise sight distance. At this time there are no known plans to improve any of these access roadways to county standards and bring them into the county-maintenance system.

On private roadways the applicants are responsible for working with adjacent property owners to assist in maintaining access roadways in a passable condition. In addition, the applicants are advised that the desired speed on roads of this type is 25 mph and drivers should be advised to comply with safe travel speeds between the ranch location and the nearest maintained roadway (US 191).

Traffic Analysis

The applicant has estimated 3 to 5 vehicles per day (10 vehicle trips per day) which is likely lower than what would likely occur on this site, especially given that this facility also has livestock and plans to continue with summer camp activities. Trip generation, based on the number of potential clients (full build-out of 20 per day), number of employees (up to 10) and the square footage of the proposed facility, is estimated to average 57.6 vehicle trips per day, per the ITE Manual, 8th edition. This proposed use is not exactly matched in the ITE Manual and this estimate is derived from similar types of uses such as day care facilities, assisted living centers and other types of care facilities. Given that this is a self-contained facility in a rural setting, thus unlikely to expand, this use could be expected to have a range of 37 to 65 vehicle trips per day (18 to 32 vehicles traveling to and from the site on any given day).

Ranges are wide for assessing this type of use in the ITE Manual and given that many of the off-site trips for this proposed use are taken as a group in a van, rather than individual cars, traffic generation is most likely to be on the lower end of the range. In addition, this type of use has a wide range in daily trips with seasonal peaks associated with summer camps or planned events. However, this proposed use is not likely to exceed the expected typical residential use for a 40 acre site with RU-4 zoning (95.7 vehicle trips).

Keep in mind that vehicle trips are different than number of vehicles that travel to the site. The traffic model treats vehicle traveling to any given site as two trips: one to the site and the second away from the site.

Recommended Conditions

We have no objection to issuing the requested Special Use authorization with the following conditions and advisory recommendations to the applicant.

- The Applicant accepts all risk associated with obtaining access to their site via Major Way, Old Major Way and New Major Way which are roadways on private land that currently lack recorded documentation of adequate widths of private or public easements.
- The Applicant will provide an updated Private Maintenance Agreement to reflect the actual route(s) used by the existing youth ranch facility within 30 days of Acceptance of Conditions.

Advisory Notes for the Applicant

- It is highly recommended that the applicant review their land title for authorized legal access and either resolve any uncertainty with a formal title search and/ or obtain, and record, adequate private or public easement rights.
- Over time the applicant should work with their neighbors to gradually improve the roadway access to at least a primitive roadway standard with an 18 foot cross-section, 2 percent crown, 1 foot sloping barrow ditch on either side. Import of materials and/or pavement stabilizers may become necessary to build up the road base and prevent the roadway channel from becoming a drainage channel during heavy storm events. It is recommended that the applicant begin to plan for this future maintenance need.
- The site plan is adequate to illustrate the concept for this Special Use authorization request. It will not be adequate at the Commercial Permit phase. The applicant is advised that a revised site plan that clearly shows all the driveway dimensions as well as sight triangles (Roadway Design Standards D-300 & Zoning Regulation 1807.06) will be needed at the Commercial Permit stage. A separate diagram showing an inset of the driveway entrance may be helpful. What we are looking for is the dimensions of the width of the driveway, the distance of those from the edge of pavement, property lines. What we want the applicant to be sure of is that no fixed objects interfere with sight distance. Our preliminary review of this application leads us to believe that there are no issues of concern.
- Unless a modification is granted by the Planning and Zoning Commission to allow the existing driveway to remain in place a commercial driveway standard of a minimum of 24 feet, with a 35 foot radii should be in place connecting to Morgan Ranch Rd., with an appropriately graveled driveway and parking areas. Given the remoteness of the area, the presence of horses, the rural nature of the youth ranch activities, we are not opposed to modifying the requirement for 2 inches of gravel for all driveways and parking areas. However, we do note that some sort of dust palliative may be desired by the applicant to control dust and delineate travel-lanes and parking areas.
- The applicant is advised that if this Special Use Authorization modification is denied the updated Private Maintenance Agreement will still be required in order to keep the original youth ranch Special Use Authorization in compliance with conditions imposed in November 2005.

TYPICAL CONDITION OF PRIVATE ACCESS ROADWAYS FROM YOUTH RANCH TO US 191





INTEROFFICE MEMO

Date: July 7, 2016
To: Jim Henry, Planner I
From: Teresa Murphy, Right-of-Way Agent
Subject: SU-05-02A (Ayers)

Background: This is a request for a modification to an existing Special Use Authorization to allow for a group/foster home for children ages 0-17. No new buildings are proposed. A youth ranch consisting of an educational program; the caring and training of dogs and livestock; housing for students, staff, and volunteers; a chapel; and indoor/outdoor recreational activities are all uses authorized under previous Special Use authorization SU-15-02 (Agape Ministries). These uses will continue, but will now involve foster children under the Department of Child Safety (DCS) custody along with the proposed group/ foster home. The proposed use is considered a residential care institution, which requires a Special Use authorization per Section 607-34 of the zoning regulations.

The subject parcel(s), APN 401-76-013A/B are located about 9 miles northeast of Elfrida, AZ via Highway 191 to New Major Way, approximately 5.9 miles east to South Morgan Ranch Road, then north approximately .1 miles to the entrance driveway and east into the site. It is further described as being situated in Section 31, Township 18 South, Range 27 East of the Gila and Salt River Meridian, Cochise County, Arizona. The applicant is Greg Ayers. 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 Highway 191 to New Major Way, approximately 5.9 miles east to South Morgan Ranch Road, north approximately .1 miles to the east driveway, thence east to the site.
- New Major Way, within Section 36 is a 30 foot wide public easement per Ash Creek Ranch record of Survey Book 3, page 30. As New Major Way adjoins the subject property, is a 50 foot wide

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

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

052

easement as depicted in record of Survey Book 1, page 30 and dedicated to the public in Docket 1010, page 465.

- Morgan Ranch Road as it adjoins the subject parcel, is a 60 foot wide easement (30 feet on either side of the lot line) as shown in record of Survey Book 1, page 30 and dedicated to the public in Docket 1010, page 465.

Recommendation:

- New Major Way and Morgan Ranch Road are non-maintained roads and as such there is no need for additional right-of-way dedication at this time.

Henry, Jim

From: eca_elfrida@vtc.net
Sent: Thursday, July 07, 2016 2:28 PM
To: Henry, Jim
Subject: RE: SU-05-02A (Ayers)

Elfrida Citizens Alliance supports this request.

Jeanne V. Shaw
Executive Director
520-307-2654

Original email:

From: Henry, Jim JHenry@cochise.az.gov
Date: Wed, 29 Jun 2016 00:15:22 +0000
To: cdaviseca@vtc.net, eca_elfrida@vtc.net, CCapas@cochise.az.gov, fire12efd@yahoo.com,
PCall@cochise.az.gov, dcratsenburg@cochise.az.gov, Dist1a@cochise.az.gov,
Dist1b@cochise.az.gov, Dist1c@cochise.az.gov, Dist2a@cochise.az.gov, Dist2b@cochise.az.gov,
Dist2c@cochise.az.gov, Dist3a@cochise.az.gov, Dist3b@cochise.az.gov, Dist3c@cochise.az.gov,
JDrake@cochise.az.gov, AEnglish@cochise.az.gov, PEsparza@cochise.az.gov,
DFlores@cochise.az.gov, BHanson@cochise.az.gov, MIzzo@cochise.az.gov,
KLamberton@cochise.az.gov, TMurphy@cochise.az.gov, KRiggs@cochise.az.gov,
RSearle@cochise.az.gov, JSolis@cochise.az.gov
Subject: SU-05-02A (Ayers)

For review and comment.

Happy 4th of July!!!!

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

mail2web.com ? What can On Demand Business Solutions do for you?
<https://link.mail2web.com/Business/SharePoint>

001



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: Peter Gardner, Planner I
FOR: Paul Esparza, AICP, Planning Director
SUBJECT: Docket SU-16-12 (Verizon St David)
DATE: July 26, 2016 for the August 10, 2016 Meeting

APPLICATION FOR A SPECIAL USE

The Applicant is requesting a Special Use authorization to approve an 85' Tall Communications Tower on a 22.53-acre R-18, C-Neighborhood Conservation, zoned property. The proposed use is considered a Special Use in R-18 Rural Zoning Districts under Section 707.14 of the Zoning Regulations. The subject parcel, APN 120-19-040B, is located at 70 E. Patton Street, in St. David, AZ. The site is the St. David School. The Applicant is Verizon Wireless.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Parcel Size: 22.53 Acres
 Zoning: R-18 (Residential; one dwelling per 18,000 square-feet)
 Growth Area: Category C-Rural Community Area
 Comprehensive Plan Designation: Neighborhood Conservation
 Area Plan: St. David Area Plan
 Existing Uses: School
 Proposed Uses: Same, with 85-foot tower

Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	R-18	Low Density Residential
South	State Highway/GB/R-18	E. Patton St/Mixed Commercial & High Density Residential
East	High Density Residential	High Density Residential
West	County Maintained Road/R-18	N. Miller Lane/High Density Residential

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

605

II. PARCEL HISTORY

1938 – Brick School building constructed

1975-2011 – Various permits have been issued to construct new buildings, improve and expand infrastructure.

