



**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 the Planning Department at 520.432.9240. 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  
September 10, 2014  
4:00 p.m.**

## AGENDA

***Please Be Courteous - Turn off cell phones and pagers while the meeting is in session.***

**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** - Pursuant to A.R.S. § 38-431.01 (H) this is an opportunity for the public to comment. Individuals are invited to address the Commission on any issue within the Commission's jurisdiction. Since Commissioners may not discuss items that are not specifically identified on the agenda, Commission action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date.

**5. NEW BUSINESS**

**6. Item 1–(Page 1)–PUBLIC HEARING Docket SU-14-10 (Whitewater Irrigation).** This Docket is a request for a Special Use authorization to construct a 150-foot high Communications Tower on a parcel located at milepost 30 on S. Highway 191, in Elfrida, AZ. The Applicant is Greg Sweatt.

**7. Item 2–(Page 18)–PUBLIC HEARING Docket SU-14-11 (Bachtel).** This Docket is a request for a Special Use authorization to establish a Day Care Establishment in an existing home. The subject parcel is located at 1321 E. Morris Lane, in Pomerene, AZ. The Applicant is Caralynn Bachtel.

**8. Item 3 – (Page 36) – PUBLIC HEARING Docket SU-14-13 (Jensen).** This Docket is a request for a Special Use authorization to construct a private airstrip on a parcel located at 4961 E. Dragoon Road in Dragoon, AZ. The Applicant is Dennis Jensen.

**9. Item 4 – (Page 69) – PUBLIC HEARING Docket SU-14-12 (Village Meadows Baptist Church).** This Docket is a request for a Special Use authorization to add Day Care Establishment to an existing Church. The parcel is located at 1407 El Camino Real in Sierra Vista, AZ. The Applicant is Village Meadows Baptist Church.

**10. Item 5: PUBLIC HEARING Docket SU-0212A (Diamond Mountain).** Staff is requesting that this docket be tabled to the October 8<sup>th</sup> Agenda, as further clarification on the land use from the Applicant is needed. The complete report will be included in the October packet.

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

**12. CALL TO COMMISSIONERS ON RECENT MATTERS**

**13. ADJOURNMENT**

**COCHISE COUNTY PLANNING & ZONING COMMISSION  
DRAFT MINUTES  
August 13, 2014  
REGULAR MEETING at 4:00 p.m.**

Following a joint Work Session with the Board of Supervisors, the regular meeting of the Cochise County Planning and Zoning Commission was called to order at 4:48 p.m. by Chair Weissler at the Cochise County Complex, 1415 Melody Lane, Building G, Bisbee, Arizona in the Board of Supervisors' Hearing Room. Chair Weissler 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. She explained the time allotted to speakers when at the podium. She then explained the composition of the Commission, and indicated there was one Regulation Docket on the agenda. She explained the consequences of a potential tie vote and the process for approval and appeal.

**ROLL CALL**

Ms. Weissler noted the presence of a quorum and the roll, asking the Commissioners to introduce themselves and indicate the respective District they represent; seven Commissioners (Nathan Watkins, Jim Lynch, Carmen Miller, Tim Cervantes, Pat Edie, and Liza Weissler) indicated their presence. Staff members present included Beverly Wilson, Planning Director; Peter Gardner, Planner I; and Sarah Meggison, Intern Planner.

**APPROVAL OF THE MINUTES**

**Motion:** Approve the minutes of the July 09, 2014 meeting. **Action:** Approve

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

**Vote:** Motion passed (**Summary:** Yes = 4, No = 0, Abstain = 3)

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

**CALL TO THE PUBLIC:**

Mr. Jack Cook of Bisbee spoke of various matters.

**NEW BUSINESS**

**Item 1**

**PUBLIC HEARING Docket R-14-04 (Cochise County Light Pollution Code and Zoning Regulations).** This Docket was to discuss and move forward the proposed revisions to the 2014 version of the Cochise County Zoning Regulations, Article 19 – Signs; and the 2005 version of the Light Pollution Code. The overall intent of the proposed revisions is to ensure current and future light and sign technologies are covered under the Light Pollution Code and Zoning Regulations. Chair Weissler called for the Planning Director's report. Peter Gardner presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. He explained the direction Staff had received at the Work Session at the previous meeting.

Ms. Weissler then opened the Public Hearing.

Mr. James Carpentier of Phoenix introduced himself as a representative of the Arizona Sign Association and the International Sign Association. He spoke in general support of the code, but recommended removing signs from the lumen calculations and eliminating the height and color restrictions for digital signs. He also warned about creating a definition of digital sign that may not include any future technology.

Mr. Bob Gent of Sierra Vista introduced himself as a local astronomer and presented the Commission with a demonstration of correlated color temperature and urged the Commission to adopt color restrictions on exterior lighting along with the rest of the proposed Code.

Ms. Amy Carter of Sierra Vista thanked Staff for their efforts and noted she would prefer there were no digital signs. She encouraged the Commission to adopt the regulations for the protection of dark skies and wildlife. She also supported the content and color restrictions.

There being no further speakers, Ms. Weissler closed the Public Hearing and asked for Commission Discussion. Mr. Martzke asked about the height restriction. Mr. Gardner provided the proposed and current permitted heights. Mr. Watkins asked about existing signs and if those could be replaced with digital signs. Mr. Gardner explained that a digital sign would be considered a new sign and the sign would need to either comply with the regulations or be heard as a Special Use. Ms. Edie asked for clarification regarding existing gas station signs. Mr. Gardner explained the procedures regarding replacement of such signs. Mr. Lynch stated that he felt something had to be put into place to preclude new digital signs under the current regulations with the possibility of making changes in the future. He supported the proposed CCT limits. Ms. Miller asked about the benefit of requiring a locked preset setting on a sign. The Commission generally felt that such a requirement would be difficult or impossible to enforce. Mr. Lynch reiterated statements from previous meetings recommending adopting a national standard written by specialists at some point in the future and made a motion to forward to the Board of Supervisors with a recommendation of Approval. Mr. Martzke seconded the motion and Ms. Weissler asked for discussion. The motion passed unanimously.

**Motion:** Motioned to forward to the Board of Supervisors with a recommendation of Approval, as recommended by Staff. **Action:** Forward with recommendation of Approval.

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

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

**Yes:** Mr. Lynch, Mr. Watkins, Ms. Miller, Ms. Weissler, Ms. Edie, Mr. Martzke and Mr. Cervantes

**No:** 0

**Abstain:** 0

#### **PLANNING DIRECTOR'S REPORT:**

Planning Director Beverly Wilson encouraged the Commissioners to contact Staff with questions and comments regarding the proposed update to the Comprehensive Plan and informed the Commission that there were five Special Use dockets on the next agenda. She also informed the Commission that the master development plan and rezoning heard at the last meeting was approved by the Board the previous day. She closed by encouraging the Commissioners to sign up for an online course from the University of Arizona for Citizen Planners.

**CALL TO COMMISSIONERS ON RECENT MATTERS:**

Mr. Lynch encouraged the Commissioners to attend the course suggested by Staff.

**ADJOURNMENT** – Chair Weissler called for a motion to adjourn: Mr. Martzke moved, Mr. Watkins seconded and the meeting was adjourned at 5:49 pm.



# COCHISE COUNTY COMMUNITY DEVELOPMENT

*"Public Programs...Personal Service"*

## MEMORANDUM

**TO:** Cochise County Planning and Zoning Commission  
**FROM:** Peter Gardner, Planner I  
**FOR:** Beverly J. Wilson, Planning Director  
**SUBJECT:** Docket SU-14-10 (Whitewater Irrigation)  
**DATE:** August 27, 2014, for the September 10, 2014 Meeting

### APPLICATION FOR A SPECIAL USE

#### Docket SU-14-10 (Whitewater Irrigation):

The Applicant is requesting a Special Use authorization to construct a 150-foot high Communications Tower. The proposed use is considered Special Uses in the General Business Zoning District under Section 1205.12 of the Zoning Regulations. The subject parcel (401-40-006B) is located at milepost 30 on S. Highway 191, in Elfrida, AZ. The Applicant is Whitewater Irrigation, Inc.

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

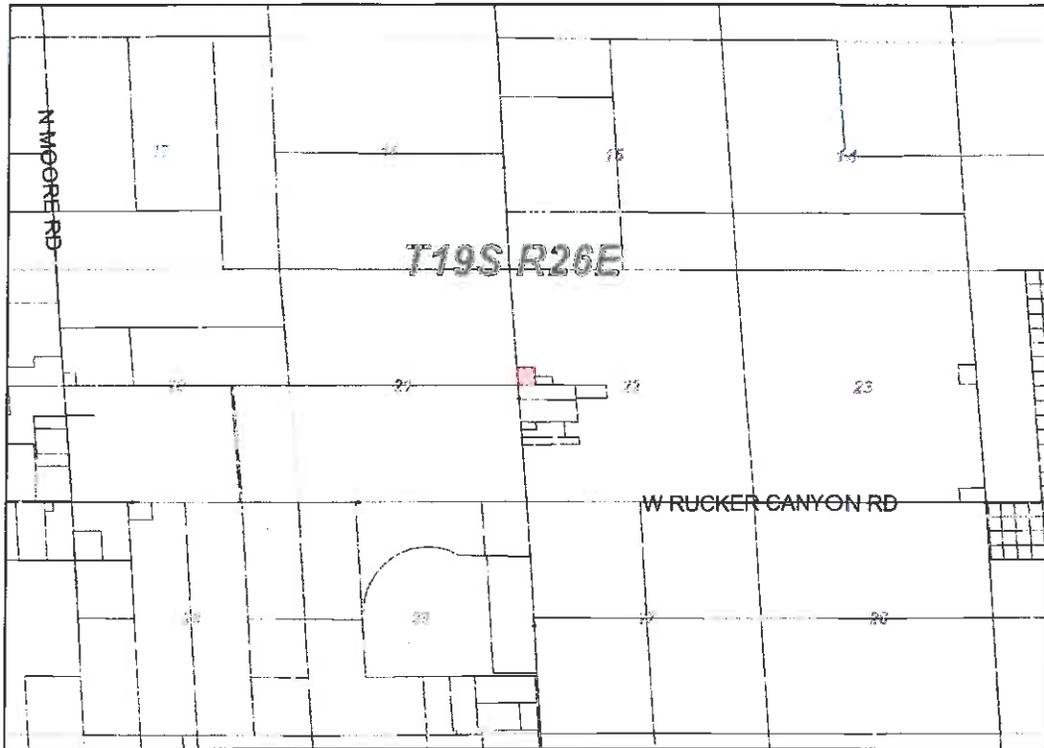
Parcel Size: 3.56-Acres  
 Zoning: GB (General Business)  
 Growth Area: Category D (Rural)  
 Plan Designation: Rural  
 Area Plan: None  
 Existing Uses: None  
 Proposed Uses: 150-foot high Communications Tower

#### Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	RU-4	Field Crops
South	GB	Grain Processing Facility
East	GB / RU-4	Field Crops
West	State Highway/RU-4	Highway 191/Field Crops

#### II. PARCEL HISTORY

None



The project site is at mile marker 30 of S. Highway 191, between Elfrida and Pearce.

**III. NATURE OF REQUEST**

The Applicant, Whitewater Irrigation, intends to erect a 150-foot high communications tower to host equipment for the remote monitoring and operation of agricultural pivot irrigation systems. The tower would also offer capabilities to mount additional equipment to provide internet and/or telephone service.

The property has an unpaved driveway for access, and an unimproved parking area. As an unmanned site, these comply with the Zoning Regulations.

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

Section 1716.02 of the Zoning Regulations provides a list of 10 factors with which to evaluate Special Use applications. Staff uses these factors to help determine whether to recommend approval for a Special Use Authorization, as well as to determine what Conditions and/or Modifications may be needed. Nine of the 10 criteria apply to this request. The project as submitted complies with each of the nine applicable Special Use factors.



*View of the site from across Highway 191, including the driveway.*

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

The Category D -- (Rural) areas are characterized by open spaces and agricultural uses. The proposed tower will serve the existing agricultural uses in the area.

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

The use fits in the small General Business district located along the highway as it is a commercial use that serves beyond the immediate area.

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

The property takes access from S. Highway 191. In general, direct access from arterial roadways such as state highways is discouraged, but the sparse development in the area, coupled with the relatively low traffic generation of the site, mitigates the potential negative impacts from such access points in this case.



*Looking south along the apron from Highway 191.*

**D. Traffic Circulation Factors: Complies**

The project site takes access from an existing commercial access point directly from Highway 191, which can safely accommodate any increased traffic load generated by the additional proposed uses.

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

This factor concerns the ability of the Applicant to provide for necessary street, water, sewer and utility services on the property. As an unmanned site, required services are minimal and are currently available. The existing access point from Highway 191 will adequately serve the proposed use.

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

As an unmanned facility, driveway and parking needs are minimal and the project complies as submitted. In General Business Zoning Districts, Communications Towers are required to set back a minimum of one-third the height of the tallest structure from any property line. In this case the requirement is 50-feet. The submitted concept plans shows minimum setbacks of 160-feet from all property lines.

**G. Public Input: Complies**

The Applicant completed the Citizen Review process and received no responses. The subsequent County mailing resulted in one positive response.

**H. Hazardous Materials: Not Applicable**

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

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

The only off-site impacts for this proposal are visual. While the proposed tower is higher than the surrounding structures, it is not out of character with the agricultural and industrial structures common along the central and northern portions of Highway 191.

**J. Water Conservation: Complies**

Adding the proposed uses to the site will not substantially increase water usage.

**V. PUBLIC COMMENT**

The Department mailed notices to neighboring property owners within 1,500-feet of the subject property. Staff posted the property on August 22, 2014, and published a legal notice in the *Bisbee Observer* on August 21, 2014. To date, the Department has received one response supporting the Special Use.

**VI. SUMMARY AND CONCLUSION**

If approved, the Special Use will provide services to the local agricultural community, and may be used to expand communications capabilities for the area as well. It fits well with and supports the rural character of the area, and provides services for the local community.

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

1. As submitted, the request complies with each of the nine applicable Special Use factors used by staff to analyze such requests;
2. Off-site impacts are expected to be minimal;
3. The proposal will provide a service to the local agricultural sites;
4. The proposed uses will support the local community by providing infrastructure for communications enhancements; and
5. One neighboring property owner supports the request.

**Factor Against Allowing the Special Use**

1. None found

**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; and
3. Any changes to the approved Special Use shall be subject to review by the Planning Department and may require additional Modification and approval by the Planning and Zoning Commission.

Sample Motion: *Madame Chair, I move to approve Special Use Docket SU-14-10, with the Conditions and to development standards recommended by staff; the Factors in Favor of approval constituting the Findings of Fact.*

**VIII. ATTACHMENTS**

- A. Special Use Application
- B. Location Map
- C. Concept Plan
- D. Citizen Review and Public Comment



**COCHISE COUNTY  
COMMUNITY DEVELOPMENT**

*"Public Programs... Personal Service"*

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

TAX PARCEL NUMBER 401-40-0060-8: 11623 N. HWY. 191, ELFREDA, AZ 85610

APPLICANT GREG SWEATT, WHITewater IRRIGATION, INC.

