



NOTICE OF MEETING
Cochise County Planning and Zoning Commission

October 10, 2012 at 4:00

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

AGENDA

1. 4:00 P.M. - CALL TO ORDER

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

- 2. ROLL CALL** (Introduce Commission members, explain quorum and requirements for taking legal action.)
- 3. CALL TO THE PUBLIC** (Opportunity for members of the public to speak on any item not already on the agenda).
- 4. APPROVAL OF PREVIOUS MONTH'S MINUTES**
- 5. COMMISSION VOTING PROCEDURES – Use of roll call vote to clarify how the Commissioners voted.**
- 6. NEW BUSINESS**

Item 1 – (Page 1) Introduce docket and advise public who the applicants are.

PUBLIC HEARING, Docket SU-12-12 (Harvey): The Applicant seeks Special Use authorization from the Planning and Zoning Commission in order to establish a Slaughterhouse (607.40) land use on the 42 acre subject property. The intent is to remodel an existing building for the slaughterhouse and license it per USDA standards for beef products. The subject Parcel (206-01-011J) is located north of Sunsites, AZ. It is further described as being in Section 36 of Township 16, Range 24 in the G&SRM in Cochise County, AZ. The Applicant is Carl G. Harvey of Sunsites, AZ.

ANNOUNCE ACTION TAKEN – (Note: Any individual disagreeing with this action has the right to appeal to the Board of Supervisors within 15 days. An application for appeal is available this afternoon with the Clerk, at our office Monday through Friday between 8 A.M. and 5 P.M., or anytime on our webpage in the “Permits and Packets” link.)

Item 2 – (Page 76) Introduce docket and advise public who the applicants are.

PUBLIC HEARING, Docket SU-12-14 (Gleave): The Applicant seeks Special Use authorization from the Planning and Zoning Commission for a small-scale metals recycling facility, a Special Use per Section 1205.06 of the Zoning Regulations. The Applicant proposes to use an existing 1,000 sq.-ft. tenant space on a half-acre parcel (parcel no. 106-70-111) located at 689 W. Fry Blvd. in Sierra Vista. The property is further described as being in Section 34, Township 23 South, Range 21 East of the G&SRB&M in Cochise County, Arizona. The Applicant is Mr. Michael Gleave.

ANNOUNCE ACTION TAKEN – (Note: Any individual disagreeing with this action has the right to appeal to the Board of Supervisors within 15 days. An application for appeal is available this afternoon with the Clerk, at our office Monday through Friday between 8 A.M. and 5 P.M., or anytime on our webpage in the “Permits and Packets” link.)

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

8. CALL TO COMMISSIONERS ON RECENT MATTERS.

9. ADJOURNMENT

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.



COCHISE COUNTY PLANNING & ZONING COMMISSION
DRAFT MINUTES
September 12, 2012

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

The regular meeting of the Cochise County Planning & Zoning Commission was called to order at 4:00 p.m. by Chair Lynch at the Cochise County Complex, 1415 Melody Lane Building G, Bisbee, Arizona in the Board of Supervisors Board Room.

Chair Lynch announced that Docket SU-12-12 was being postponed until the October 2012 meeting, and explained the procedures and protocols for the meeting to the public. As part of this, he included an explanation regarding the procedures for tie votes on Special Use Dockets.

ROLL CALL

Chair Lynch noted the presence of a quorum. He instructed the Commissioners to indicate their presence and their respective Districts.

1. **Present:** Mr. Jim Martzke, Ms. Carmen Miller, Mr. Tim Cervantes, Mr. Jim Lynch, Mr. Jay Sanger, Mr. Ron Bemis, and Ms. Pat Edie.
2. **Absent:** Gary Brauchla and Raul Montaña.

CALL TO THE PUBLIC

Chair Lynch opened "Call to the Public," and Mr. Jack Cook spoke about various matters.

APPROVAL OF PREVIOUS MONTH'S MINUTES

Mr. Lynch noted some corrections to the previous month's minutes. He called for a motion to approve the minutes as corrected. Mr. Martzke moved to approve the motion, Mr. Bemis seconded.

Motion: Approve the minutes of the August 11, 2012

Action: Approve **Moved by** Mr. Martzke, **Seconded by** Mr. Bemis

Vote: Motion passed unanimously

Yes: Jim Martzke, Jim Lynch, Ron Bemis, Pat Edie, Carmen Miller, Tim Cervantes, Jay Sanger

No: 0

Absent: Raul Montañño and Gary Brauchla

NEW BUSINESS

Before calling the first Docket, the Chairman suggested a new way to record Commission votes so as to establish a clear record of such. There was a brief discussion on this matter, after which he passed out the forms to staff so the votes could be recorded.

PUBLIC HEARING, DOCKET SU-08-17A (Lucore) – The Applicant, Ana Lucore of Children’s Ranch, received Special Use approval in the fall of 2008 for a large, multi-use foster care center, which was to feature site built homes, a number of indoor and outdoor recreational opportunities, religious and educational facilities, office space, and facilities for guests and volunteers. Since that time a small number of manufactured homes have been sited on the property for foster families, on-site caretakers and administrative staff. The Applicant seeks to have conditions requiring them to develop the site according to the 2007 concept plan removed, and to allow expanded utilization of manufactured homes to meet the needs of the Ranch. This will require a Special Use Modification at a public hearing before the Commission.

Senior Planner Keith Dennis delivered the staff report for this Docket, reminding the Commission as to why the Docket had been continued from the previous month. He stated that the staff report for the item would be truncated to allow Applicant Ana Lucore and her staff to provide the Commission with answers to some concerns raised at the August 2012 meeting. Primarily, the Commission had asked for further explanation regarding 1) efforts to obtain permanent legal access to the property; 2) the availability of emergency services protection; and 3) the long term viability of the project, particularly relative to whether the property would ever be built out according to the approved 2008 concept plan.

Mr. Dennis reminded the Commission that the request at this point was to allow the Applicant to proceed with a short term plan to install three additional manufactured homes on the property, as well as a small school/chapel building. He offered the Commission a recommendation of approval and explained the approval conditions recommended.

Chairman Lynch asked the Commission if there were questions for staff; seeing none, he opened the public hearing and asked the Applicant to speak. Applicant, Ms. Ana Lucore presented the Commission with a photo slide show of the Children’s Ranch. She used these photos as a means of taking the Commission on a virtual tour of the facility, with an attempt to use these to answer Commission questions about the Ranch. She concluded and asked for questions of the Commission.

Ms. Edie thanked the Applicant for providing staff and the Commission with a detailed attempt to address concerns raised at the August hearing.

Mr. Martzke asked if there had been any news as to the attempts to obtain legal access to the property. Ms. Lucore provided an update as to recent correspondence between the Ranch and the railroad company, but that these negotiations were ongoing and not final.

Mr. Dennis suggested to the Chairman that, as there was remaining time for the Applicant's presentation, that the Ranch finance director be brought to the podium to speak. The Chair and Applicant agreed and Jim Cox approached the podium.

Mr. Cox informed the Commission that he was the finance director for the Children's Ranch, and offered an overview of the operation from a financial perspective. His purpose was to inform the Commission that the Ranch was and had always been financially sound. He said that the Ranch had operated almost exclusively from private donations and had only recently begun accepting public monies. He said there are eight full time employees. He also said that the Ranch is now developed enough to be part of the Arizona foster care system, and that there is an extremely high demand for their services. He said the operation is solvent and generates income but not yet enough to build out the property as originally planned. Mr. Cox said that because the Ranch has developed as it has, they have something they can show to potential partners, rather than to try and sell them on an idea. He concluded his presentation, telling the Commissioners that "time is running out."

Mr. Lynch noted that there were 14 members of the public who had turned in speaker request forms and explained to the audience the procedures for speaking at the public hearing. He opened the public hearing and invited Mr. Bradford Martin to speak. Mr. Martin spoke in favor of the request, noting that he had been in an accident on the Ranch years ago. He said he had access to emergency services on the property when he had an accident. Mr. Sanger asked how long it took to be picked up. Mr. Martin said 30 minutes is the time it takes to get to Tucson.

Larry Lane spoke, stating he was a licensed contractor and was the chief contractor for the Children's Ranch. He said it was an honor to be selected as the builder for the Ranch.

Ms. Sharon Butts did not wish to speak but was in support of the request.

Mr. Mark Stevens spoke, linking his experience as a chaplain for the Arizona Department of Corrections to his support for the Ranch, for which he is also a chaplain. He said that quality, faith-based foster care could lead to fewer incarcerations among adults.

Kathleen Stevens then spoke in favor of the Ranch. She is program director of the Children's Ranch. She said they regularly receive phone calls from the state asking to place foster children on the property, and therefore, the need for additional beds for foster children is immediate and great. She stated that the Ranch was working to obtain legal access. She explained the many requirements and regulations governing the operation, and showed the Commission a binder full of paperwork that the operation had to complete for the various components of their licensure. She noted several daily life safety procedures that each home on the property has to follow, and described the on-site firefighting storage tank. She said the homes on the property were adequately separated to prevent fire from spreading. She said the St. David Fire Department had been called to the property earlier in 2012.

Mr. Sanger asked how many children were on the property. Ms. Stevens said there were seven children but that they were licensed for eight. He asked how they were planning to grow to accommodate more children. Ms. Stevens said that, if granted by the Commission, the current request would provide the capacity needed to accommodate additional children. Mr. Sanger asked if the children were school-aged, and if they were transported by the Benson school bus system. She said they were, but that the Ranch fleet vehicles provided transport per state regulations.

Mr. James White stated he lived on the Ranch, and stated that the Ranch does not lie at the end of the road, but instead, several neighbors lived beyond the Ranch along Grapevine Loop. He said the Ranch maintains the road in good condition. He invited questions from the Commission. Mr. Sanger asked how many neighbors lay north of the Ranch along to road. Mr. White said four.

Ms. Susan Cox then spoke in favor of the request. She said her family had been involved with Ana Lucore and the Ranch for over 10 years. She asked for the Commission's support for the modification request.

Ned Letto, a Court-appointed Special Advocate, spoke in favor of the request. He said that in his experience, the Children's Ranch was the best foster care facility he has seen.

He stated that there were 13,497 children in the foster care system in Arizona as of the end of July 2012, a 22% increase from the previous year. He said the Children's Ranch is the finest facility of its kind in Arizona.

Mr. Michael Klein then spoke in opposition to the request. He said he is not against the operation, but said there is no legal access to the property. He said that any such access will be private, not public. He said that rail cars along that stretch of the railroad were filled with explosives, and that this is a safety hazard. He said legal access is a must for such a business. He concluded by saying that he did not want to see a trailer park in the neighborhood, and hoped that the Ranch could control the children living there.

Mr. Lynch then offered Ms. Lucore the chance to rebut. Mr. Cox approached the podium. He said the Ranch will never borrow any money. He spoke of the challenges of working with the railroad for access. He also said the question of who would pay for associated improvements was unresolved as yet. He invited questions. Mr. Martzke asked if there was a way to gain a temporary access from the railroad. He said he voted in favor of the proposal the previous month in order to guarantee a second hearing tonight. He said he was sympathetic to the Ranch, but said that a real, legal means of access was imperative. Mr. Cox said working with the railroad takes a long time. He said the railroad could shut down the access at any time, but that all indications were that there were no such plans, and that the railroad was on track to grant legal access.

Mr. Lynch asked if this was a primary rail line and how many trains used this section. Mr. Cox said this was a side spur used exclusively by nearby Apache Nitrogen as a staging area.

Ms. Lucore clarified on this point, whereupon Mr. Cox said that when complete the Grapevine Loop will not only be legal, but will be improved to City of Benson standards, and that the costs for this are one reason why the negotiations are taking as long as they are. When asked by Mr. Lynch, he stated that anhydrous ammonia is the cargo most often found in those rail cars along this spur of the railroad.

Mr. Britt Hansen, Deputy County Attorney, clarified what it is that the Commission is considering. He said that, recognizing the issues with obtaining access from the railroad company, the Commission in 2008 granted the Special Use knowing that legal access was not secure, with the understanding, made explicit by a condition of approval, that all risk associated with the lack of legal access was to fall upon the Applicant. He said that the situation is essentially the same today, but the issue regarding the waiver of the legal access development standard was not, strictly speaking, up for discussion or action tonight. Mr. Lynch restated that the question before the Commission was the allowance of three additional manufactured homes on the property, and that the access question had been essentially settled in 2008. Mr. Martzke asked as to the County's liability for permitting the operation without legal access. Mr. Hansen said there was no legal liability to the County under the request. Mr. Martzke said that each child was required to be visited once per month by a case worker. He said that going to 16 children would double the number of trips by case workers, and that under these circumstances the need for legal access was greater. He was concerned as to the County's liability from allowing this request without legal access.

Mr. Dennis then asked that Ms. Karen Lamberton, County Transportation Planner, to speak on this issue. She said that what was under discussion was allowing a different type of housing unit than that which had been allowed under the 2008 approval. From a trip generation standpoint, manufactured homes versus site built homes as had been originally approved, made no difference from a transportation standpoint. She further stated that by most measures negotiations for dedicated access were proceeding relatively quickly given the circumstances.

Mr. Lynch then declared the public hearing closed. He invited further discussion and saw none. He said this was a safety issue rather than an access issue per se, noting that emergency service providers would respond regardless. He said that changing the housing allowance from site built to manufactured housing made little difference. He asked for staff's recommendation.

Mr. Dennis reminded the Commission that, under what had been approved in 2008, should the Commission deny the current request, the Applicant would be compelled to build the property out as approved. Doing so would include 10 site built homes and a number of ancillary uses without legal access, because the Commission had approved the Docket with a concept plan outlining such development with the knowledge that legal access was not in place. He restated staff's recommendation of conditional approval.

Mr. Lynch called for questions of staff. Seeing none he called for a motion. Mr. Ron Bemis moved to approve the Docket as recommended by staff; Mr. Martzke seconded the motion.

Mr. Bemis said that the access concern was more properly a state issue, and that since the state had issued license to the Ranch without the legal access being in place, it was likely incumbent upon the Commission to approve the Docket, thereby following the state's example on this issue. The Chairman called for the vote, which was unanimous in favor of approving Docket SU-08-17A.

Motion: Approve Docket SU-08-17A with the conditions of approval recommended by staff.

Moved by Mr. Bemis, **Seconded by** Mr. Martzke

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 7).

Yes: Jim Martzke, Carmen Miller, Pat Edie, Jim Lynch, Ron Bemis, Jay Sanger, Tim Cervantes.

Mr. Lynch then called for the next Docket.

PUBLIC HEARING DOCKET S-12-10 (Lincoln): - The Applicant seeks Special Use authorization from the Planning and Zoning Commission for a Bed & Breakfast Inn. Bed & Breakfast Inns are allowed as permitted uses unless a neighbor protests, in which case the permit is referred to the Commission and processed as a Special Use. The subject Parcel (114-18-175A) is located at 457 N. Ironwood Court in Pearce, AZ. The Applicant is Jessica Lincoln.

Senior Planner Keith Dennis delivered the staff report on behalf of the Department, and explained the process by which an application for a Bed & Breakfast Inn must be heard by the Planning Commission.

He offered the facts of the case using site plans, photos, and maps. He displayed maps depicting the level of support and protest in the community for the project.

He then listed the factors for and against approval, noting that the project is in keeping with the policies of the Mid-Sulphur Springs Valley Area Plan, and concluded the staff presentation.

Mr. Lynch invited questions of staff; seeing none, he opened the public hearing. Mrs. Jessica Lincoln, the Applicant, presented her case to the Commission. She stated that she has been an entrepreneur all her life, that the property and the home were superior, and that the Sunsites community needs new businesses and investment. She said the operation would be clean, quiet, and unobtrusive in the neighborhood.

Mr. Lynch then declared the public hearing open, noting that there were "five or six" members of the public who wished to speak in favor of the proposal and one against.

Mr. Ray Klumb, local business owner and president of the Sunsites Community Association, spoke first. He stated he had been sent by the Association in his capacity as president to speak in favor of the Docket.

Robert Fino spoke next, stating that any minor negative impact from the business would be outweighed by the benefit the proposed Bed & Breakfast would bring to the community.

Virginia Fisher spoke in favor of the request. She said it would be an asset to the community as there was a need for more guest lodging in the area.

Timothy Heine said the business could not only attract tourists, but might also play a role in drawing new residents to Sunsites.

Mr. Lynch then invited John Schneider to speak in opposition to the Docket. He said his home would “become the noise barrier” for the Bed & Breakfast, and was concerned about traffic at all hours of the day and night. He said he understood that people feel it would benefit the community, but he did not see the business creating as a positive impact.

Mrs. Lincoln then offered a rebuttal, stating that her home and that of the opposing neighbor are 300 feet away. She said his dog barks throughout the day and night which is a nuisance. She said her business would be beautiful and quiet.

Motion: Approve Docket SU-12-10 with the conditions of approval as recommended by staff.

Moved by Mr. Martzke, **Seconded by** Mr. Sanger

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 7).

Yes: Jim Martzke, Carmen Miller, Pat Edie, Jim Lynch, Ron Bemis, Jay Sanger, Tim Cervantes.

PUBLIC HEARING, DOCKET SU-12-11 (Miller): The Applicant, Crystal Miller of Western Junction Bar and Grill, intends to hold regular outdoor events such as concerts, rodeos, and biker rallies, some of which may include on-site dry camping, and seeks a Special Use authorization from the Planning and Zoning Commission for Outdoor Recreation (Section 607.07) and Guest Lodging (607.01). The subject parcel (103-88-002B) is located at 5838 Double Adobe Road in McNeal, AZ.

Senior Planner Keith Dennis delivered the staff report for this Docket. He provided the Commission with the history of the property, including a number of temporary use permits that had been issued for events on the property recently, and that the Applicant now seeks to establish guest lodging and outdoor recreation as permanent uses on the property. He stated that the campground proposal was somewhat informal relative to what is customary for such uses, because the Applicant in fact wants a permit for camping, but nonetheless intends to allow camping on an incidental basis. He presented photos and maps describing the use, and spent some time explaining the concept plan as well as the development standard modifications being requested.

He further explained the transportation-related conditions being recommended by staff including right-of-way dedication, improving the Double Adobe Road access apron, and the need for temporary signage for larger events.

He concluded by offering factors in favor and against approval.

Chairman Lynch invited the Commissioners to question staff. Mr. Bemis asked if the parcel to the north was private or State Trust land. Mr. Dennis indicated he was unsure.

Mr. Lynch then asked for the Applicant's statement, whereupon Crystal Miller delivered her testimony. She said she does not want her business to be known only as a bar, but would like to give back to the community. She says most of the outdoor events she holds are charity events benefitting different local causes. She wants to hold outdoor concerts, biker rallies, mud bogs and rodeos.

Opening the public hearing, the Chairman invited the public to speak. Sara Monson spoke in opposition to the project, stating she is concerned about loud motorcycles and traffic from biker rally events.

Ms. Miller then offered a rebuttal, stating that the noise from motorcycles is a fact and is unavoidable, but that she only intends to hold two biker events per year. She said most of the events will not be biker-related events.

Mr. Bemis asked if she intended to hold 4H or FFA events at the arena. Ms. Miller indicated she is open to such a possibility.

The Chairman then closed the public hearing and asked for Commission discussion. Mr. Bemis said he feels the use is appropriate. He explained that most ropers arrive with their own trailers for lodging while on the circuit, and the concept plan reflects this.

Mr. Lynch called for the staff recommendation. Mr. Dennis offered a recommendation of conditional approval with development standard modifications. He explained the conditions being recommended by staff.

Motion: Approve Docket SU-12-11 with the conditions of approval recommended by staff and the modifications requested by the Applicant. **Moved by** Ron Bemis, **Seconded by** Jim Martzke.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 7).

Yes: Jim Martzke, Carmen Miller, Pat Edie, Jim Lynch, Ron Bemis, Jay Sanger, Tim Cervantes.