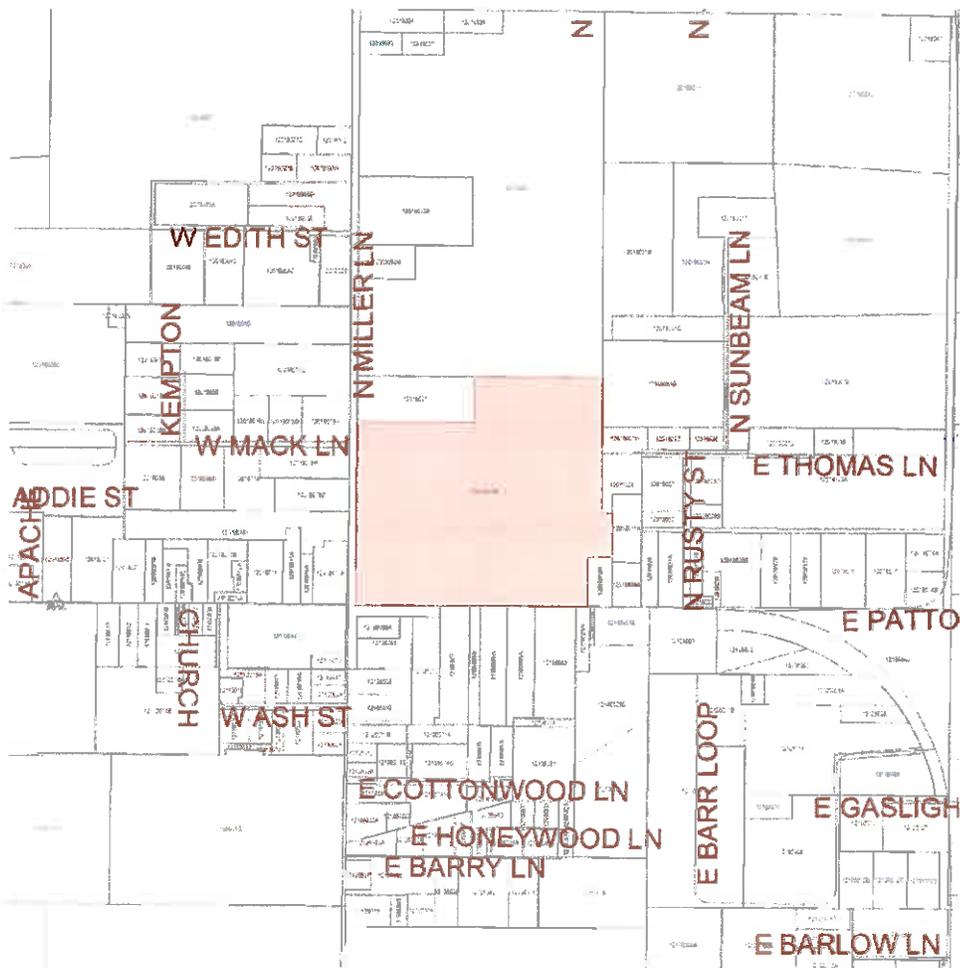
III. NATURE OF REQUEST

The Applicant is requesting a Special Use authorization to approve an unmanned wireless communications facility consisting of an 85-foot stealth tower and base equipment at the St. David School at 70 E. Patton Street approximately 100 feet from the west property line, and approximately 200 feet from the south property line. The tower will be disguised as an agricultural water tower. This facility will expand the wireless coverage area for Verizon and emergency services providers.

The tower and base equipment will be surrounded by a eight-foot tall solid cmu wall, painted to match the adjacent building. Service technicians will enter the property through an existing gate and then proceed to a separate gate in the wall surrounding the tower and equipment.

There will be minimal traffic to and from the facility; service and maintenance personnel visit the site once or twice a month, normally at night when cell phone traffic is the lightest.

The Federal Communications Commission certifies all telecommunications equipment, bands, frequencies and power levels are within legal limits. The Community Development Department has confirmed that none of these frequencies would interfere with Public Safety or Fort Huachuca communications.



Location Map



St. David Aerial



View north to tower site

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.

Eight of the ten factors apply to this request. The project, as submitted, complies with all of those eight factors factor. The two remaining factors are not applicable to this application.

A. Compliance with Duly Adopted Plans: Complies with Conditions

. The Comprehensive Plan Rural Character Element and the St. David Area Plan encourage protecting scenic viewscapes. In order to comply with this goal, the tower will be disguised as an agricultural water tower and located on a site that has existing lighting towers for athletic fields. The location and stealth nature of the tower will protect the scenic landscape in a way that a bare tower would not.

B. Compliance with the Zoning District Purpose Statement: Complies

The Residential Zoning District is intended to “provide an area for family living at a variety of low to medium densities”. This request, while not a residential use, supports residential uses by improving wireless communications capabilities for residents, the school, and emergency service providers, therefore improving quality of life for residents.

C. Development Along Major Streets: Complies

Access to the tower site will be from N. Miller Lane, a County Maintained Roadway, using an existing auxiliary service gate.

D. Traffic Circulation Factors: Complies

The applicant provides periodic maintenance to the antennas on the tower once or twice a month as needed. The Special Use, if granted, will not significantly increase the traffic on N. Miller Lane. In addition, the site is currently the St. David School, with a volume of traffic far exceeding any potential traffic from the tower.

E. Adequate Services and Infrastructure: Complies

The project site is served by SSVEC and CenturyLink; no other utilities are required by the Applicant. The parcel is in the St. David Fire District; increased fire risk is negligible. The site is accessed via N. Miller Lane, a county-maintained roadway.

F. Significant Site Development Standards: Complies

The site development standards for Communications Facilities are found in Article 18, Section 1813 of the Zoning Ordinance. The proposed monopole tower makes collocation available for at least one future wireless service provider as required by the regulations. This application meets the 85-foot setback for the tower and base facility. At 85 feet tall the proposed monopole is exempt from Federal Aviation Administration lighting and marking requirements which require lighting and marking if a structure is 200-foot tall or higher.

The application meets the off-street parking requirement.

The site is not in a designated floodplain.

Staff is recommending that, other than emergency signage, no additional signage be permitted for this use.

G. Public Input: Complies

The Applicant sent letters and elevation drawings to all property owners within 1,000-feet of the tower parcel to notify them of his application and to address any neighbor concerns. Three neighboring property owners wrote in support of the project, citing improved cell service, internet access, and emergency services communications. Four property owners wrote in opposition, citing concerns about visual impacts, safety, property values, and a belief that the tower will not improve local reception.

H. Hazardous Materials: Not Applicable

I. Off-Site Impacts: Complies With Conditions

The antennas do not generate smoke, noise, lights, or odors. The most significant noise is generated by the air conditioning units on ground in the equipment shelters that are similar to air conditioning units in homes. The tower will have no lights and the base facility will have no lighting except when the technician is on-site working. To mitigate the visual impact, the tower will be required to be disguised as an agricultural water tower.

Fort Huachuca has verified that there will be no impact on their operations, either aerial or electronic.

J. Water Conservation: Not Applicable

No new water use is proposed.

VI. PUBLIC COMMENT

The Planning Department mailed notices to neighboring property owners within 1,000-feet of the subject property. Staff posted the property on July 20, 2016 and published a legal notice in the *Bisbee Observer* on July 21, 2016. In response to County mailings, the Planning Department received three letters supporting this request and four in opposition.

VII. SUMMARY AND CONCLUSION

This request is for a Special Use authorization to approve a wireless communications facility consisting of an 85 foot-tall stealth tower and base equipment surrounded by an eight foot high masonry wall at the St. David School.

Factors in Favor of Approving the Special Use

1. With the recommended Conditions of Approval, the proposed use would fully comply with the eight Special Use factors used by staff to analyze this request;
2. The applicant is providing wireless phone and data service to the community;
3. The applicant is improving 911 emergency coverage in the area;
4. By locating the tower at the school, the school district will receive lease funds; and
5. Three letters of support have been received.

Factors Against Allowing the Special Use

1. Four letters of opposition have been received.

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. No signage, other than emergency signage, will be allowed for this wireless communications facility.
4. Any changes to the approved Special Use, including any change to the proposed stealth method requested in this Special Use application will be considered a Modification to this Special Use and will require review and approval of the Planning and Zoning Commission.

Sample Motion: *Mr. Chairman, I move to approve Special Use Docket SU-16-02, with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*

IX. ATTACHMENTS

- A. Application
- B. Parcel map and aerial
- C. Agency comment memos
- D. Citizen Comment



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 120-19-040B

APPLICANT Verizon Wireless - Joe Engbrocks

ADDRESS 126 W. Gemini Dr. Tempe AZ 85283

CONTACT TELEPHONE NUMBER 480-812-5301

EMAIL ADDRESS: JENGROCKS@GMAIL.COM

PROPERTY OWNER (IF OTHER THAN APPLICANT) ST. DAVID UNIFIED SCHOOL DISTRICT

ADDRESS 70 E. Patton Street
St. David AZ 85630

DATE SUBMITTED _____

Special Use Permit Public Hearing Fee (if applicable) \$ 300

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 ~~10~~ ^{HARD & ELECTRONIC} 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

CG1

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? Public School + School offices

2. What is the proposed use or improvement? Accessory use

Wireless Communications facility

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?

Minimal impacts all Antennas and equipment Hidden from public view.

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

Advanced wireless communication services. More reliable voice + data coverage + capacity

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)

Block, metal, Fiberglass

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.

N/A.

7. Provide the following information (when applicable):

unmanned facility operates 24/7.

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

B. Number of employees: Initially: ___ Future: ___

Number per shift Seasonal changes ∅

C. Total average daily traffic generated: N/A 1-2 trips monthly for maintenance.

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

±

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

3-4 during initial construction (18wheels)

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

South on Miller Rd, East on Patton

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

90% East.

(5) At what time of day, day of week and season (if applicable) is traffic the heaviest?

N/A.

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 N/A per year X

unmanned, no water required.

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.

N/A unmanned.

F. Does your parcel have permanent legal access*? Yes No

If no, what steps are you taking to obtain such access?

Per lease with St. David USD.

*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	N/A	N/A
Sewer/Septic	N/A	N/A
Electricity	SSVEC	200 Amp service
Natural Gas	N/A	N/A
Telephone	Century Link	Fiber
Fire Protection	N/A	N/A

SECTION B - Outdoors Activities/Off-site Impacts

1. Describe any activities that will occur outdoors.

N/A

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.

N/A

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?

Equipment cabinets have internal cooling units similar to a residential A/C unit. NO noise beyond ambient conditions.

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?

N/A

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

N/A.