ADDRESS 1078 N. HWY. 191, COCHISE, AZ 85606

CONTACT TELEPHONE NUMBER (520) 826-0033-OFFICE (520) 508-1049-CELL

EMAIL ADDRESS: whitewater@vtc.net

PROPERTY OWNER (IF OTHER THAN APPLICANT) \_\_\_\_\_

ADDRESS \_\_\_\_\_

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

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

**PART ONE - REQUIRED SUBMITTALS**

1. Cochise County Joint Application (attached).
2. Questionnaire with all questions completely answered (attached).
3. A minimum of (6) copies of a site plan drawn to scale and completed with all the information requested on the attached Sample Site Plan and list of Non-residential Site Plan Requirements. (Please note that **nine (9) copies will be required for projects occurring inside the Uniform Building Code enforcement area. In addition, if the site plan is larger than 11 by 17 inches, please provide one reduced copy.**)
4. Proof of ownership/agent. If the applicant is not the property owner, provide a notarized letter from the property owner stating authorization of the Commercial Building/Use/Special Use Application.
5. Proof of Valid Commercial Contractor's License. (Note: any building used by the public and/or employees must be built by a Commercial Contractor licensed in the State of Arizona.)

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6. Hazardous or Polluting Materials Questionnaire, if applicable.

**OTHER ATTACHMENTS THAT MAY BE REQUIRED DEPENDING ON THE SCOPE OF THE PROJECT**

1. Construction Plans (possibly stamped by a licensed Engineer or Architect)
2. Off-site Improvement Plans
3. Soils Engineering Report
4. Landscape Plan
5. Hydrology/Hydraulic Report
6. Traffic Impact Analysis (TIA): **Where existing demonstrable traffic problems have already been identified such as high number of accidents, substandard road design or surface, or the road is near or over capacity, the applicant may be required to submit additional information on a TIA.**
7. Material Safety Data Sheets
8. Extremely Hazardous Materials Tier Two Reports
9. Detailed Inventory of Hazardous or Polluting Materials along with a Contingency Plan for spills or releases

The Commercial Permit Coordinator/Planner will advise you as soon as possible if and when any of the above attachments are required.

**PART TWO - QUESTIONNAIRE**

In the following sections, thoroughly describe the proposed use that you are requesting. **Attach separate pages if the lines provided are not adequate for your response.** Answer each question as completely as possible to avoid confusion once the permit is issued.

**SECTION A - General Description (Use separate sheets as needed)**

1. What is the existing use of the property? VACANT LOT (390' x 390')  
\_\_\_\_\_
2. What is the proposed use or improvement? ERECT A 150 FT. WIRELESS TELECOMMUNICATION TOWER FOR ON-LINE MONITORING AND CONTROL OF CENTER PIVOT IRRIGATION AND POSSIBLY RENT SPACE FOR HIGH SPEED INTERNET.  
\_\_\_\_\_
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? SHOULDN'T HAVE ANY IMPACT.  
\_\_\_\_\_
4. Describe all intermediate and final products/services that will be produced/offered/sold.  
ON-LINE MONITORING OF IRRIGATION, SOIL MOISTURE PROBES, WEATHER STATIONS AND POSSIBLE HIGH SPEED INTERNET.  
\_\_\_\_\_

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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)

N/A

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

7. Provide the following information (when applicable):

A. Days and hours of operation: Days: 7 Hours (from \_\_\_ AM to \_\_\_ PM) 24 HRS./DAY

B. Number of employees: Initially: \_\_\_ Future: \_\_\_  
Number per shift Seasonal changes \_\_\_\_\_

C. Total average daily traffic generated:

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

NONE

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

NONE

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

N/A

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

N/A

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

N/A

Circle whether you will be on public water system or private well. If private well, show the location on the site plan. N/A

D. Estimated total gallons of water used: per day -0- per year \_\_\_\_\_

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

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

A 9

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	N/A	
Sewer/Septic	N/A	
Electricity	SSVEC - IN PLACE	
Natural Gas	N/A	
Telephone	VALLEY TELECOM - IN PLACE	
Fire Protection	N/A	

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

1. Describe any activities that will occur outdoors.

SOME STORAGE

\_\_\_\_\_

\_\_\_\_\_

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. NOT AT THIS TIME. THE SUBJECT PARCEL IS ZONED GENERAL

BUSINESS.

\_\_\_\_\_

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? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

4. Will any vibrations be produced that can be felt on neighboring properties? Yes \_\_\_ No  If yes; describe the level and duration of vibrations. What measures will be taken to prevent vibrations from impacting neighboring properties? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

7. Will outdoor lighting be used? Yes \_\_\_ No  If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please provide manufacturer's specifications.

8. Do signs presently exist on the property? Yes \_\_\_ No  If yes, please indicate type (wall, freestanding, etc.) and square footage for each sign and show location on the site plan.

A. \_\_\_\_\_ B. \_\_\_\_\_ C. \_\_\_\_\_ D. \_\_\_\_\_

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

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

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

Will washes be improved with culverts, bank protection, crossings or other means?

Yes \_\_\_ No

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

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

13. 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.

N/A. NO WATER.

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2. How many acres will be cleared? N/A. SUBJECT LOT IS ALREADY CLEARED.  
If more than one acre is to be cleared describe the proposed dust and erosion control measures to be used (Show on site plan if appropriate.) \_\_\_\_\_

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**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).**

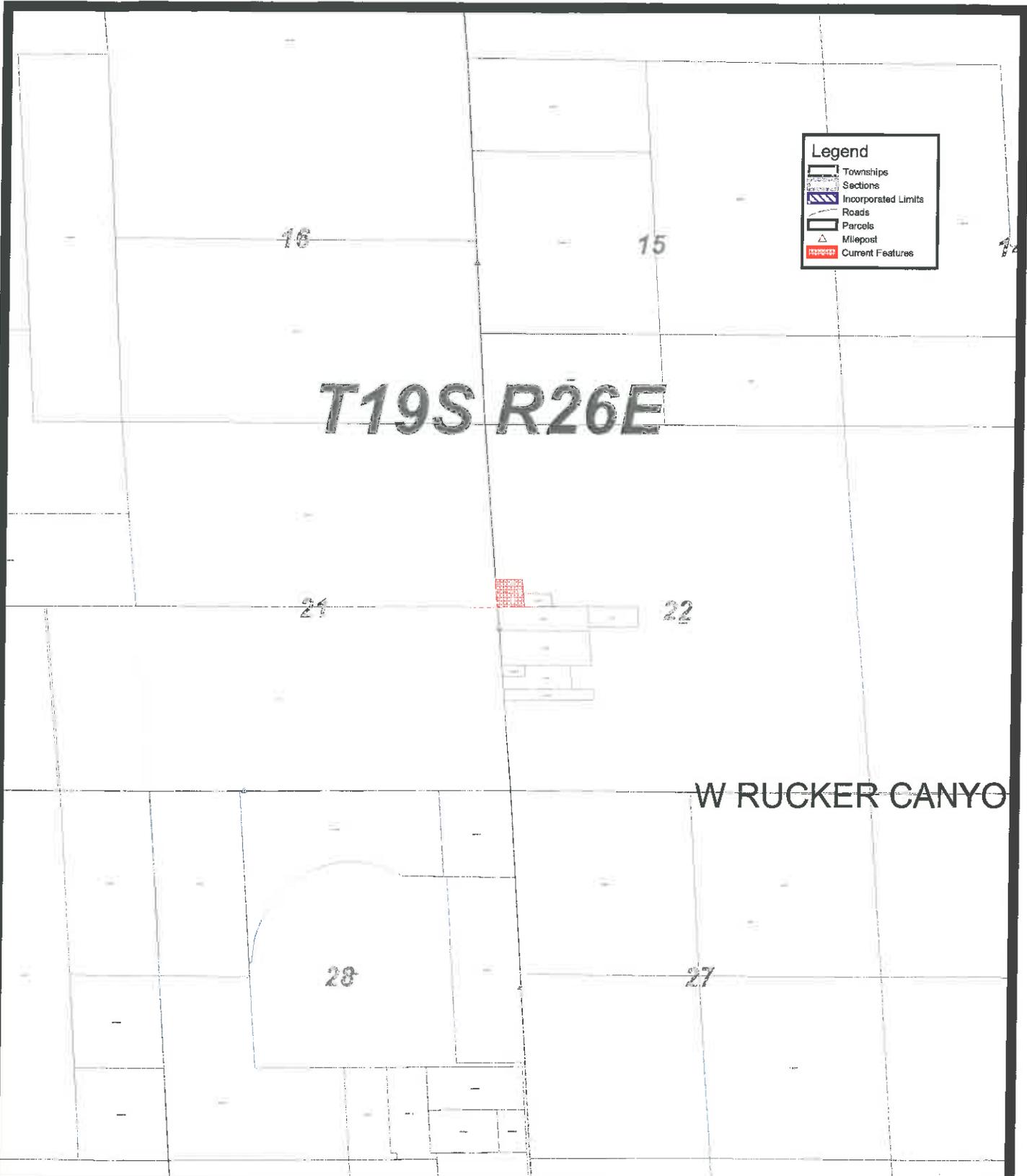
**SECTION E - Applicant's Statement**

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 Greg Sweatt

Print Applicant's Name GREG SWEATT

Date signed 7/22/14



**Legend**

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

**T19S R26E**

**W RUCKER CANYO**



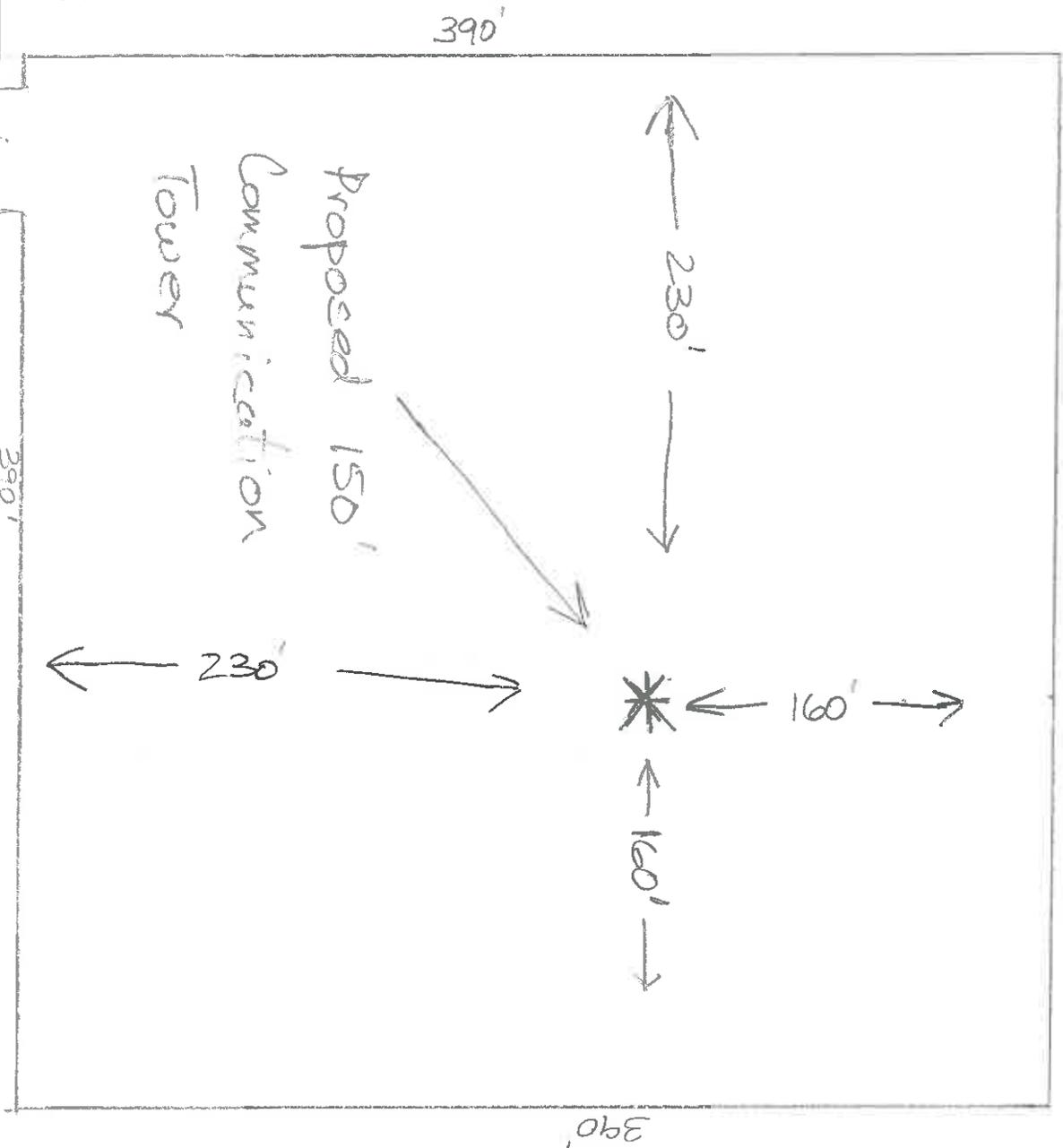
**SU-14-10  
Whitewater Irrigation**

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

**B** **14**

0' 1" = 2000'

Parcel # 401-40-006B-8  
11623 N HWY 191 Elfrida, Az 85610



HWY 191

Rucker Canyon Rd

C 15

**WHITEWATER IRRIGATION, INC.**  
**1078 N. HWY. 191**  
**COCHISE, AZ 85606**  
*Tel.: (520) 826-0033 Fax: (520) 826-0034*

July 23, 2014

Nathan Zuck  
Laura A. Zuck  
11849 N. Moore Rd.  
ELFRIDA, AZ 85610

Dear Mr. & Mrs. Zuck:

Please be advised that I recently submitted a Special Use Permit application for review and consideration by the Cochise County's Planning and Zoning Commission. I am requesting approval to erect a wireless telecommunication tower (150' in height) on a parcel owned by Jayne and I, identified as Tax Parcel # 401-40-006B-8 located at 11623 N. Hwy. 191 in Elfrida.

The proposed tower will provide for on-line monitoring and control of center pivot irrigation systems currently in use there and the surrounding areas. If you wish to offer your thoughts or comments regarding this proposal, please feel free to send your response to the address indicated above or to my e-mail address: [whewater@vtc.net](mailto:whewater@vtc.net).

Thank you very much for your time and attention.

Sincerely,



# Special Use: Docket SU-14-10 (Whitewater Irrigation)

X

YES, I SUPPORT THIS REQUEST

Please state your reasons:

This will provide a much needed service for my farm.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

Paul White + Paula White

SIGNATURE(S):

Paul White  
Paula White

YOUR TAX PARCEL NUMBER:

40140005

(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. Upon submission 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 by our Department no later than 4 PM on Wednesday, August 27, 2014 if you wish the Commission to consider them before the meeting. We cannot make exceptions to this deadline, however, if you miss the written comment deadline you may still make a statement at the public hearing listed above. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting, as they do not have sufficient time to read materials at that time. Your cooperation is greatly appreciated.**

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

17 D



# COCHISE COUNTY COMMUNITY DEVELOPMENT

*"Public Programs...Personal Service"*

## MEMORANDUM

**TO:** Cochise County Planning and Zoning Commission  
**FROM:** Peter Gardner, Planner I  
**FOR:** Beverly J. Wilson, Planning Director  
**SUBJECT:** Docket SU-14-11(Bachtel)  
**DATE:** August 26, 2014, for the September 10, 2014 Meeting

### APPLICATION FOR A SPECIAL USE

The Applicant is requesting a Special Use authorization to establish a Day Care Establishment in an existing home. The proposed use is considered a Special Use in the Residential Zoning Districts under Section 707.02 of the Zoning Regulations. The subject parcel (123-03-012A) is located at 1321 E. Morris Lane, in Pomerene, AZ. The Applicant is Caralynn Bachtel.