Chairman Lynch then called for the next Docket.

PUBLIC HEARING DOCKET Z-12-06 (Seitz/Hutson): The Applicant seeks to rezone three contiguous parcels in Sunsites from RU-4 (Rural; minimum lot size 4 acres) to LI (Light Industrial). The three subject parcels (Nos. 118-05-054; -055; -056) are 12 acres in total and located at the southwest corner of State Highway 191 and Birch Rd. The Applicant, Alan Seitz of Cochise, AZ (Vincent Hutson of Cochise, AZ, Agent for Applicant) intends to use an existing 16,000 sq.-ft. building to store and sell agricultural-related products.

Planning Manager Michael Turisk presented the Docket, explaining the request through the use of maps, slides, photos and discussion. He indicated the intent of the Applicant was to use an existing building for an agricultural-related wholesale operation, with the use of the remaining two parcels to be decided later. He pointed out that the parcels were within an area marked for rezoning to Light Industry on the Mid Sulphur Springs Valley Area Plan map.

Mr. Turisk noted one letter in support of the request, and one letter opposing.

He concluded by offering factors in favor and against approval and invited questions from the Commission.

Mr. Lynch invited the Commissioners to question staff. Seeing none, he asked for a statement from the Applicant.

Mr. Vince Hutson explained the request, noting that his partner, Mr. Seitz, was an area farmer and intended to use the building to supply other farmers. He said there have been other rezonings to Light Industry in the area in the last several years.

Mr. Bemis asked if this was to be an open-ended rezoning. Mr. Hutson spoke about the building on the northernmost of the three parcels to be rezoned and described the business proposed for that site. Mr. Bemis restated it to clarify.

Mr. Sanger then said that the purpose of the rezoning is for the future. Mr. Seitz said that his client understood that the agriculture-related warehousing, distribution and storage could be done through a special use process, but he did not want to be bound by Special Use conditions.

Mr. Lynch asked if any hazardous materials would be stored on the property, and Mr. Hutson said his understanding was that there would not be. Mr. Turisk suggested that mitigation for hazardous materials would be handled at the commercial permit level.

Mr. Lynch invited additional questions for the Applicant. Seeing none, he called for public comments. There being none, he asked for Commission discussion. Mr. Bemis asked staff if the agricultural tax status would remain on the property if the rezoning is successful. Mr. Turisk suggested the tax status would remain unchanged.

Mr. Lynch said he was confused as to the real purpose of the rezoning. He asked if the business could be conducted without the need for a rezoning. Mr. Turisk informed him that this as well as other agriculture-related land uses could be permitted under the Special Use process. Mr. Lynch then suggested the purpose might be to raise the value of the property through a rezoning. Since the use could take place without a rezoning, he speculated as to why the Applicant was pursuing a rezoning.

Mr. Martzke asked if the Applicant would still have to pursue a rezoning should he decide to cease farming. Mr. Turisk re-iterated the facts about Special Uses in the Rural District.

Mr. Bemis said Mr. Seitz was an honorable man and is very active in the sale of seed and other agricultural products to the local farming community. He said he understood the concerns of the Commission, and shared them, but he said that based on his trust of the Applicant, he was inclined to support the request.

Mr. Lynch then asked for a staff recommendation, which Planning Manager Michael Turisk provided, along with the recommended conditions of approval. He said the Docket would be heard by the Board of Supervisors on September 25, 2012.

Mr. Lynch asked to see the map again, and he asked where the property was in relation to areas rezoned Light Industry, versus those areas designated for Light Industry on the Mid-Sulphur Springs Valley Area Plan. Ms. Edie clarified the location of industrial areas.

Ms. Beverly Wilson offered some additional clarification of businesses and subdivisions in the area for reference.

Mr. Martzke moved to approve the Docket. Ms. Edie seconded and the motion passed 7 – 0.

Motion: Approve Docket Z-12-06 with the conditions of approval recommended by staff.

Moved by Jim Martzke, **Seconded by** Pat Edie.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 7).

Yes: Jim Martzke, Carmen Miller, Pat Edie, Jim Lynch, Ron Bemis, Jay Sanger, Tim Cervantes.

PUBLIC HEARING DOCKET SU-12-12 (Harvey): – Citing legal publication errors, the Chairman called for a motion to table this Docket until a time certain, namely, that of the October 10, 2012 meeting. Mr. Bemis made the motion, Mr. Martzke seconded the motion and it passed unanimously (7 – 0).

Motion: Table Docket SU-12-12 to the October 10, 2012 meeting.

Moved by Ron Bemis, **Seconded by** Jim Martzke.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 7).

Yes: Jim Martzke, Carmen Miller, Pat Edie, Jim Lynch, Ron Bemis, Jay Sanger, Tim Cervantes.

PUBLIC HEARING DOCKET SU-12-13 (Echoing Hope Ranch): – The Applicant seeks Special Use Authorization for a Residential Care Institution to provide care for up to ten adults with autism. The 10.61-acre property is in the RU-4 District (Rural; one dwelling per four acres). Residential Care Institutions are allowed with a Special Use permit in the RU-4 Districts, per Section 607.32 of the Zoning Regulations. The Applicant has purchased the existing San Pedro River Inn, a bed and breakfast establishment that was permitted by Special Use in May of 1995. Parcel #104-38-012E is located off Hereford Road, north of South Highway 92, and east of the San Pedro River. The Applicant is Echoing Hope Ranch, a non-profit 501(c)3 corporation.

Deputy Director Beverly Wilson presented the Docket, describing the Echoing Hope organization as a non-profit organization, and explained the importance of the work that the group does on behalf of adults with autism. She said the intent was for the operation to take place in the discontinued San Pedro River Inn Bed & Breakfast, rather than on a 40-acre parcel nearer to Bisbee that lacks adequate water. She described the property and environs as well-suited to adults with autism.

She explained the modifications to development standards being requested by the Applicant. Then she listed the factors in favor of approval; she found no factors against approval. Mr. Lynch invited the Commissioners to discuss the Docket with staff.

Mr. Bemis asked if some turf areas would be replaced with gravel.

Ms. Wilson said that in order to comply with the Sierra Vista Sub-watershed plan policies, some areas on the property may be reverted to native vegetation. He asked what areas would be included in such rehabilitation, and Ms. Wilson showed him the areas on the map. Mr. Bemis asked if the current water regime on the property would suffice for gardening and landscaping on the property, and was told that it would, and that rainwater harvesting would also be employed.

Mr. Lynch invited the Applicant to speak. Norman Smith approached the podium. Marla Guerrero accompanied him. She spoke about the need for placement for autistic children and adults on a nationwide basis. She described autism generally as a means of explaining the need for a facility such as Echoing Hope intended to provide. Mr. Smith spoke about the water needs for the property, as well as his estimation of the minimal impacts he anticipated.

Mr. Sanger asked how many people would be on the property. Mr. Smith said there would be six caregivers and an office staffer; at night there would be four, and overnight there would be one caregiver. There would be as many as 10 residents living on the property. Mr. Sanger asked about provisions to be made for individuals who might wander off the property. Ms. Guerrero said the staff would utilize human as well as technological means to monitor activity on the property. Ms. Guerrero and Mr. Smith then took turns describing the challenges of caring for autistic adults as well as the licensure required by the state for the operation.

Mr. Bemis asked as to the source of water for the pond. Mr. Smith said this was from an old well that had served the dairy farm which had originally been on the property. The ponds were used for irrigation as well as fire fighting.

Mr. Cervantes asked as to the proximity of the site to the SPRNCA, and was told that the property was not within that area, which is administered by the Bureau of Land Management. Mr. Smith described water conservation measures to be employed.

Mr. Lynch invited comments from the public. Mr. Walter Kolbe is the owner of the property. He said the service to be provided by Echoing Hope was desperately needed. He spoke about the condition of the wells, both his own and the BLM well on his property. He said the water level was actually rising in recent years and that he did not anticipate water availability being a challenge on the property. He spoke about the modifications requested, particularly about the driveway.

Mr. Lynch asked the Commission if they had questions for the property owner. Seeing none, the public hearing was closed and the Chairman allowed for discussion. There being none, he called for the staff recommendation. Ms. Beverly Wilson offered a recommendation of conditional approval, explaining the conditions and modifications recommended by staff.

Mr. Martzke moved to approve the Docket.

Motion: Approve Docket SU-12-13 with the conditions of approval recommended by staff and the modifications requested by the Applicant. **Moved by** Jim Martzke, **Seconded by** Ron Bemis.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 7).

Yes: Jim Martzke, Carmen Miller, Pat Edie, Jim Lynch, Ron Bemis, Jay Sanger, Tim Cervantes.

PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS

Deputy Director Beverly Wilson informed the Commission that a Docket for a slaughterhouse in Sunsites and a recycling facility in Sierra Vista would appear on the October 10, 2012 meeting agenda. She also told the Commission that the Board had approved a Comprehensive Plan amendment with a rezoning on August 28.. Staff passed out a book for the Commissioners. Ms. Wilson spoke about an online course for Planning Commissioners. Mr. Lynch said he had already signed up for the course and had completed a number of sessions.

Mr. Lynch asked the Commissioners to respond to quorum calls.

Mr. Martzke moved to adjourn. Mr. Bemis seconded and the meeting adjourned on a unanimous vote.

ADJOURNMENT: 7:14 p.m.

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.



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Michael Turisk, Planning Manager 
FOR: Beverly Wilson, Deputy Director, Planning Division
SUBJECT: Docket SU-12-12 (Harvey)
DATE: September 24, 2012 for the October 10, 2012 meeting

APPLICATION FOR A SPECIAL USE

The Applicant seeks Special Use authorization from the Planning and Zoning Commission in order to establish a slaughterhouse and meat-packing plant on a 42-acre property, per Section 607.40 of the Zoning Regulations. The intent is to remodel an existing building and license the use per State and/or United States Department of Agriculture (USDA)/Food Safety Inspection Service (FSIS) requirements. The subject Parcel (206-01-011J) is located at 1980 N. Highway 191 in Sunsites, AZ, and is further described as being in Section 36 of Township 16, Range 24 in the G&SRM in Cochise County, AZ.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Parcel size: Approximately 42 acres
Zoning: RU-4 (Rural; minimum lot size 4 acres)
Growth Area: Category D
Plan Designation: Light Industry, per the *Mid-Sulphur Springs Valley Area Plan*
Existing development: Vacant building
Proposed uses: Slaughterhouse and meat-packing

Surrounding Zoning

Relation to Subject Parcel	Zoning District	Use of Property
North	RU-4	Vacant
South	RU-4	Vacant
East	RU-4	Vacant
West	RU-4	State Hwy 191/Vacant/Rural-Residential

II. PARCEL HISTORY

1997 – Permit issued for metal structure for DLD Truck Straps, Inc.

2000 - Permit for two commercial septic systems

2001 - Permit issued for storage



Building to be upgraded for use as slaughterhouse and meat-packing plant

III. NATURE OF REQUEST

The Applicant has requested Special Use authorization to establish a slaughterhouse and meat-packing plant in an existing building located on a 42-acre parcel off State Highway 191 in the Sunsites area. Per the Applicant, approximately 20 head of cattle per week would be processed initially, with up to 80 head of cattle per week at build-out. The Applicant has indicated that there would be no retail sales on site, but rather, sales would be to off-site restaurants and grocers. Per the submitted application, the project would be completed within one year, and would employ up to 20 persons initially and with up to 110 employees in the future. The proposed hours of operation are four days per week from 6am to 4pm. Traffic generated would include one semi-truck twice weekly and one pickup/trailer combination once daily to transport live and processed animals. Cattle would be contained in a 30' x 30' outdoor holding pen prior to processing which would occur the same day cattle are transported to the facility; any cattle not processed that day would be transported back to the stockyard. Offal, blood and carcasses would be removed by a contractor. Prior to operation, compliance with various State and USDA/FSIS health and safety performance standards is required. These standards are discussed in some detail below in Section I (Off-site Impacts).

IV. ANALYSIS OF IMPACTS – COMPLIANCE WITH SPECIAL USE FACTORS

Section 1716.02 of the Zoning Regulations lists 10 criteria to evaluate Special Use applications and determine factors in favor of and against a Special Use and determine what conditions may be necessary. The proposed Special Use would comply with six factors and would comply with conditions with three factors. One factor is not applicable at this time.

A. Compliance with Duly Adopted Plans: Complies

This site is located within a Category D Growth Area as described in Article 201.4 of the *Cochise County Comprehensive Plan*. These areas include outlying rural areas between cities and unincorporated communities characterized by a low-density population and agricultural production. The Comprehensive Plan further states the Category D Rural areas may be suitable for:

“Intensive uses that are not appropriate in more densely populated parts of the County, such as power plants and feedlots.”

In addition, the subject parcel is within the bounds of the *Mid-Sulphur Springs Valley Area Plan* and within an area on the Plan Map designated as appropriate for light industrial-type uses and zoning. Therefore, the site is reasonable for this type of use, per the Comprehensive Plan and the *Mid-Sulphur Springs Valley Area Plan*.

B. Compliance with the Zoning District Purpose Section: Complies

The subject parcel is located within an RU-4 zoning district, and one purpose of the Rural district is to preserve areas for (and accommodate) agricultural activities. The raising of livestock and associated activities such as slaughtering and meat-packing are typical rural activities, and the nature of the use demands large sites to accommodate livestock delivery, as well as an adequately-sized building for processing and storage. Therefore, the request is reasonable within the RU-4 zoning districts and especially on a 42-acre site.

C & D. Development along Major Streets and Traffic Circulation: Complies with Condition 4

Access to the subject property is from the north and south via State Highway 191 to a driveway located at the east side of the highway. The Applicant's submittal indicates approximately one semi-truck twice weekly and one pickup-trailer combination once daily would visit the site. Associated traffic traversing this portion of State Highway 191 may add to the congestion in the area; however, this is a sparsely populated area and the road currently accommodates relatively light traffic. The application indicates traffic would enter the property via an existing gravel and gated driveway of State Highway 191. A recommended Condition of Approval would require the Applicant to submit a revised site plan at the time of commercial permit submittal that provides more detailed information regarding, for example, the anticipated number of trucks and employees.

E. Adequate Services and Infrastructure: Complies

The site has adequate services and infrastructure available. Water would be provided by an on-site private well and two existing commercial septic systems would serve the facility, however, system augmentation would be required, per FSIS). The Sheriff's Department provides law enforcement for this area, and the Sunsites-Pearce Fire District provides fire protection services.

F. Significant Site Development Standards: Complies

At 42-acres, the property is large enough to ensure compliance with minimum site development standards for Special Uses in the Rural zoning districts, including minimum setbacks from property lines. Setbacks are doubled for Special Uses, based on the minimum setbacks for permitted uses. For the RU-4 district, this would require a minimum 40-foot setback from all property boundaries. However, Section 1815.03 of the Zoning Regulations indicates that manure piles must be a minimum of 50-ft. from all property lines. Screening and landscaping are not required in Category D, Rural Areas, and parking areas and driveways require gravel surfacing at a minimum. The submitted application indicates that parking areas would be improved with asphalt.

G. Public Input: Complies

The Applicant completed the requirements of the Citizen Review Process as outlined in Section 2203 of the Zoning Regulations, and mailed letters to neighboring property owners within 1,500 feet of the subject parcel. The Applicant did not receive any response. The Department also mailed notices to property owners within 1,500 feet of the property. To date, the Department has received 24 written responses that indicate opposition to the request due to concerns about reduced property values, water use, waste management, dust and noise. On September 28, the Department received a petition in opposition with 142 signatories from area residents. In addition, the Applicant hosted a public meeting on September 27 at the Broken Arrow Baptist Church in Pearce to discuss the project and answer questions from area residents.

H. Hazardous Materials: Not Applicable

The Applicant has indicated that the proposed use would not involve using or storing any hazardous materials. The application does not, however, address pesticide usage; this would need to be reported at the time of commercial permit submittal. An Integrated Pest Management Plan (IPMP) should include a list of any pesticides and other chemicals to be used and the associated Material Safety Data Sheets (MSDS) for these substances.

I. Off-site Impacts: Complies (with Conditions #2, #3 and #6)

Per the submitted application, slaughtering and meat-packing would occur indoors, cattle washing would occur outdoors, and manure would be removed daily. There is no signage currently on the site, and per the Applicant, no signage would be erected if approved.

There is potential for significant off-site impacts from insects and odors. As noted in Section H, an Integrated Pest Management Plan (IPMP) would include a list of any pesticides and other chemicals to be used and the associated Material Safety Data Sheets (MSDS) for these substances.

No outdoor lighting is proposed at this time; any outdoor lighting in the future would be required to comply with the County's Light Pollution Code.

The subject parcel is located in a floodplain, so a floodplain use permit would be required at the time of commercial permit application.

In order to minimize the occurrence of stray livestock encroaching onto the highway and adjacent properties, as a Condition of Approval, staff recommends the Applicant install a cattle guard and fencing around the perimeter of the use or the entire property.

Per State personnel, the facility would be primarily under the jurisdiction of the USDA and the Food Safety Inspection Service (FSIS) which has published a final rulemaking that establishes regulatory sanitation and pest/vermin control performance standards applicable to all official meat establishments. Federal regulatory requirements for pests and vermin are applicable only to the facility, not the entire property, however.

The industry is accountable for producing safe food, and FSIS personnel are responsible for ensuring that standards are met by conducting carcass-by-carcass inspection, setting appropriate food safety standards, and verifying that establishments follow all food safety and humane handling regulations. Performance standards set forth requirements in terms of an objective to be achieved, but do not prescribe the means to achieve that objective. Therefore, to meet sanitation performance standards, establishments may develop and employ sanitation or processing procedures customized to the nature and volume of their production. FSIS inspection personnel verify that official establishments comply with the performance standards, regardless of whether the establishments follow guidance provided in FSIS documents.

Furthermore, in order to receive Federal inspection, a slaughter facility must apply for and receive an official Grant of Inspection. To obtain this, a facility must have a written Sanitation Standard Operating Procedure; conduct a hazard analysis; develop and validate a Hazard Analysis and Critical Control Point Plan (HACCP); and agree in writing to abide by all FSIS regulations. Livestock slaughter and processing facilities must maintain written procedures for removing, segregating and disposing of specified risk materials (SRMs) so they do not enter the food supply. SRMs are high-risk tissues that pose the greatest risk of containing the agent associated with bovine spongiform encephalopathy (also known as "mad cow disease"). Off-line FSIS inspection program personnel also observe the sanitary conditions of those parts of the slaughter area not directly related to carcass inspection, such as where hides are removed.

Strong enforcement mechanisms exist to deal with slaughter facilities that do not meet regulatory standards. *Furthermore, slaughtering facilities cannot conduct activities if inspection personnel are not present.* Facilities are required to notify FSIS inspection program personnel when animals are ready for slaughter and processing.

If the establishment fails to maintain sanitation, does not follow its HACCP plan or violates other regulations, FSIS inspection program personnel will issue a citation in the form of a non-compliance record to document non-compliance, and if necessary, regulatory control action may be taken.

J. Water Conservation: Complies

Per the submitted application, watering and washing livestock would require approximately 500 gallons per day or 104,000 gallons per year (.32 acre-ft.) from a private well, four days per week. The subject parcel is not located within the Sierra Vista Sub-watershed, and thus not required to comply with the Sub-watershed Plan's requirements for water conservation; however, the project would be required to comply with any applicable County-wide water conservation measures, per Section 1820 of the Zoning Regulations.

V. SUMMARY AND CONCLUSION

Factors in Favor of Approval

1. The proposed use is compatible with the Rural Zoning District's Purpose Statements;
2. The *Mid-Sulphur Springs Valley Area Plan* designates the subject area as appropriate for this type of use;
3. At 42-acres, the property is of a size and configuration that significant site development standards would be met; and
4. The property is large enough to mitigate off-site impacts.