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?

N/A.

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 ___ 0 ___ No If yes, please indicate type (wall, freestanding, etc.) and square footage for each sign and show location on the site plan.

A. _____ B. _____ C. _____ D. _____

9. Will any new signs be erected on site? Yes ___ No If yes, show the location(s) on the site plan. Also, draw a sketch of the sign to scale, show the copy that will go on the sign and **FILL OUT A SIGN PERMIT APPLICATION** (attached).

10. Show on-site drainage flow on the site plan. Will drainage patterns on site be changed?
Yes ___ No

If yes, will storm water be directed into the public right-of-way? Yes ___ No

Will washes be improved with culverts, bank protection, crossings or other means?
Yes ___ No

If yes to any of these questions, describe and/or show on the site plan.

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

NONE

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? .25
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 JOSEPH Engbrock

Date signed 3/1/16



Project Narrative
Site Name: AZ6 St. David
70 E. Patton Street, St. David AZ 85630
APN: 120-19-040B
Current Zoning: R-I8



Wavelength Management | Joseph Engbrocks
2200 E. Williams Field Rd. Suite 200 | Gilbert, AZ 85295
PH: 480-812-5301 | Email: JEngbrocks@Gmail.com

Purpose of Request

Verizon Wireless is requesting a Special Use Permit for a new disguised Wireless Communications Facility (WCF). The proposed facility will provide advanced wireless services, as required by Verizon Wireless' FCC license and is needed to fill a significant gap in coverage and capacity the S. David area of Cochise County, AZ.

Background

Verizon Wireless is the nation's largest wireless carrier based on subscribers, serving more than 106 million customers and connecting people and businesses with the most advanced wireless technology and service available using the nation's fastest 4-G network.

Verizon Wireless is licensed by the Federal Communications Commission to provide wireless phone service across the country and throughout Arizona, including St. David and surrounding communities. Wireless phone coverage is provided by placement of a number of low power antenna sites within a given area. The sites are spaced so that the coverage from each location overlaps with its neighboring sites. When a call is placed on a certain site, the wireless phone monitors the signal from the serving site, as well as the signal of all of the adjacent sites. When the phone receives a stronger signal from an adjacent site, it requests a transfer from the site it is currently using to the stronger site. If there is seamless coverage provided by the carrier, the call will transfer without interruption. If there is a lack of appropriate signal strength at the transfer point, the call quality will degrade and possibly drop.

Project Overview

Verizon Wireless is proposing to develop a disguised wireless communications facility at St. David High School near the intersection of East Patton Street & Miller Lane with an address of 70 E. Patton Street, St. David, AZ 85630. The proposed facility is located on a 22.5 acre parcel that is zoned R-I8 and is home to the St. David High School and the school district's administrative complex. This location has been carefully selected to limit the visual impact and proximity to residential neighborhoods in the area while accomplishing Verizon's need to provide an unsurpassed service to their customers including: commuters, residents, businesses and *first responders*.

The proposed facility is comprised of a new 85' stealth "clock tower" and equipment fully enclosed by an 8' block wall. All antennas and equipment will be installed inside the tower and compound and will not be visible from adjacent properties. This shall be an unmanned facility that will be visited infrequently for maintenance. Verizon shall require electric and telephone utilities. These utilities will be accessible via the Public Right of Way and will be underground to the site. This proposed development does not emit any odor, dust, gas, noise, vibration,

smoke, heat of glare and will not lead to an increase in traffic. The RF emissions from this site are well within the FCC guidelines for a wireless communications facility.

Overview of Coverage Objective

The proposed facility is needed to fill a significant gap in coverage in the commercial and residential areas near the intersection of Patton Street and Miller Lane. The proposed facility will also provide an integral link in Verizon Wireless' Cochise County network providing capacity offloads for neighboring sites.

Development Code / Use Permit Criteria

The proposed facility meets or exceeds the requirements of Section 1813 of the Cochise County Zoning Regulations.

Relationship to Surrounding Properties and Neighborhood Impact

The proposed wireless communication facility is sited on a 22.5 acre parcel that is zoned R-18. The current use of the property is an existing public school and offices.

Extensive measures were taken to ensure this location will minimize the visual impact on the surrounding area. The siting allows the mono-pine to be separated from the property lines to exceed the setback requirements while still providing Verizon their coverage objective. The materials, colors, and textures are designed to blend with the surrounding setting.

Location and Accessibility/ Circulation System

The proposed development shall be accessible utilizing the existing parking lot and driveways from Miller Lane. The proposed facility is unmanned and will not lead to an increase in traffic in surrounding neighborhoods.

Development Schedule (phasing)

Development will occur in a single phase. The overall development of the site will take approximately 45-60 days with the bulk of the work being accomplished in the first 4 weeks. The work will be accomplished during regular business hours.

After initial construction the site will only require general maintenance on average 1-2 times per month. General maintenance usually requires one work vehicle and can be accomplished 24/7.

Public Utilities and Services

This facility shall be an unmanned and will require electric (SSVEC) and telephone (Century Link) utilities. The development will not create any refuse, sewage or need any water. These utilities will be accessible via the Public Right of Way and will be underground to the site

Project Benefits

The proposed project will provide the following community benefits.

- Improved reception & call quality in the coverage area.
- Advanced LTE data speeds & services.
- Increased network capacity.
- Improved location services & E-911 capabilities.
- Lease revenue to St. David School District

Transmit / Receive

Verizon is regulated by the Federal Communications Commission (FCC) and is authorized to operate in the frequencies listed below. Verizon's wireless telecommunication facilities operate at the lowest possible power levels and are well below established standards used by the FCC for safe human exposure to radio frequency electromagnetic fields. These standards have been tested and proved safe by the American National Standards Institute (ANSI) and the Institute of Electrical and Electronics Engineers (IEEE).

- 850 Band TX: 869-894 MHz, RX: 824-849 MHz
- 700 Band TX: 746-757 MHz, RX: 776-787 MHz
- AWS Band TX: 2110-2130 MHz, RX: 1710-1730 MHz

075

Verizon wireless
 138 W. GARDEN DR., TEMPE, AZ 85283
 PHONE: (602) 777-4200
 FAX: (602) 777-4261



PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY TO PWS CONSULTING. ANY REUSE OR REPRODUCTION OF THIS PROJECT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF PWS CONSULTING, LLC.