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

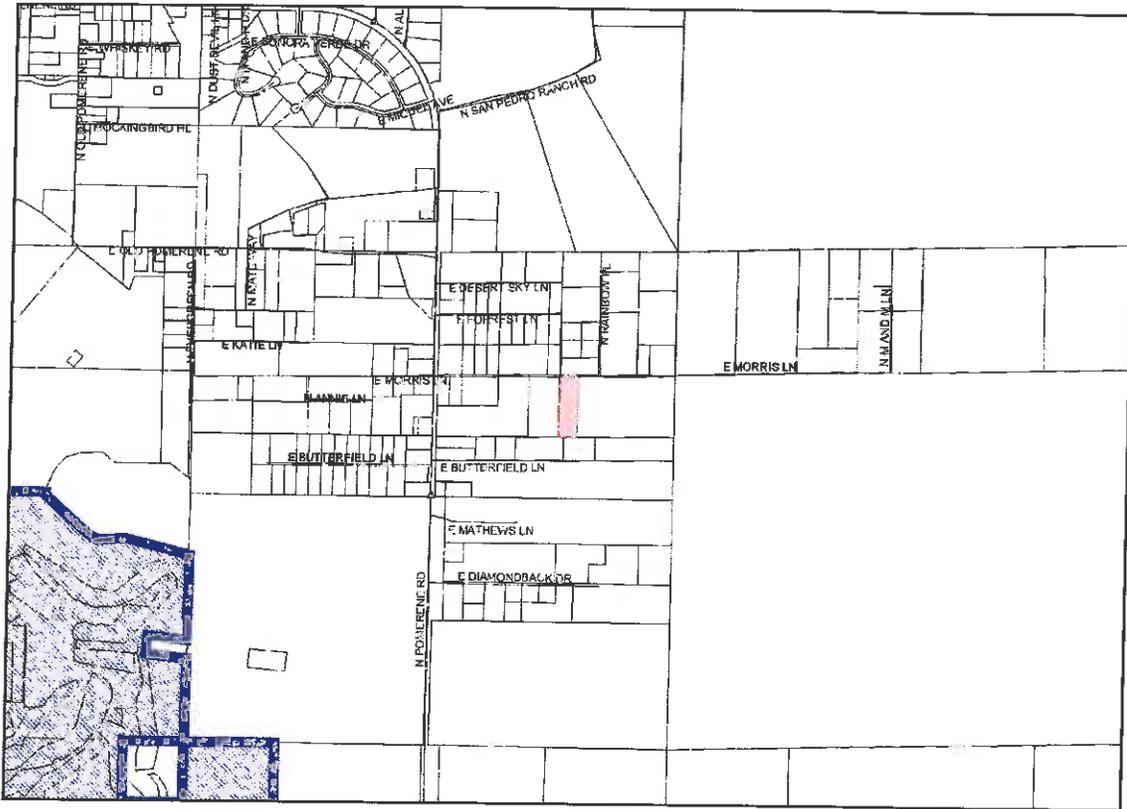
Parcel Size: 3.00-Acres  
Zoning: R-36 (Residential; one home per 36,000-square feet)  
Growth Area: Category D (Rural)  
Comprehensive Plan Designation: Rural  
Area Plan: None  
Existing Use: Single Family Residential  
Proposed Use: Same, with Day Care Establishment

### Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	Non-Maintained Road/TR-36	E. Morris Lane/Scattered Single Family Residential
South	TR-36	Scattered Single Family Residential
East	TR-36	Scattered Single Family Residential
West	TR-36	Scattered Single Family Residential

### II. PARCEL HISTORY

2005 – Permits issued to for septic system and manufactured home.



Location Map

**III. NATURE OF REQUEST**

The Applicant, Caralynn Bachtel, currently cares for children in her home. The Applicant is proposing to both increase the number of children to 10 and to receive Arizona Department of Health Services certification. The former change triggers the need for a Special Use Permit for a Day Care Establishment.

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

Section 1716.02 of the Zoning Regulations provides a list of 10 factors with which to evaluate Special Use applications. Staff uses these factors to help determine whether to recommend approval for a Special Use Permit, as well as to determine what Conditions and/or Modifications may be needed. Eight of the 10 criteria apply to this request. The project as submitted complies with seven of the eight applicable Special Use factors. If the Modifications requested by the Applicant are applied, the project would comply with each of the eight applicable factors.

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

While the Comprehensive Plan does not specifically mention Special Use authorizations in areas zoned TR, the Plan does encourage locally owned and operated businesses that serve the local community. By their very nature, day care facilities serve the areas in which they are located.



*View of the manufactured home where the day care will take place.*

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

The purpose statement in Article 7 makes no mention of any type of non-residential land use, however, Section 706 allows childcare in the TR Districts as a Special Use. Typically small childcare services provided in a home, rather than a school or community center setting, is considered “neighborhood serving” and compatible with residential neighborhoods.

**C. Development Along Major Streets: Does Not Apply**

The site is located on a non-maintained local street, approximately one-quarter mile east of N. Pomerene Road, which is County Maintained. The site does not take access from a major thoroughfare or arterial road.

**D. Traffic Circulation Factors: Complies**

The site is located on a non-maintained local street, approximately one-quarter mile east of N. Pomerene Road, which is County Maintained. Staff’s analysis concludes that the traffic generated by the proposed use would be in line with normal residential use.

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

This factor concerns the ability of the Applicant to provide for the necessary street, water, sewer, and utility services on the property.

The property is accessed by a non-maintained roadway which serves approximately twelve homes. SSVEC, Pomerene Water, and City of Benson Gas provide utilities, and the site lies in the Pomerene Fire District. The parcel is served by on-site septic systems. Therefore, the project site has adequate services and infrastructure to accommodate the proposed use.



*View of the parking area.*

**F. Significant Site Development Standards: Complies (Subject to Requested Modifications)**

As the site is currently a residential site, and will remain, in essence, a residential site, the Applicant requests that the site continue to be treated as a residential site for site development standards. The effected standards include driveway width, as well as driveway and parking surface materials. The existing conditions are keeping in character with the existing neighborhood, and are appropriate for the proposed use.

**G. Public Input: Complies**

The Applicant completed the Citizen Review process and received positive responses from two neighboring property owners and no negative responses. Staff received one letter of support from a neighbor.



*View of the children's play area.*

**H. Hazardous Materials: Not Applicable**

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

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

Off-site impacts are anticipated to be negligible for this project. The project is proposed as a child day care establishment on a site of three-acres. The building that will house the day care and the outdoor play area are both located more than 50-feet from any property line, and any impacts generated will be in line with a typical residential site.

**J. Water Conservation: Complies**

As a business utilizing an existing site, the Applicant intends to use existing water fixtures in the house. The substantial site area is largely undeveloped, non-impervious terrain, which is encouraged to facilitate aquifer recharge.

**V. PUBLIC COMMENT**

The Department mailed notices to neighboring property owners within 1,500-feet of the subject property. Staff posted the property on August 22, 2014 and published a legal notice in the *Bisbee Observer* on August 21, 2014. In response to this mailing, the Department received no correspondence neighbors.

**VI. REQUESTED MODIFICATIONS**

The Applicant requests that the site be treated as a residential site for all site development standards. Staff supports the request.

**VII. SUMMARY AND CONCLUSION**

The proposed Day Care Establishment meets the criteria of the Comprehensive Plan, and complies with all applicable Special Use factors with the requested Conditions and Modifications. It fits with the surrounding area and serves the local community.

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

1. With the recommended Conditions of Approval and requested Modification, the proposed use would comply with each of the nine applicable Special Use factors;
2. The proposed use would be a locally owned business which serves the local community in compliance with the Comprehensive Plan;
3. The proposed use would generate no appreciable additional off-site impacts;
4. The proposed use would not generate significant additional traffic; and
5. The proposed use would utilize existing structures; and
6. One neighbor has expressed support for the request in writing.

**Factor Against Allowing the Special Use**

None Apparent

**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; and
3. Any changes to the approved Special Use shall be subject to review by the Planning Department and may require additional Modification and approval by the Planning and Zoning Commission.

Staff also recommends that the Modifications discussed above be applied to the land use as part of such approval.

Sample Motion: *Mdm. Chairman, I move to approve Special Use Docket SU-14-11, with the Conditions and Modifications to development standards recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*

#### **IX. ATTACHMENTS**

- A. Special Use Questionnaire
- B. Location Map
- C. Concept Plan
- D. Public Input



# COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

## COCHISE COUNTY PLANNING DEPARTMENT COMMERCIAL USE/BUILDING PERMIT/SPECIAL USE PERMIT QUESTIONNAIRE (TO BE PRINTED IN INK OR TYPED)

TAX PARCEL NUMBER 123-03-012A

APPLICANT Caralyn Bachtel

ADDRESS 1321 E Morris Pomerene Ave 85627

CONTACT TELEPHONE NUMBER 520-586-9194

EMAIL ADDRESS: cbachtel@powerc.net

PROPERTY OWNER (IF OTHER THAN APPLICANT) \_\_\_\_\_

ADDRESS \_\_\_\_\_

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

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.)

A 25

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? Primary home and run a day care from 6am-6pm, 5 days a week
2. What is the proposed use or improvement? Will still provide child care but ratio will increase from 6 children to 10 children
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? Child activities with extra kids
4. Describe all intermediate and final products/services that will be produced/offered/sold. Child day care



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	Pomerene/Water	
Sewer/Septic		
Electricity	Sulphur Springs	
Natural Gas	Benson City of	
Telephone	Century Link	
Fire Protection	Benson Pomerene	

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

1. Describe any activities that will occur outdoors.

Outdoor play time, gardening, feeding small pets  
ie. chickens, bunny and dogs

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

\_\_\_\_\_

3. Will any noise be produced that can be heard on neighboring properties? Yes  No  if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties?

\_\_\_\_\_

\_\_\_\_\_

4. Will any vibrations be produced that can be felt on neighboring properties? Yes \_\_\_ No  if yes; describe the level and duration of vibrations. What measures will be taken to prevent vibrations from impacting neighboring properties? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

7. Will outdoor lighting be used? Yes \_\_\_ No  If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please provide manufacturer's specifications.

8. Do signs presently exist on the property? Yes \_\_\_ No  If yes, please indicate type (wall, freestanding, etc.) and square footage for each sign and show location on the site plan.

A. \_\_\_\_\_ B. \_\_\_\_\_ C. \_\_\_\_\_ D. \_\_\_\_\_

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

10. Show on-site drainage flow on the site plan. Will drainage patterns on site be changed?

Yes \_\_\_ No

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

Will washes be improved with culverts, bank protection, crossings or other means?

Yes \_\_\_ No

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

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

\_\_\_\_\_

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.

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2. How many acres will be cleared? none  
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.) \_\_\_\_\_

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**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).**