Factors Against Approval

1. The Department received 24 letters and emails in opposition and a petition in opposition signed by 142 signatories. There are concerns that the slaughterhouse and meat packing plant would generate excessive odors, noise, dust and reduced property values.

VI. RECOMMENDATION

Although there is significant opposition from area property owners because of concerns about excessive off-site impacts and reduced property values, a slaughterhouse is a land use (especially at the scale proposed) that is considered appropriate for many rural areas. As noted above, prior to operation, the Applicant must comply with numerous federal and state health and safety standards to ensure that the facility processes animals in a safe and humane manner and that off-site impacts are acknowledged and mitigated.

Based on the factors in favor of approval, staff recommends conditional approval of the Applicant's request to establish and operate a slaughterhouse and meat-packing plant in the Sunsites area, subject to the following conditions:

1. Within thirty (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 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. Prior to operation, the Applicant shall construct and maintain perimeter fencing around the use or the entire property, as well as install a cattle guard in order to contain all livestock on site;
3. The Applicant shall operate the slaughterhouse and meat-packing plant four days per week and within the hours of 6am and 4pm as indicated on the submitted application;
4. The Applicant must comply with all County requirements for vector control on the entire property outside the slaughtering and meat-packing facility. Complaints submitted to the Community Development Department must be addressed and mitigated within 30 days or the Special Use Permit may be deemed void upon a 30 day written notice to the permittee;
5. At the time of commercial permit submittal, the Applicant shall submit a site plan providing, at a minimum, details regarding the number of parking spaces at full build-out, the anticipated number of trucks and employees, access, driveway and internal circulation;
6. It is the Applicant's responsibility to obtain any additional permits, or meet additional conditions, if any, that may be applicable to the proposed activity pursuant to other federal, state, or local laws or regulations, including compliance with Food Safety Inspection Services (FSIS) rules and any other applicable state and/or federal and USDA regulations; and
7. Any changes to the approved Special Use, including any proposed expansion of building footprint(s), shall be subject to review by the Community Development Department and may require a modification and approval by the Planning and Zoning Commission.

VII. ATTACHMENTS

- A. Special Use Permit Questionnaire
- B. Vicinity Maps
- C. Site Plans
- D. Staff and Agency Comment
- E. Public Comment, including Petition in Opposition
- F. Regulatory Requirements Under the Federal Meat Inspection Act and the Poultry Products Inspection Act



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

MEMORANDUM

Date: 10/2/12
To: Mike Turisk, Planning Manager
From: Karen L. Lamberton, AICP, County Transportation Planner
Subject: Halal Beef Slaughterhouse: SU-12-12/Parcel #206-01-011J

The applicant has requested Special Use authorization for a slaughterhouse. They propose converting an existing structure into a USDA approved facility and plan to grow their business from an initial start-up with about 20 employees to a larger operation with up to 115 employees.

A commercial apron is present with about an 87 foot connection to the edge of Highway 191 tapering down to a 30 foot driveway that then tapers down further to about 21 feet and disintegrates into a gravel travel-way. The access to the site itself is gated; there is no cattle-guard at this location. Parking at the site itself is currently a light smattering of gravel or native-surfaced.

The ITE Manual, 8th ed., does not specifically analyze a land use such as this. A generic Land Use for Light Industrial (Land Use 110/closest match) estimates a range of 60 to 347 average trips per day based on employees (20 to 115). Peak hour trips could range on the low end of about 10 am/pm trips to a high of 58 am/pm trips. Trip generation estimates for the total available acre's on this site is extremely large and beyond the anticipated scale of this operation.

Recommendations

The applicants are advised to include relevant circulation elements in an detailed site plan at the time of the commercial permit that adequately illustrates the planned internal circulation plan, with dimensions, and responsive to the requirements in the Zoning Regulations Section 1807.

zone A

SU 12-12



COMMUNITY DEVELOPMENT DEPARTMENT

Planning, Zoning & Building Safety
1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240
Fax 432-9278

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

TAX PARCEL NUMBER: 206-01-011J ZONING DISTRICT R4-4 D

APPLICANT: CARL G. HARVEY

MAILING ADDRESS: 3632 N. Cochise Stronghold

CONTACT TELEPHONE NUMBER: 520-254

PROPERTY OWNER (IF OTHER THAN APPLICANT): _____

ADDRESS: 1980 N. HWY 191
Cochise AZ. 85606

DATE SUBMITTED: 7-25-12

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 (9) copies of a site plan drawn to scale and completed with all the information requested on the attached Sample Site Plan and list of Non-residential Site Plan Requirements. (In addition, if the site plan is larger than 11 by 17 inches, please provide one reduced copy.)
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.

Citizen Review Report, if special use.

6. 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.)
7. 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

2. What is the proposed use or improvement? SLAUGHTER HOUSE 20 HEAD PER WEEK TO START
607.40 Slaughterhouses + meat UP TO 80 PER WEEK EVENTUALLY
packing plants PER MR. BANNEY

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? SLAUGHTER HOUSE MEAT CUTTING

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

Beef products

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)

remodeling

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: 4 Hours (from 6 AM to 4 PM)

B. Number of employees: Initially: 20 Future: 110 - 4th + 5th year will
Number per shift Seasonal changes pave more (- perhaps a condition?)

C. Total average daily traffic generated:

(1) How many vehicles will be entering and leaving the site.
25 up to 115 at 4 or 5 yr point

(2) Total trucks (e.g., by type, number of wheels, or weight)
1 semi 18 wheels 80,000 weight
2 days per week - 1 pick-up w/trk 1x per day

(3) Estimate which direction(s) and on which road(s) the traffic will travel from the site?
North ~~to~~ South Hwy 191

(4) If more than one direction, estimate the percentage that travel in each direction
30% North 70% South (employees)

(5) At what time of day, day of week and season (if applicable) is traffic the heaviest
m-f 5:30-6am; 4:30-5pm

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

Estimated total gallons of water used: per day 500 per year 104,000

E. Will you use a septic system? Yes X No If yes, is the septic tank system existing? Yes X No X
 Show the septic tank, leach field and 100% expansion area on the site plan.

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

ADOT drive already existing

*2 existing
will be required to
add per USDA FSIS
requirement*

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

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

**If access is from a private road or easement provide documentation of your right to use this road or easement and a private maintenance agreement.

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

Attached NA

H. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water		<u>Private well</u>
Sewer/Septic		<u>Private</u>
Electricity	<u>S.S.W. E. Co.</u>	
Natural Gas	<u>n/a</u>	
Telephone		<u>Qwest</u>
Fire Protection	<u>Sunsite - Pearce Fire</u>	

SECTION B - Outdoors Activities/Off-site Impacts

1. Describe any activities that will occur outdoors.

cattle washing

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. cattle will be delivered in morning - pens will be empty by night.
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? cows might 'mov' - all activity inside
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? cow manure will be removed daily. Washed into septic
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? USDA approval will be obtained before opening.
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. 4-existing security - no new.
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. _____

Not retail-

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)
New ASPHALT for parking lots.

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 Community Development, Planning, Zoning & Building Safety Department has prepared a *Water Wise Development Guide* to assist applicants. This guide is available upon request. If the site is one acre or larger, what specific water conservation measures are proposed? Describe here or show on the site plan submitted with this application.

2. How many acres will be cleared? 0
If more than one acre is to be cleared describe the proposed dust and erosion control measures to be used (Show on site plan if appropriate.) _____

SECTION D - Hazardous or Polluting Materials

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

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

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

SECTION E - Applicant's Statement

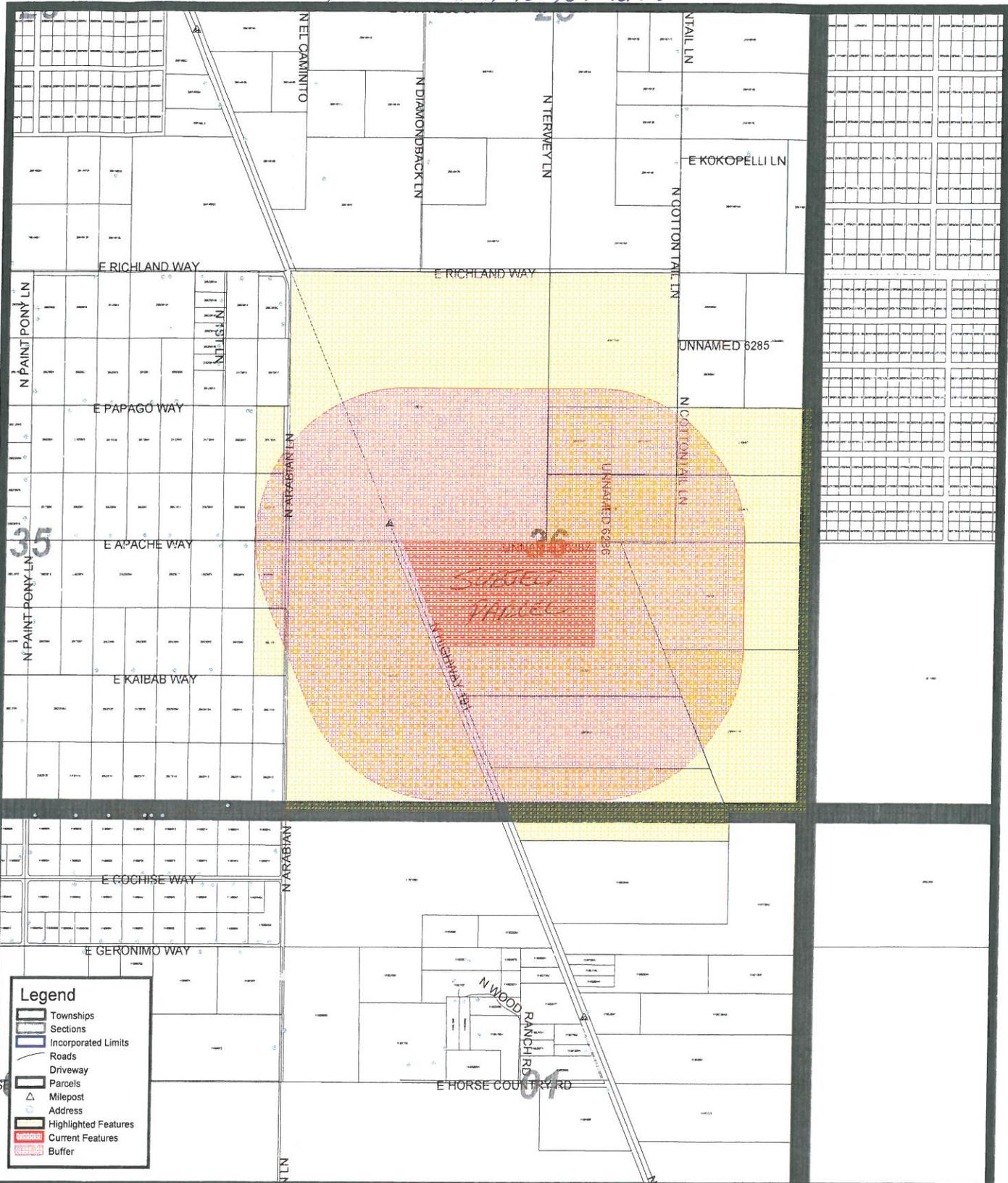
I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Special Use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

Applicant's Signature Carol Ann Hawley

Date signed 7-25-12

1980 N. Hwy 191 206-01-011J
EXISTING BUILDING

42 ACRES



Legend

- Townships
- Sections
- Incorporated Limits
- Roads
- Driveway
- Parcels
- Milepost
- Address
- Highlighted Features
- Current Features
- Buffer

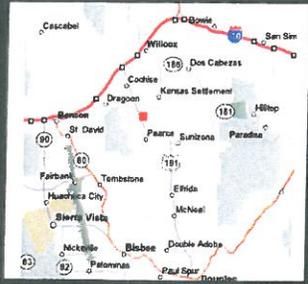
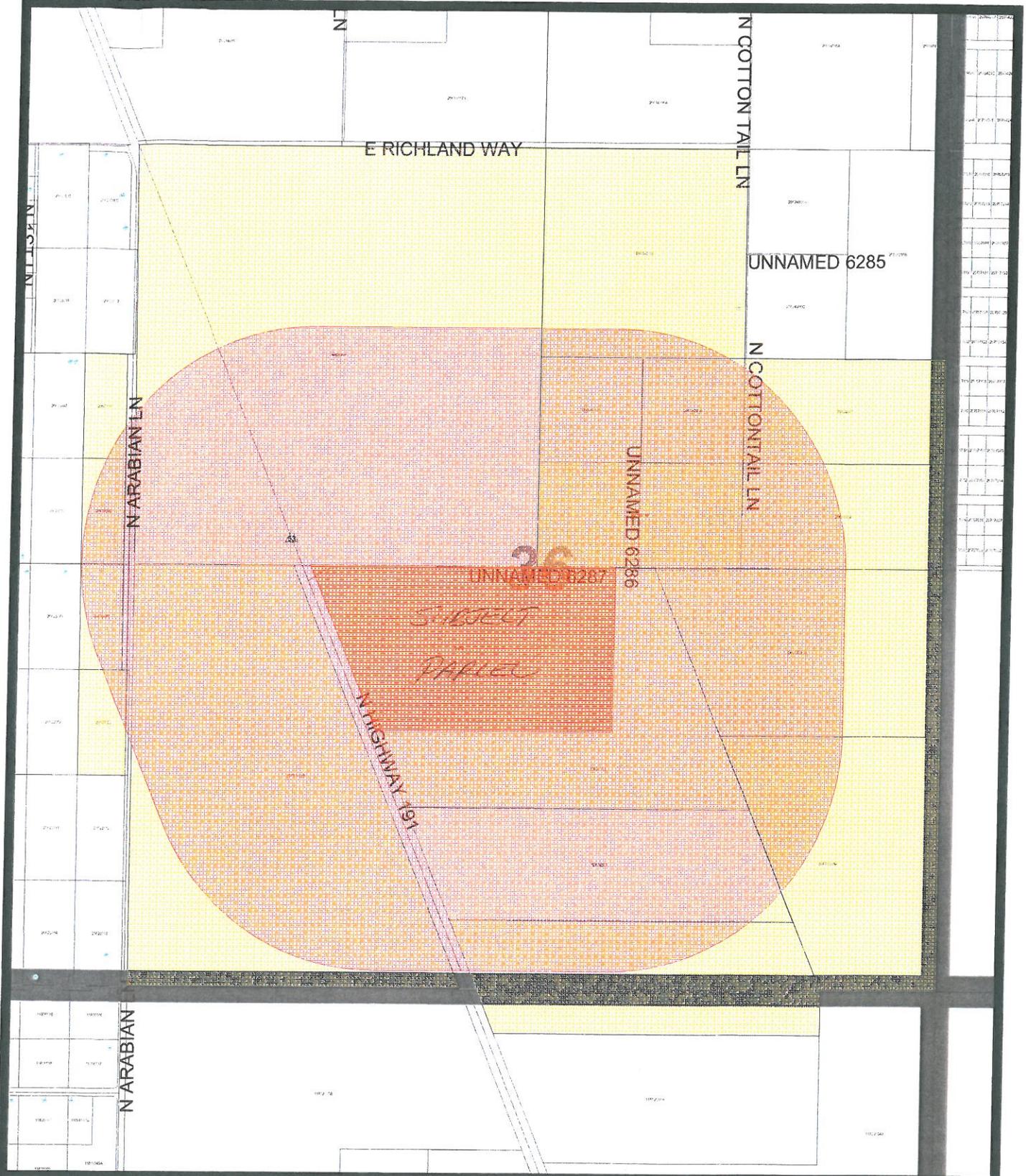


206-01-011J

This map is a product of the Cochise County GIS



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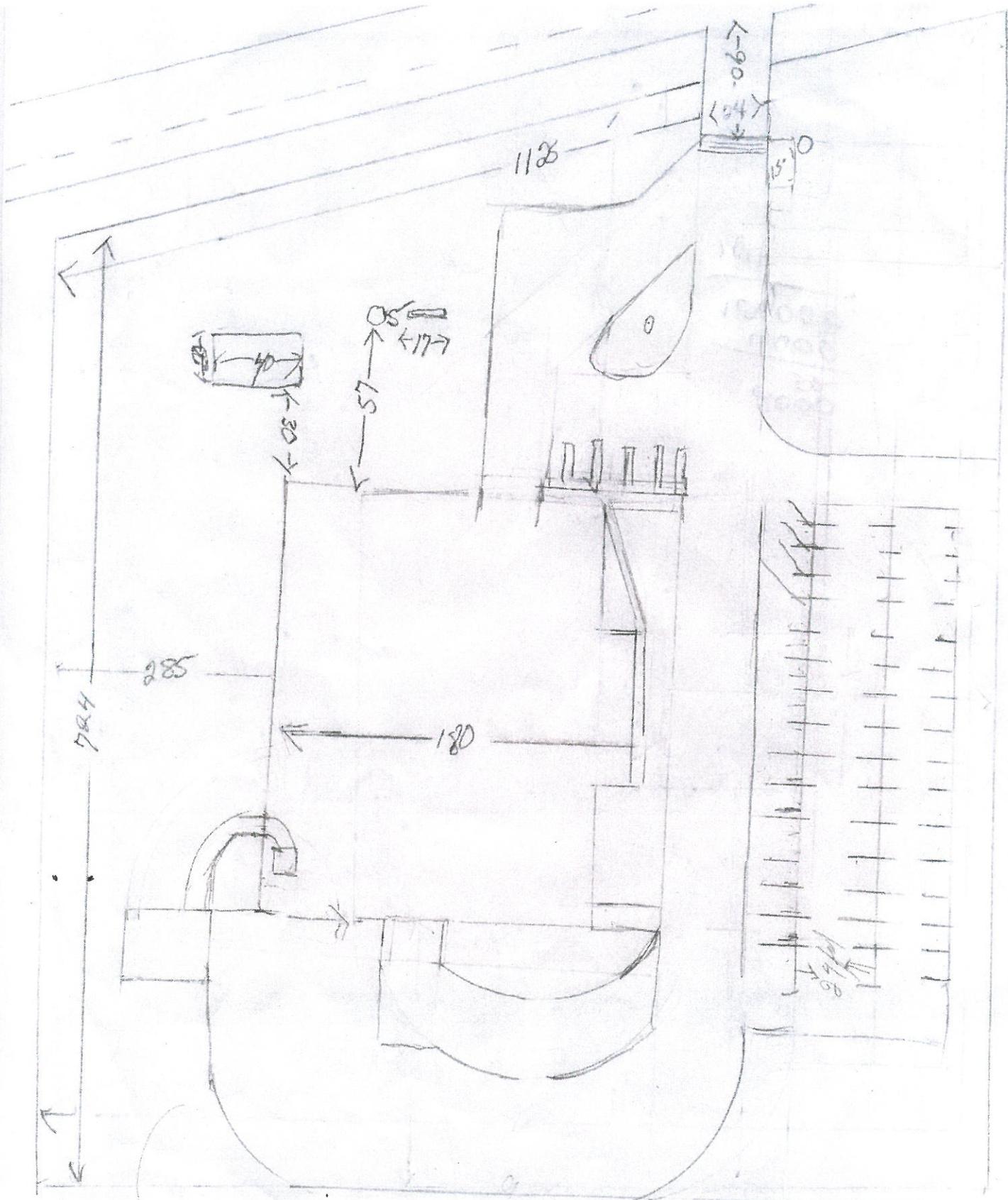