ISSUE	DATE	DESCRIPTION
1	08/20/14	ISSUE FOR CLIENT REVIEW
2	09/02/14	ISSUE FOR CLIENT REVIEW
3	09/17/14	ISSUE FOR CLIENT REVIEW
4	09/24/14	ISSUE FOR CLIENT REVIEW
5	10/01/14	ISSUE FOR CLIENT REVIEW
6	10/08/14	ISSUE FOR CLIENT REVIEW
7	10/15/14	ISSUE FOR CLIENT REVIEW
8	10/22/14	ISSUE FOR CLIENT REVIEW
9	10/29/14	ISSUE FOR CLIENT REVIEW
10	11/05/14	ISSUE FOR CLIENT REVIEW
11	11/12/14	ISSUE FOR CLIENT REVIEW
12	11/19/14	ISSUE FOR CLIENT REVIEW
13	11/26/14	ISSUE FOR CLIENT REVIEW
14	12/03/14	ISSUE FOR CLIENT REVIEW
15	12/10/14	ISSUE FOR CLIENT REVIEW
16	12/17/14	ISSUE FOR CLIENT REVIEW
17	12/24/14	ISSUE FOR CLIENT REVIEW
18	12/31/14	ISSUE FOR CLIENT REVIEW
19	01/07/15	ISSUE FOR CLIENT REVIEW
20	01/14/15	ISSUE FOR CLIENT REVIEW
21	01/21/15	ISSUE FOR CLIENT REVIEW
22	01/28/15	ISSUE FOR CLIENT REVIEW
23	02/04/15	ISSUE FOR CLIENT REVIEW
24	02/11/15	ISSUE FOR CLIENT REVIEW
25	02/18/15	ISSUE FOR CLIENT REVIEW
26	02/25/15	ISSUE FOR CLIENT REVIEW
27	03/04/15	ISSUE FOR CLIENT REVIEW
28	03/11/15	ISSUE FOR CLIENT REVIEW
29	03/18/15	ISSUE FOR CLIENT REVIEW
30	03/25/15	ISSUE FOR CLIENT REVIEW
31	04/01/15	ISSUE FOR CLIENT REVIEW
32	04/08/15	ISSUE FOR CLIENT REVIEW
33	04/15/15	ISSUE FOR CLIENT REVIEW
34	04/22/15	ISSUE FOR CLIENT REVIEW
35	04/29/15	ISSUE FOR CLIENT REVIEW
36	05/06/15	ISSUE FOR CLIENT REVIEW
37	05/13/15	ISSUE FOR CLIENT REVIEW
38	05/20/15	ISSUE FOR CLIENT REVIEW
39	05/27/15	ISSUE FOR CLIENT REVIEW
40	06/03/15	ISSUE FOR CLIENT REVIEW
41	06/10/15	ISSUE FOR CLIENT REVIEW
42	06/17/15	ISSUE FOR CLIENT REVIEW
43	06/24/15	ISSUE FOR CLIENT REVIEW
44	07/01/15	ISSUE FOR CLIENT REVIEW
45	07/08/15	ISSUE FOR CLIENT REVIEW
46	07/15/15	ISSUE FOR CLIENT REVIEW
47	07/22/15	ISSUE FOR CLIENT REVIEW
48	07/29/15	ISSUE FOR CLIENT REVIEW
49	08/05/15	ISSUE FOR CLIENT REVIEW
50	08/12/15	ISSUE FOR CLIENT REVIEW
51	08/19/15	ISSUE FOR CLIENT REVIEW
52	08/26/15	ISSUE FOR CLIENT REVIEW
53	09/02/15	ISSUE FOR CLIENT REVIEW
54	09/09/15	ISSUE FOR CLIENT REVIEW
55	09/16/15	ISSUE FOR CLIENT REVIEW
56	09/23/15	ISSUE FOR CLIENT REVIEW
57	09/30/15	ISSUE FOR CLIENT REVIEW
58	10/07/15	ISSUE FOR CLIENT REVIEW
59	10/14/15	ISSUE FOR CLIENT REVIEW
60	10/21/15	ISSUE FOR CLIENT REVIEW
61	10/28/15	ISSUE FOR CLIENT REVIEW
62	11/04/15	ISSUE FOR CLIENT REVIEW
63	11/11/15	ISSUE FOR CLIENT REVIEW
64	11/18/15	ISSUE FOR CLIENT REVIEW
65	11/25/15	ISSUE FOR CLIENT REVIEW
66	12/02/15	ISSUE FOR CLIENT REVIEW
67	12/09/15	ISSUE FOR CLIENT REVIEW
68	12/16/15	ISSUE FOR CLIENT REVIEW
69	12/23/15	ISSUE FOR CLIENT REVIEW
70	12/30/15	ISSUE FOR CLIENT REVIEW
71	01/06/16	ISSUE FOR CLIENT REVIEW
72	01/13/16	ISSUE FOR CLIENT REVIEW
73	01/20/16	ISSUE FOR CLIENT REVIEW
74	01/27/16	ISSUE FOR CLIENT REVIEW
75	02/03/16	ISSUE FOR CLIENT REVIEW
76	02/10/16	ISSUE FOR CLIENT REVIEW
77	02/17/16	ISSUE FOR CLIENT REVIEW
78	02/24/16	ISSUE FOR CLIENT REVIEW
79	03/02/16	ISSUE FOR CLIENT REVIEW
80	03/09/16	ISSUE FOR CLIENT REVIEW
81	03/16/16	ISSUE FOR CLIENT REVIEW
82	03/23/16	ISSUE FOR CLIENT REVIEW
83	03/30/16	ISSUE FOR CLIENT REVIEW
84	04/06/16	ISSUE FOR CLIENT REVIEW
85	04/13/16	ISSUE FOR CLIENT REVIEW
86	04/20/16	ISSUE FOR CLIENT REVIEW
87	04/27/16	ISSUE FOR CLIENT REVIEW
88	05/04/16	ISSUE FOR CLIENT REVIEW
89	05/11/16	ISSUE FOR CLIENT REVIEW
90	05/18/16	ISSUE FOR CLIENT REVIEW
91	05/25/16	ISSUE FOR CLIENT REVIEW
92	06/01/16	ISSUE FOR CLIENT REVIEW
93	06/08/16	ISSUE FOR CLIENT REVIEW
94	06/15/16	ISSUE FOR CLIENT REVIEW
95	06/22/16	ISSUE FOR CLIENT REVIEW
96	06/29/16	ISSUE FOR CLIENT REVIEW
97	07/06/16	ISSUE FOR CLIENT REVIEW
98	07/13/16	ISSUE FOR CLIENT REVIEW
99	07/20/16	ISSUE FOR CLIENT REVIEW
100	07/27/16	ISSUE FOR CLIENT REVIEW
101	08/03/16	ISSUE FOR CLIENT REVIEW
102	08/10/16	ISSUE FOR CLIENT REVIEW
103	08/17/16	ISSUE FOR CLIENT REVIEW
104	08/24/16	ISSUE FOR CLIENT REVIEW
105	08/31/16	ISSUE FOR CLIENT REVIEW
106	09/07/16	ISSUE FOR CLIENT REVIEW
107	09/14/16	ISSUE FOR CLIENT REVIEW
108	09/21/16	ISSUE FOR CLIENT REVIEW
109	09/28/16	ISSUE FOR CLIENT REVIEW
110	10/05/16	ISSUE FOR CLIENT REVIEW
111	10/12/16	ISSUE FOR CLIENT REVIEW
112	10/19/16	ISSUE FOR CLIENT REVIEW
113	10/26/16	ISSUE FOR CLIENT REVIEW
114	11/02/16	ISSUE FOR CLIENT REVIEW
115	11/09/16	ISSUE FOR CLIENT REVIEW
116	11/16/16	ISSUE FOR CLIENT REVIEW
117	11/23/16	ISSUE FOR CLIENT REVIEW
118	11/30/16	ISSUE FOR CLIENT REVIEW
119	12/07/16	ISSUE FOR CLIENT REVIEW
120	12/14/16	ISSUE FOR CLIENT REVIEW
121	12/21/16	ISSUE FOR CLIENT REVIEW
122	12/28/16	ISSUE FOR CLIENT REVIEW
123	01/04/17	ISSUE FOR CLIENT REVIEW
124	01/11/17	ISSUE FOR CLIENT REVIEW
125	01/18/17	ISSUE FOR CLIENT REVIEW
126	01/25/17	ISSUE FOR CLIENT REVIEW
127	02/01/17	ISSUE FOR CLIENT REVIEW
128	02/08/17	ISSUE FOR CLIENT REVIEW
129	02/15/17	ISSUE FOR CLIENT REVIEW
130	02/22/17	ISSUE FOR CLIENT REVIEW
131	02/29/17	ISSUE FOR CLIENT REVIEW
132	03/06/17	ISSUE FOR CLIENT REVIEW
133	03/13/17	ISSUE FOR CLIENT REVIEW
134	03/20/17	ISSUE FOR CLIENT REVIEW
135	03/27/17	ISSUE FOR CLIENT REVIEW
136	04/03/17	ISSUE FOR CLIENT REVIEW
137	04/10/17	ISSUE FOR CLIENT REVIEW
138	04/17/17	ISSUE FOR CLIENT REVIEW
139	04/24/17	ISSUE FOR CLIENT REVIEW
140	05/01/17	ISSUE FOR CLIENT REVIEW
141	05/08/17	ISSUE FOR CLIENT REVIEW
142	05/15/17	ISSUE FOR CLIENT REVIEW
143	05/22/17	ISSUE FOR CLIENT REVIEW
144	05/29/17	ISSUE FOR CLIENT REVIEW
145	06/05/17	ISSUE FOR CLIENT REVIEW
146	06/12/17	ISSUE FOR CLIENT REVIEW
147	06/19/17	ISSUE FOR CLIENT REVIEW
148	06/26/17	ISSUE FOR CLIENT REVIEW
149	07/03/17	ISSUE FOR CLIENT REVIEW
150	07/10/17	ISSUE FOR CLIENT REVIEW
151	07/17/17	ISSUE FOR CLIENT REVIEW
152	07/24/17	ISSUE FOR CLIENT REVIEW
153	07/31/17	ISSUE FOR CLIENT REVIEW
154	08/07/17	ISSUE FOR CLIENT REVIEW
155	08/14/17	ISSUE FOR CLIENT REVIEW
156	08/21/17	ISSUE FOR CLIENT REVIEW
157	08/28/17	ISSUE FOR CLIENT REVIEW
158	09/04/17	ISSUE FOR CLIENT REVIEW
159	09/11/17	ISSUE FOR CLIENT REVIEW
160	09/18/17	ISSUE FOR CLIENT REVIEW
161	09/25/17	ISSUE FOR CLIENT REVIEW
162	10/02/17	ISSUE FOR CLIENT REVIEW
163	10/09/17	ISSUE FOR CLIENT REVIEW
164	10/16/17	ISSUE FOR CLIENT REVIEW
165	10/23/17	ISSUE FOR CLIENT REVIEW
166	10/30/17	ISSUE FOR CLIENT REVIEW
167	11/06/17	ISSUE FOR CLIENT REVIEW
168	11/13/17	ISSUE FOR CLIENT REVIEW
169	11/20/17	ISSUE FOR CLIENT REVIEW
170	11/27/17	ISSUE FOR CLIENT REVIEW
171	12/04/17	ISSUE FOR CLIENT REVIEW
172	12/11/17	ISSUE FOR CLIENT REVIEW
173	12/18/17	ISSUE FOR CLIENT REVIEW
174	12/25/17	ISSUE FOR CLIENT REVIEW
175	01/01/18	ISSUE FOR CLIENT REVIEW
176	01/08/18	ISSUE FOR CLIENT REVIEW
177	01/15/18	ISSUE FOR CLIENT REVIEW
178	01/22/18	ISSUE FOR CLIENT REVIEW
179	01/29/18	ISSUE FOR CLIENT REVIEW
180	02/05/18	ISSUE FOR CLIENT REVIEW
181	02/12/18	ISSUE FOR CLIENT REVIEW
182	02/19/18	ISSUE FOR CLIENT REVIEW
183	02/26/18	ISSUE FOR CLIENT REVIEW
184	03/05/18	ISSUE FOR CLIENT REVIEW
185	03/12/18	ISSUE FOR CLIENT REVIEW
186	03/19/18	ISSUE FOR CLIENT REVIEW
187	03/26/18	ISSUE FOR CLIENT REVIEW
188	04/02/18	ISSUE FOR CLIENT REVIEW
189	04/09/18	ISSUE FOR CLIENT REVIEW
190	04/16/18	ISSUE FOR CLIENT REVIEW
191	04/23/18	ISSUE FOR CLIENT REVIEW
192	04/30/18	ISSUE FOR CLIENT REVIEW
193	05/07/18	ISSUE FOR CLIENT REVIEW
194	05/14/18	ISSUE FOR CLIENT REVIEW
195	05/21/18	ISSUE FOR CLIENT REVIEW
196	05/28/18	ISSUE FOR CLIENT REVIEW
197	06/04/18	ISSUE FOR CLIENT REVIEW
198	06/11/18	ISSUE FOR CLIENT REVIEW
199	06/18/18	ISSUE FOR CLIENT REVIEW
200	06/25/18	ISSUE FOR CLIENT REVIEW
201	07/02/18	ISSUE FOR CLIENT REVIEW
202	07/09/18	ISSUE FOR CLIENT REVIEW
203	07/16/18	ISSUE FOR CLIENT REVIEW
204	07/23/18	ISSUE FOR CLIENT REVIEW
205	07/30/18	ISSUE FOR CLIENT REVIEW
206	08/06/18	ISSUE FOR CLIENT REVIEW
207	08/13/18	ISSUE FOR CLIENT REVIEW
208	08/20/18	ISSUE FOR CLIENT REVIEW
209	08/27/18	ISSUE FOR CLIENT REVIEW
210	09/03/18	ISSUE FOR CLIENT REVIEW
211	09/10/18	ISSUE FOR CLIENT REVIEW
212	09/17/18	ISSUE FOR CLIENT REVIEW
213	09/24/18	ISSUE FOR CLIENT REVIEW
214	10/01/18	ISSUE FOR CLIENT REVIEW
215	10/08/18	ISSUE FOR CLIENT REVIEW
216	10/15/18	ISSUE FOR CLIENT REVIEW
217	10/22/18	ISSUE FOR CLIENT REVIEW
218	10/29/18	ISSUE FOR CLIENT REVIEW
219	11/05/18	ISSUE FOR CLIENT REVIEW
220	11/12/18	ISSUE FOR CLIENT REVIEW
221	11/19/18	ISSUE FOR CLIENT REVIEW
222	11/26/18	ISSUE FOR CLIENT REVIEW
223	12/03/18	ISSUE FOR CLIENT REVIEW
224	12/10/18	ISSUE FOR CLIENT REVIEW
225	12/17/18	ISSUE FOR CLIENT REVIEW
226	12/24/18	ISSUE FOR CLIENT REVIEW
227	12/31/18	ISSUE FOR CLIENT REVIEW
228	01/07/19	ISSUE FOR CLIENT REVIEW
229	01/14/19	ISSUE FOR CLIENT REVIEW
230	01/21/19	ISSUE FOR CLIENT REVIEW
231	01/28/19	ISSUE FOR CLIENT REVIEW
232	02/04/19	ISSUE FOR CLIENT REVIEW
233	02/11/19	ISSUE FOR CLIENT REVIEW
234	02/18/19	ISSUE FOR CLIENT REVIEW
235	02/25/19	ISSUE FOR CLIENT REVIEW
236	03/04/19	ISSUE FOR CLIENT REVIEW
237	03/11/19	ISSUE FOR CLIENT REVIEW
238	03/18/19	ISSUE FOR CLIENT REVIEW
239	03/25/19	ISSUE FOR CLIENT REVIEW
240	04/01/19	ISSUE FOR CLIENT REVIEW
241	04/08/19	ISSUE FOR CLIENT REVIEW
242	04/15/19	ISSUE FOR CLIENT REVIEW
243	04/22/19	ISSUE FOR CLIENT REVIEW
244	04/29/19	ISSUE FOR CLIENT REVIEW
245	05/06/19	ISSUE FOR CLIENT REVIEW
246	05/13/19	ISSUE FOR CLIENT REVIEW
247	05/20/19	ISSUE FOR CLIENT REVIEW
248	05/27/19	ISSUE FOR CLIENT REVIEW
249	06/03/19	ISSUE FOR CLIENT REVIEW
250	06/10/19	ISSUE FOR CLIENT REVIEW
251	06/17/19	ISSUE FOR CLIENT REVIEW
252	06/24/19	ISSUE FOR CLIENT REVIEW
253	07/01/19	ISSUE FOR CLIENT REVIEW
254	07/08/19	ISSUE FOR CLIENT REVIEW
255	07/15/19	ISSUE FOR CLIENT REVIEW
256	07/22/19	ISSUE FOR CLIENT REVIEW
257	07/29/19	ISSUE FOR CLIENT REVIEW
258	08/05/19	ISSUE FOR CLIENT REVIEW
259	08/12/19	ISSUE FOR CLIENT REVIEW
260	08/19/19	ISSUE FOR CLIENT REVIEW
261	08/26/19	ISSUE FOR CLIENT REVIEW
262	09/02/19	ISSUE FOR CLIENT REVIEW
263	09/09/19	ISSUE FOR CLIENT REVIEW
264	09/16/19	ISSUE FOR CLIENT REVIEW
265	09/23/19	ISSUE FOR CLIENT REVIEW
266	09/30/19	ISSUE FOR CLIENT REVIEW
267	10/07/19	ISSUE FOR CLIENT REVIEW
268	10/14/19	ISSUE FOR CLIENT REVIEW
269	10/21/19	ISSUE FOR CLIENT REVIEW
270	10/28/19	ISSUE FOR CLIENT REVIEW
271	11/04/19	ISSUE FOR CLIENT REVIEW
272	11/11/19	ISSUE FOR CLIENT REVIEW
273	11/18/19	ISSUE FOR CLIENT REVIEW
274	11/25/19	ISSUE FOR CLIENT REVIEW
275	12/02/19	ISSUE FOR CLIENT REVIEW
276	12/09/19	ISSUE FOR CLIENT REVIEW
277	12/16/19	ISSUE FOR CLIENT REVIEW
278	12/23/19	ISSUE FOR CLIENT REVIEW
279	12/30/19	ISSUE FOR CLIENT REVIEW
280	01/06/20	ISSUE FOR CLIENT REVIEW
281	01/13/20	ISSUE FOR CLIENT REVIEW
282	01/20/20	ISSUE FOR CLIENT REVIEW
283	01/27/20	ISSUE FOR CLIENT REVIEW
284	02/03/20	ISSUE FOR CLIENT REVIEW
285	02/10/20	ISSUE FOR CLIENT REVIEW
286	02/17/20	ISSUE FOR CLIENT REVIEW
287	02/24/20	ISSUE FOR CLIENT REVIEW
288	03/02/20	ISSUE FOR CLIENT REVIEW
289	03/09/20	ISSUE FOR CLIENT REVIEW
290	03/16/20	ISSUE FOR CLIENT REVIEW
291	03/23/20	ISSUE FOR CLIENT REVIEW
292	03/30/20	ISSUE FOR CLIENT REVIEW
293	04/06/20	ISSUE FOR CLIENT REVIEW
294	04/13/20	ISSUE FOR CLIENT REVIEW
295	04/20/20	ISSUE FOR CLIENT REVIEW
296		