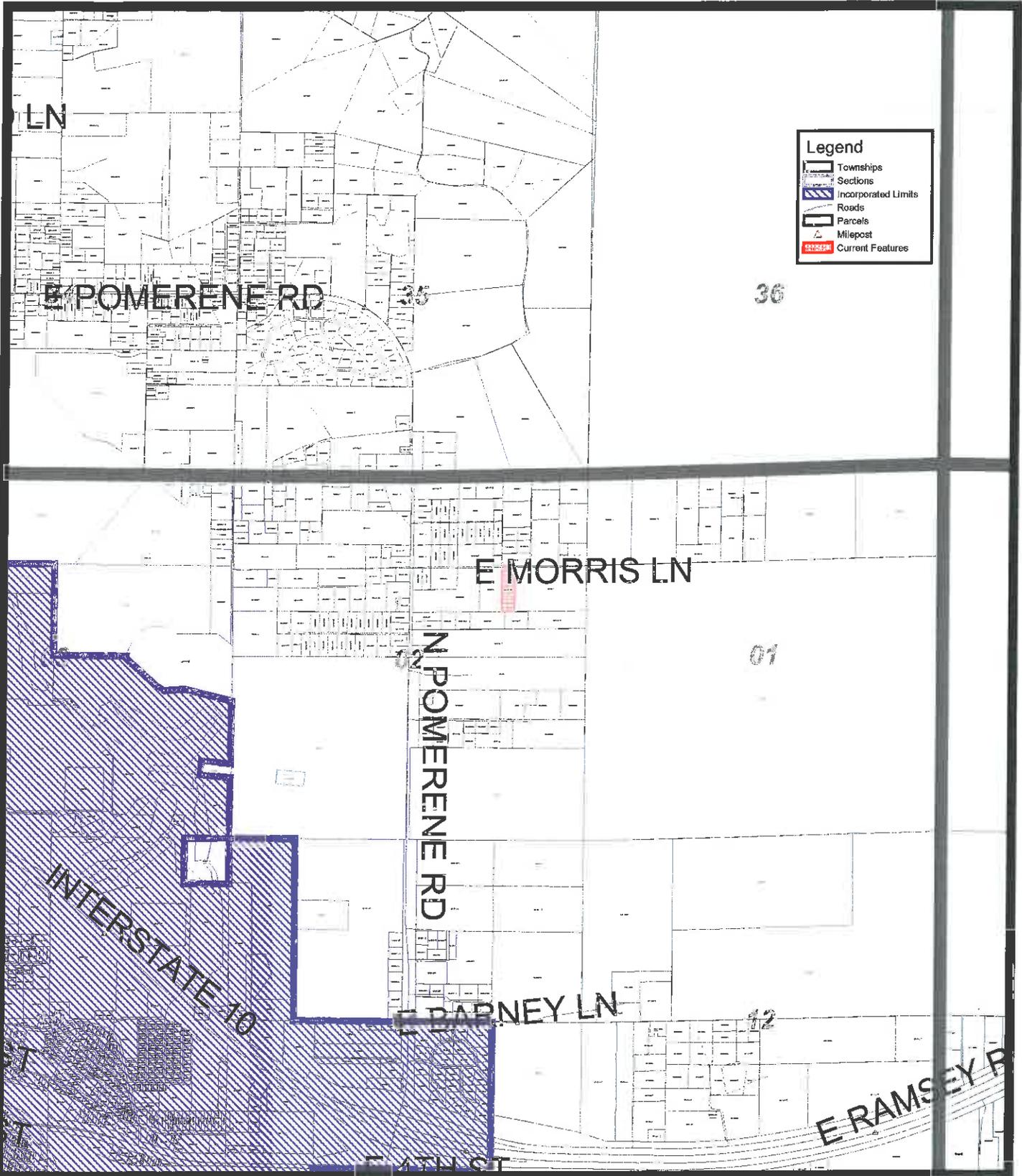
**SECTION E - Applicant's Statement**

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 Carolyn Bacutel

Date signed 11 25 14



**Legend**

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



SU-14-11  
Bachtel

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

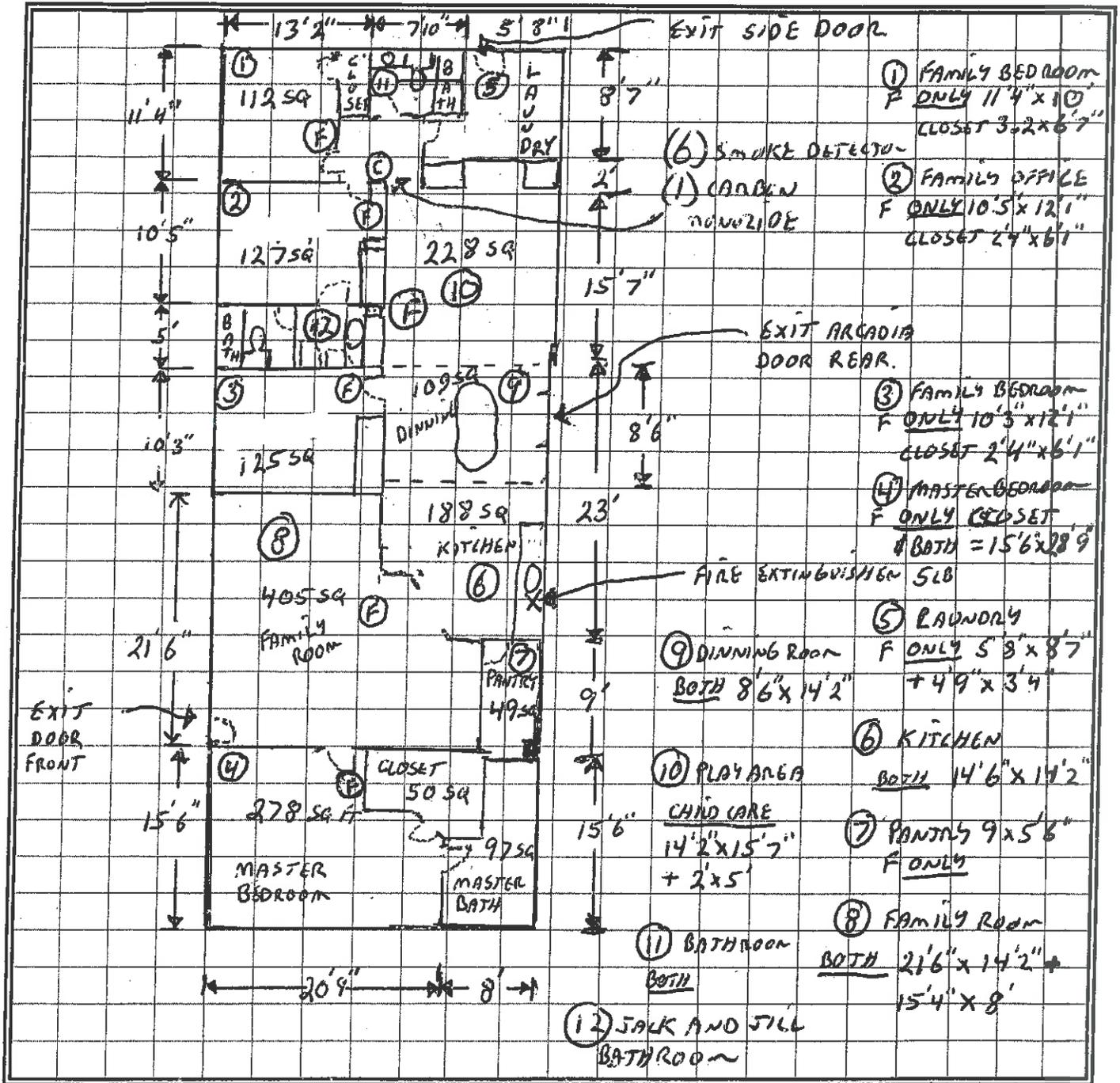


## INDOOR FLOOR PLAN

Child Care Group Home drawings submitted for evaluation will not be accepted unless accompanied by all required information as outlined below:

Indicate the following:

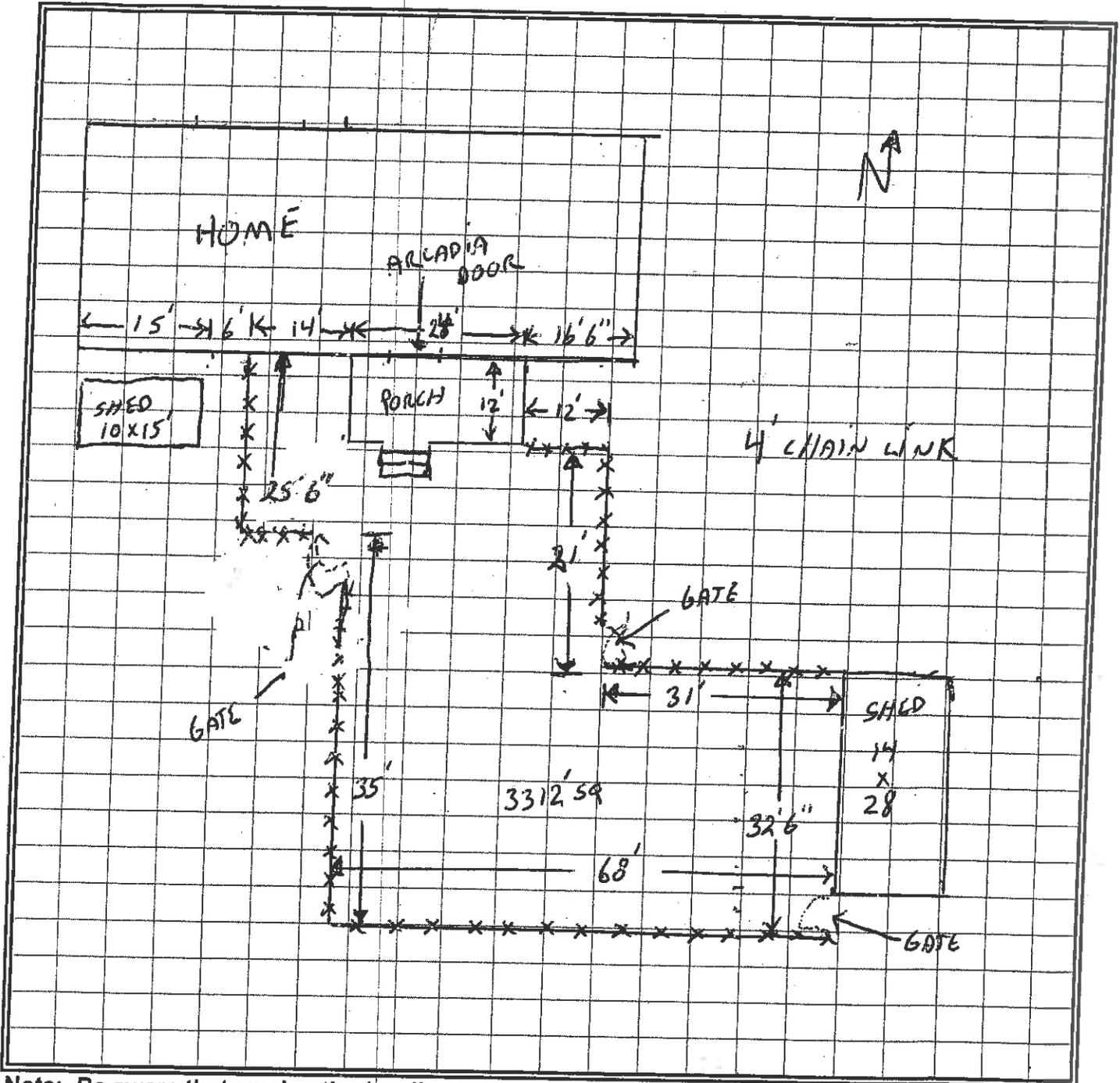
- 1) The location of every room with indication of rooms designated to be used and not to be used for child care services;
- 2) The dimensions (length x width) of every room designated to be used and not to be used for child care services (30 square feet required per child);
- 3) The location of each exit from the residence (two exits required);
- 4) The location of each sink and toilet to be used by enrolled children;
- 5) The location of each smoke or heat detector in the residential building (required for all activity areas);
- 6) The location of each fire extinguisher in the residential building;



## OUTDOOR SITE PLAN

Indicate the following:

- 1) The **location and dimensions** of the outdoor activity area (minimum required 375 sq. ft.);
- 2) The **height** of the fence around the outdoor activity area (minimum required 4 ft.);
- 3) The **location** of each **exit** from the outdoor activity area;
- 4) The **location of the residential building**;
- 5) The **location of each swimming pool**;
- 6) The **location of the fence** around each swimming pool;
- 7) The **height** of the fence around each swimming pool (at least 5 feet high);
- 8) The **location and dimensions** of any other building or structure at the residence.



**Note:** Be aware that any heating/cooling equipment must be inaccessible to enrolled children.

Special Use: Docket SU-14-11 (Bachtel) AUG 28 2014

PLANNING



YES, I SUPPORT THIS REQUEST

Please state your reasons:

Caralynn Bachtel is doing a service for the children in our community. She is a good neighbor.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

[Empty lines for reasons]

(Attach additional sheets, if necessary)

PRINT NAME(S):

DAVID MORRIS

SIGNATURE(S):

David Morris

YOUR TAX PARCEL NUMBER: 123-03-010B 5 (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. Upon submission 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 by our Department no later than 4 PM on Wednesday, August 27, 2014 if you wish the Commission to consider them before the meeting. We cannot make exceptions to this deadline, however, if you miss the written comment deadline you may still make a statement at the public hearing listed above. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting, as they do not have sufficient time to read materials at that time. Your cooperation is greatly appreciated.

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

D 35



# COCHISE COUNTY COMMUNITY DEVELOPMENT

*"Public Programs...Personal Service"*

## MEMORANDUM

**TO:** Cochise County Planning and Zoning Commission  
**FROM:** Peter Gardner, Planner I  
**FOR:** Beverly J. Wilson, Planning Director  
**SUBJECT:** Docket SU-14-13 (Jensen)  
**DATE:** August 26, 2014 for the September 10, 2014 Meeting

### APPLICATION FOR A SPECIAL USE

The Applicant is requesting a Special Use authorization to construct a private airstrip on his property. The proposed use is considered a Special Use in the Rural Zoning Districts under Section 607.15 of the Zoning Regulations. The subject parcel (208-79-010J) is located at 4961 E. Dragoon Road in Dragoon, AZ. The Applicant is Dennis Jensen.

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

Parcel Size: 25.01 Acres  
Zoning: RU-4 (Rural; one dwelling per 4-acres)  
Growth Area: Category D (Rural)  
Comprehensive Plan Designation: Rural  
Area Plan: None  
Existing Uses: Rural Residential  
Proposed Uses: Same, with private airstrip

#### Zoning/Use of Surrounding Properties

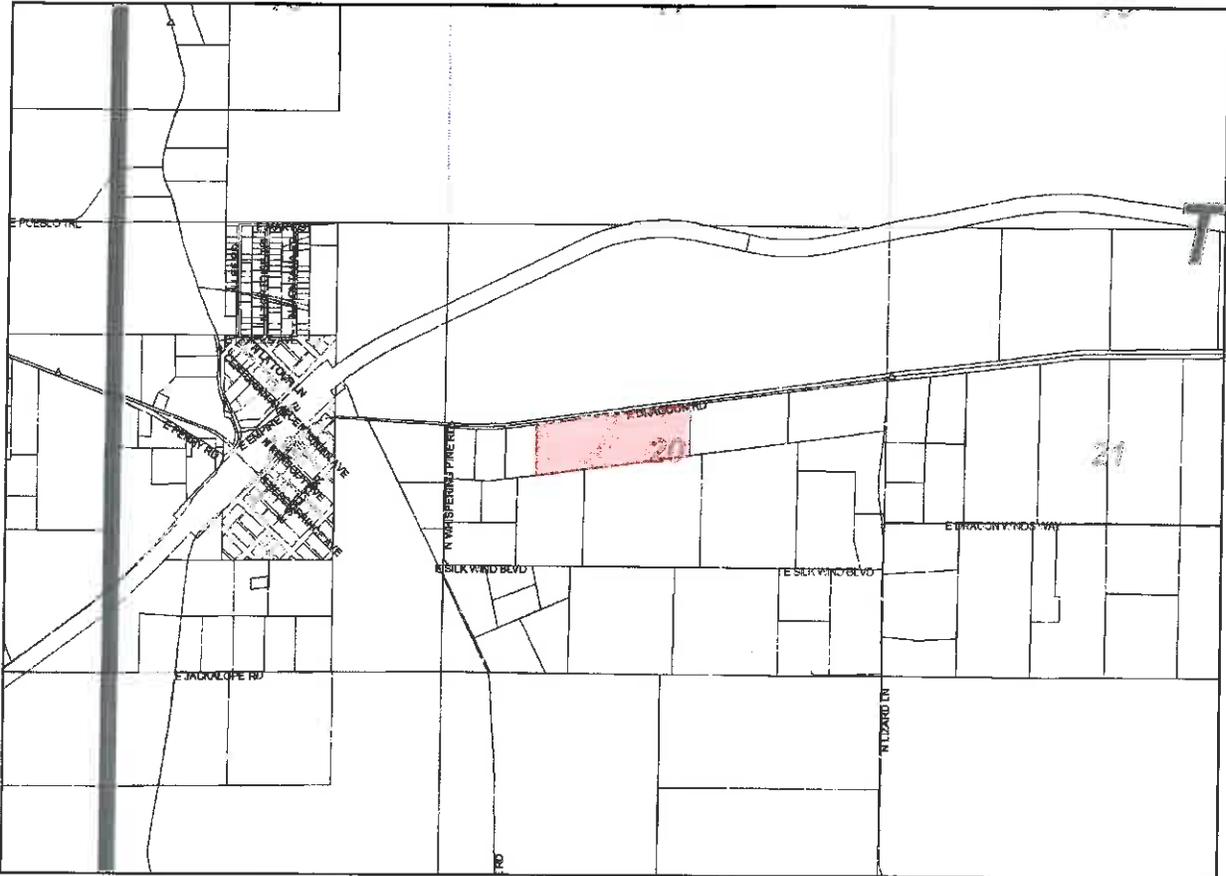
Relation to Subject Parcel	Zoning District	Use of Property
North	County Maintained Road/RU-4	E. Dragoon Road/Ranch Land
South	RU-4	Vacant Land
East	RU-4	Vacant Land, then scattered Rural Residential
West	RU-4	Vacant Land, then scattered Rural Residential

### II. PARCEL HISTORY

2008 – Permits issued for single family home, septic system, and swimming pool.  
2009 – Permit issued for shed.  
2013 – Permit issued for detached garage.

**III. NATURE OF REQUEST**

Mr. Dennis Jensen has requested Special Use authorization to construct and to operate a private airstrip on the subject property. The Applicant currently owns two small aircraft and wishes to store them and be able to fly them from the site..