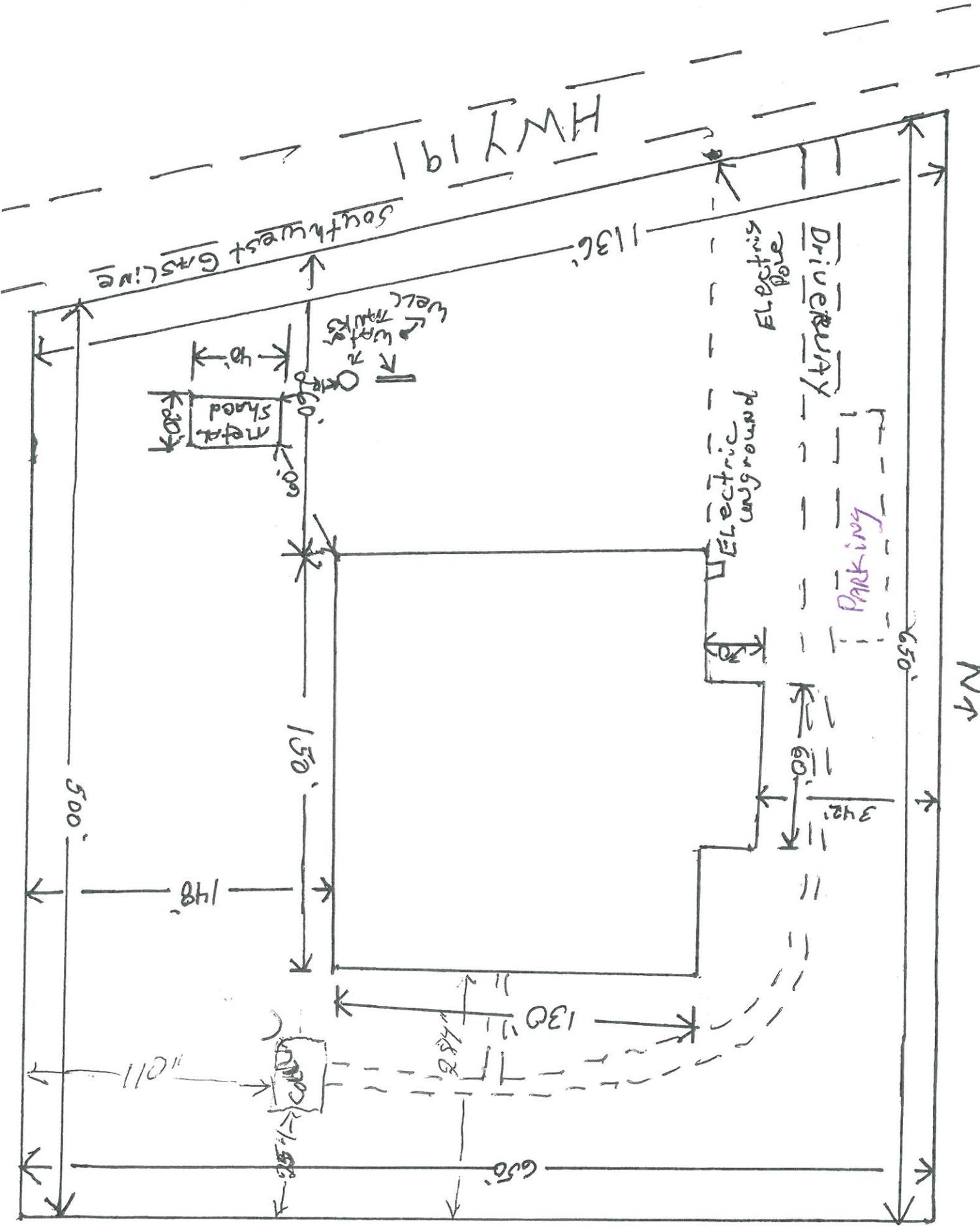
Pre-App 12-14
1,500 Foot Buffer

This map is a product of the
Cochise County GIS



17





Wilson, Beverly

From: Cratsenburg, Diane
Sent: Monday, August 06, 2012 9:23 AM
To: Wilson, Beverly
Cc: Lamberton, Karen; Hudgins, Pam; Couchenour, Terry E. Jr
Subject: RE: Transmittal of Docket SU-12-12 (Harvey)

It appears that H&F will not have any off-site improvement requirements based on county public improvement standards, based upon the location.

From: Couchenour, Terry E. Jr
Sent: Monday, August 06, 2012 8:45 AM
To: Wilson, Beverly
Cc: Cratsenburg, Diane; Lamberton, Karen; Hudgins, Pam
Subject: RE: Transmittal of Docket SU-12-12 (Harvey)

Hello Beverly,

Regarding the need for public right-of-way dedication, I have no comment. The subject parcel, 206-01-011J, does not adjoin or derive access from a County Maintained Road.

As a side comment not related to public dedication concerns, there appears to be a private 30' wide ingress, egress and utility easement along the northern boundary of the subject parcel. It is possible that the driveway and parking will be outside of this 30' wide easement but I can't tell for certain based upon the site plan. Attached is record of survey book 10 page 22 which shows the easement (EASEMENT "B" across PARCEL 5) and contains the dedication language for the easement.

Also based on MapView/Gist it appears that the existing road along the northern boundary (Unnamed road 6287) goes outside of the easement at the connection to SR 191 in the northwest corner of the property. Again I do not believe this is a public dedication concern, but as one property owner to another I would let the applicant know about the potential situation, that they may want to formally recognize the road outside of the easement by conveying supplemental private easement rights (if an easement supplemental to book 10 page 22 has not already been created), and that if properly worded the supplemental easement can minimize potential liabilities to their property. For help with a supplemental easement I would recommend consulting with a real estate attorney and/or title company.

Terry Edward Couchenour
Right of Way Agent II
Highway and Floodplain

From: Wilson, Beverly
Sent: Tuesday, July 31, 2012 3:36 PM
To: Lamberton, Karen; Cratsenburg, Diane; Couchenour, Terry E. Jr; McGee, Michael; Flores, Dora; Rothrock, Rod; Turisk, Mike; Searle, Richard; jvmartzke@powerc.net; 'cvh@vtc.net'; 'Carmen Miller'
Subject: Transmittal of Docket SU-12-12 (Harvey)

FYI

Beverly Wilson, Senior Planner

Cochise County Community Development Department
Planning, Zoning and Building Safety
1415 Melody Lane, Building E, Bisbee, AZ 85603
520.432.9240 Fax 520.432.9278
bjwilson@cochise.az.gov

"Public Programs, Personal Service"

Turisk, Mike

From: Rick Mann [rmann@azda.gov]
Sent: Tuesday, October 02, 2012 6:23 AM
To: Turisk, Mike
Subject: RE: AZ Slaughter and Processing requirements.

Michael,

USDA or State inspection would only address pest (flies) or vermin in the facility. Outside pest and odor issues would be addressed by county environmental services if a complaint was filed.

Rick Mann
Program Manager
Meat and Poultry Inspection
Arizona Department of Agriculture
1688 W. Adams
Phoenix, AZ, 85007
602-542-6398
602-542-4194 FAX
rmann@azda.gov
Quality...from the land to you

From: Turisk, Mike [mailto:MTurisk@cochise.az.gov]
Sent: Friday, September 07, 2012 9:47 AM
To: Rick Mann
Subject: RE: AZ Slaughter and Processing requirements.

Thanks again for your time this morning, Mr. Mann. As promised, I have attached the transmittal for the proposed slaughterhouse.

Michael Turisk, Planning Manager
Cochise County Community Development
1415 Melody Lane, Building E
Bisbee, Arizona 85603
tel: 520.432.9240
fax: 520.432.9278
email: mturisk@cochise.az.gov

"Our Programs Are Public...Our Service Is Personal"
www.cochise.az.gov

From: Rick Mann [mailto:rmann@azda.gov]
Sent: Friday, September 07, 2012 9:35 AM
To: Turisk, Mike
Subject: AZ Slaughter and Processing requirements.

Cc: Wilson, Beverly

Subject: RE: Charles R. Seifert 2225 Cottontail, Cochise, AZ 85606// proposed slaughterhouse near property

Ms. Bishop:

The public hearing is scheduled for 4pm on Wednesday, September 12 in the Board of Supervisors Hearing Room (Building G) at 1415 Melody Lane in Bisbee.

I have your email dated August 18th which indicates your disfavor. I do not, however, have a completed form letter sent by the Dept. to you and other neighbors. If you're concerned about getting a form letter to us, don't be; your email will suffice. That said, you may submit additional comments if you so choose.

To date, I have not received any additional comments for or against the Special Use request.

Michael Turisk, Planning Manager
Cochise County Community Development
1415 Melody Lane, Building E
Bisbee, Arizona 85603
tel: 520.432.9240
fax: 520.432.9278
email: mturisk@cochise.az.gov

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From: Nina Bishop [<mailto:nbish@attglobal.net>]
Sent: Monday, August 20, 2012 4:13 PM
To: Wilson, Beverly
Cc: Turisk, Mike
Subject: RE: Charles R. Seifert 2225 Cottontail, Cochise, AZ 85606// proposed slaughterhouse near property

Hello Beverly,

I have so much on my plate right now I don't know which way it up! I understand.

Mike, when will that meeting take place and have you received my notice stating I don't want the slaughterhouse to go in? I believe the fella has under estimated his water usage. I'd like to know if anyone else is opposed; if that's allowable. My realtor there tells me it's going to bring down the value of my home/land should we decide to sell.

Thank you,

Nina
719-233-1508

From: Wilson, Beverly [<mailto:BJWilson@cochise.az.gov>]
Sent: Monday, August 20, 2012 1:27 PM
To: 'nbish@attglobal.net'
Cc: Turisk, Mike
Subject: RE: Charles R. Seifert 2225 Cottontail, Cochise, AZ 85606// proposed slaughterhouse near property

Hello Nina –

Good to hear from you – hope you enjoyed your vacation! Just to clarify, I stated that I believed that STAFF would recommend approval as this land use is in an area that was designated for that type of activity. Approval will be a decision made only by the nine member Planning and Zoning Commission at their formal meeting.

Hope this clarifies that we, as staff, certainly cannot approve this type of use. Take care - b

Beverly Wilson, Deputy Director

Cochise County Community Development Department
Planning, Zoning and Building Safety Division
1415 Melody Lane, Building E, Bisbee, AZ 85603
520.432.9240 Fax 520.432.9278
bjwilson@cochise.az.gov

"Public Programs, Personal Service"

www.cochise.az.gov

From: Nina Bishop [<mailto:nbish@attglobal.net>]

Sent: Saturday, August 18, 2012 10:43 PM

To: Wilson, Beverly

Subject: Charles R. Seifert 2225 Cottontail, Cochise, AZ 85606// proposed slaughterhouse near property

Importance: High

Dear Ms. Wilson,

I recently phoned you about inheriting the home at 2225 Cottontail in Cochise. A notice was sent advising a slaughterhouse was proposed within 1500 feet of my property and about ½ mile from my residence on Cottontail. As you may know, I have returned my notice stating I am NOT in favor of the slaughterhouse since it's so close to my property and I also feel the water usage of the facility is under estimated.

When we last spoke, you indicated that you were fairly sure the slaughterhouse would be approved. Thank you very much for the information you emailed to me. I'm writing to inquire about the results of the meeting which was supposed to have taken place.

Sincerely,

Nina Seifert Bishop
719-233-1508

23

Turisk, Mike

From: Gardner, Peter
Sent: Thursday, September 06, 2012 7:43 AM
To: Dennis, Keith; Turisk, Mike
Cc: Wilson, Beverly; Riggs, Karen
Subject: FW: attn: Karen Riggs

Peter Gardner, Planning Technician

Cochise County Community Development Department
Planning, Zoning, and Building Safety Division
1415 Melody Lane, Building E
Bisbee, AZ 85603
Phone: 520-432-9240
Fax: 520-432-9278
"Public Programs, Personal Service"
www.cochise.az.gov

From: Ann Allen [<mailto:a-allen@vtc.net>]
Posted At: Wednesday, September 05, 2012 7:13 PM
Posted To: Planning and Zoning
Conversation: attn: Karen Riggs
Subject: attn: Karen Riggs

Ms. Riggs,

We have, for several weeks, been hearing rumors about a meat packing plant rezoning request for a property in our neighborhood, at the former location of DLD Truck Straps on Highway 191. Today, one neighbor showed up with a letter from you outlining some more detail about the proposed project. Having myself worked in a commercial packing plant, I have some serious concerns about a facility of the proposed size being located in what has been a residential and light industry area.

While I applaud the advent of a new source of jobs, I also am very cognizant of the noise, dust and noxious smells that emanate from any packing plant large enough to employ 20 workers at start up. I was also very concerned that the plan is to acquire an additional acreage for a total of one section. This apparently is intended to be a blg operation, and located just across the highway from a community of retirees in Richland? I question why Cochise Beef, if it is truly planning on using local beef, is not locating in the heavy industry area a few miles to the north of the proposed location? Next to the feedlot, for example.

My daughter and I own the two closest private properties to the north of the site. Our lives will be drastically affected by the location of such a plant in this spot. Indeed, I do not believe that we will be able to continue living here due to the noise, odors and potential water pollution. Neither will our properties have any resale value as residential properties. I must register my very strong objections to this rezoning request.

We will attend the hearing next week, and would like to address the commission about our concerns. But, we have not seen any notice posted about this hearing. Why is that? How can we make our voices heard? This is a matter of critical importance to us.

Cornelia Ann Allen

Turisk, Mike

From: Nina Bishop [nbish@attglobal.net]
Sent: Monday, August 20, 2012 8:32 PM
To: Turisk, Mike
Subject: RE: Charles R. Seifert 2225 Cottontail, Cochise, AZ 85606// proposed slaughterhouse near property

Importance: High

Dear Mr. Turisk,

How can they possibly contain the blood drenched water and prevent it from seeping into the ground and into the surrounding wells of the residents. There's also noise pollution, dust particulates, and windblown manure; all legitimate concerns. Is this really fair to the residents? We are abhorred to find out the county would even consider this proposal. I'm going to consult the EPA for advice.

Thank you,

Nina Seifert Bishop

From: Turisk, Mike [mailto:MTurisk@cochise.az.gov]
Sent: Monday, August 20, 2012 5:55 PM
To: nbish@attglobal.net
Subject: RE: Charles R. Seifert 2225 Cottontail, Cochise, AZ 85606// proposed slaughterhouse near property

We haven't reviewed his estimated water usage as of yet.

Michael Turisk, Planning Manager
Cochise County Community Development
1415 Melody Lane, Building E
Bisbee, Arizona 85603
tel: 520.432.9240
fax: 520.432.9278
email: mturisk@cochise.az.gov

"Our Programs Are Public...Our Service Is Personal"
www.cochise.az.gov

From: Nina Bishop [mailto:nbish@attglobal.net]
Sent: Monday, August 20, 2012 4:44 PM
To: Turisk, Mike
Subject: RE: Charles R. Seifert 2225 Cottontail, Cochise, AZ 85606// proposed slaughterhouse near property

Thank you, Mike. I appreciate your prompt reply. Is there anyway to inquire about the water usage to make sure his figures are accurate?

Nina Seifert Bishop
719-233-1508

From: Turisk, Mike [mailto:MTurisk@cochise.az.gov]
Sent: Monday, August 20, 2012 5:34 PM
To: nbish@attglobal.net

25

Turisk, Mike

Subject: FW: Docket SU-12-12 (Harvey), as it Relates to Parcel 206-24-002-9

From: joearmy@hushmail.com [<mailto:joearmy@hushmail.com>]
Sent: Tuesday, August 21, 2012 2:08 PM
To: Turisk, Mike
Cc: Wilson, Beverly
Subject: Re: Docket SU-12-12 (Harvey), as it Relates to Parcel 206-24-002-9

Edfrid & Cynthia Ebenal
173 Charleston Ave
Corona De Tucson, AZ 85641
520 762-9469

Community Development Department
Planning, Zoning, and Building Safety
ATTN: Mike Turisk / Beverly Wilson
1415 Melody Lane, Bisbee, AZ 85603

August 21, 2012

Re: Docket SU-12-12 (Harvey), as it relates to Parcel 206-24-002-9

Dear Mr. Turisk, or representative:

We are not familiar with the hearing procedures, but you can read or review my response in an open forum during the hearing as a matter of public record. We have not determined if we can make it to the hearing.

In response to Mr. Harvey's request to open a slaughterhouse near our property, we support economic development and may be able to come to some kind of arrangement as long as it is in everyone's best interest. On the other hand, I must say, allowing this large intrusive business to establish itself in the middle of so many residential properties may be unfair to all involved.

Our property, listed above, was purchased as an investment, more, or less, to be used for our children's college fund. This is an eight to ten year investment plan of which we are nearing the end of its term. Our intent is to sell the property within the next two to three years as our children will be graduating from high school. The property is currently listed and has been listed for about a year, so, we are painfully aware of weak market, but remain hopeful. On top of the poor real estate market, you want to allow this gigantic Slaughterhouse to operate within 900 feet of our property. Allowing this very large and intrusive type of business, with all of its environmental impacts, creates a whole host of issues and new uncertainties for us.

Aside from the enormous size of the Slaughterhouse, and its lands, over taking any westerly view we may have, there will be number other negative impacts, waste (numerous kinds), air pollution, water pollution, traffic pollution, and noise pollution, just to list a few. Furthermore, there may some strain on the area's infrastructures ability to provide adequate service to the slaughterhouse while maintaining support to the pre-existing surrounding residents. Will you need more firemen, more electricity, more water, road improvements, another

sewage treatment facility? These environmental and physical impacts will likely reduce property values, as well as reduce the prospective residential customer base to a select few.

For us, there are two options:

First, Mr. Harvey can purchase our property, today. Obviously, we were notified of this action because of our proximity and its likely impacts to the value and environment. There probably is a specified distance, by law, or by some other authority, for this size and type of business to operate within an already established residential/rural area, or we would not have been notified.

Second, since we believe we are only zoned for, more, or less, residential. We will need something in writing from Cochise County and Mr. Harvey to provide for any special rezoning or special uses as deemed necessary to develop our property and recover our investment including any associated costs as a result of Mr. Harvey operating a Slaughterhouse so close to our property. In order to help compensate for the economic loss, inconvenience, physical and environmental impacts, an annual impact fee should be paid by the Slaughterhouse (to be determined). Finally, if after three years from date of this document, we are unable to sell the property, Mr. Harvey, Cochise County, or the identified responsible party, must purchase our property. A fair price, to be determined.

These terms are in general, and are negotiable. A more specific contract will be drawn up by our attorney once we can come to an agreement. If for some reason we cannot come to an agreement, as basically outlined above, our vote is no for this proposed development.

We believe we are being very fair and request that if Mr. Harvey really wants to do business on the described property, and Cochise County grants him the special permission to do so, both Cochise County and Mr. Harvey must be socially, environmentally, and economically responsible to all you will impact.

If you have any questions, please contact us.

Sincerely,

Edfrid and Cindy Ebenal

Turisk, Mike

From: Laura [blvp68@gmail.com]
Sent: Thursday, September 27, 2012 10:40 PM
To: Turisk, Mike
Subject: Special Use: Docket SU-12-12 (Harvey)

Hello Mr. Turisk,

I'm sending you this note to let you know that I mailed today (Thursday) the form for Special Use: Docket SU-12-12 (Harvey), requesting that this Special Use is not supported. I don't know if you will receive it on time by tomorrow, Friday. After mailing it, I found out I could bring it to the meeting tonight at the Broken Arrow Church and that it would be hand delivered by a lady named Esther tomorrow (Friday). So, I rewrote the entire form and added more comments to it for myself & my husband.

I wanted you to know why you will end up with 2 of our forms. Please accept the hand delivered form, and disregard the one I mailed to you. This way, I am assured to have met your deadline of Friday, Sept. 28, 2012. Thank you. Sorry if this causes you any inconvenience.