020

Verizon wireless
 126 W. GERMANTOWN, TEXAS, AZ 85333
 PHONE: (480) 777-4380
 FAX: (480) 777-4381

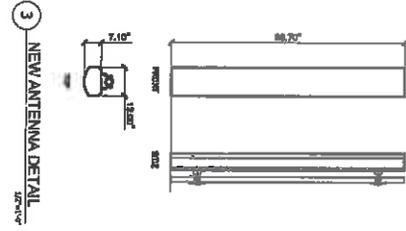
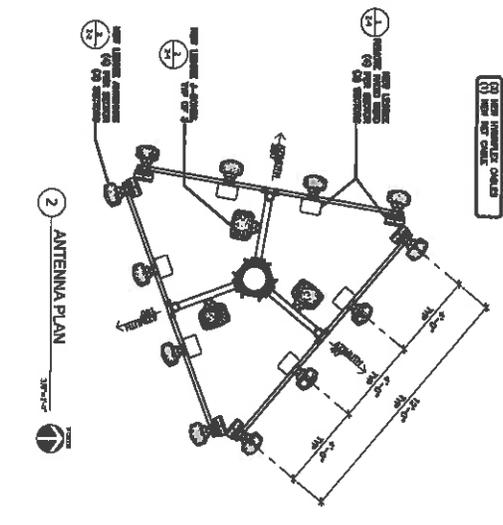
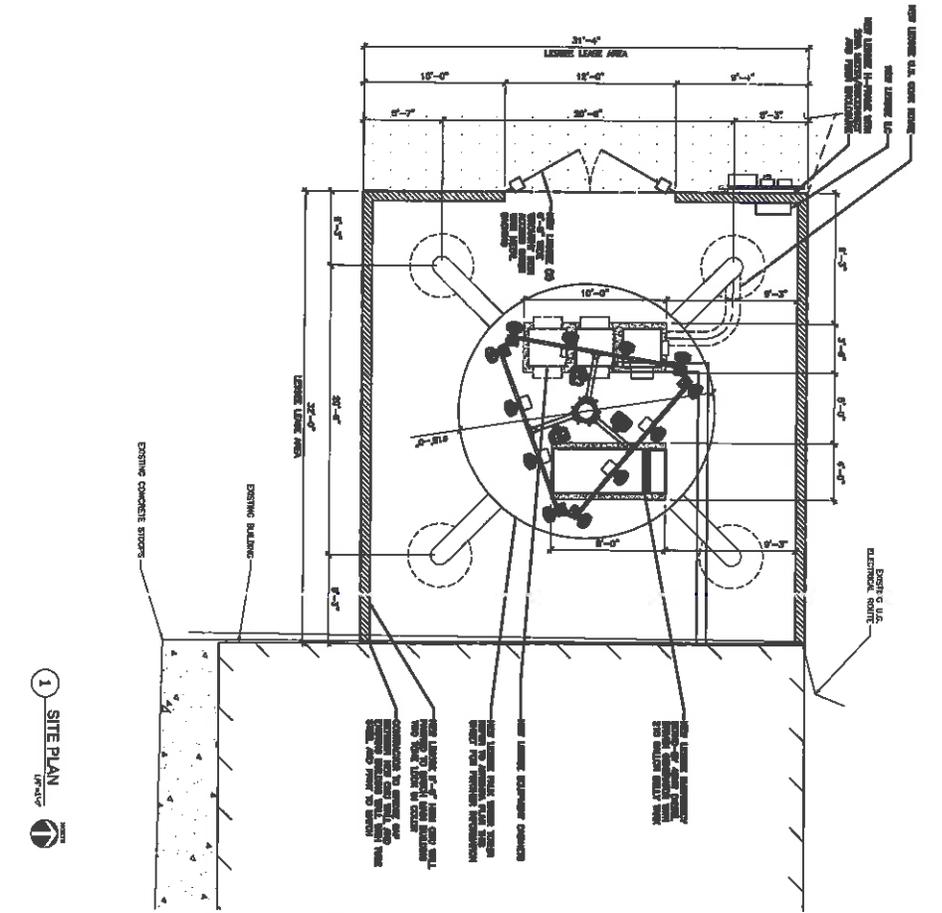


PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY TO P+S CONSULTING. ANY USE OR DISSEMINATION OF THIS INFORMATION WITHOUT THE WRITTEN CONSENT OF P+S CONSULTING LLC IS PROHIBITED.