*The property is in the Dragoon area, approximately one mile east of the town site.*

The project site is in the vicinity of Dragoon, in a rural area with scattered, homesites on large lots. The area contains ranching and mining operations, as well as a major railrod line.

The Commission has authorized Special Uses for private airstrips on rural homesites in the past. For small-scale, private airstrips such as these, staff has generally recommended Conditions and development standard modifications that reflect the intent of Applicants to permit these as accessory uses to a principal rural residence. The proposal under current consideration is similar, in that what is essentially being proposed is an airstrip for private, personal, hobby use. Therefore, in the analysis and recommendations below, staff's position is that where possible, residential site development standards and infrastructure considerations are appropriate.



*A view of the project site showing the driveway and the Applicant’s home.*

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

Section 1716.02 of the Zoning Regulations provides a list of 10-factors with which to evaluate Special Use applications. Staff uses these factors to help determine the suitability of a given Special Use request, whether to recommend approval for a Special Use Permit, as well as to determine what Conditions and/or Modifications may be needed. Seven of the 10 criteria apply to this request. The project as submitted complies with five of the seven applicable Special Use factors, as submitted. If the Conditions of Approval and Modifications to development standards recommended by staff are applied, the project would comply with each of the seven applicable Special Use factors.

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

The project site is not within the boundaries of any area plan. The Comprehensive Plan permits potentially intensive uses such as the proposed private airstrip in the Rural areas.

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

Section 601.07 of the Zoning Regulations establishes that the Rural Districts may include “*some more intense non-residential uses as special uses that are inappropriate in more densely populated urban/ suburban areas.*”

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

The property takes access from E. Dragoon Road, and no new access points are being proposed.



*View to the site, including a portion of the area to be cleared for the runway.*

**D. Traffic Circulation Factors: Complies**

The Special Use, if granted, will not increase the traffic on E. Dragoon Road, a County Maintained roadway.

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

The project site is served by Sulphur Springs Valley Electric Cooperative, and all other utilities are provided on-site by the Applicant. There is no Fire District in the area, but the increased fire risk is negligible. The site is accessed by E. Dragoon Road, a County-Maintained roadway which is in good condition.

**F. Significant Site Development Standards: Complies (Subject to Requested Modifications)**

As the site will still primarily be residential, and the airstrip will be accessory to that residential use and for the private, personal, non-commercial use of the Applicant, the existing residential site development standards continue to be appropriate. The Applicant has requested to construct the airstrip immediately up to the east property line to maximize available length for safety. The impacted property owner has expressed support for the project in writing.

**G. Public Input: Complies**

The Applicant sent letters to all property owners within 1,500-feet of his parcel and hosted an open house at his home to discuss his plans and address neighbor concerns. He has submitted six letter of support from his efforts. He has also offered a number of limitations on the site. Staff notified neighboring property owners within one-mile, and received seven letters of support and four of opposition.

#### **H. Hazardous Materials: Not Applicable (See Condition 2)**

Per the Applicant, no storage of hazardous materials would take place on the property. However, should he propose to store any fuels or other flammable materials on the property, Condition 2-E would require that such materials be stored in containers approved by the *National Fire Protection Association*.

#### **I. Off-Site Impacts: Complies (Subject to Condition 2)**

The action of taking off and landing an aircraft would create visual and noise impacts to neighboring properties. The limited use of the proposed airstrip would limit those impacts. The primary concern with such uses in noise. The proposed strip is located on a 25-acre parcel with no immediately adjoining homes. In addition, the nearby railroad dwarfs any potential noise impacts in level, frequency, and duration. Staff feels there will be no untoward noise impacts on neighboring properties.

The site also will not impact flight or electronic operations from Fort Huachuca per the attached memo.

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

No new water use is proposed.

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

As discussed, this Special Use proposal is to permit a private, personal, non-commercial airstrip accessory to a residential use. In light of this, Staff recommends approval of the proposal to permit the site to maintain residential site development standards. Staff also supports the request to waive the setback requirement for the airstrip itself from the east property boundary.

### **VI. PUBLIC COMMENT**

The Department mailed notices to neighboring property owners within one-mile of the subject property. Staff posted the property on August 22, 2014 and published a legal notice in the *Bisbee Observer* on August 21, 2014. In response to County mailings, the Department received correspondence from seven neighbors supporting the request, and four opposing.

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

This request for a small, private airstrip is anticipated to generate some slight off-site visual and noise impacts due to low-flying aircraft. The property sits outside of Fort Huachuca's restricted airspace.

The proposal enjoys support in the surrounding area. Per the Applicant, six neighboring property owners expressed support or neutrality during the Citizen Review phase. Seven neighbors expressed support in response to notice by mail.

With the recommended Conditions of Approval, staff's position is that the airstrip can be permitted and operated safely.

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

1. With the recommended Conditions of Approval, the proposed use would comply with each of the seven applicable Special Use factors used by staff to analyze such requests;
2. The Applicant's Citizen Review effort yielded positive or neutral responses from six neighbors; and
3. Seven neighbors have expressed support for the request in writing to Staff.

**Factors Against Allowing the Special Use**

1. Four neighboring property owners oppose the airstrip request.

**VIII. RECOMMENDATION**

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

1. Within 30-days of approval of the Special Use, the Applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. Prior to operation of the Special Use, the Applicant shall apply for a building/use permit for the project within 12-months of approval. The building/use permit shall include a site plan in conformance with all applicable site development standards, except as modified, and with Section 1705 of the Zoning Regulations, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 18-months of the Special Use approval, otherwise the Special Use may be deemed void upon 30-day notification to the Applicant;
2. Operation of the private airstrip shall be subject to the following protocols:
  - A. The airstrip shall be operated in Visual Flight Rule conditions only during daytime hours, and shall not be used under any other conditions except in case of emergency;
  - B. Per FAA regulations, the operator of the aircraft must maintain an altitude of at least 500-feet above ground level (AGL) when passing over homes in a rural area to minimize disturbance and noise impacts to neighboring property owners. This does not apply to takeoffs and landings;

- C. Any fuels or other flammable materials on the property shall be stored in containers meeting National Fire Protection Association standards.
- 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; and
- 4. Any changes to the approved Special Use shall be subject to review by the Planning Department and may require additional Modification and approval by the Planning and Zoning Commission.

Staff further recommends that the following Modification and Waivers to development standards be applied to the use:

- 1. A Waiver of any non-residential site development standards; and
- 2. A Modification of the requirement of a 40-foot setback for Special Uses in Rural Districts.

Sample Motion: *Mdm. Chair, I move to approve Special Use Docket SU-14-13, with the Conditions of Approval and Modifications and Waivers to development standards recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*

**IX. ATTACHMENTS**

- A. Special Use Questionnaire
- B. Location Map
- C. Concept Plan
- D. Agency Comments
- E. Citizen Review and Public Comment



# COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

## COCHISE COUNTY PLANNING DEPARTMENT COMMERCIAL USE/BUILDING PERMIT/SPECIAL USE PERMIT QUESTIONNAIRE (TO BE PRINTED IN INK OR TYPED)

TAX PARCEL NUMBER 208-79-010J 3

APPLICANT DIENNIS JENSEN

ADDRESS 4961 DRAGON RD DRAGON AZ 85609 / MAILING PO. 343 DRAGON AZ 85609

CONTACT TELEPHONE NUMBER 360-410-7271

EMAIL ADDRESS: DIENNIS@MED.COM

PROPERTY OWNER (IF OTHER THAN APPLICANT) \_\_\_\_\_

ADDRESS \_\_\_\_\_

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

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

### PART ONE - REQUIRED SUBMITTALS

1. Cochise County Joint Application (attached).
2. Questionnaire with all questions completely answered (attached).
3. A minimum of (6) copies of a site plan drawn to scale and completed with all the information requested on the attached Sample Site Plan and list of Non-residential Site Plan Requirements. (Please note that **nine (9) copies will be required for projects occurring inside the Uniform Building Code enforcement area. In addition, if the site plan is larger than 11 by 17 inches, please provide one reduced copy.**)
4. Proof of ownership/agent. If the applicant is not the property owner, provide a notarized letter from the property owner stating authorization of the Commercial Building/Use/Special Use Application.
5. Proof of Valid Commercial Contractor's License. (Note: any building used by the public and/or employees must be built by a Commercial Contractor licensed in the State of Arizona.)

6. Hazardous or Polluting Materials Questionnaire, if applicable.

**OTHER ATTACHMENTS THAT MAY BE REQUIRED DEPENDING ON THE SCOPE OF THE PROJECT**

1. Construction Plans (possibly stamped by a licensed Engineer or Architect)
2. Off-site Improvement Plans
3. Soils Engineering Report
4. Landscape Plan
5. Hydrology/Hydraulic Report
6. Traffic Impact Analysis (TIA): **Where existing demonstrable traffic problems have already been identified such as high number of accidents, substandard road design or surface, or the road is near or over capacity, the applicant may be required to submit additional information on a TIA.**
7. Material Safety Data Sheets
8. Extremely Hazardous Materials Tier Two Reports
9. Detailed Inventory of Hazardous or Polluting Materials along with a Contingency Plan for spills or releases

The Commercial Permit Coordinator/Planner will advise you as soon as possible if and when any of the above attachments are required.

**PART TWO - QUESTIONNAIRE**

In the following sections, thoroughly describe the proposed use that you are requesting. **Attach separate pages if the lines provided are not adequate for your response.** Answer each question as completely as possible to avoid confusion once the permit is issued.

**SECTION A - General Description** (Use separate sheets as needed)

1. What is the existing use of the property? RESIDENTIAL  
\_\_\_\_\_  
\_\_\_\_\_
2. What is the proposed use or improvement? AIRSTRIP  
\_\_\_\_\_  
\_\_\_\_\_
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? 3 TAKEOFFS +  
3 LANDINGS A WEEK. NO IMPACTS.
4. Describe all intermediate and final products/services that will be produced/offered/sold.  
NONE  
\_\_\_\_\_  
\_\_\_\_\_

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)

---

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.

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7. Provide the following information (when applicable):

A. Days and hours of operation: Days: \_\_\_\_\_ Hours (from \_\_\_\_\_ AM to \_\_\_\_\_ PM) *Day Light Hours*

B. Number of employees: Initially: \_\_\_\_\_ Future: \_\_\_\_\_   
 Number per shift Seasonal changes \_\_\_\_\_

C. Total average daily traffic generated:

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

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

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

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

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

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Circle whether you will be on public water system or private well. If private well, show the location on the site plan.

D. Estimated total gallons of water used: per day \_\_\_\_\_ 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.

45 A

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		
Sewer/Septic		
Electricity	SULDER SPRINGS	N/A
Natural Gas		
Telephone		
Fire Protection		

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

1. Describe any activities that will occur outdoors.

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

3. Will any noise be produced that can be heard on neighboring properties? Yes \_\_\_ No  if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

4. Will any vibrations be produced that can be felt on neighboring properties? Yes \_\_\_ No  If yes; describe the level and duration of vibrations. What measures will be taken to prevent vibrations from impacting neighboring properties? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

7. Will outdoor lighting be used? Yes \_\_\_ No  If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please provide manufacturer's specifications.

8. Do signs presently exist on the property? Yes \_\_\_ No  If yes, please indicate type (wall, freestanding, etc.) and square footage for each sign and show location on the site plan.

A. \_\_\_\_\_ B. \_\_\_\_\_ C. \_\_\_\_\_ D. \_\_\_\_\_

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

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

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

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

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

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

\_\_\_\_\_

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.

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2. How many acres will be cleared? ONE  
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.) \_\_\_\_\_

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**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 DENNIS R. JENSEN

Date signed 7-20-2014

ITY LN

**Legend**

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

W FLYING HORSESHOE RD

H RD

N LIZA



SU-14-13  
Jensen

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

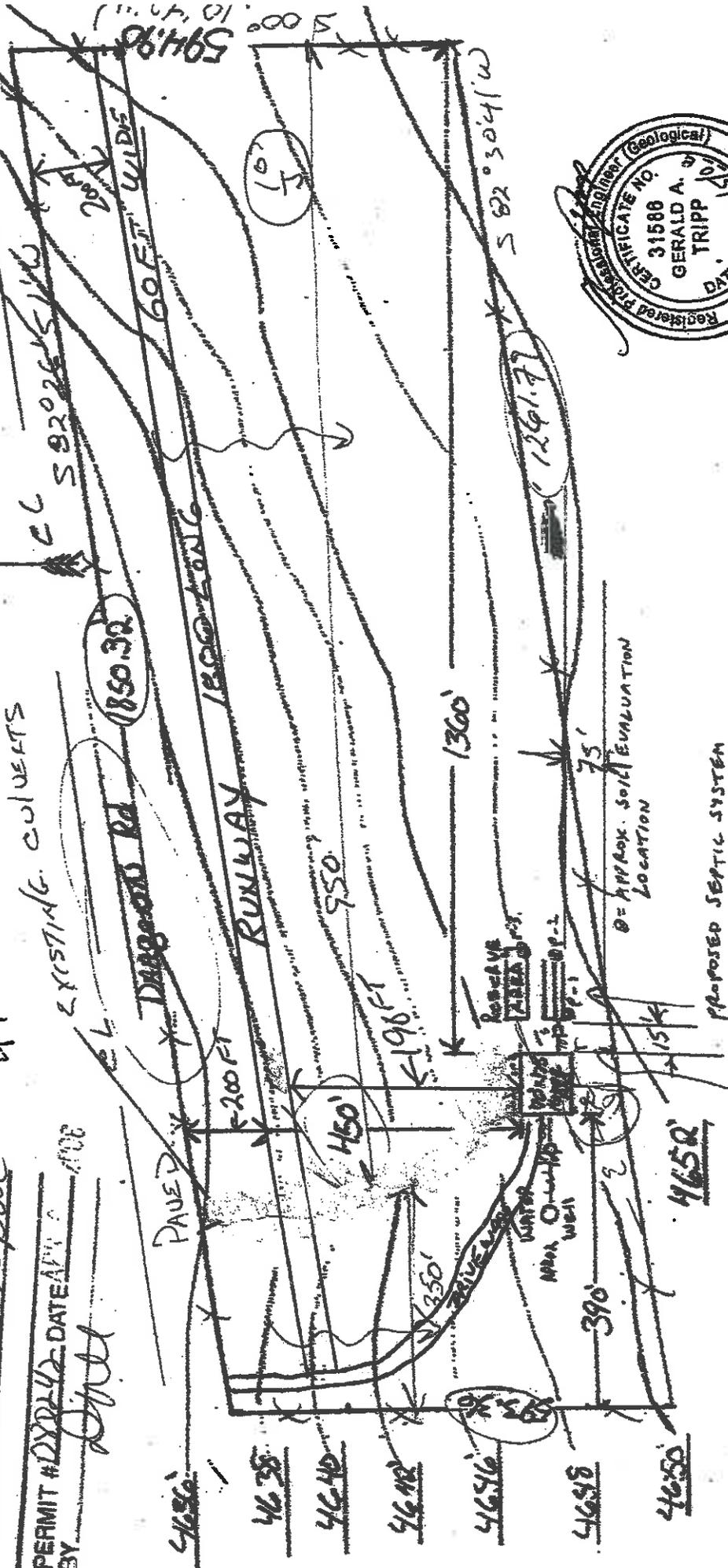
B  50



APPROVED COCHISE COUNTY  
 PLANNING & ZONING  
 FOR SER 248810691800A  
 PARCELS 80781, 80782, 80783

PERMIT # 200242-DATE APR 2 2008  
 BY *[Signature]*

Federal, State of Iowa Invs to *[illegible]*  
 14961 E. RAGLAND RD  
 EXISTING COLLECTS



"This permit is issued for the work described in the permit application only. It does not serve to legalize any structure on the property that has not been properly permitted (even if the unpermitted structure is depicted on the site plan that accompanied your permit application)."