Sincerely,
Bruce J. & Laura L. Van Polen
196 W Papago Way
Cochise, AZ 85606

SPECIAL USE: Docket SU-12-12 (Harvey)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons: I live only a short distance from this proposed packing and slaughter facility and unfortunately muchly downwind of that. Such facility at best will produce undesirable odors and dust. I believe this area should remain zoned for light industry as it currently now is. P.S. The odors we receive from the Naco dump is more than enough (at times).

(Attach additional sheets, if necessary)

PRINT NAME(S):

Taylor R. Peacock

SIGNATURE(S):

Taylor R. Peacock

YOUR TAX PARCEL NUMBER: 206-23-013 (the eight-digit identification number found on the tax statement from the Assessor's Office)

YOUR ADDRESS 340 E. Richland Way, Cochise, AZ 85606

Upon submission of this form or any other correspondence, it 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 Friday, September 28, 2012 if you wish the Commission to consider them before the meeting. We can not 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: Michael Turisk

Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603
Email: mturisk@cochise.az.gov
Fax: (520) 432-9278
Phone: (520) 432-9240

COCHISE COUNTY

SEP 21 2012

PLANNING

SPECIAL USE: Docket SU-12-12 (Harvey)

YES, I SUPPORT THIS REQUEST

Please state your reasons: _____

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons: CONCERNS OVER OUR WELL WATER QUALITY,
+ LEVEL. FLOOD PLAIN, + THE FACT THAT NO ONE
CONCERNED IN THIS ~~DEED~~ ENDEAVOR, INCLUDING
THE COUNTY, CARED ABOUT THE PROPERTY OWNERS
WHO LIVE IN THE IMMEDIATE AREA.
WILL THIS EFFECT PROP VALUES,

(Attach additional sheets, if necessary)

PRINT NAME(S):

Lani W. Hoover

Dvid O. Hoover

SIGNATURE(S):

Lani W. Hoover

Dvid O. Hoover

YOUR TAX PARCEL NUMBER: 20623109 A

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

YOUR ADDRESS

360 E. Kaipab Wy. Cochise, AZ 85606

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1415 Melody Lane, Building E

Bisbee, AZ 85603

Email: mturisk@cochise.az.gov

Fax: (520) 432-9278

Phone: (520) 432-9240

COCHISE COUNTY

SEP 27 2012

PLANNING

30

SPECIAL USE: Docket SU-12-12 (Harvey)

 YES, I SUPPORT THIS REQUEST

Please state your reasons: _____

 NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons: THE POTENTIAL AND ENDURING PROBLEM OF GROUNDWATER POLLUTION; THE PROLIFERATION OF DISEASE-SPREADING FLIES; THE ODOR PROBLEM; THE POTENTIAL DECREASE IN PROPERTY VALUES; THE POTENTIAL NOISE PROBLEM; THE WASTE DISPOSAL PROBLEM - YES, THEY WILL MAKE PROMISES TO AMELIORATE THESE PROBLEMS, BUT CAN OR WILL THEY KEEP THEM? GIVEN THE POOR RECORD OF BUSINESS IN GENERAL, I THINK NOT.

(Attach additional sheets, if necessary)

PRINT NAME(S):

TOM LOPEZ

SIGNATURE(S):

Tom Lopez

YOUR TAX PARCEL NUMBER: 206-14-0066-5

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

YOUR ADDRESS

683 E. VANNESS ST., COCHISE

Upon submission of this form or any other correspondence, it 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 Friday, September 28, 2012 if you wish the Commission to consider them before the meeting. We can not 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.

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COCHISE COUNTY

SEP 28 2012

PLANNING

31

SPECIAL USE: Docket SU-12-12 (Harvey)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

We already have Gozma's who does slaughtering. This operation will use TOO MUCH WATER! Also we have to consider the smell which we already get enough of from the dairy on K.S. Rd. It will also increase traffic (especially 18 wheelers) on 191 it will also increase the coyote population in that area, may increase illegals and drug runners & flies

(Attach additional sheets, if necessary)

PRINT NAME(S):

Susan A. Osman

Richard Miller

SIGNATURE(S):



YOUR TAX PARCEL NUMBER:

207-01-007

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

YOUR ADDRESS

2400 Co. Sulphur Springs Rd. Willcox, AZ 85643

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RETURN TO: Michael Turisk

Cochise County Planning Department

1415 Melody Lane, Building E

Bisbee, AZ 85603

Email: mturisk@cochise.az.gov

Fax: (520) 432-9278

Phone: (520) 432-9240

COCHISE COUNTY

SEP 2 2012

PLANNING

32

SPECIAL USE: Docket SU-12-12 (Harvey)

 YES, I SUPPORT THIS REQUEST

Please state your reasons: _____

 NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons: We should expect more flies -
Our ground water would be contaminated -
property values would fall - more traffic
on Hwy 191 - senior citizens are ignored
in their concerns - We are both seniors who
don't want this slaughter house. All of Cochise

(Attach additional sheets, if necessary)

are on well (Richard Balllew)

PRINT NAME(S):

Richard Balllew Lucy BALLEW

SIGNATURE(S):

Richard G. Balllew Lucy Balllew

YOUR TAX PARCEL NUMBER: 6870113-014 (the eight-digit identification number found on the tax statement from the Assessor's Office)

YOUR ADDRESS 403 E. HAVASU WAY - Cochise, AZ.

Upon submission of this form or any other correspondence, it 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 Friday, September 28, 2012 if you wish the Commission to consider them before the meeting. We can not 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.

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1415 Melody Lane, Building E
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Email: mturisk@cochise.az.gov
Fax: (520) 432-9278
Phone: (520) 432-9240

COCHISE COUNTY

SEP 21 2012

PLANNING

33

SPECIAL USE: Docket SU-12-12 (Harvey)

YES, I SUPPORT THIS REQUEST

Please state your reasons: _____

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons: *I do not support the slaughter/packing house business to be put in for the following reasons: water pollution, smell, lowering of our property value, plus I grew up in S. Dakota where we had first-hand observation of all of the above affect the community - no one wants to move near to facility.*

(Attach additional sheets, if necessary)

PRINT NAME(S): Dianne Peacock _____

SIGNATURE(S): Dianne Peacock _____

YOUR TAX PARCEL NUMBER: 206-23-013A (the eight-digit identification number found on the tax statement from the Assessor's Office)

YOUR ADDRESS 340 E. Richland Way, Cochise, AZ 85606

Upon submission of this form or any other correspondence, it 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 Friday, September 28, 2012 if you wish the Commission to consider them before the meeting. We can not 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: Michael Turisk
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603
Email: mturisk@cochise.az.gov
Fax: (520) 432-9278
Phone: (520) 432-9240

COCHISE COUNTY
SEP 21 2012
PLANNING

SPECIAL USE: Docket SU-12-12 (Harvey)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

It will bring vermin and flies (insects) to this area and more importantly contaminate our water supply via the fissure that is present

(Attach additional sheets, if necessary)

PRINT NAME(S):

Jamice B Rice

SIGNATURE(S):

Jamice B Rice

YOUR TAX PARCEL NUMBER: 206-23-051 8 (the eight-digit identification number found on the tax statement from the Assessor's Office)

YOUR ADDRESS 391 E Apache Way, Cochise, AZ 85604 (Billland)

Upon submission of this form or any other correspondence, it 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 Friday, September 28, 2012 if you wish the Commission to consider them before the meeting. We can not 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.

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Phone: (520) 432-9240

COCHISE COUNTY

SEP 27 2012

PLANNING

35

SPECIAL USE: Docket SU-12-12 (Harvey)

 YES, I SUPPORT THIS REQUEST

Please state your reasons: _____

 NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons: I DO NOT SUPPORT THIS REQUEST FOR A LARGE

INDUSTRIAL SLAUGHTERHOUSE AT THIS LOCATION. THE INDUSTRIAL
SLAUGHTER HOUSE CAN BE LOCATED IN MORE INDUSTRIAL AREAS
SUCH AS NEAR A FEED LOT OR IN AN AREA WHERE GROUND
CONTAMINATION IS NOT AS MUCH AN ISSUE.

(Attach additional sheets, if necessary)

PRINT NAME(S):

DALLAS C. SUMMERS

SAIDA SUMMERS

SIGNATURE(S):





YOUR TAX PARCEL NUMBER: 206-14-006-4 (the eight-digit identification number found on the tax statement from the Assessor's Office)

YOUR ADDRESS 783 E. VAN NESS ST. COCHISE, AZ. 85606

Upon submission of this form or any other correspondence, it 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 Friday, September 28, 2012 if you wish the Commission to consider them before the meeting. We can not 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: Michael Turisk

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Phone: (520) 432-9240

COCHISE COUNTY

SEP 26 2012

PLANNING

36

SPECIAL USE: Docket SU-12-12 (Harvey)

YES, I SUPPORT THIS REQUEST

Please state your reasons: _____

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons: _____

IT COULD BRING CRIME TO OUR AREA

EVEN IF IT BRINGS MORE JOBS, THEY ARE
VERY DANGEROUS JOBS WITH HIGH TURN-
OVER

BAD ODORS AND FLIES

(Attach additional sheets, if necessary)

PRINT NAME(S):

JOHN R. PORTER

BERTHA A. PORTER

SIGNATURE(S):

John R Porter

Bertha A. Porter

YOUR TAX PARCEL NUMBER: 114-14-131 (the eight-digit identification number found on the tax statement from the Assessor's Office)

YOUR ADDRESS 215 N. KLASSEN CT., PEARCE, AZ 85625

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RETURN TO: Michael Turisk

Cochise County Planning Department

1415 Melody Lane, Building E

Bisbee, AZ 85603

Email: mturisk@cochise.az.gov

Fax: (520) 432-9278

Phone: (520) 432-9240

COCHISE COUNTY

SEP 27 2012

PLANNING

37

SPECIAL USE: Docket SU-12-12 (Harvey)

YES, I SUPPORT THIS REQUEST

Please state your reasons: _____

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons: feel that it wouldn't be
healthy for kids or our bodies. Endanger
our water which wouldn't be good either.
I don't want feed animal parts near
me or my family we have 5 young kids.

(Attach additional sheets, if necessary)

PRINT NAME(S):

David Carey

Maryann Rios

SIGNATURE(S):

David Carey

Maryann Rios

YOUR TAX PARCEL NUMBER:

20622060

(the eight-digit identification number found on the tax statement

from the Assessor's Office)

YOUR ADDRESS

99 Apache way Cochise

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COCHISE COUNTY

SEP 27 2012

PLANNING

38

SPECIAL USE: Docket SU-12-12 (Harvey)

YES, I SUPPORT THIS REQUEST

Please state your reasons: _____

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

Pollution, flies, smell from cows, disease threat, water pollution, allergies and asthma problems for neighbors, improper waste disposal. Property values will go down, why change the zoning there when you can put it next to the feed lot or out by the dairies

(Attach additional sheets, if necessary)

Why ruin our peace + quiet. That's why we came here to retire!

PRINT NAME(S):

MARIE PUTZU

SIGNATURE(S):

Marie Putzu

YOUR TAX PARCEL NUMBER:

Tax# 0200393-017
20623019B4

(the eight-digit identification number found on the tax statement

from the Assessor's Office)

YOUR ADDRESS

2049 N 1st Lane Cochise AZ 85606

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COCHISE COUNTY

SEP 27 2012

PLANNING

SPECIAL USE: Docket SU-12-12 (Harvey)

 YES, I SUPPORT THIS REQUEST

Please state your reasons: _____

 / NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

pollution, flies, smell from cows, disease threat, water pollution, allergies and asthma problems for neighbors, improper waste disposal. Property value will go down. Why change the zoning there when you can put it by the feed lot? or out by the dairy

(Attach additional sheets, if necessary)

why ruin our peace and quiet, we came here for that! to retire in peace!

PRINT NAME(S):

John L Putzu Sr.

SIGNATURE(S):

John L Putzu Sr.

Panel 20623019B4

YOUR TAX PARCEL NUMBER: 0200393-017 (the eight-digit identification number found on the tax statement from the Assessor's Office)

YOUR ADDRESS

2049 N 1st Lane Cochise AZ 85606

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SPECIAL USE: Docket SU-12-12 (Harvey)

 YES, I SUPPORT THIS REQUEST

Please state your reasons: _____

 X NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons: My home of 23yrs is One Mile Northeast or down the prevailing Southwesterly winds from the proposed Slaughter House at approx. Mile Marker 53 on the East Side of Hwy 191. We already have a feed lot to the North and a Dairy to the East. The Slaughter House would triangulate my home and triple the fly & obnoxious odors problems that I already have. The monetary value of my home is already compromised.

The possibility of a Slaughter House employee being financially able to purchase my home even at a substantially reduced rate is unlikely.

PRINT NAME(S):

Erika M. Slover, P.T.

SIGNATURE(S):

Erika M. Slover, P.T.

YOUR TAX PARCEL NUMBER: 200-14-007B 3 (the eight-digit identification number found on the tax statement from the Assessor's Office)

YOUR ADDRESS 591 East Van Ness, Cochise, AZ 85606
1/2 mile East of Hwy 191 at Mile Marker 54

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SPECIAL USE: Docket SU-12-12 (Harvey)

YES, I SUPPORT THIS REQUEST

Please state your reasons: _____

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons: I think all property owners in the area should be
worried about a slaughter house being allowed in their neighborhood.
Property value will drop to nothing. Worried about water contamination,
fly's, rats, smell and noise of hungry cattle. If I were looking at
my property to buy and the realtor said, by the way that building
over there is a slaughterhouse I would say, lets keep looking

(Attach additional sheets, if necessary) Some where else.

PRINT NAME(S):

Keith McRobert

SIGNATURE(S):



YOUR TAX PARCEL NUMBER: 206-14-014C 2

(the eight-digit identification number found on the tax statement

from the Assessor's Office)

YOUR ADDRESS

843 E. Kokopelli Cochise, AZ 85606

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COCHISE COUNTY

SEP 21 2012

PLANNING

42

SPECIAL USE: Docket SU-12-12 (Harvey)

YES, I SUPPORT THIS REQUEST

Please state your reasons: _____

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons: We feel that this type of business in
such close proximity to our residential area will
dramatically degrade our quality of life. Our
reasons are because of the potential of pollution to
our air + water, in addition to a dramatic increase
in fly population and odor; along with a decrease

(Attach additional sheets, if necessary) See page 2

PRINT NAME(S): Bruce J. Van Polen Laura L. Van Polen

SIGNATURE(S): Bruce J. Van Polen Laura L. Van Polen

YOUR TAX PARCEL NUMBER: 206-22-050
206-22-051
206-22-063 (the eight-digit identification number found on the tax statement from the Assessor's Office)

YOUR ADDRESS 196 W. Papago Way Cochise, AZ 85606 (Richland)

Upon submission of this form or any other correspondence, it 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 Friday, September 28, 2012 if you wish the Commission to consider them before the meeting. We can not 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.

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1415 Melody Lane, Building E
Bisbee, AZ 85603
Email: mturisk@cochise.az.gov
Fax: (520) 432-9278
Phone: (520) 432-9240

No continued:

..... in our property value. There is insufficient distance between this proposed property and the closeby residences, causing this to be an undesirable location. We can see the desirability of this building (on said property), but the location is totally inappropriate for this type of business.

Our understanding of the planning + zoning Special Use process, states that a special use request for purposes of "intensive use" (which we feel is definitely the case here) must notify property owners within one mile of the proposed site.

We know many residences within that 1 mile, + none of them were notified.

Additionally, this area is known for earth fissures due to large withdrawals of groundwater. Recently, an earth fissure on Van Ness Rd, just east of Hwy 191, + just north of the old D&D building, closed the road. There would be added concern to the potential for ground water contamination. In the event of a fissure, it could impact waste infrastructure at the facility.

Can this building withstand the use for a slaughterhouse without major reconstruction? We are also in a flood plain.

We urge the Commission to disapprove of this special use request. Thank you.

SPECIAL USE: Docket SU-12-12 (Harvey)

 YES, I SUPPORT THIS REQUEST

Please state your reasons: _____

 X NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

We have very little information, I did not receive no paper work on it at all. I'm concerned of my and all the water pollution. I'm also concern about the nasty smell around, all the flies and I believe properties value would go down. Lots of reasons.

(Attach additional sheets, if necessary)

PRINT NAME(S):

SOCORRO M. RUIZ

SIGNATURE(S):

Socorro M. Ruiz

YOUR TAX PARCEL NUMBER: 206-23067-5 (the eight-digit identification number found on the tax statement from the Assessor's Office)

YOUR ADDRESS 80 E. Apache Way, Cochise, Arizona 85606

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45

SPECIAL USE: Docket SU-12-12 (Harvey)

 YES, I SUPPORT THIS REQUEST

Please state your reasons: _____

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

My reasons are don't want
water table to go down, don't want the
stink and the flies because of
the stink, and of course don't want
~~the~~ property value to go down. And I
live in Richland and wasn't given any notice at all.

(Attach additional sheets, if necessary)

PRINT NAME(S):

April E. Ruiz

SIGNATURE(S):

April E. Ruiz

YOUR TAX PARCEL NUMBER: _____

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

YOUR ADDRESS

96 E. Apache Way, Cochise, AZ 85606

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46

SPECIAL USE: Docket SU-12-12 (Harvey)

 YES, I SUPPORT THIS REQUEST

Please state your reasons: _____

X NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons: This is a family area. There is already a "food plot" which is NOT an asset to the community. We do not need the flies, odor, waste that this would bring. Our property values are already taking a hit. We do need more.

(Attach additional sheets, if necessary)

PRINT NAME(S): Susan Schuster _____

SIGNATURE(S): Susan Schuster _____

YOUR TAX PARCEL NUMBER: 205-18-012B (the eight-digit identification number found on the tax statement from the Assessor's Office)

YOUR ADDRESS 3069 N Easy St. Cochise Az 85606

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Phone: (520) 432-9240

SPECIAL USE: Docket SU-12-12 (Harvey)

 YES, I SUPPORT THIS REQUEST

Please state your reasons: _____

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

This is a family community - a proposed slaughter house is unhealthy, both physically and mentally. where will the water needed come from - people in the Richland area already have wells running dry. what about run-off, septic systems, etc. - where will the blood, etc end up? We don't need any more pollution or health issues. what about property values - no one can afford to "give" their homes away. who would want to move to an area with a slaughter house nearby.

(Attach additional sheets, if necessary)

There are already unpleasant odors from the feed lot + dairy; how much more can we take. We Cochise Co. residents need a break.

PRINT NAME(S):

Jill O. Williams

SIGNATURE(S):

Jill O. Williams

YOUR TAX PARCEL NUMBER:

114-18-472

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

YOUR ADDRESS

919 E. Saguaro Dr., Pearce, AZ 85625

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SPECIAL USE: Docket SU-12-12 (Harvey)

 YES, I SUPPORT THIS REQUEST

Please state your reasons: _____

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons: IT IS AN INAPPROPRIATE SETTING
FOR A SLAUGHTER HOUSE AS IT IS TOO CLOSE TO
BUILDINGS FOR PEOPLE CENTERED ACTIVITIES. IT WILL
STINK, DRAW MASSES OF FLIES + BE VISUALLY VERY
UNAPPEALING. IT IS WAY TOO CLOSE TO THE RICHLAND
RANCHETTES RESIDENCES.