DATE: 02/11/15
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"

SHEET TITLE:
 ENLARGED SITE PLAN & ANTENNA INFORMATION

SHEET NUMBER:
 Z-2



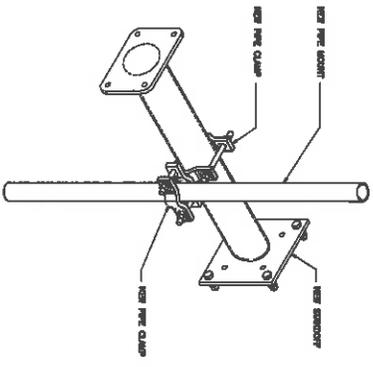
LEGEND:
 (1) NEW ANTENNA DETAIL
 (2) ANTENNA PLAN
 (3) NEW ANTENNA DETAIL

343

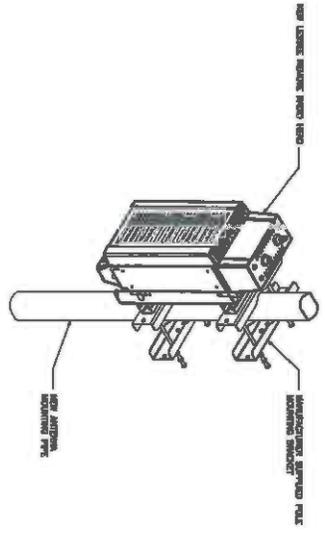
VeriZon wireless
 124 W. GIBBANI DR., TEMPE, AZ 85280
 PHONE: (480) 777-4380
 FAX: (480) 777-4381



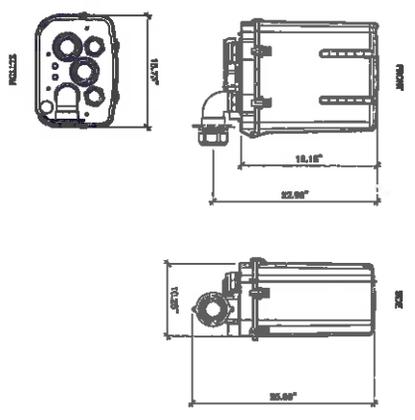
PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH IS SPECIFICALLY AUTHORIZED BY P+S CONSULTING IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF P+S CONSULTING, LLC



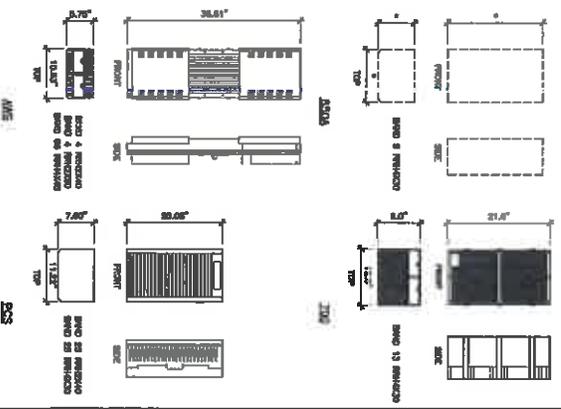
4 J-BOX MOUNTING



3 RRH MOUNTING



2 NEW J-BOX



1 NEW REMOTE RADIO HEAD(S)

NO.	DESCRIPTION	DATE	BY	CHKD.	APP.
1	ISSUED FOR PERMIT REVIEW				
2	REVISED FOR PERMIT REVIEW				
3	REVISED FOR PERMIT REVIEW				
4	REVISED FOR PERMIT REVIEW				
5	REVISED FOR PERMIT REVIEW				
6	REVISED FOR PERMIT REVIEW				
7	REVISED FOR PERMIT REVIEW				
8	REVISED FOR PERMIT REVIEW				
9	REVISED FOR PERMIT REVIEW				
10	REVISED FOR PERMIT REVIEW				

ISSUE STATUS:

DATE: 08/17/14
 TIME: 10:00 AM
 BY: [Signature]
 CHKD: [Signature]
 APP: [Signature]

SITE NAME & ADDRESS:
 AZ6 ST. DAVID
 70 E PANTON STREET
 ST. DAVID, AZ 85580

SHEET TITLE:
 GENERAL EQUIPMENT INFORMATION

SHEET NUMBER:
 Z-4

PHOTO SIMULATION

Photo Maps



AZ6 St. David
70 E Patton Street
St. David, AZ 85630

Note: Simulations are an artistic illustration created to represent how the proposed project may look once constructed. Simulations are created to match the current design as accurately as possible, but are not guaranteed to match the final build.

PHOTO SIMULATION

View 1 – Before.



AZ6 St. David
70 E Patton Street
St. David, AZ 85630

View, Looking Southeast to site
Simulation Completed, 6/19/2016
Completed By, Christopher Bridges

PHOTO SIMULATION

View 1 – After:



AZ6 St. David
70 E Patton Street
St. David, AZ 85630

View, Looking Southeast to site
Simulation Completed, 6/19/2016
Completed By, Christopher Bridges

PHOTO SIMULATION

View 2 – Before:



050



P+S Consulting



AZ6 St. David
70 E Patton Street
St. David, AZ 85630

View: Looking Northwest to site
Simulation Completed: 6/19/2016
Completed By: Christopher Bridges

PHOTO SIMULATION

View 2 – After:



AZ6 St. David
70 E Patton Street
St. David, AZ 85630

**View, Looking Northwest to site
Simulation Completed, 6/19/2016
Completed By, Christopher Bridges**

PHOTO SIMULATION

View 3 – Before:



P+S Consulting



AZ6 St. David
70 E Patton Street
St. David, AZ 85630

View, Looking East to site
Simulation Completed, 6/19/2016
Completed By, Christopher Bridges

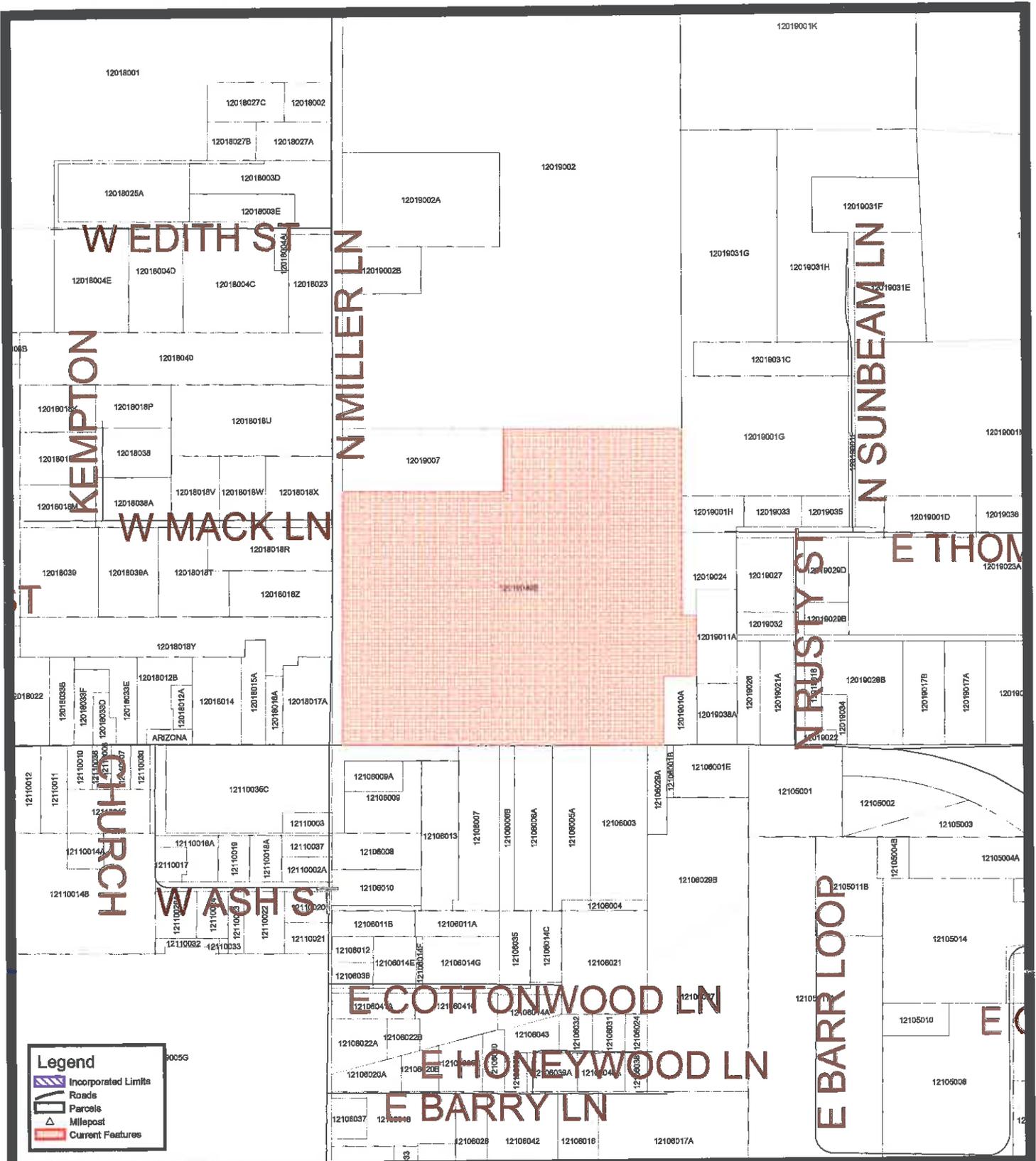
PHOTO SIMULATION

View 3 – After:



AZ6 St. David
70 E Patton Street
St. David, AZ 85630

View, Looking East to site
Simulation Completed, 6/19/2016
Completed By, Christopher Bridges



Legend

- Incorporated Limits
- Roads
- Parcels
- Milepost
- Current Features



U-16-12 (Verizon Wireless
St. David School
003

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






Cochise County Community Development
1415 Melody Lane
Building E
Bisbee, AZ 85603

AFFIDAVIT OF AUTHORIZATION

As required by Arizona Revised Statutes I hereby certify that I am the owner of the property referenced below and that the party whose name is listed below is authorized to take out Development Services permits in my name:

70 E Patton Street, St. David, AZ 85630
Property Address

Special Use Authorization- Communication Facility

Robert V. Jones

Signature of Applicant

06/21/2016

Date

AUTHORIZED BY:


Signature of Property Owner

5/9/2016
Date

Notary on following page

007

AFFIANT ACKNOWLEDGMENT

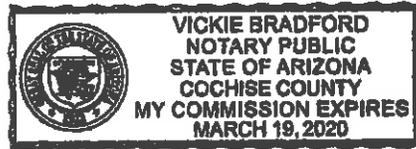
STATE OF Arizona
COUNTY OF Cochise

On May 9, 2016 before me, Vickie Bradford, a Notary Public, personally appeared Mark Goodman who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Vickie Bradford
Notary Public



Place Notary Seal Above



Cochise County
Community Development
Highway and Floodplain Division
Public Programs...Personal Service
www.cochise.az.gov

INTEROFFICE MEMO

Date: July 12, 2016
To: Peter Gardner, Planner I
From: Teresa Murphy, Right-of-Way Agent
Subject: SU-16-12 (Verizon Saint David)

Background: The Applicant is requesting Special Use authorization to approve an 85' tall Communications Tower on a 22.53-acre R-18, C-Neighborhood Conservation, zoned property. The proposed use is considered a Special Use in R-18 Rural Zoning Districts under Section 707.14 of the Zoning Regulations. The subject parcel, APN 120-19-040B, is located at 70 E. Patton Street, in Saint David, AZ. The site is the Saint David School. It is further described as being situated in Section 32 of Township 17 South, Range 21 East of the Gila and Salt River Meridian, in Cochise County, Arizona. The applicant is Verizon Wireless, represented by Joe Engbrocks. 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 East Patton Street/Highway 80, east of milepost 300. Access for subject parcel is also taken from the east using Miller Lane.
- A 50 foot easement for Patton Street as shown on Book 4 of surveys, page 101
- Patton Street as it adjoins the subject parcel is not County maintained.
- Board action designating Miller Lane a declared County Highway October 1, 1956 Minute Book 20, pages 424-245
- Miller Lane was dedicated to the county at a width of 33 feet in Docket 541, page 201
- Miller Lane is a County Maintained Road (MI#634) and is classified as a rural minor collector with an ADT of 795 as of 6/14/04

Recommendation:

- No need for right-of-way dedication is needed for the County Maintained portions of Miller Lane and Patton Street at this time.

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

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

090



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

MEMORANDUM

Date: June 29, 2016
To: Peter Gardner, Planner I
From: Dennis Donovan, P.E. for Karen L. Lamberton, AICP, County Transportation Planner
Subject: Verizon St David Tower at 700 E Patton St: SU 16-12/Parcel #120-19-040B

This Special Use Authorization request is for approval to construct a stealth wireless communication facility, including an 85 feet tall Communications Tower, near the southwest corner of the School District's property in St. David. St David High School and School District Administration Offices are both in operation on the subject property.

The facility tower is to be constructed as an "elevated water tank" in appearance (camouflaging) to better blend into the neighborhood. The water tank look, along with an 8 foot high block wall, is intended to provide screening for the antennas and other equipment needed to advance/improve wireless communication services in the area.

The tower site takes access off of Miller Ln., a County maintained Rural Minor Collector Road. The Applicant's "Project Narrative" transmitted with the SU application states that the proposed development will be utilizing the existing parking lot and driveways from Miller Ln., but it appears that a set diagonal path from an (possibly) existing gate directly to the walled-in tower site for the driveway access is set forth. Access is not clear on the site plan.

There are no long-range transportation implications to adding a wireless communications tower to the school site. Post construction, the on-going maintenance and operational needs for the facilities will create intermittent, but relatively minor vehicle trips to and from the facility. The Transportation Planning Department defers to the Highway Department as to the determination of approved driveway location, surfacing requirements of same, and need for a Right of Way (ROW) Encroachment Permit.

Miller Ln. extends northerly from Patton St. on the west side of the proposed site. **The Applicant is advised** that additional information regarding potential impact on the County maintained road of semi-tractor trailers accessing the site to bring in the structural components of the tower will be required at the Commercial Permit Phase. It will be necessary for the Applicant to:

- Provide a drawing to scale clearly identifying where the access location is to be, or locations if more than one is to be used.
- The Applicant should also coordinate with the Highway Department for the cost of repairs should damage occur to the existing maintained roadway during the period of ingress and egress for the tower and block wall installation.

From: Cratsenburg, Diane E
Sent: Monday, July 11, 2016 8:37 AM
To: Gardner, Peter B
Cc: Ellis, Ronald J; Marinez, Frances G; Wisehart, Melvin D
Subject: FW: ST David HS Miller

Peter – comments for SU 16-12:

We have no permit history to establish the two driveways on Miller Lane; we will require an info permit to document these driveways, but no off-site improvements will be required.

Diane Cratsenburg
Engr Tech III
Cochise County Community Development
Highway and Floodplain Division
1415 Melody Lane
Bisbee, AZ 85603
520-432-9327
520-432-9337 fax

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

From: Ellis, Ronald J
Sent: Saturday, July 09, 2016 9:33 PM
To: Cratsenburg, Diane E
Subject: RE: ST David HS Miller

Yes I agreed with you. Information permit Thanks

----- Original message -----

From: "Cratsenburg, Diane E" <dcratsenburg@cochise.az.gov>
Date: 07/08/2016 9:14 AM (GMT-07:00)
To: "Ellis, Ronald J" <REllis@cochise.az.gov>
Subject: ST David HS Miller

There is a commercial permit to place a cell phone tower at the high school.

There are 2 unpaved driveways on Miller that do not have permits. They appeared sometime between 1996 and 2003 per the aerals. They use one for bus and van traffic, but it doesn't appear to be tearing up our pavement on Miller Lane. The other appears to be hardly ever used; still has grass on a bunch of it.

I'd say we should get an info permit for the driveways, but I don't think you'd want us to ask for them to pave the one for the bus entrance. Just need to confirm if that is how you see it.

Comments due Tuesday. Thanks.

Diane Cratsenburg
Engr Tech III
Cochise County Community Development



Highway and Floodplain Division
1415 Melody Lane
Bisbee, AZ 85603
520-432-9327
520-432-9337 fax

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

093

Gardner, Peter B

From: Smith, Alexandra Z CIV USARMY USAG (US) [alexandra.z.smith.civ@mail.mil]
Sent: Wednesday, July 20, 2016 10:16 AM
To: Gardner, Peter B
Cc: Kosbab, Margo A CIV USARMY USAG (US); Jackson, Tamara J (Tammy) CIV USARMY IMCOM CENTRAL (US)
Subject: Encroachment Board Review: Transmittal SU-16-12 S: 22 July 2016 (Verizon Wireless) (UNCLASSIFIED)
Attachments: Transmittal SU-16-12 (Verizon Wireless).pdf

CLASSIFICATION: UNCLASSIFIED

Mr. Gardner-

The Fort Huachuca Encroachment Board members reviewed transmittal documents regarding Verizon's request to construct an a 85' Communications Tower located at St. David, AZ.

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

Based upon the information provided, this project will have no adverse impact to the installation's EPG or training missions.

Please confirm receipt of this communication meeting your suspense of 22 July 2016.

Thank you,

v/r

Alex

Alexandra Smith
USAG Fort Huachuca PAIO

☎ Phone: 520-533-9263 ☎ cell: 520-220-9474

Email: Alexandra.z.smith.civ@mail.mil

How well am I doing? Please click on the ICE link below and let me know!

PAIO ICE Link:

https://ice.disa.mil/index.cfm?fa=card&sp=101466&s=277&dep=*DoD&sc=1

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

From: Gardner, Peter B [<mailto:PGardner@cochise.az.gov>]

Sent: Wednesday, June 22, 2016 3:54 PM

To: Hanson, Britt W <BHanson@cochise.az.gov>; Riggs, Karen C <KRiggs@cochise.az.gov>;

Cratsenburg, Diane E <dcratsenburg@cochise.az.gov>; Lambertson, Karen L

<KLamberton@cochise.az.gov>; Solis, Joaquin <JSolis@cochise.az.gov>; Murphy, Teresa

<TMurphy@cochise.az.gov>; Izzo, Michael D <Mizzo@cochise.az.gov>; Flores, Dora V

<DFlores@cochise.az.gov>; Capas, Carol <CCapas@cochise.az.gov>; 'chief@stdavidfire.com'

<chief@stdavidfire.com>; Gordon, Eric K CIV USARMY IMCOM CENTRAL (US)

<eric.k.gordon.civ@mail.mil>; 'mgoodman@stdavid.ord' <mgoodman@stdavid.ord>

Cc: Drake, Jesse <JDrake@cochise.az.gov>; Henry, Jim <JHenry@cochise.az.gov>; Esparza, Paul

<PEsparza@cochise.az.gov>; Vlahovich, Jim <JVlahovich@cochise.az.gov>; Gilligan, Edward T

<EGilligan@cochise.az.gov>; Call, Pat G <PCall@cochise.az.gov>; English, Ann S

<AEnglish@cochise.az.gov>; Searle, Richard R <RSearle@cochise.az.gov>

Subject: [Non-DoD Source] Transmittal SU-16-12 (Verizon Wireless)

001

All active links contained in this email were disabled. Please verify the identity of the sender, and confirm the authenticity of all links contained within the message prior to copying and pasting the address to a Web browser.