No structure/use permitted herein shall limit the rights of the owner of any underlying easements which burden a particular site from utilizing their easement

No setback will be measured from the closest point on the property line or edge of road travelway to the structure/use whichever is closer

51

## Gardner, Peter

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**From:** Zeerak, Masood [masood.zeerak@level3.com]  
**Sent:** Thursday, August 28, 2014 12:47 PM  
**To:** Gardner, Peter  
**Subject:** No Facilities: Docket SU-14-13 (Jensen)  
**Attachments:** Screen Shot.pdf; 08.18.14 AZ#1.pdf

Peter,

Level 3 has received your utility notice dated 8/13/14 regarding the project at 4961 E Dragoon Rd, Dragoon, AZ ("Project"). After reviewing the information you provided it has been determined that Level 3 does not have facilities within the scope of the Project. Therefore it will not be necessary for Level 3 to relocate or adjust the facilities from where they are currently located.

Any changes or additions to the Project plans or parameters should be submitted to Level 3 for review of potential new impacts to the Level 3 facilities. Please reference the file number **47616 AZ** with any future communications.

Thank you,

Masood Zeerak  
Sr Ops Technician Associate, OSP Relocations  
Global Field Services  
Level 3 Communications  
4025 E Colorado Boulevard  
Broomfield, CO 80021  
p: 720.888.8588  
e: [masood.zeerak@level3.com](mailto:masood.zeerak@level3.com)

**Level 3**  [www.level3.com](http://www.level3.com)

*\*Please send all future utility requests via e-mail to [Relo@Level3.com](mailto:Relo@Level3.com) with a detailed letter stating the project information and any existing plans. Electronic copies (opposed to physical copies) ensure efficient and accelerated communication between both parties. If there are outstanding circumstances in which this request cannot be met, please advise us of such. We appreciate your cooperation.*

## Gardner, Peter

---

**From:** Gordon, Eric K CIV USARMY IMCOM CENTRAL (US) [eric.k.gordon.civ@mail.mil]  
**Sent:** Monday, August 25, 2014 12:13 PM  
**To:** Gardner, Peter  
**Cc:** Gordon, Eric K CIV USARMY IMCOM CENTRAL (US); North, James S CIV USARMY IMCOM CENTRAL (US)  
**Subject:** RE: Proposed Airfield in Dragoon, AZ (UNCLASSIFIED)  
**Attachments:** Transmittal SU-14-13 (Jensen).pdf

Classification: UNCLASSIFIED  
Caveats: NONE

Mr. Peter Gardner,

The Fort Huachuca Encroachment Board members reviewed the proposed construction of a private airstrip located at 4961 East Dragoon Road, Dragoon, AZ, for personal use by a private landowner, Mr. Jensen. The projected usage, three takeoffs and landings a week, during daylight hours and the estimated minimal impact regarding noise and vibrations generated by small aircraft operations were considered.

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

Thank you,

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

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

**From:** Gardner, Peter [<mailto:PGardner@cochise.az.gov>]  
**Sent:** Tuesday, August 12, 2014 1:51 PM  
**To:** Lambertson, Karen; Izzo, Mike; Flores, Dora; Capas, Carol; Walsh, Matthew B CIV USARMY ICOE (US); 'svairport@sierravistaaz.gov'  
**Cc:** Wilson, Beverly; Searle, Richard; Dist3c; Dist3a; Dist3b  
**Subject:** Transmittal SU-14-13 (Jensen)

Please see the attached transmittal for a private airstrip in Dragoon.  
Please have any comments to me by August 27.

Thank you and regards,

Peter Gardner

Planner I  
Cochise County Community Development Department  
Planning, Zoning and Building Safety  
1415 Melody Lane, Bldg. E  
Bisbee, AZ 85603  
520-432-9240  
520-432-9278 fax

**Gardner, Peter**

---

**From:** Dennis Jensen [dennis@red.com]  
**Sent:** Wednesday, July 16, 2014 1:40 PM  
**To:** Gardner, Peter  
**Cc:** Dennis Jensen  
**Subject:** hows this look

Dear neighbor,

I would like to build a private airstrip south of Dragoon Rd (4961 Dragoon Rd) between Whispering Pines Rd and Lizard Lane.

This would be only for my use and consist of the maximum of 3 takeoffs and 3 landings a week during daylight hours.

No type of commercial activities or flight instructions would take place. Both airplanes are single engine light aircraft.

Your input  
is important to us.

Submit  
written comments to Dennis Jensen

P.O, Box 343

Dragoon Az. 85609

Email:  
dennis@red.com

Phone:  
360-410-7271

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This e-mail is the property of RED Digital Cinema Camera Company. It is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential, or otherwise protected from disclosure. Distribution or copying of this e-mail, or the information contained herein, to anyone other than the intended recipient is prohibited.

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Reply Reply All Forward X Junk Close

**airstrip**  
Jose Palacios [josep4911@gmail.com]

**Sent:** Monday, July 28, 2014 8:19 PM

**To:** Dennis Jensen

Hello Dennis,

I received your letter about building a private airstrip.

I think that is great. I would be all positive for having you build your air strip.

I no longer live in Dragoon, I have moved.

I know my ex-neighbor Thurston Comstock had an airstrip on his property some years ago (Flying Horse Shoe Ranch Road).

One other neighbor that has the road grading business also has his own airstrip ( I think he is on mile marker 7?).

Good luck with your airstrip.

your ex-neighbor 4911 E. Silk Wind Blvd. PO Box 374 Dragoon.

Jose Palacios  
480-239-5686

54 E

Dear Neighbor,

7/18/2014

I would like to build a private airstrip south of Dragoon Rd ( 4961 Dragoon Rd )between Whispering Pines Rd and Lizard Lane.This would be only for my private use and consist of the maximum of 3 take Offs and 3 landings a week during daylight hours.

No type of commercial activites or flight instruction would take place.The type aircraft will be single engine piston powered light aircraft.

Your input is important to us.

Submit written comments to: Dennis Jensen  
P.O. 343  
Dragoon,Az.85609

E-Mail [dennis@red.com](mailto:dennis@red.com)

Phone 360-410-7271

7/22/2014

I HAVE NO PROBLEM WITH YOU BUILDING  
AN AIRSTRIP ON YOUR PROPERTY.



Dear Neighbor,

7/18/2014

I would like to build a private airstrip south of Dragoon Rd ( 4961 Dragoon Rd )between Whispering Pines Rd and Lizard Lane. This would be only for my private use and consist of the maximum of 3 take Offs and 3 landings a week during daylight hours.

No type of commercial activites or flight instruction would take place. The type aircraft will be single engine piston powered light aircraft.

Your input is important to us.

Submit written comments to: Dennis Jensen  
P.O. 343  
Dragoon, Az. 85609

E-Mail [dennis@red.com](mailto:dennis@red.com)

Phone 360-410-7271

7/22/2014

I HAVE NO PROBLEM WITH YOU BUILDING AN  
AIRSTRIIP ON YOUR PROPERTY.

Barbara M. Owens

Special Use: Docket SU-14-13 (Jensen)

COCHISE COUNTY

AUG 18 2014

PLANNING

YES, I SUPPORT THIS REQUEST

Please state your reasons:

I Fully support This request as the airstrip will aid Our Community as an emergency Air Vack medical. The last two accidents personnel was delayed as they had to be transported a sum distance across the tracks otherwise they land at the old school yard

D. Johnson  
1867 Johnson Rd. N

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

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

(Attach additional sheets, if necessary)

PRINT NAME(S): \_\_\_\_\_

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

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

Your comments will be made available to the Planning Commission. Upon submission 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 by our Department no later than 4 PM on Wednesday, August 27, 2014 if you wish the Commission to consider them before the meeting. We cannot make exceptions to this deadline, however, if you miss the written comment deadline you may still make a statement at the public hearing listed above. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting, as they do not have sufficient time to read materials at that time. Your cooperation is greatly appreciated.**

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

57 E

# Special Use: Docket SU-14-13 (Jensen)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

I SUPPORT THIS REQUEST SO THAT WE MIGHT  
HAVE A PLACE FOR EMERGENCY HELICOPTERS TO  
LAND IN OUR AREA, ALSO FIRE FIGHTERS.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

WILLIAM J. STRUTHERS

SIGNATURE(S):

William J. Struthers  
DORADO AZ.

YOUR TAX PARCEL NUMBER: \_\_\_\_\_ (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. Upon submission 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 by our Department no later than 4 PM on Wednesday, August 27, 2014 if you wish the Commission to consider them before the meeting. We cannot make exceptions to this deadline, however, if you miss the written comment deadline you may still make a statement at the public hearing listed above. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting, as they do not have sufficient time to read materials at that time. Your cooperation is greatly appreciated.**

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

58 E

# Special Use: Docket SU-14-13 (Jensen)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

I OWN ACREAGE TO THE EAST OF JENSEN'S  
AND HAVE NO PROBLEM WITH HIM PUTTING IN AN  
AIRSTRIPE.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

Orie Alvin Owens Jr

SIGNATURE(S):

Orie Alvin Owens Jr

YOUR TAX PARCEL NUMBER: 208790100 (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. Upon submission 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 by our Department no later than 4 PM on Wednesday, August 27, 2014 if you wish the Commission to consider them before the meeting. We cannot make exceptions to this deadline, however, if you miss the written comment deadline you may still make a statement at the public hearing listed above. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting, as they do not have sufficient time to read materials at that time. Your cooperation is greatly appreciated.**

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

59

E

## Special Use: Docket SU-14-13 (Jensen)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

I OWN A CREAGE TO THE WEST OF JENSEN'S  
AND HAVE NO PROBLEM WITH HIM PUTTING IN AN  
AIRSTRIP

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

BARBARA M. OWENS

SIGNATURE(S):

Barbara M. Owens

YOUR TAX PARCEL NUMBER: 20879010K (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. Upon submission 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 by our Department no later than 4 PM on Wednesday, August 27, 2014 if you wish the Commission to consider them before the meeting. We cannot make exceptions to this deadline, however, if you miss the written comment deadline you may still make a statement at the public hearing listed above. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting, as they do not have sufficient time to read materials at that time. Your cooperation is greatly appreciated.**

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

60 E

### Special Use: Docket SU-14-13 (Jensen)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

I've met the applicant and trust his intentions for USE.

However: If the property is sold or changes hands we request the airstrip be dismantled and removed. We do not want fuel stored on premises or more than the limited use that the applicant has proposed.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): Deborah Mechigow Kenn Goldman

SIGNATURE(S): *[Handwritten signatures]*

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

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

61 E

# Special Use: Docket SU-14-13 (Jensen)

X

YES, I SUPPORT THIS REQUEST

Please state your reasons:

Mr. Jensen is a professional Pilot. We trust his ability to fly his personal plane safely. There are 80-120 trains a day through Dragoon, so noise from his plane is of no consequence. Our house would be in a direct flight path for his air strip and we have no concerns or worries over that.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

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

(Attach additional sheets, if necessary)

PRINT NAME(S):

Cheryl Glenn Richard Glenn Sr

SIGNATURE(S):

Richard Glenn Sr  
Cheryl Glenn

YOUR TAX PARCEL NUMBER: 208-79-010C (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. Upon submission 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 by our Department no later than 4 PM on Wednesday, August 27, 2014 if you wish the Commission to consider them before the meeting. We cannot make exceptions to this deadline, however, if you miss the written comment deadline you may still make a statement at the public hearing listed above. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting, as they do not have sufficient time to read materials at that time. Your cooperation is greatly appreciated.**

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

62 E

Special Use: Docket SU-14-13 (Jensen)

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

PLEASE SEE ATTACHED LETTER TO  
PETER GARDNER, PLANNER I  
DATED 8/18/14

Thank you

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

(Attach additional sheets, if necessary)

PRINT NAME(S):

WALK THOME, DRAGON 80, LLC

SIGNATURE(S):

Walk Thoms

YOUR TAX PARCEL NUMBER: \_\_\_\_\_ (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. Upon submission 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 by our Department no later than 4 PM on Wednesday, August 27, 2014 if you wish the Commission to consider them before the meeting. We cannot make exceptions to this deadline, however, if you miss the written comment deadline you may still make a statement at the public hearing listed above. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting, as they do not have sufficient time to read materials at that time. Your cooperation is greatly appreciated.**

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

63 E

Walter C. Thome  
6330 E. Oasis Street  
Mesa, AZ 85215

August 18, 2014

Peter Gardner, Planner I  
Cochise County Planning Dept.  
1415 Melody Lane, Bldg E  
Bisbee, AZ 85603

Re: Docket SU-14-13 (Jensen)

Dear Mr. Gardner,

As the owner of tax parcel 208-78-183L, this is to inform you that I support the request being made by Mr. Jensen to build an airstrip on his property. I have talked to Dennis Jensen on two occasions and my understanding is as follows.

How many takeoffs and landings are you anticipating?

*Dennis said there would be no more than a maximum of three (3) takeoffs and landings per week. Dennis said there would probably not even be that many, but he specified a maximum of three (3) takeoffs and landing on his Special Use application with Cochise County.*

What happens if Dennis eventually sells his property to someone who wants to make use of the airstrip more frequently on a weekly basis?

*Dennis is going to voluntarily put a deed restriction on his property which restricts the takeoffs and landings to a maximum of three (3) per week, no matter who owns the property.*

How much acreage does Dennis already own? How much additional acreage is he planning to acquire?

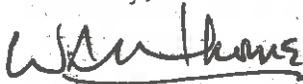
*Dennis owns twenty-five (25) acres. Once he gets his Special Use permit from the county he will close escrow on a five (5) acre parcel that is contiguous to his property on its western boundary, and a sixteen (16) acre parcel that is contiguous to his property on its eastern boundary. At present Dennis' airstrip is 2,000' long. The acreage he is acquiring will serve as "additional buffer" for his airstrip.*

Will the airstrip be dirt or will it be paved?

*Dennis will grade the airstrip and then he will roll in AB. The airstrip won't be paved, but there will be a minimal amount of dust because of the AB.*

As long as Mr. Jensen works along the lines of what he has outlined to me I have no opposition to his project. If I have misunderstood anything of significance, however, please contact me at 480-540-8277. Otherwise, I am in full support of his project.