(Attach additional sheets, if necessary)

PRINT NAME(S):

KATHY NOVAK

Robert Novak

SIGNATURE(S):

ROBERT NOVAK

Robert Novak

YOUR TAX PARCEL NUMBER: 206-23-027 (the eight-digit identification number found on the tax statement from the Assessor's Office)

YOUR ADDRESS 165 E. PAPAGO WAY COCHISE, AZ 85606

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COCHISE COUNTY

SEP 28 2012

PLANNING

49

SPECIAL USE: Docket SU-12-12 (Harvey)

YES, I SUPPORT THIS REQUEST

Please state your reasons: _____

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons: We feel that this type of business in such close proximity to our residential area will dramatically degrade our quality of life. Our reasons are because of the potential of pollution to our air + water, in addition to a dramatic increase in fly population and odor; along with a possible decrease

(Attach additional sheets, if necessary) (see page 2)

PRINT NAME(S):

Bruce J. Van Polen

Laura L. Van Polen

SIGNATURE(S):

Bruce J. Van Polen

Laura L. Van Polen

YOUR TAX PARCEL NUMBER:

206-22-050

206-22-051

206-22-063

(the eight-digit identification number found on the tax statement

from the Assessor's Office)

YOUR ADDRESS

196 W. Papago Way, (Richland) Cochise, AZ 85606

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COCHISE COUNTY
SEP 28 2012
PLANNING

50

No continued:

...in our property value. There is insufficient distance between this proposed property and the closeby residences, causing this to be an undesirable location. We can see the desirability of this building (on said property), but the location is totally inappropriate for this type of business.

Our understanding of the Planning + Zoning Special Use process, states that a special use request for purposes of "intensive use" (which we feel is definitely the case here) must notify property owners within ONE MILE of the proposed site. We know many residences within that 1 mile, & none of them were notified.

We want the Commission to disapprove of this special use request.

COCHISE COUNTY

SEP 10 2012

PLANNING

51

Community petition

We, the undersigned residents of richland ranchettes and surrounding communities hereby vehemently oppose the rezoning of the land and opening of a slaughterhouse in the old DLD Strap building and on the acreage surrounding it (PARCEL 206-01-011J). We feel that this business would for many reasons have detrimental impact to our homes, land, lifestyles and neighborhood. This kind of business should be located further away from the concentrated development surrounding richland ranchettes, so we strongly request that the rezoning be halted and this business look to a more suitable location elsewhere.

NAME	SIGNATURE	ADDRESS	PARCEL#	PHONE#	DATE
GEOFFREY JONES	<i>Geoffrey Jones</i>	73 E Kaibab Way	206-23-0943	826-3408	9/13/12
ROY JAMES	<i>Roy James</i>	43 E KAIBAB WAY	206-23-0956	826-0405	9-15-12
PATSY JAMES	<i>Patsy James</i>	43 E Kaibab Way	206-23-0956	826-0405	9-15-12
K. Mackand Conyer	<i>K. Mackand Conyer</i>	78 E Kaibab Way	206-23-099	826-3084	9-15-12
Mack Conyer	<i>Mack Conyer</i>	78 E Kaibab Way	206-23-099	826-3084	9-15-12
Monica Balderama	<i>Monica Balderama</i>	18 W Apache Way	206-22-0081	826-9326	9/15/12
JUAN BALDERAMA	<i>Juan Balderama</i>	18 W Apache Way	206-22-0081	444-8209	9/15/12
MARY KERR	<i>Mary K. Kerr</i>	311 W Kaibab	206-22-1089	826-7730	9/15/12
WAYNE JOHNSON	<i>Wayne Johnson</i>	35 E PARADE WAY	206-23-031	686 0885	9/18/12

Community petition

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NAME	SIGNATURE	ADDRESS	PARCEL#	PHONE#	DATE
Mable de Coy	<i>[Signature]</i>	2263 N Cottondale Cochise, AZ	206-14-013C	926-7207	9/14/2012
James Epperson	<i>[Signature]</i>	707 Van Ness	706-14-013D	520-461-5650	9/14/2012
Karen Epperson	<i>[Signature]</i>	707 Van Ness	7300080-015	520-461-7315	9/14/2012
Christopher III	<i>[Signature]</i>	402 E. VAN NESS ST. COCHISE, AZ	206-14-010A2	(520) 824-3198	9/14/2012
SMITH COLE	<i>[Signature]</i>	402 E. VAN NESS COCHISE, AZ	206-14-010A2	520) 826-3198	9/14/12
Donald BEZER	<i>[Signature]</i>	512 E. VAN NESS COCHISE, AZ		886 4136	9-25-12
Robert Brian	<i>[Signature]</i>	348 Richland Cochise AZ		520-245-2510	9-25-12
Colleen Grave	<i>[Signature]</i>	348 W. Richland Cochise AZ		605-786-4420	9-25-12
John Emarine	<i>[Signature]</i>	348 Richland Way Cochise AZ	855666	303-396-5109	9-25-12

Community petition

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NAME	SIGNATURE	ADDRESS	PARCEL#	PHONE#	DATE
CHARLES TYLER	<i>Charles Tyler</i>	143 W KARBAB	206-22-014 8	520 2542905	9-14-12
Thelma Tyler	<i>Thelma Tyler</i>	143 Karbab way	206-22-0148	520-507-6162	9-14-12
Bob Ruona	<i>Bob Ruona</i>	1826 N. Quarter	206-22-0164	520 826-3716	9-18-12
PAT RUONA	<i>Pat Ruona</i>	Home	206-22-0164	" "	9-18-12

Community petition

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NAME	SIGNATURE	ADDRESS	PARCEL#	PHONE#	DATE
Bob Paupore	<i>Bob Paupore</i>	381 E. Geronimo Way	114-06-0517	928-412-0217	9-12-12
<i>Richard W. Sullivan</i>	<i>Richard W. Sullivan</i>	379 E. Cochise th	118-06-0140	520 826 1763	9-14-12
Chris Faulkner	<i>Chris Faulkner</i>	379 E. Cochise th		520 826 1763	9-12-12
RHYAN D. GUIDICE	<i>Rhyan D. Guidice</i>	219 E. Geronimo Way <small>Cochise, AZ</small>	118-06-0554	520 826 0200	9/14/12
VINCENT GUIDICE	<i>Vincent Guidice</i>	334 E. Cochise Way <small>COCHISE, AZ</small>	118-06-0444	520 260 9677	9-15-12

Community petition

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NAME	SIGNATURE	ADDRESS	PARCEL#	PHONE#	DATE
TOM LOPEZ	<i>Tom Lopez</i>	683 E. VAN NESS COCHISE 85606	206-14-00665	826-1612	9-18-12
LINAS SUMMERS	<i>Linas Summers</i>	783 E. VAN NESS COCHISE, AZ. 85606	206-14-006H-4	(480) 330-4297	9-19-12
SAIDA SUMMERS	<i>Saida Summers</i>	783 E. VAN NESS COCHISE AZ 85606	206-14-0064-4	(480) 274-8140	9-19-12
ROBERT BECHTEL	<i>Robert Bechtel</i>	2278 N. COTTONTAIL LN COCHISE AZ 85606	206-14-01483	826-1014	9-19-12
KEITH McROBERT	<i>Keith McRobert</i>	843 E. KATOPCHI Cochise, AZ 85606	206-14-014C-2	826-3795	9-19-12
Randy McNeenan	<i>Randy McNeenan</i>	373 E. Van Ness Cochise AZ		826-1958	7-19-12
Taylor R. Peacock	<i>Taylor R. Peacock</i>	340 E. Richland Way Cochise, AZ 85606	206-13-0138 7	826-4086	9/21/12
Dianne Feard	<i>Dianne Feard</i>	340 E. Richland Way Cochise, AZ 85606	206-13-0138 7	826-4086	9/21/12
MARIE PUTZU	<i>Marie Putzu</i>	Cochise AZ 2049 N. 1st Ave 85606	206-23-0187	520 664-8821	9/21/12
JOHN L. PUTZU	<i>John L. Putzu</i>	Cochise AZ 2049 N. 1st Ave 85606	206-23-0187	520 235 8733	9-21-12
LANCE McNAULT	<i>Lance McNaull</i>	322 E. PAPAJO WAY Cochise AZ 85606	206-23-0187	520-235-8733	9-21-12
VICKIE L. McNAULT	<i>Vickie L. McNaull</i>	322 E. PAPAJO WAY Cochise, AZ 85606	206-23-0187	520-826-4054	9-21-12

Community petition

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NAME	SIGNATURE	ADDRESS	PARCEL#	PHONE#	DATE
Barbara Foster	<i>Barbara Foster</i>	430 E. Geronimo Way		826-1278	9/18/12
Luke Foster	<i>Luke Foster</i>	430 E. Geronimo Way Pearce, AZ		826-1278	9/18/12
Joy JAGUA	<i>Joy Jagua</i>	340 E. Arbor St.		520-508-2807	9/18/12
Triss Lane	<i>Triss Lane</i>	5302 LAPAZ RD			9/19/12
Albert Drouillard	<i>Albert Drouillard</i>	1597 E. Birch Rd Pearce valley, In		826-1817	9-20/12
Maryclare Tiuan	<i>Maryclare Tiuan</i>	13066 S. High PO Box 12049		824-3477	9-20-12
LINDA McCANN	<i>Linda McCann</i>	240 WINDANER TR PEARCE AZ 85025		686-0612	9/20
THOMAS O'CONNOR	<i>Thomas O'Connell</i>	1055 W. DREAMCATCHERWAY Cochise AZ 85606		826-4740	9/21/12
Debra Deardon	<i>Debra Deardon</i>	425 W. Kumbab Cochise AZ 85606		826-8100	9-21-12
Karla Chereika	<i>Karla Chereika</i>	2181 N. Diamondback Ln		826 2473	9-21-12
Billy Swans	<i>Betta Swansy</i>	100 N Dewe Rd		220-0112	9/21/12
Veronica Fehn	<i>Veronica Fehn</i>	3211 Cobden hule		591 7620	9/23/12

Community petition

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NAME	SIGNATURE	ADDRESS	PARCEL #	PHONE #	DATE
Janice B. Rice		591 E. Apache way		826-0002	9/12/12
Elizabeth Shaw		78 E. Papago way		520 826-1250	9/12/12
PALE DEWITT		617 F HAY WESS		826-1130	9/12/12
Ann Allen		2220 N. HOPE 191 COCHISE		826-4066 508-2274	9/12/12
Richard Miller		2400 E. SUTHER SPRINGS RD		(520) 254-3219	9/12/12
Stene Agustin		6355 Duke Ranch Rd.		520 (254) 2523	9/12/12
Dennis Hardy		91 E. Cochise way		520-254-3076	9/12/12
David Carter		99 W Apache		818 428 9995	9/13/12
Mary Ann		99 W Apache		213-321 6969	4/13/12
Lizby Louder		4976 Van Ness		520 254-2135	9/13/12
Richard E. W		403 E. HAVASO WAY		826-3998	9/13/12
Curtis T. F. F.		1311 ASACR PEARCE, AZ		520 904-3609	9/13/12

Community petition

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NAME	SIGNATURE	ADDRESS	PARCEL #	PHONE #	DATE
MARLYN TITMAY	<i>[Signature]</i>	13111 SASH CREEK / SUPERIOR		520-891-2584	9/13/12
MATT MAX Gordon William	<i>[Signature]</i>	PO BOX 911 AMES SAGUARO PARCEL # 29525		520-826-1762	9/13/12
DONNA ROYER	<i>[Signature]</i>	1209 E High ST PEARCE AZ 85225		520-826-0115	9/14/12
JAMES ROYER	<i>[Signature]</i>	1209 E HIGH ST PEARCE AZ 85225		520-826-0113	9/14/12
Helen DeWitt	<i>[Signature]</i>	617 E. Von Ness St. Cochise AZ 85606		520-826-1130	9-15-12
SMITH	[Signature]				
SALLY GORDON	<i>[Signature]</i>	300 E. Apache Way		520-826-9204	9-14-12
CAROL RODCLIFF	<i>[Signature]</i>	702. W. ORANGES		520-826-6032	9-14-12
Jennifer E. Wilber	<i>[Signature]</i>	1031 E. IRENE CIR.		520-826-2256	9/14/12
Charles L. Smith	<i>[Signature]</i>	5686 E Canyon	Surgeon	520-824-3323	9/14/12
FRANKLIN GORDON	<i>[Signature]</i>	300 E Apache Way		520-826-9204	9/16/12

Community petition

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NAME	SIGNATURE	ADDRESS	PARCEL #	PHONE #	DATE
April Ruiz	<i>April Ruiz</i>	96 E. Apache Cochise AZ 85606	206-23-068 8	(520) 686-2882	9/25/12
Socorro M. Ruiz	<i>Socorro M. Ruiz</i>	80 E. APACHE COCHISE AZ 85606	206-23-067-5	520.686.0926	9/27/12
Jeanne Lisc	<i>Jeanne Lisc</i>	71 E. APACHE COCHISE AZ 85606	205-12-052	(520) 468-2672	9/27/12
Sandy Tinco	<i>Sandy Tinco</i>	71 E APACHE COCHISE AZ	205-13-052	(520) 468-2672	9/27/12

Community petition

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NAME	SIGNATURE	ADDRESS	PARCEL#	PHONE#	DATE
Danny Thompson	<i>[Signature]</i>	449 E. Camino Way Cochise AZ 85606		826 1984	9/23/12
Michael Borders	<i>[Signature]</i>	330 North Magnolia Bogalusa, AZ 85606	205-08-007	826-0299	9/23/12
JOHN SCOTT	<i>[Signature]</i>	130 W PARASO WAY COCHISE AZ	206-22-052	520 6785733	9-27-12
GERALDINE L. SCOTT	<i>[Signature]</i>	130 W PARASO WAY COCHISE AZ	206-22-052	520 6785733	9-27-12
DIRK COWART	<i>[Signature]</i>	131 E. APACHE WAY COCHISE AZ 85606	520	520 349-4408	9/27/12
DOROTHY LYONS	<i>[Signature]</i>	PC575 Parade 5525	?	520 254-3533	9/27/12
Retha Wright	<i>[Signature]</i>	131 E Apache Way Cochise AZ		520 507 0030	9/27/12
Julie Miller	<i>[Signature]</i>	W 2nd + Parade PUB 27	A4 117-04-034	607 692 5713	9/27
John R. Mattei	<i>[Signature]</i>	Parade AZ Parcel 5525	117-04-034-A4	607-400-9525	9-27

Community petition

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NAME	SIGNATURE	ADDRESS	PARCEL#	PHONE#	DATE
Richard Walton		436 E. Apache way Cochise AZ, 85606	206-23-080 2	520-240-7787	9-22-12
Kevin Kesler		354 E Apache way Cochise AZ 85606		520-886-3411	9/22/12
MIAMI Hoover		300 E. Kai bab way Cochise, 85606	206-23-109	520 826 6022	9/1/12
ONIL Hoover		300 E. Kai bab way Cochise, 85606	206-23-109	520 826 6022	9/1/12
Kendall Armstrong		1159 E. DESERT 1088 PARCEL 85605		520 884 5389	9/22/12
Esther Lertmann		131 E. Apache Way Cochise, 85606	206-23-060-4	520-349-1565	9/22/2012
Jarvis Wickard		104 W. Apache			9/25/

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NAME	SIGNATURE	ADDRESS	PARCEL#	PHONE#	DATE
Laura L. Van Polen	<i>Laura L. Van Polen</i>	196 W. Papago Way Richland 85606	206-22-050 206-22-051 206-22-063	520-826-7741	9-21-12
BRUCE J. VAN POLEN	<i>Bruce J. Van Polen</i>	196 W. Papago Way Richland 85606	206-22-050 206-22-051 206-22-063	520-826-7741	9-21-12
Kathy Ward Novak	<i>Kathy Ward Novak</i>	196 W. Papago Way Richland 85606	206-22-050 206-22-051 206-22-063	520-826-7741	9-21-12
Samantha Lawkins	<i>Samantha Lawkins</i>	580 W. Eagle Dr Cochise AZ 85606	206-23-027	520-826-4108	9-21-12
Marie Hawkins	<i>Marie Hawkins</i>	621 W. Old Diamond Dr Cochise AZ 85606	Dr - Property owner Edward C Gabriel	520-853-0484	9-22-12
Betty Moore	<i>Betty Moore</i>	4475 Hiway 191 Box 1078 Cochise		520-507-0815	9-23-12
Linda Stevens	<i>Linda Stevens</i>	Cochise 894 W. Kaibab Way	206-21-420	520-400-4819	9-23-12
KEVIN FERRO	<i>Kevin Ferro</i>	181 E Apache Way Cochise AZ 85606		520-507-0518	9/23/12
David Reynolds	<i>David Reynolds</i>	305 GERMINDO WAY Cochise			9/23/12
DAVE ALEXANDER	<i>Dave Alexander</i>	SUNFISH 1708 KLASSEN RD	114-14-124	520-403-1833	9/23/12
JOHN R. PORTER	<i>John R. Porter</i>	PEARCE 215 KLASSEN ENCL	114-14-131	520-507-5437	9-23-12
BERTHA A. PORTER	<i>Bertha A. Porter</i>	PEARCE 215 KLASSEN ENCL	114-14-131	520-678-5437	9-23-12

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NAME	SIGNATURE	ADDRESS	PARCEL#	PHONE#	DATE
Susan Osmer	<i>[Signature]</i>	2400 E. Siphur Springs Rd	Willcox AZ	—	9/23/10
Ray Hooker	<i>[Signature]</i>	1217 Treasure	—	—	9/23
Conlynn Hooker	<i>[Signature]</i>	1217 Treasure	Switzer	—	9/23
Cheryl Proctor	<i>[Signature]</i>	1213 Kaiwai Rd Richland 85606	Richland	520 254-4794	9/23
Carol Mas	<i>[Signature]</i>	6355 E Dube Ranch Rd, Pearce	—	—	9/23
Ruby Owens	<i>[Signature]</i>	2271 N Hwy 171 Cochise	Cochise	520 254-2927	9/24
Janalyn Hall	<i>[Signature]</i>	12 E Kaibab Way Cochise, AZ 85606	Richland	(520) 826-3474	9/24
David D. Hall	<i>[Signature]</i>	12 E Kaibab Way Cochise, AZ 85606	Richland	(520) 826-3474	9/24
Kathleen Dash	<i>[Signature]</i>	91 E Cochise way Cochise AZ 85608	Richland	520-254- 2103	9/25/12
Pianna Peacock	<i>[Signature]</i>	340 E Richland Hwy	—	520 826-4088	9/25/12
Debra Sanders	<i>[Signature]</i>	109 E Christmas Tree	Switzer	—	9/25/12
Nancy Gorman	<i>[Signature]</i>	1081 E. Birch Rd	—	826-7786	9/26/12

Community petition

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NAME	SIGNATURE	ADDRESS	PARCEL#	PHONE#	DATE
Audrey J. J. J. J.	<i>Audrey J. J. J.</i>	59 SW RATH Cochise 85606	BK 7, Lots 10-24	520) 384-0129	9/16/12
Kim Steen	<i>Kim Steen</i>	P.O. Box 831 Apache		501-0300	9-17-12
DAN MALODY	<i>DAN MALODY</i>	327 E APACHE WAY COCHISE AZ, 1855 W CLERKEN COCHISE, AZ		826-3699	9/17/12
WILLIAM C SMITH	<i>WILLIAM C SMITH</i>	6288 E. Mockingbird Place, AZ.		508-3579	9/17/12
RACY ATCHER	<i>RACY ATCHER</i>	2047 N. PONY PO BOX COCHISE AZ		907-4429	9/18/12
Sarah Adams	<i>Sarah Adams</i>	2047 N PONY PO BOX COCHISE		520-826- 3599	9-18-12
HOWARD ADAMS	<i>HOWARD ADAMS</i>	417 W. Hansen Way Cochise		520 826 3599	9-18-12
RUSSELL FARNEY	<i>RUSSELL FARNEY</i>	267 E Apache Way		826-1272	9-18
Claire LaFair	<i>Claire LaFair</i>	"		"	"
David LaFair	<i>David LaFair</i>	354 E APACHE way		520-826-5541	9-18-12
Richard Shice	<i>Richard Shice</i>	PO Box 213 DRYPOON AZ 85609		520 440 5624	9/18/12
Debbie Mechigan	<i>Debbie Mechigan</i>				

SUBCHAPTER E—REGULATORY REQUIREMENTS UNDER THE FEDERAL MEAT INSPECTION ACT AND THE POULTRY PRODUCTS INSPECTION ACT

PART 416—SANITATION

- Sec.
416.1 General rules.
416.2 Establishment grounds and facilities.
416.3 Equipment and utensils.
416.4 Sanitary operations.
416.5 Employee hygiene.
416.6 Tagging insanitary equipment, utensils, rooms or compartments.
416.11 General rules.
416.12 Development of sanitation SOP's.
416.13 Implementation of SOP's.
416.14 Maintenance of Sanitation SOP's.
416.15 Corrective Actions.
416.16 Recordkeeping requirements.
416.17 Agency verification.