Please review the attached transmittal for an 85' stealth wireless tower in St. David, located at the school. Please have any comments back to me no later than Friday, July 22. Thank you and regards,

Peter Gardner

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

Public Programs...Personal Service

Caution-www.cochise.az.gov < Caution-<http://www.cochise.az.gov> >

CLASSIFICATION: UNCLASSIFIED

CLASSIFICATION: UNCLASSIFIED

055



**Federal Communications Commission
Washington, DC 20554**

Informational Notice of Section 106 Filings

Date: 07/27/2016
Reference Number: 921599

Peter Gardner
Cochise County Community Development
1415 Melody Lane, Building E
Bisbee, AZ 85603

The following new Section 106 filing has been submitted:

FILE NUMBER: 0007346863
TCNS Number: 134806
Purpose: New Tower Submission Packet
Notification Date: 7AM EST 07/21/2016
Applicant: Verizon Wireless
Consultant: Antigua Archaeology, LLC
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No
Site Name: AZ6_ST DAVID - 1
Site Address: 70 East Patton Street
Detailed Description of Project: Legal Description: S32 T17S R21E
Site Coordinates: 31-54-21.3 N, 110-13-17.7 W
City: St. David
County: COCHISE
State: AZ
Lead SHPO/THPO: Arizona State Historic Preservation Office (Archeologist & Compliance Specialist)

Consultant Contact Information:

Name: Sarah Luchetta
Title:
PO Box:
Address: 4168
City: prescott
State: AZ
Zip: 86302
Phone: (520) 820-1094
Fax:
Email: a.cavalcant@trileaf.com

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE

Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.

Special Use Docket SU-16-12 (Verizon St. David)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

Hoping for better phone reception in the St. David area.

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

(Attach additional sheets, if necessary)

PRINT NAME(S):

Thomas M. Goodman Samantha Goodman

SIGNATURE(S):

Thomas M. Goodman
Samantha Goodman

YOUR TAX PARCEL NUMBER: 120-18-018Z (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, July 25, 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 you may still send email comments, or phone Peter Gardner at the contact information listed on page one by August 9, 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 August 10, 2016. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

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

057

JUL 18 2016

PLANNING

Special Use Docket SU-16-12 (Verizon St. David)



YES, I SUPPORT THIS REQUEST

Please state your reasons:

This will help improve communications in this area and will also help the future of internet options.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

Robert D Didion

SIGNATURE(S):

Robert D Didion

YOUR TAX PARCEL NUMBER: 12019029 D (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, July 25, 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 you may still send email comments, or phone Peter Gardner at the contact information listed on page one by August 9, 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 August 10, 2016. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

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

093

JUL 18 2016

PLANNING

Special Use Docket SU-16-12 (Verizon St. David)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

We have no land line phone, only our cell phones. The cell signal is very weak, if any signal at all. The tower will help for making calls, especially during any emergency.

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

(Attach additional sheets, if necessary)

PRINT NAME(S): Jason Thomas, Tammy Thomas

SIGNATURE(S): [Handwritten signature of Tammy Thomas]

YOUR TAX PARCEL NUMBER: 0120-18-004 D9 (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, July 25, 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 you may still send email comments, or phone Peter Gardner at the contact information listed on page one by August 9, 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 August 10, 2016. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

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

050

Special Use Docket SU-16-12 (Verizon St. David)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

I HAVE SEEN THIS HAPPEN BEFORE. THE CELL CO. WILL SELL THE TOWER AFTER BEING PUT UP, THEN WE WILL NOT BE ABLE TO HOLD ACCOUNTABLE FOR TOWER MAINT.
ALSO, ADDING A TOWER IN THIS AREA WILL NOT IMPROVE RECEPTION

(Attach additional sheets, if necessary)

PRINT NAME(S):

JOHN INGRAHAM

SIGNATURE(S):



120 E. HONEYWOOD LN.
ST. DAVID, AZ 85630

YOUR TAX PARCEL NUMBER: 21060313 (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, July 25, 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 you may still send email comments, or phone Peter Gardner at the contact information listed on page one by August 9, 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 August 10, 2016. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

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

JUL 18 2016

PLANNING

Special Use Docket SU-16-12 (Verizon St. David)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

[Crossed out response area]

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

It will be an eye-sore coming in + out of St. David. To close to children. Not the place for some thing like that. Especially on school grounds when we have plenty of desert ground us. + fields away from eyes view. It is the worst thing I have heard in years. You are getting just as bad as Bigger. Benson!! What were you thinking!!!

(Attach additional sheets, if necessary)

PRINT NAME(S): Helen L. Humphrey

SIGNATURE(S): [Handwritten signature]

YOUR TAX PARCEL NUMBER: 121-06-007 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. Written comments must be received no later than 4 PM on Monday, July 25, 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 you may still send email comments, or phone Peter Gardner at the contact information listed on page one by August 9, 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 August 10, 2016. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

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

Special Use Docket SU-16-12 (Verizon St. David)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

The tower is an eye sore for the Middle of Town.
I live too close to the tower for it to be a benefit to
my service
Paralegally. Put it where it is good for
everyone, away from Middle of Town

(Attach additional sheets, if necessary)

PRINT NAME(S):

Harry V. Merrill Janice K Merrill

SIGNATURE(S):

Harry V. Merrill
Janice Merrill

YOUR TAX PARCEL NUMBER: 120-19-0244 (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, July 25, 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 you may still send email comments, or phone Peter Gardner at the contact information listed on page one by August 9, 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 August 10, 2016. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

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

Special Use Docket SU-16-12 (Verizon St. David) COCHISE COUNTY

JUL 28 2016

YES, I SUPPORT THIS REQUEST

Please state your reasons:

PLANNING

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

because of the danger to pregnant women, children and the elderly. Increased cancer risk, leukemia, night sweats, insomnia and skin rashes, the drop in property values, a health cell phones: invisible hazards in the wireless age

(Attach additional sheets, if necessary)

PRINT NAME(S):

Michael Mendozia Angelina M Mendozia

SIGNATURE(S):

Michael Mendozia
ANGELINE M. MENDOZIA

YOUR TAX PARCEL NUMBER: 120-18-039A4 (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, July 25, 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 you may still send email comments, or phone Peter Gardner at the contact information listed on page one by August 9, 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 August 10, 2016. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

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

AT&T Mail News Sports Finance Weather Entertainment Mobile DIRECTV Mycast all.com More En Español

YAHOO! MAIL All Search Search Mail Search Web Home michael

Compose

inbox (363)
Drafts (51)
Sent
Archive
Spam (56)
Trash (35)
Smart Views
Important
Unread
Starred
People
Social
Shopping
Travel
Finance
Folders (321)
Angie
credit cards... (1)
Dean and Jerry (22)
Deleted Messages
Drafts
Face Book L... (2)
Glenn B.O... (16)
JERRY (210)
jerry darr (1)
MIKES (57)
NEWS STUFF (4)
Norton (1)
Notes
PETE TUCLET (7)
Best Moments
two crazy mex
untitled

To pgardner@cochise.az.gov CC/BCC x

authorization for approval of 85 foot communications tower for Verizon wireless

Parcel Tax Number 120-18-039A4
Myself and my wife Michael and Angeline Mendozia Property owners within the 1000 foot range of the site location:
NO!! We do not support this request.

- 1, The drop in our property value.
- 2, When parents leave the school district because of the danger of the radiation to their children, school taxes will increase.
- 3, These towers have fallen, again the danger to our children and when someone gets hurt, who is going to foot these bills?
- 4, These towers have caught fire because of the intense heat generated by all the signals being transferred and routed. Again a danger our children and to the school because of fire damage, does the school's fire insurance cover fire damage because of this communications tower? How about medical costs?
- 5, Deutsche Telekom, Parent Company of T-Mobile has a policy against installing these towers near farms with dairy cows. In their home country recognizing the detrimental effects on cows, they don't want the local meat and milk affected and installing these towers near children is unthinkable. Think Gentlemen!!
- 6, The W.H.O. (World Health Organization) has deemed these towers as class 2B possible human carcinogen.
- 7, This 85 foot tower will get cold in winter, there is a possibility of falling ice, will the school medical insurance cover these costs in case of an injury?
- 8 What about people working on these towers? will they be looked at to insure their safety to be close to our children? a check on criminal records?

Send Saved at 12:32 PM

Shop Now Build

THE 2016 NISSAN MURANO®

APR FINANCING FOR UP TO 36 MONTHS FOR WELL-QUALIFIED BUYERS*

*More Loan Information

Gardner, Peter B

From: michael mendozia [retired.2@sbcglobal.net]
Sent: Tuesday, July 26, 2016 12:33 PM
To: Gardner, Peter B
Subject: authorization for approval of 85 foot communications tower for Verizon wireless

Parcel Tax Number 120-18-039A4

Myself and my wife Michael and Angeline Mendoza Property owners within the 1000 foot range of the site location:

NO!! We do not support this request.

1, The drop in our property value.

2, When parents leave the school district because of the danger of the radiation to their children, school taxes will increase.

3, These towers have fallen, again the danger to our children and when someone gets hurt, who is going to foot these bills?

4, These towers have caught fire because of the intense heat generated by all the signals being transferred and routed. Again a danger our children and to the school because of fire damage, does the school's fire insurance cover fire damage because of this communications tower? How about medical costs?

5, Deutsche Telekom, Parent Company of T-Mobile has a policy against installing these towers near farms with dairy cows. In their home country recognizing the detrimental effects on cows, they don't want the local meat and milk affected and installing these towers near children is unthinkable. Think Gentlemen!!

6, The W.H.O. (World Health Organization) has deemed these towers as class 2B possible human carcinogen.

7, This 85 foot tower will get cold in winter, there is a possibility of falling ice, will the school medical insurance cover these costs in case of an injury?

8 What about people working on these towers? will they be looked at to insure their safety to be close to our children? a check on criminal records?