Sincerely,



Walt Thome

64 E

Special Use: Docket SU-14-13 (Jensen) COCHISE COUNTY

AUG 20 2014

YES, I SUPPORT THIS REQUEST

Please state your reasons:

PLANNING

Blank lines for providing reasons for supporting the request.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

- too close to others residential homes
- high winds are common therefore risk of crash higher
- take off + landings too close to homes
- Dagoon has no Fire Dept for rapid response to crash for fire hazard due to gasoline
- will adversely affect others property values. - Noise
- pilot should have to carry liability insurance if he in some way causes damage/harm to other + their property (similar to car liability insurance)

(Attach additional sheets, if necessary)

PRINT NAME(S):

Williams Lucy Irene Living Trust

SIGNATURE(S):

Linda Kaschak Trustee

YOUR TAX PARCEL NUMBER: 208-79-008 (the eight-digit identification number found on the tax statement from the Assessor's Office) 208-79-005

Your comments will be made available to the Planning Commission. Upon submission 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 by our Department no later than 4 PM on Wednesday, August 27, 2014 if you wish the Commission to consider them before the meeting. We cannot make exceptions to this deadline, however, if you miss the written comment deadline you may still make a statement at the public hearing listed above. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting, as they do not have sufficient time to read materials at that time. Your cooperation is greatly appreciated.

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

65 E

Special Use: Docket SU-14-13 (Jensen)

AUG 20 2014

PLANNING

YES, I SUPPORT THIS REQUEST

Please state your reasons:

~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

*Beautiful area. One low flying aircraft would lead to noise. The noise would be irradic and a potential for accidents on take off or landing. Is this just recreational? - It's not worth the use of land. There is already a small plane in the area flying occasionally above and around. How annoying!!*

(Attach additional sheets, if necessary)

PRINT NAME(S):

*Kathy Bell*

SIGNATURE(S):

*Kathy Bell*

YOUR TAX PARCEL NUMBER:

*20878 177B*

(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. Upon submission 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 by our Department no later than 4 PM on Wednesday, August 27, 2014 if you wish the Commission to consider them before the meeting. We cannot make exceptions to this deadline, however, if you miss the written comment deadline you may still make a statement at the public hearing listed above. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting, as they do not have sufficient time to read materials at that time. Your cooperation is greatly appreciated.**

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

*66 E*

Special Use: Docket SU-14-13 (Jensen)

COCHISE COUNTY

AUG 21 2014

PLANNING

YES, I SUPPORT THIS REQUEST

Please state your reasons:

Blank lines for providing reasons for supporting the request.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

Handwritten reasons for not supporting the request:
1. The value of my property would go down.
2. The noise and air traffic - not good at all
3. Dragoon is too small for an airstrip

(Attach additional sheets, if necessary)

PRINT NAME(S): BETTY J BONNELL

SIGNATURE(S): Betty J. Bonnell

YOUR TAX PARCEL NUMBER: 20878065A (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. Upon submission 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 by our Department no later than 4 PM on Wednesday, August 27, 2014 if you wish the Commission to consider them before the meeting. We cannot make exceptions to this deadline, however, if you miss the written comment deadline you may still make a statement at the public hearing listed above. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting, as they do not have sufficient time to read materials at that time. Your cooperation is greatly appreciated.

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

67 E

### Special Use: Docket SU-14-13 (Jensen)

       YES, I SUPPORT THIS REQUEST  
Please state your reasons:

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

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

*I am strongly opposed to the air strip. It will be a noise problem, we already have the railroad going through. This is suppose to be a peaceful and quiet rural community. Please don't let this air strip go through.*  
*I will not be attending the meeting.*

(Attach additional sheets, if necessary)

*Thank you,  
Loretta G. Owen (Major)*

PRINT NAME(S): LORETTA G. OWEN (MAJOR)

SIGNATURE(S): Loretta G. Owen (Major)

YOUR TAX PARCEL NUMBER: 20879144 (the eight-digit identification number found on the tax statement from the Assessor's Office) 20878113

Your comments will be made available to the Planning Commission. Upon submission 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 by our Department no later than 4 PM on Wednesday, August 27, 2014 if you wish the Commission to consider them before the meeting. We cannot make exceptions to this deadline, however, if you miss the written comment deadline you may still make a statement at the public hearing listed above. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting, as they do not have sufficient time to read materials at that time. Your cooperation is greatly appreciated.

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

68 E



# COCHISE COUNTY COMMUNITY DEVELOPMENT

*"Public Programs...Personal Service"*

## MEMORANDUM

**TO:** Cochise County Planning and Zoning Commission  
**FROM:** Beverly J. Wilson, Planning Director  
**SUBJECT:** Docket SU-14-12 (Village Meadows Baptist Church)  
**DATE:** August 26, 2014, for the September 10, 2014 Meeting

### APPLICATION FOR A SPECIAL USE

The Applicant is requesting a Special Use authorization to establish a Day Care Facility to accommodate up to 57 children utilizing an existing building associated with the Church. The children will be pre-school aged, with facilities to include 18 infants among them. The proposed use is considered a Special Use in the R-36 (Residential, one dwelling unit per 36,000-square feet) Zoning District under section 707.02 Zoning Regulations. The subject parcel (105-16-014B) is located at 1407 El Camino Real in Sierra Vista. The Applicant is the Village Meadows Baptist Church, represented by Sharon Burks.

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

Parcel Size: 36.25-Acres  
Zoning: R-36 (Residential, one dwelling unit per 36,000-square feet)  
Growth Area: Category A (Urban Growth Area)  
Plan Designation: Neighborhood Conservation  
Area Plan: None  
Existing Uses: Village Meadows Baptist Church with Accessory Buildings  
Proposed Uses: Same, adding a Day Care Facility

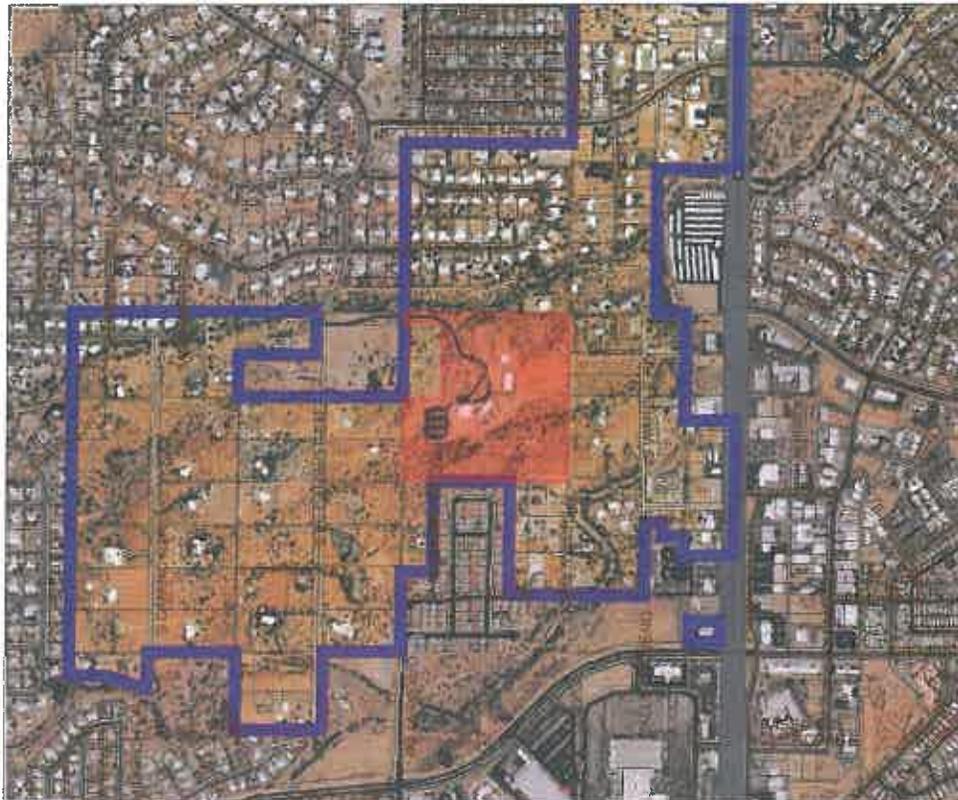
### Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	SR-12	Bella Vista Water Company Tank Facility
South	SFR-6	City of Sierra Vista Residential Subdivision
East	R-36	County - Residential Properties
West	R-36	County - Residential Properties

**II. PARCEL HISTORY**

There are no outstanding issues with this parcel. The buildings have all been constructed with permits as follow:

- 2003 – Commercial Permit to construct Sunday School Classrooms and a Library.
- 2006 – Commercial Permit to construct 8,000-square foot Fellowship Hall.
- 2009 - Commercial Permit to construct 4,800-square foot Church Administration Building.
- 2009 - Commercial Permit for 1,428-square foot construction trailer.
- 2009 - Commercial Permit to construct metal storage building with no utilities.
- 2010 - Commercial Permit to expand existing parking lot.
- 2010 - Commercial Permit to construct a 3,600-square foot awning for the Admin Building.
- 2011 - Commercial Permit for electricity to a well.
- 2011 - Commercial Permit to install electricity in metal storage building used for maintenance.
- 2013 - Commercial Permit to construct a 900-square foot picnic shade structure.
- 2013 - Commercial Permit to construct a 600-square foot storage shed with no utilities.



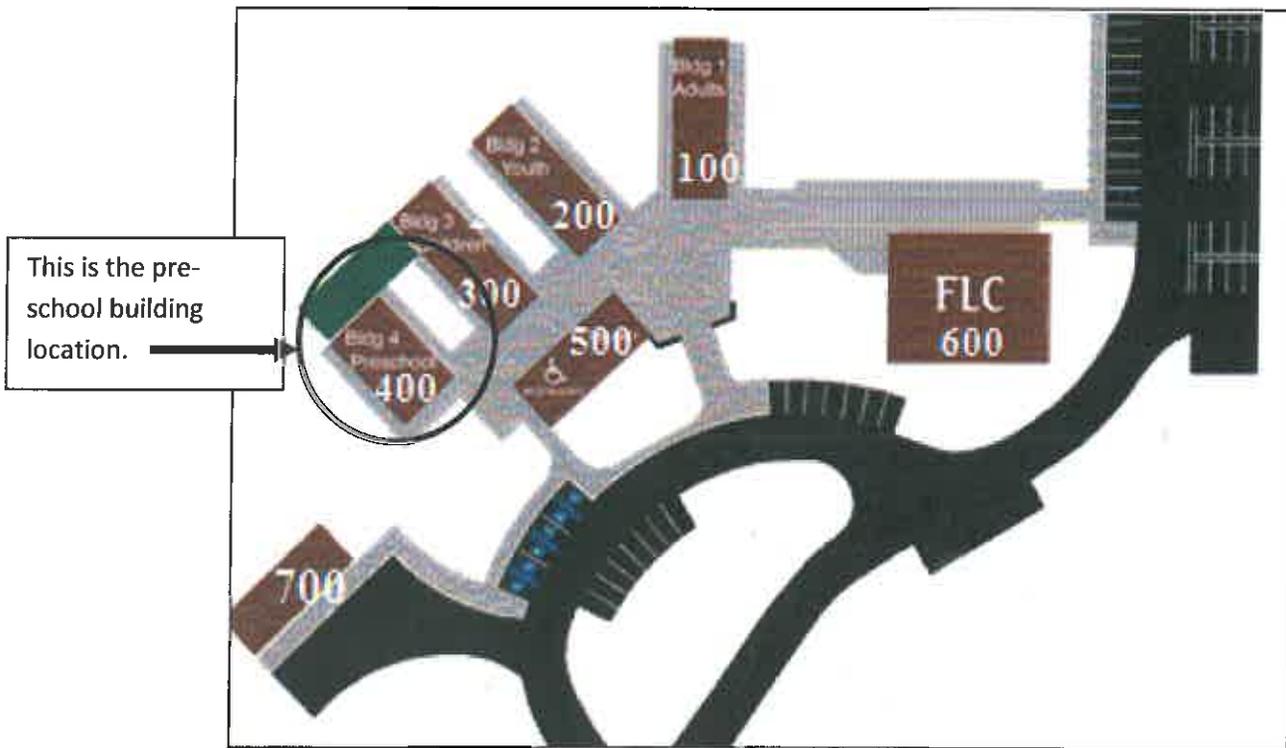
*The site is in a County enclave of Sierra Vista, near the southern end of El Camino Real.*

**III. NATURE OF REQUEST**

The Applicant, Village Meadows Baptist Church, intends to open a “not for profit” Day Care/Pre-school Facility for low income and single parent working households. The new use will allow up to 57 children aged birth through five-years to be cared for in existing buildings and infrastructure now used for the same purpose during Church activities. The Day Care Facility will also utilize the existing Family Life Center, which contains a gymnasium, for recess and exercise time to protect the children from our harsh climate, including the sun. Of the 57 children, up to 18 will be infants and toddlers, unable to spend time out-of-doors.

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

Section 1716.02 of the Zoning Regulations provides a list of 10 factors with which to evaluate Special Use applications. Staff uses these factors to help determine whether to recommend approval for a Special Use Authorization, as well as to determine what Conditions and/or Modifications may be needed. Nine of the 10 criteria apply to this request. The project as submitted complies with all nine applicable Special Use factors.



*This site map shows the layout of the Church and accessory buildings.*

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

The Category A-(Urban Growth Area) areas are characterized by established or planned residential and/or non-residential development, with the potential of annexation by the abutting City. Urban site development standards and improvements exist on this site and in the surrounding neighborhoods, including the presence of a water company, asphalt streets and roadways, and adequate drainage. The proposed use fits well with the surrounding area, and will be easily assessable for working parents.

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

The purpose statement in Article 7 makes no mention of any type of non-residential land use, however, Section 701 allows childcare in the TR Districts as a Special Use. The proposed use will serve the local community in an established site surrounded by an established neighborhood.

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

The property takes access from El Camino Real, in a County enclave surrounded by the City of Sierra Vista. El Camino Real is an established City/County street that is maintained by both jurisdictions. In addition, a long access road leads into the Church's property, which is improved with asphaltic concrete.



*Looking east at the access road from El Camino Real.*

**D. Traffic Circulation Factors: Complies**

The project site takes access from an existing commercial access point directly from El Camino Real, as mentioned above. This driveway can safely accommodate any increased traffic load generated by the additional proposed uses.

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

This factor concerns the ability of the Applicant to provide for necessary street, water, sewer, and utility services on the property. The property is served by a water company, and a commercial septic system, while SSVEC provides electric power. The site is within the Fry Fire District and significant site improvements were designed for the volume and nature of the traffic that will be generated, as it will be significantly lower than on Sunday mornings.

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

This factor addresses the site development standards required on a site. As there is no new construction proposed, and all construction has been permitted, all site development standards have been met. There are no requests for modifications from the requirements, which include

asphaltic concrete parking surfaces, adequately sized driveways, and clearly defined driveways.

**G. Public Input: Complies**

The Applicant completed the Citizen Review process and submitted notation of two telephone calls received from neighboring property owners, both expressing a positive response.

**H. Hazardous Materials: Not Applicable**

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



*The enclosed play area is located on the north side of the building.  
It has a pea gravel base, and is entirely fenced.*

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

The greatest potential for off-site impacts associated with the proposed daycare/preschool activities are increased traffic volume, and the noise that children make when playing. The Applicant has predicted a potential increase of up to 57 additional automobiles entering the site twice daily, which equates to less than one-half the traffic generated on Sunday mornings. The existing topography and site improvements will greatly reduce any impact from traffic. The noise coming from children will be confined to the Pre-School building and play area, and the Family Life Center contains a gymnasium. It is important to keep in mind that up to 18 of the proposed 57 children may be younger than two-years, which will keep them indoors and further reduce any concern over noise.