AUTHORITY: 21 U.S.C. 451-470, 601-695; 7 U.S.C. 450, 1901-1906; 7 CFR 2.18, 2.53.

SOURCE: 61 FR 38868, July 25, 1996, unless otherwise noted.

§ 416.1 General rules.

Each official establishment must be operated and maintained in a manner sufficient to prevent the creation of insanitary conditions and to ensure that product is not adulterated.

[64 FR 56417, Oct. 20, 1999]

§ 416.2 Establishment grounds and facilities.

(a) *Grounds and pest control.* The grounds about an establishment must be maintained to prevent conditions that could lead to insanitary conditions, adulteration of product, or interfere with inspection by FSIS program employees. Establishments must have in place a pest management program to prevent the harborage and breeding of pests on the grounds and within establishment facilities. Pest control substances used must be safe and effective under the conditions of use and not be applied or stored in a manner that will result in the adulteration of product or the creation of insanitary conditions.

(b) *Construction.* (1) Establishment buildings, including their structures, rooms, and compartments must be of sound construction, be kept in good repair, and be of sufficient size to allow for processing, handling, and storage of

product in a manner that does not result in product adulteration or the creation of insanitary conditions.

(2) Walls, floors, and ceilings within establishments must be built of durable materials impervious to moisture and be cleaned and sanitized as necessary to prevent adulteration of product or the creation of insanitary conditions.

(3) Walls, floors, ceilings, doors, windows, and other outside openings must be constructed and maintained to prevent the entrance of vermin, such as flies, rats, and mice.

(4) Rooms or compartments in which edible product is processed, handled, or stored must be separate and distinct from rooms or compartments in which inedible product is processed, handled, or stored, to the extent necessary to prevent product adulteration and the creation of insanitary conditions.

(c) *Light.* Lighting of good quality and sufficient intensity to ensure that sanitary conditions are maintained and that product is not adulterated must be provided in areas where food is processed, handled, stored, or examined; where equipment and utensils are cleaned; and in hand-washing areas, dressing and locker rooms, and toilets.

(d) *Ventilation.* Ventilation adequate to control odors, vapors, and condensation to the extent necessary to prevent adulteration of product and the creation of insanitary conditions must be provided.

(e) *Plumbing.* Plumbing systems must be installed and maintained to:

(1) Carry sufficient quantities of water to required locations throughout the establishment;

(2) Properly convey sewage and liquid disposable waste from the establishment;

(3) Prevent adulteration of product, water supplies, equipment, and utensils and prevent the creation of insanitary conditions throughout the establishment;

(4) Provide adequate floor drainage in all areas where floors are subject to

flooding-type cleaning or where normal operations release or discharge water or other liquid waste on the floor;

(5) Prevent back-flow conditions in and cross-connection between piping systems that discharge waste water or sewage and piping systems that carry water for product manufacturing; and

(6) Prevent the backup of sewer gases.

(f) *Sewage disposal.* Sewage must be disposed into a sewage system separate from all other drainage lines or disposed of through other means sufficient to prevent backup of sewage into areas where product is processed, handled, or stored. When the sewage disposal system is a private system requiring approval by a State or local health authority, the establishment must furnish FSIS with the letter of approval from that authority upon request.

(g) *Water supply and water, ice, and solution reuse.* (1) A supply of running water that complies with the National Primary Drinking Water regulations (40 CFR part 141), at a suitable temperature and under pressure as needed, must be provided in all areas where required (for processing product, for cleaning rooms and equipment, utensils, and packaging materials, for employee sanitary facilities, etc.). If an establishment uses a municipal water supply, it must make available to FSIS, upon request, a water report, issued under the authority of the State or local health agency, certifying or attesting to the potability of the water supply. If an establishment uses a private well for its water supply, it must make available to FSIS, upon request, documentation certifying the potability of the water supply that has been renewed at least semi-annually.

(2) Water, ice, and solutions (such as brine, liquid smoke, or propylene glycol) used to chill or cook ready-to-eat product may be reused for the same purpose, provided that they are maintained free of pathogenic organisms and fecal coliform organisms and that other physical, chemical, and microbiological contamination have been reduced to prevent adulteration of product.

(3) Water, ice, and solutions used to chill or wash raw product may be re-

used for the same purpose provided that measures are taken to reduce physical, chemical, and microbiological contamination so as to prevent contamination or adulteration of product. Reuse that which has come into contact with raw product may not be used on ready-to-eat product.

(4) Reconditioned water that has never contained human waste and that has been treated by an onsite advanced wastewater treatment facility may be used on raw product, except in product formulation, and throughout the facility in edible and inedible production areas, provided that measures are taken to ensure that this water meets the criteria prescribed in paragraph (g)(1) of this section. Product, facilities, equipment, and utensils coming in contact with this water must undergo a separate final rinse with non-reconditioned water that meets the criteria prescribed in paragraph (g)(1) of this section.

(5) Any water that has never contained human waste and that is free of pathogenic organisms may be used in edible and inedible product areas, provided it does not contact edible product. For example, such reuse water may be used to move heavy solids, to flush the bottom of open evisceration troughs, or to wash antemortem areas, livestock pens, trucks, poultry cages, picker aprons, picking room floors, and similar areas within the establishment.

(6) Water that does not meet the use conditions of paragraphs (g)(1) through (g)(5) of this section may not be used in areas where edible product is handled or prepared or in any manner that would allow it to adulterate edible product or create insanitary conditions.

(h) *Dressing rooms, lavatories, and toilets.* (1) Dressing rooms, toilet rooms, and urinals must be sufficient in number, ample in size, conveniently located, and maintained in a sanitary condition and in good repair at all times to ensure cleanliness of all persons handling any product. They must be separate from the rooms and compartments in which products are processed, stored, or handled.

(2) Lavatories with running hot and cold water, soap, and towels, must be placed in or near toilet and urinal

rooms and at such other places in the establishment as necessary to ensure cleanliness of all persons handling any product.

(3) Refuse receptacles must be constructed and maintained in a manner that protects against the creation of insanitary conditions and the adulteration of product.

[64 FR 56417, Oct. 20, 1999]

§416.3 Equipment and utensils.

(a) Equipment and utensils used for processing or otherwise handling edible product or ingredients must be of such material and construction to facilitate thorough cleaning and to ensure that their use will not cause the adulteration of product during processing, handling, or storage. Equipment and utensils must be maintained in sanitary condition so as not to adulterate product.

(b) Equipment and utensils must not be constructed, located, or operated in a manner that prevents FSIS inspection program employees from inspecting the equipment or utensils to determine whether they are in sanitary condition.

(c) Receptacles used for storing inedible material must be of such material and construction that their use will not result in the adulteration of any edible product or in the creation of insanitary conditions. Such receptacles must not be used for storing any edible product and must bear conspicuous and distinctive marking to identify permitted uses.

[64 FR 56417, Oct. 20, 1999]

§416.4 Sanitary operations.

(a) All food-contact surfaces, including food-contact surfaces of utensils and equipment, must be cleaned and sanitized as frequently as necessary to prevent the creation of insanitary conditions and the adulteration of product.

(b) Non-food-contact surfaces of facilities, equipment, and utensils used in the operation of the establishment must be cleaned and sanitized as frequently as necessary to prevent the creation of insanitary conditions and the adulteration of product.

(c) Cleaning compounds, sanitizing agents, processing aids, and other chemicals used by an establishment must be safe and effective under the conditions of use. Such chemicals must be used, handled, and stored in a manner that will not adulterate product or create insanitary conditions. Documentation substantiating the safety of a chemical's use in a food processing environment must be available to FSIS inspection program employees for review.

(d) Product must be protected from adulteration during processing, handling, storage, loading, and unloading at and during transportation from official establishments.

[64 FR 56417, Oct. 20, 1999]

§416.5 Employee hygiene.

(a) *Cleanliness.* All persons working in contact with product, food-contact surfaces, and product-packaging materials must adhere to hygienic practices while on duty to prevent adulteration of product and the creation of insanitary conditions.

(b) *Clothing.* Aprons, frocks, and other outer clothing worn by persons who handle product must be of material that is disposable or readily cleaned. Clean garments must be worn at the start of each working day and garments must be changed during the day as often as necessary to prevent adulteration of product and the creation of insanitary conditions.

(c) *Disease control.* Any person who has or appears to have an infectious disease, open lesion, including boils, sores, or infected wounds, or any other abnormal source of microbial contamination, must be excluded from any operations which could result in product adulteration and the creation of insanitary conditions until the condition is corrected.

[64 FR 56417, Oct. 20, 1999]

§416.6 Tagging insanitary equipment, utensils, rooms or compartments.

When an FSIS program employee finds that any equipment, utensil, room, or compartment at an official establishment is insanitary or that its use could cause the adulteration of

§416.11

product, he will attach to it a "U.S. Rejected" tag. Equipment, utensils, rooms, or compartments so tagged cannot be used until made acceptable. Only an FSIS program employee may remove a "U.S. Rejected" tag.

[64 FR 56417, Oct. 20, 1999]

§416.11 General rules.

Each official establishment shall develop, implement, and maintain written standard operating procedures for sanitation (Sanitation SOP's) in accordance with the requirements of this part.

§416.12 Development of Sanitation SOP's.

(a) The Sanitation SOP's shall describe all procedures an official establishment will conduct daily, before and during operations, sufficient to prevent direct contamination or adulteration of product(s).

(b) The Sanitation SOP's shall be signed and dated by the individual with overall authority on-site or a higher level official of the establishment. This signature shall signify that the establishment will implement the Sanitation SOP's as specified and will maintain the Sanitation SOP's in accordance with the requirements of this part. The Sanitation SOP's shall be signed and dated upon initially implementing the Sanitation SOP's and upon any modification to the Sanitation SOP's.

(c) Procedures in the Sanitation SOP's that are to be conducted prior to operations shall be identified as such, and shall address, at a minimum, the cleaning of food contact surfaces of facilities, equipment, and utensils.

(d) The Sanitation SOP's shall specify the frequency with which each procedure in the Sanitation SOP's is to be conducted and identify the establishment employee(s) responsible for the implementation and maintenance of such procedure(s).

§416.13 Implementation of SOP's.

(a) Each official establishment shall conduct the pre-operational procedures in the Sanitation SOP's before the start of operations.

(b) Each official establishment shall conduct all other procedures in the

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Sanitation SOP's at the frequencies specified.

(c) Each official establishment shall monitor daily the implementation of the procedures in the Sanitation SOP's.

§416.14 Maintenance of Sanitation SOP's.

Each official establishment shall routinely evaluate the effectiveness of the Sanitation SOP's and the procedures therein in preventing direct contamination or adulteration of product(s) and shall revise both as necessary to keep them effective and current with respect to changes in facilities, equipment, utensils, operations, or personnel.

§416.15 Corrective Actions.

(a) Each official establishment shall take appropriate corrective action(s) when either the establishment or FSIS determines that the establishment's Sanitation SOP's or the procedures specified therein, or the implementation or maintenance of the Sanitation SOP's, may have failed to prevent direct contamination or adulteration of product(s).

(b) Corrective actions include procedures to ensure appropriate disposition of product(s) that may be contaminated, restore sanitary conditions, and prevent the recurrence of direct contamination or adulteration of product(s), including appropriate reevaluation and modification of the Sanitation SOP's and the procedures specified therein or appropriate improvements in the execution of the Sanitation SOP's or the procedures specified therein.

[61 FR 38868, July 25, 1996, as amended at 62 FR 26219, May 13, 1997]

§416.16 Recordkeeping requirements.

(a) Each official establishment shall maintain daily records sufficient to document the implementation and monitoring of the Sanitation SOP's and any corrective actions taken. The establishment employee(s) specified in the Sanitation SOP's as being responsible for the implementation and monitoring of the procedure(s) specified in

the Sanitation SOP's shall authenticate these records with his or her initials and the date.

(b) Records required by this part may be maintained on computers provided the establishment implements appropriate controls to ensure the integrity of the electronic data.

(c) Records required by this part shall be maintained for at least 6 months and made accessible available to FSIS. All such records shall be maintained at the official establishment for 48 hours following completion, after which they may be maintained off-site provided such records can be made available to FSIS within 24 hours of request.

§ 416.17 Agency verification.

FSIS shall verify the adequacy and effectiveness of the Sanitation SOP's and the procedures specified therein by determining that they meet the requirements of this part. Such verification may include:

- (a) Reviewing the Sanitation SOP's;
- (b) Reviewing the daily records documenting the implementation of the Sanitation SOP's and the procedures specified therein and any corrective actions taken or required to be taken;
- (c) Direct observation of the implementation of the Sanitation SOP's and the procedures specified therein and any corrective actions taken or required to be taken; and
- (d) Direct observation or testing to assess the sanitary conditions in the establishment.

PART 417—HAZARD ANALYSIS AND CRITICAL CONTROL POINT (HACCP) SYSTEMS

- Sec.
- 417.1 Definitions.
- 417.2 Hazard Analysis and HACCP plan.
- 417.3 Corrective actions.
- 417.4 Validation, Verification, Reassessment.
- 417.5 Records.
- 417.6 Inadequate HACCP Systems.
- 417.7 Training.
- 417.8 Agency verification.

AUTHORITY: 7 U.S.C. 450; 21 U.S.C. 451-470, 601-695; 7 U.S.C. 1901-1906; 7 CFR 2.18, 2.53.

SOURCE: 61 FR 38868, July 25, 1996, unless otherwise noted.

§ 417.1 Definitions.

For purposes of this part, the following definitions shall apply:

Corrective action. Procedures to be followed when a deviation occurs.

Critical control point. A point, step, or procedure in a food process at which control can be applied and, as a result, a food safety hazard can be prevented, eliminated, or reduced to acceptable levels.

Critical limit. The maximum or minimum value to which a physical, biological, or chemical hazard must be controlled at a critical control point to prevent, eliminate, or reduce to an acceptable level the occurrence of the identified food safety hazard.

Food safety hazard. Any biological, chemical, or physical property that may cause a food to be unsafe for human consumption.

HACCP System. The HACCP plan in operation, including the HACCP plan itself.

Hazard. SEE *Food Safety Hazard.*

Preventive measure. Physical, chemical, or other means that can be used to control an identified food safety hazard.

Process-monitoring instrument. An instrument or device used to indicate conditions during processing at a critical control point.

Responsible establishment official. The individual with overall authority onsite or a higher level official of the establishment.

§ 417.2 Hazard Analysis and HACCP Plan.

(a) *Hazard analysis.* (1) Every official establishment shall conduct, or have conducted for it, a hazard analysis to determine the food safety hazards reasonably likely to occur in the production process and identify the preventive measures the establishment can apply to control those hazards. The hazard analysis shall include food safety hazards that can occur before, during, and after entry into the establishment. A food safety hazard that is reasonably likely to occur is one for which a prudent establishment would establish controls because it historically has occurred, or because there is a reasonable possibility that it will occur in the



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Keith Dennis, Senior Planner *KD*
FOR: Beverly J. Wilson, Deputy Director, Planning Division
SUBJECT: Docket SU-12-14 (Gleave)
DATE: September 27, 2012, for the October 10, 2012 Meeting

APPLICATION FOR A SPECIAL USE

The Applicant seeks Special Use authorization from the Planning and Zoning Commission for a small-scale metals recycling facility, a Special Use per Section 1205.06 of the Zoning Regulations. The use would take place within a 1,000 square foot tenant space on the subject property.

The subject Parcel (106-70-111) is located at 689 W. Fry Blvd, Sierra Vista. The Applicant is Michael Gleave.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Parcel Size: 22,500-sq.ft.
 Zoning: GB (General Business)
 Growth Area: Category A (Urban Growth Area)
 Plan Designation: ENT – Enterprise Redevelopment
 Area Plan: Sierra Vista Sub-watershed
 Existing Uses: Storage

Relation to Subject Parcel	Zoning District	Use of Property
North	GB	Commercial
South	City of Sierra Vista	Commercial
East	City of Sierra Vista	Commercial
West	City of Sierra Vista	Commercial

II. PARCEL HISTORY

There are three structures on the property: two retail storefront structures and one storage/utility building at the North side of the property. The retail buildings were constructed in 1969; the storage building was built in 1971, but has been in use over time as both storage and retail.

Over the 40+ year life span of this retail area, there have been numerous tenants occupying the buildings, such as a jewelry shop, tattoo parlor, gun dealership, auto parts and service, and motorcycle shops. There have also been numerous permits pulled by various owners of the property over this time for tenant improvements such as re-roofs, block fencing, and gas lines. The space in which the business is proposed has been used primarily as warehouse space, and is currently vacant.

In 2010, a violation for construction without a permit was issued to the current owner, who remedied the violation by obtaining a permit for gas compliance.

In 2011, a tenant obtained several Variances on behalf of the owner (Docket BA1-11-07 – Slawson). The modifications to development standards awarded by the District 1 Board of Adjustment were intended to apply to any permitted principal use taking place on the property in perpetuity. These would not apply in the case of a Special Use Permit, however.

In 2012, a tenant obtained Special Use authorization from the Planning Commission for a powder coating operation in one of the spaces on the site (Docket SU-12-01 – Ritenour). The Commission granted a slate of development standard modifications similar to that granted in the Board of Adjustment case referred to above.

III. NATURE OF REQUEST

Michael Gleave of M&J Metals Recycling is the Applicant for Docket SU-12-14. He intends to lease a 1,000-square foot tenant space on the property for use as a metals recycling facility. The business would operate during normal business hours, and be staffed by Mr. and Mrs. Gleave. Per the Applicants, between five and 10 customers per day would visit, exchanging metals for cash. Inside the building, behind the roll-up door, would be a scale and can crusher used for conducting business. The Gleave's plan to transport the metals to a larger metal recycling company in Tucson (Desert Metals Recycling). The Gleave's say no large trucks would use the site, but traffic would instead consist primarily of passenger cars and pickup trucks with smaller loads.

The Applicants do not propose any new construction as part of the operation.

Special Use Permits generally are required for those types of uses which have a potential for significant off-site impacts which may be out of character with the surrounding Zoning District. Recycling Centers are allowed by Special Use Permit in the General Business District because these uses are typically characterized as heavy commercial or light industrial in nature.



Northwest view of the proposed business location.

IV. ANALYSIS OF IMPACTS – COMPLIANCE WITH SPECIAL USE FACTORS
(Section 1716.02)

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. Seven of the 10 criteria apply to this request. The project as submitted complies with one of the seven applicable Special Use factors.