**J. Water Conservation: Complies**

The established buildings were all built utilizing low-flow fixtures, and the site has established native and drought tolerant landscaping.

**V. PUBLIC COMMENT**

The Department mailed notices to neighboring property owners within 300-feet of the subject property. Staff posted the property on August 25, 2014, and published a legal notice in the *Bisbee Observer* on August 21, 2014. To date, the Department has received one response supporting the Special Use and one negative response, citing the noise of children.

**VII. SUMMARY AND CONCLUSION**

If approved, the Special Use will expand the existing use on the site and in the area. A ‘not for profit’ Day Care Facility utilizing the existing structures and infrastructures fits well within this large acreage, and will provide a much needed amenity to the community. The location and position of the buildings and the proposed utilization of the Family Life Center gymnasium as an alternate recess location will help to alleviate the concerns for noise.

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

1. The Residential Zoning Districts are established for such land use proposals, per Sections 707.02 of the Zoning Regulations;
2. The facilities and site development requirements are already in place, the surrounding residential neighborhood will not be further disturbed by any new construction;
3. The proposed use will support the needs of single parents and low-income families within the church community and the local area; and
4. One neighboring property owner supports the request.

**Factors Against Allowing the Special Use**

1. One neighboring property owner opposes this request.

**VIII. RECOMMENDATION**

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

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

Sample Motion: *Madame Chair, I move to approve Special Use Docket SU-14-12, with the Conditions recommended by staff; the Factors in Favor of approval constituting the Findings of Fact.*

**IX. ATTACHMENTS**

- A. Special Use Application
- B. Location Map
- C. Concept Plan
- D. Citizen Review and Public Comment



**COCHISE COUNTY  
COMMUNITY DEVELOPMENT**

*"Public Programs...Personal Service"*

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

TAX PARCEL NUMBER ~~0443298~~ 105-16-014B

APPLICANT Village Meadows Baptist Church

ADDRESS 1407 El Camino Real Sierra Vista 85635

CONTACT TELEPHONE NUMBER 520 458-4500 / 227-8216

EMAIL ADDRESS: Christine@umbconline.org

PROPERTY OWNER (IF OTHER THAN APPLICANT)

ADDRESS

DATE SUBMITTED

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

**PART ONE - REQUIRED SUBMITTALS**

1. Cochise County Joint Application (attached).
2. Questionnaire with all questions completely answered (attached).
3. A minimum of (6) copies of a site plan drawn to scale and completed with all the information requested on the attached Sample Site Plan and list of Non-residential Site Plan Requirements. (Please note that **nine (9) copies will be required for projects occurring inside the Uniform Building Code enforcement area. In addition, if the site plan is larger than 11 by 17 inches, please provide one reduced copy.**)
4. Proof of ownership/agent. If the applicant is not the property owner, provide a notarized letter from the property owner stating authorization of the Commercial Building/Use/Special Use Application.
5. Proof of Valid Commercial Contractor's License. (Note: any building used by the public and/or employees must be built by a Commercial Contractor licensed in the State of Arizona.)

76 A

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? Church and related activities

2. What is the proposed use or improvement? The opening of a not for profit daycare/preschool for up to 57 children age birth through 5 years using the existing building and infrastructure.

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? The daycare/preschool

activities associated with a licensed facility currently exist on the property in conjunction with church activities. The only added impact might be a slight increase in weekly traffic.

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

Our mission is to provide a quality daycare/preschool experience for up to 57 children emphasizing single parent and poverty level working households.

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)

Existing block construction type buildings will be used.

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.

There is no construction required. Our goal is to open within one year.

7. Provide the following information (when applicable):

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

B. Number of employees: Initially: 26 Future: 28  
Number per shift Seasonal changes 13 per shift with no seasonal changes

C. Total average daily traffic generated:

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

up to 70 per day

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

1 UPS truck daily

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

Traffic will arrive traveling south on El Camino Real and depart traveling North on El Camino Real

(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 heaviest

Traffic is heaviest Sunday  
7:45 am - 12:00 pm

Circle whether you will be on public water system or private well. If private well, show the location on the site plan.

D. Estimated total gallons of water used: per day 5 gallons per year 1.97 thousand gallons

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.

We currently have 2 6,000 gallon tanks. The one near the preschool building has four leach lines running east. This services the preschool and Administration buildings.  
78 A

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	Arizona Water Co	All are currently in use and being donated to the
Sewer/Septic	2 6,000 gallon tanks	
Electricity	SSVEC	Preschool from Village
Natural Gas	NIA	
Telephone	Clearly Communications	Meadow's Baptist Church.
Fire Protection	Guide One Insurance Landmark	

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

1. Describe any activities that will occur outdoors.

Freeplay in the designated playground areas.

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

\_\_\_\_\_

3. Will any noise be produced that can be heard on neighboring properties? Yes  No  if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties? To date there has been no

indication from neighboring properties that any type of noise has been heard. We would assume this would continue as we already have church related preschool activities occurring on the property.

4. Will any vibrations be produced that can be felt on neighboring properties? Yes \_\_\_ No  if yes; describe the level and duration of vibrations. What measures will be taken to prevent vibrations from impacting neighboring properties? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

7. Will outdoor lighting be used? Yes \_\_\_ No  If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please provide manufacturer's specifications.

8. Do signs presently exist on the property? Yes  No \_\_\_ If yes, please indicate type (wall, freestanding, etc.) and square footage for each sign and show location on the site plan.

A. 30 Square feet. Freestanding \_\_\_\_\_ 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)  
asphalt

12. Show dimensions of parking and loading areas, width of driveway and exact location of these areas on the site plan. (See site plan requirements checklist.)

13. Will you be performing any off-site construction (e.g., access aprons, driveways, and culverts)?  
Yes \_\_\_ No  If yes, show details on the site plan. **Note: The County may require off-site improvements reasonably related to the impacts of the use such as road or drainage improvements.**

**SECTION C - Water Conservation and Land Clearing**

1. If the developed portion of the site is one acre or larger, specific measures to conserve water on-site must be addressed. Specifically, design features that will be incorporated into the development to reduce water use, provide for detention and conserve and enhance natural recharge areas must be described. The Planning Department has prepared a *Water Wise Development Guide* to assist applicants. This guide is available upon request. If the site one acre or larger, what specific water conservation measures are proposed? Describe here or show on the site plan submitted with this application.

*existing*

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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.)

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**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).**

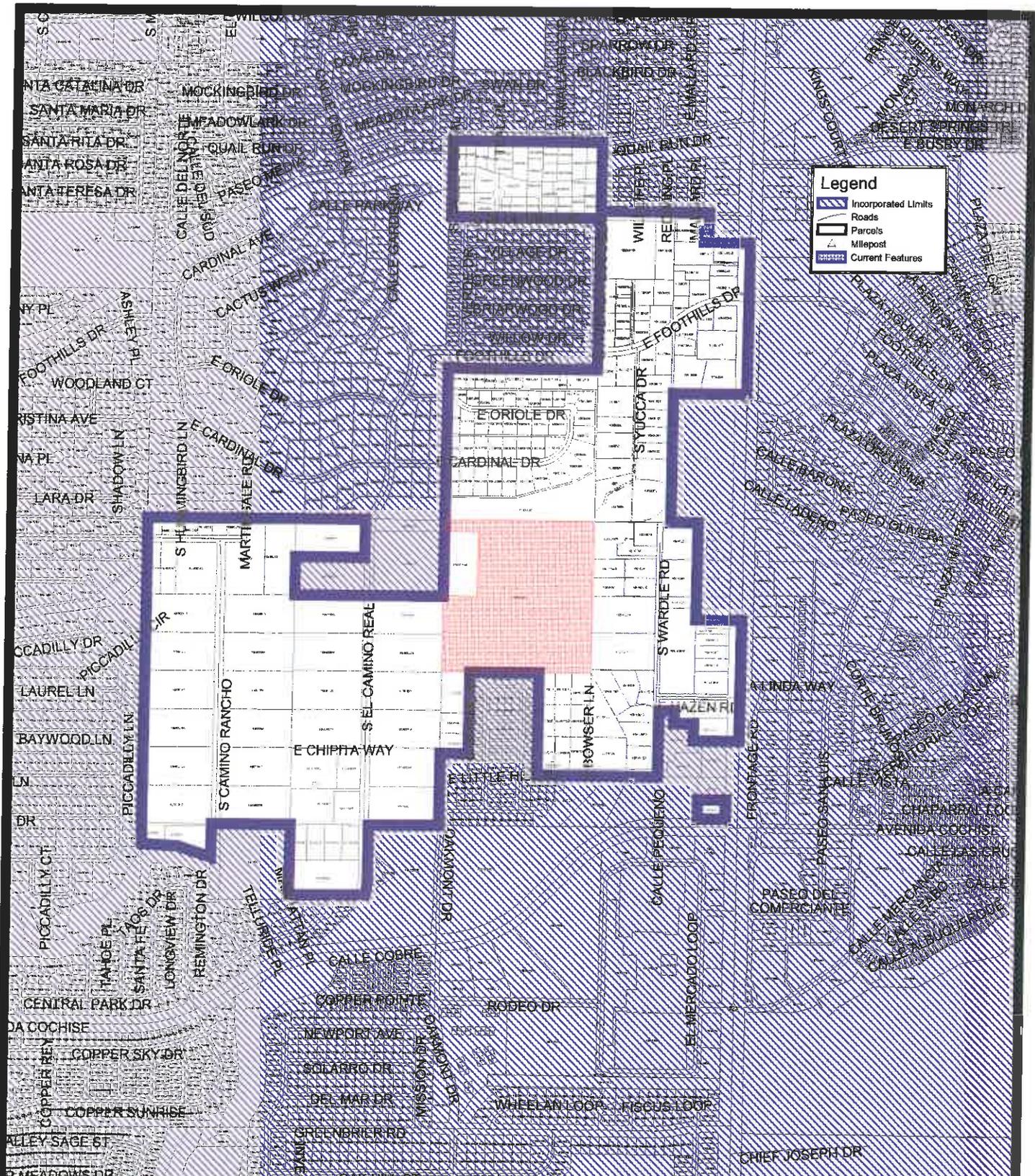
**SECTION E - Applicant's Statement**

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 Sharon A Burks

Print Applicant's Name Sharon A. Burks

Date signed 21 Jul 14



**Legend**

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



**SU-14-12**  
**Village Meadow Baptist**

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

B 83

0' 1" = 1200'



# Village Meadows

## BAPTIST CHURCH

1407 El Camino Real  
Sierra Vista, AZ 85635

Phone: 520-458-4500

Fax: 520-515-0028

[www.villagemeadows.org](http://www.villagemeadows.org)

Dear Neighbors,

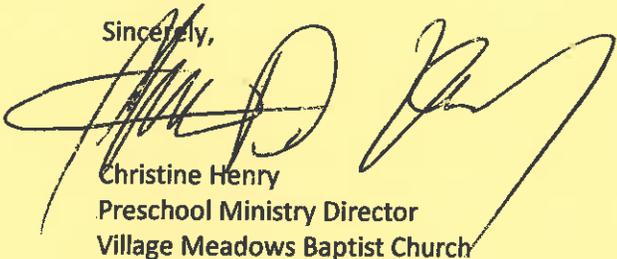
I am writing to inform you of an exciting opportunity Village Meadows Baptist Church has to serve the families in our community. VMBC is applying for a Special Use Permit to open a not for profit daycare/preschool facility at our campus located at 1407 El Camino Real, Sierra Vista.

The proposed facility will include a quality education experience for up to 57 children, age birth through five years. We will use our existing buildings and infrastructure including the preschool building, kitchen, and playground areas, so no new construction will be required. The daily noise, light, and activity levels are projected to be the same as those currently experienced from the preschool area during our Wednesday and Sunday hours of operation. The proposed operating hours for the daycare/preschool will be Monday-Friday, 6am to 6pm with all major holidays observed.

The neighboring property owners are likely to note a slight increase in vehicle traffic during peak drop-off and pick-up times. This increase is projected to maximize at 57 additional vehicles daily. This increase in traffic equates to less than half the traffic experienced on Sunday morning between the hours of 7:30 am and 12:30 pm.

The Staff of Village Meadows Baptist Church looks forward to hearing from our friends and neighbors regarding this opportunity to provide a quality educational experience for the children and a valuable resource for the families of our community. Questions, comments, support, or concerns may be mailed to VMBC 1407 El Camino Real, Sierra Vista 85635, emailed to [Christine@vmbconline.org](mailto:Christine@vmbconline.org), or made telephonically to our office at 458-4500 during business hours.

Sincerely,



Christine Henry  
Preschool Ministry Director  
Village Meadows Baptist Church

# Telephonic Record for Village Meadows Baptist Church Special Use Permit

On July 23, 2014 Peter and Hilda Bergsneider telephonically gave their support in favor of the Village Meadows Baptist Church daycare/preschool project.

July 23, 2014 Brian and Leann Duncan telephonically gave their enthusiastic support for a daycare/preschool in their area.

# Special Use: Docket SU-14-12 (Village Meadows Baptist)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

I do NOT see a significant impact ON OUR traffic situation. The LAND we own ADJACENT to this facility IS undeveloped and UNOCCUPIED.

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

COCHISE COUNTY  
AUG 18 2014  
PLANNING

(Attach additional sheets, if necessary)

PRINT NAME(S): Amy D. Edwards

SIGNATURE(S): *Amy D. Edwards*

YOUR TAX PARCEL NUMBER: 1059000L (the eight-digit identification number found on the tax statement from the Assessor's Office)

LAND - 10778096 F

Your comments will be made available to the Planning Commission. Upon submission 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 by our Department no later than 4 PM on Wednesday, August 27, 2014 if you wish the Commission to consider them before the meeting. We cannot make exceptions to this deadline, however, if you miss the written comment deadline you may still make a statement at the public hearing listed above. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting, as they do not have sufficient time to read materials at that time. Your cooperation is greatly appreciated.**

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

D 87

# Special Use: Docket SU-14-12 (Village Meadows Baptist)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~

NO, I DO NOT SUPPORT THIS REQUEST

Please state your reasons:

We bought our home primarily for its location away from any schools. We lived in government housing in Germany located near the Elementary and Middle schools. It was horrible. Children will be children and we couldn't even hear our television for the constant, deafening roar of screaming children. Please do not approve the request. At least require construction of an acoustic barrier between the school and neighboring homes.

(Attach additional sheets, if necessary)

PRINT NAME(S):

David + Vickie Dean

SIGNATURE(S):

  
Vickie C. Dean

YOUR TAX PARCEL NUMBER:

105-16-0236-9

(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. Upon submission 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 by our Department no later than 4 PM on Wednesday, August 27, 2014 if you wish the Commission to consider them before the meeting. We cannot make exceptions to this deadline, however, if you miss the written comment deadline you may still make a statement at the public hearing listed above. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting, as they do not have sufficient time to read materials at that time. Your cooperation is greatly appreciated.**

RETURN TO: Peter Gardner, Planner I  
Cochise County Planning Department  
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Bisbee, AZ 85603

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