A. Compliance with Duly Adopted Plans: Not Applicable

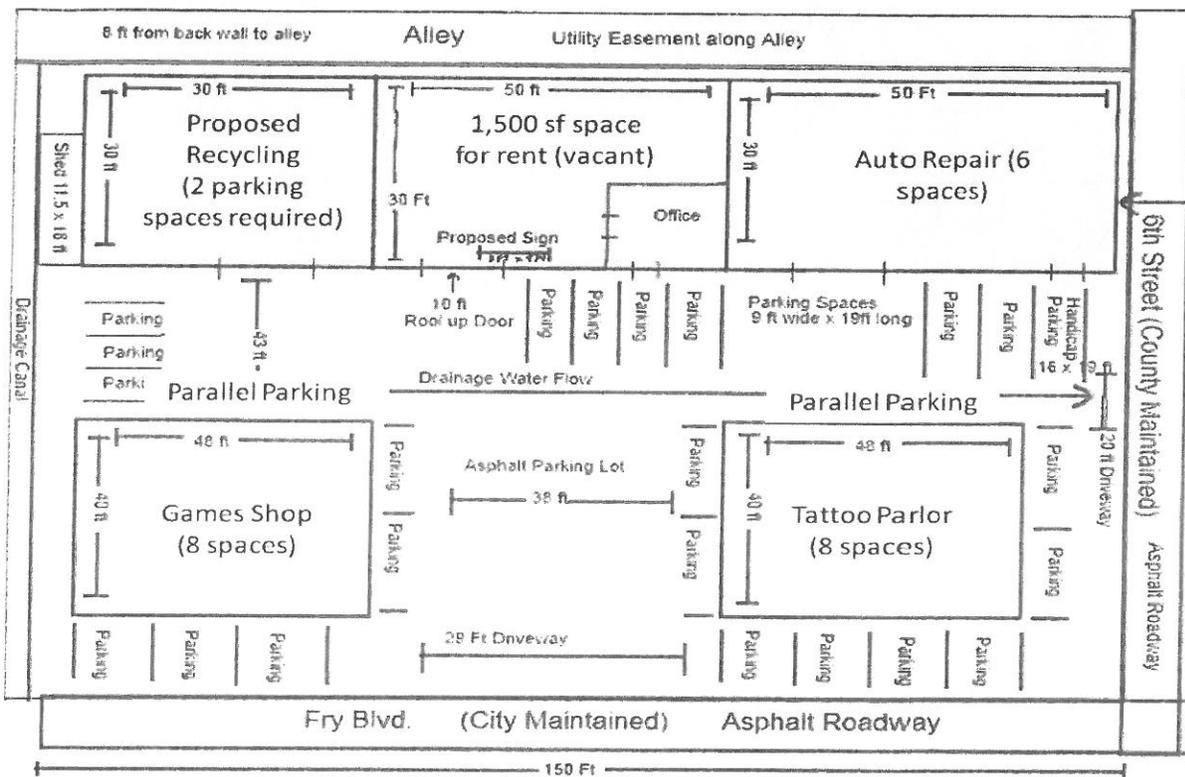
The project site is located within the Sierra Vista Sub-Watershed. However, no new fixtures are proposed, as the building has existing restroom facilities.

B. Compliance with the Zoning District Purpose Statement: Does Not Comply

Section 1201.04 of the Zoning Regulations prescribes “adequate space to meet the needs of commercial development, with adequate off-street parking and minimal traffic congestion.” For reasons that will be discussed below, Staff’s view is that with regard to parking, access, and circulation, the proposal could be problematic. Section 1201.05 states that the General Business Districts are established to “protect commercial uses from objectionable influences of industrial development.”

C. Development Along Major Streets: Does Not Comply

This factor focuses on whether or not an Applicant is proposing new points of access that could create or exacerbate traffic problems. In this case the points of access are already in place at the intersection of Fry Boulevard and Sixth Street. However, in Staff's view, the size and development pattern of the lot, the location of the proposed use on the property, the access along one of the most heavily trafficked streets in the County, and the nature of the business itself all combine to render the proposal non-compliant with this factor.



Above is a plan for the half-acre property, showing each of the existing and proposed buildings currently occupying tenant spaces. 25 parking spaces are shown here, which is approximately the number of spaces required by standard for the businesses currently operating. The owner maintains that the parking spaces provided on the parcel are always sufficient to accommodate all activity on the property at any given time. The property owner has previously designated the north side of the two detached buildings as a parallel parking area (see photo on next page). However, this practice, per the owner, is set to be discontinued due to circulation issues that currently exist on the site.



West view of the approach from the Sixth Street access. The proposed recycling business would be located at the far end of this area, on the right.

D. Traffic Circulation Factors: Does Not Comply

As noted above, the proposed business site is an existing building located off Fry Blvd., a major arterial in Sierra Vista, and 6th St., a County-maintained, 24-ft. chip-sealed, urban collector. The use would not result in any traffic passing through residential streets, as this portion of 6th St. largely serves an established commercial district.

Per the County Transportation Planner (See Attachment D – Agency Comments), the submitted site plan does not accurately reflect existing parking availability and understates the site constraints for trucks, turning movements and visibility. The area in front of the facility cannot accommodate both front end parking spaces as well as a two-lane travel way. Other encroachments, such as signs and utility poles into the parking area, limit parking in other areas. The submitted site plan is lacking a disabled parking space.

In addition, the driveway off Fry Blvd. does not meet the minimum 24-ft.-wide commercial standard, and is located too closely to the 6th St. intersection.

It should be noted however, the driveway and site do predate the proposed use by many years. The 6th St. access point also predates this use, and is currently under the jurisdiction of the City of Sierra Vista. The Applicant estimates the use would generate “5 – 10 customers” per day. However, the increased traffic volume would not add significant stress to the neighboring road system. Rather, the concern is for on-site circulation, turning movements, parking, visibility and access.

E. Adequate Services and Infrastructure: Complies (See Condition #4)

The property has been served by the same septic system since construction over 40-years ago. It is understood that the business proposed, as well as those elsewhere on the site, are adequately served by this septic system, as long as no new fixtures are constructed on the property. The property owner will hook into the Sierra Vista sewer system *when* the on-site septic system fails (see Attachment D – Agency Comments).

Otherwise, adequate services generally exist in this heavily developed portion of the County and City. Fry Fire District will provide fire protection, and the use is unlikely to generate significant pressure on local infrastructure, including Fry Blvd. and 6th St. Condition #4, a standard condition recommended for all Special Uses, would ensure compliance with other agency requirements, such as those of the fire district, where applicable.

F. Significant Site Development Standards: Does Not Comply (See Requested Modifications and Waivers)

The site is within a Category A – Enterprise Redevelopment area on the County Comprehensive Plan Map. County policies prescribe “flexibility in site development and building code standards may be appropriate to facilitate investment” for areas designated by our Comprehensive Plan as Enterprise Redevelopment. This is particularly important in light of existing conditions on properties such as this. Moreover, the City of Sierra Vista has a similar policy that allows for relaxation of minimum site development standard requirements in this area. As the property was developed over 40 years ago, prior to the adoption of County zoning code, the site is deficient under today’s development standards. As such, absent a re-development of the site, a host of Modifications and Waivers are required in order to permit any business on the property. When the Board of Adjustment approved Docket BA1-11-07, a condition was applied granting a number of Variances and Waivers that would apply to all uses permitted in the General Business District. Special Uses, being beyond the purview of the Boards of Adjustment, must have development standard modifications considered on a case by case basis. Thus, the Commission granted essentially the same modifications for an earlier Docket (SU-12-01) on this site as the Board of Adjustment did last year.

Allowing the existing development on the property to remain as it exists would not result in undue impacts to the surrounding area, nor would it result in a development out of character with its surroundings.

As in previous Board of Adjustment and Commission Dockets associated with this site, Staff generally supports the modifications requested. The exception in this case concerns the need for a loading space (see below).

Setbacks: The minimum setback for Special Uses in the GB zoning district is 80-ft. The submitted site plan shows very small setbacks along the property boundaries, and the building as

it exists could not meet minimum setback requirements. Approval would require Modifications to the minimum setback requirements, and although they would be significant, Staff supports allowing the existing setbacks for the reasons noted above.

Maximum Site Coverage: Small lots covered by extensive impervious surfaces characterize the neighborhood in which the use exists. The facility, parking, and driveway areas create almost 100% site coverage, so a Modification of the 85% site coverage maximum permitted in the GB Districts would be required, otherwise the Applicant would need to remove portions of the impervious surface treatment to meet the maximum standard.

Driveway Width: Approval of the Docket would necessitate a Modification of the minimum 24-ft.-wide driveway requirement for non-residential uses (Section 1807.02) to allow the existing width. Although the Applicant maintains that small passenger vehicles and pickup trucks would access the site, there is no viable, enforceable mechanism to restrict larger vehicles or trailers from attempting to access the site. This standard has been waived by the Commission and Board of Adjustment in the past with Staff support. For the proposed use, this modification is more difficult to support.

Arterial Access: Approval of this Docket would require a Modification of Section 1807.02 which indicates that no use shall take direct permanent access onto an arterial street at any point within 200 feet of a street intersection in Category A and B Growth Areas. This would apply to the existing 6th Street access.

Landscaping: Landscaping is required for commercial/non-residential uses in Category A Growth Areas. However, a waiver of this requirement is recommended because landscaping has not been provided on this site in the past, and the immediate area is heavily developed with long-existing commercial uses. Landscaping even at the minimum 5% of the site as required would likely require removing impervious surface that has existed since before the County adopted landscaping requirements.

Loading Space: Due to site constraints, approval of this Docket *would necessitate* a waiver from the requirement for one 12' x 45' loading space. Though the Applicant has informed Staff that no large vehicles would access the site, a customer could arrive with a 5th wheel trailer without notice. Or, more than one customer could arrive at the same time. In such an event, an adequate means of queuing customers would help. Staff therefore does not support this waiver, but it is recognized that there would be essentially no alternative should the Docket be approved.

G. Public Input: Complies

The Applicant completed the Citizen Review process and received 18 favorable responses (See Attachment E - Citizen Review and Public Comment).

H. Hazardous Materials: Not Applicable.

I. Off-Site Impacts: Complies

The greatest potential for off-site impacts associated with the proposed business are traffic-related. County Staff has determined that traffic impacts may be significant on-site. However, the surrounding streets are adequate to absorb traffic impacts from the business.

J. Water Conservation: Not Applicable

As an existing land use unit with fixtures already in place, this factor does not strictly apply. No new fixtures are proposed for the business.

V. PUBLIC COMMENT

The Department mailed notices to neighboring property owners within 1,000 feet of the subject property. Staff posted the property, and published a legal notice in the *Bisbee Observer* on September 24, 2012. To date, the Department has received four letters from neighboring property owners opposed to the Special Use. Neighbors opposed to the project expressed concerns about traffic congestion on site, an inadequate amount of parking on the property, and possible increases in the local crime rate.

VI. REQUESTED MODIFICATIONS

Below are summarized the applicable Modifications and Waivers recommended or, in some case, necessary, for approval of this Docket.

1. A Modification to the 80-foot setback required for Special Uses in a GB District (Section 1203.02);
2. A Modification to the 85% site coverage limit in a GB District (Section 1203.03);
3. A Modification of the minimum 20-ft.-wide driveway requirement for non-residential uses (Section 1807.02) to allow the existing width;
4. A Modification of Section 1807.02 which indicates that no use shall take direct permanent access onto an arterial street at any point within 200-feet of a street intersection in Category A and B Growth Areas.
5. A Waiver from Category A, landscaping requirements as required by Section 1806; and
6. A Waiver from the requirement for one 12' x 45' loading space (Section 1804.10.A).

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VII. SUMMARY AND CONCLUSION

Factors in Favor of Allowing the Special Use

1. The Applicants received 18 favorable responses to their Citizen Review effort; and
2. The property is within an area designated by the Comprehensive Plan as Enterprise Redevelopment, areas identified as in need of an influx of commercial development.

Factors Against Allowing the Special Use

1. The project complies with just two of the seven applicable Special Use analysis factors;
2. There are already traffic circulation issues on the property arising from site area, configuration, and the number and nature of businesses currently operating. Allowing the recycling business, particularly in the location proposed on the site, would exacerbate an already tenuous circulation regime on the property;
3. Under current County standards, the site *as occupied* contains essentially the minimum number of required parking spaces. There is an additional 1,500-square foot tenant space offered for rent at this time, and parking, traffic and circulation constraints would be further exacerbated should this space become occupied;
4. Although the Applicant maintains that small passenger vehicles and pickup trucks would access the site, there is no viable, enforceable mechanism to restrict larger vehicles or trailers from attempting to access the site;
5. While Staff has previously supported modifications, waivers, and variances for a number of businesses on the site, the nature of this business is such that some previously-supported modifications, such as the loading space requirement, arterial access proximity and minimum driveway width, cannot be supported for this requested use. However, due to site constraints, the business cannot be allowed to proceed without these modifications; and
6. Four neighboring property owners oppose the request.

VIII. RECOMMENDATION

Based on the factors against approval, Staff recommends **denial** of the Special Use request.

However, should the Commission approve the Docket, Staff recommends that such approval be subject to the following conditions:

1. Within thirty (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. Prior to permit issuance, the Applicant shall work with the property owner and together provide County Staff with an adequate internal circulation plan that demonstrates the ability to effectively mitigate potential traffic conflicts on the property, to the satisfaction of the County Transportation Planner;
- 3. All activities are to take place on the interior of the structure; there shall be no outdoor storage associated with the operation;
- 4. 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
- 5. 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 and Waivers discussed above be applied to any such approval.

Sample Motion: *Mr. Chair, I move to approve Special Use Docket SU-12-14, 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 Application
- B. Location Map
- C. Concept Plans
- D. Agency Comments
- E. Citizen Review and Public Comment



COCHISE COUNTY PLANNING DEPARTMENT

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240

Fax 432-9278

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

TAX PARCEL NUMBER: 106-70-111-6

APPLICANT: x MICHAEL GLEAVE

MAILING ADDRESS: x 6145 E LEE PL

CONTACT TELEPHONE NUMBER: 520-236-1832

PROPERTY OWNER (IF OTHER THAN APPLICANT): DAVE PERRYMAN

ADDRESS: 2424 EL CAMINO REAL, S.V. AZ 85635

DATE SUBMITTED: _____

Special Use Permit Public Hearing Fee (if applicable)

Building/Use Permit Fee

Total paid

	8/22/2012	\$	<u>300</u>
		\$	<u>↓</u>
		\$	<u> </u>
		\$	<u> </u>

CASH \$300 (KD)

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 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. Citizen Review Report, if special use.

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6. 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.)
7. 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? Automotive, Storage,

2. What is the proposed use or improvement? Recycling Co.

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? Recycle^{all} metal,
will have alum can compactor.

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

SELL Recycled metals to Desert Metals - Tucson AZ.

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 _____
Phased ___ if phased, describe the phases and depict on the site plan.

N/A

7. Provide the following information (when applicable):

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

B. Number of employees: Initially: 2 Future: _____
Number per shift Seasonal changes N/A

C. Total average daily traffic generated:

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

5 to 10 Customers per DAY

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

0

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

Customers will come in and leave on 6th Street
And Fry Blvd

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

60/40 Fry Usage

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

N/A

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

Estimated total gallons of water used: per day _____ per year _____

E. Will you use a septic system? Yes No If yes, is the septic tank system existing? Yes No
 Show the septic tank, leach field and 100% expansion area on the site plan.

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

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

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

**If access is from a private road or easement provide documentation of your right to use this road or easement and a private maintenance agreement.

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

H. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water		
Sewer/Septic	SEPTIC ON SITE	
Electricity	SSVEC	
Natural Gas	SOUTHWEST GAS	
Telephone	SPRIT	
Fire Protection	FRY DISTRICT	

SECTION B - Outdoors Activities/Off-site Impacts

1. Describe any activities that will occur outdoors.

N/A

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

N/A

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

N/A

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 ___ *city maintained*

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)

Present Parking Areas

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

13. Will you be performing any off-site construction (e.g., access aprons, driveways, and culverts)?

Yes ___ No If yes, show details on the site plan. **Note: The County may require off-site improvements reasonably related to the impacts of the use such as road or drainage improvements.**

SECTION C - Water Conservation and Land Clearing

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

N/A

2. How many acres will be cleared? _____

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.) _____

N/A

SECTION D - Hazardous or Polluting Materials

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

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

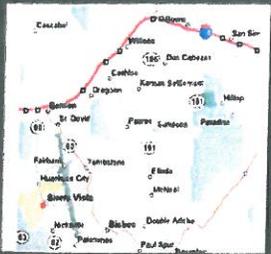
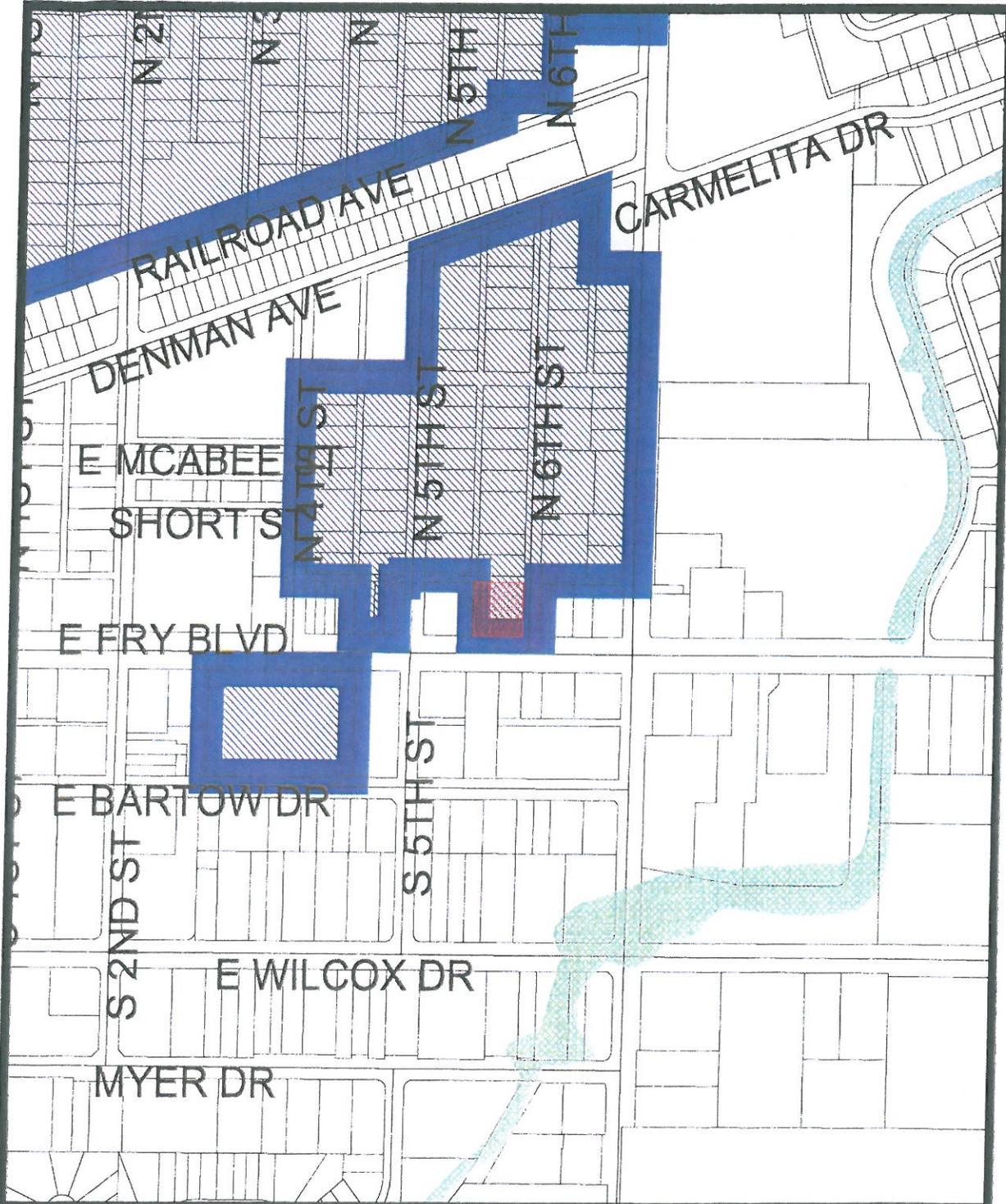
Applications that involve hazardous or polluting materials may take a longer than normal processing time due to the need for additional research concerning the materials' impacts. The Arizona Department of Environmental Quality (ADEQ) Compliance Assistance Program can address questions about Hazardous 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 David Engman

Date signed 6/30/12

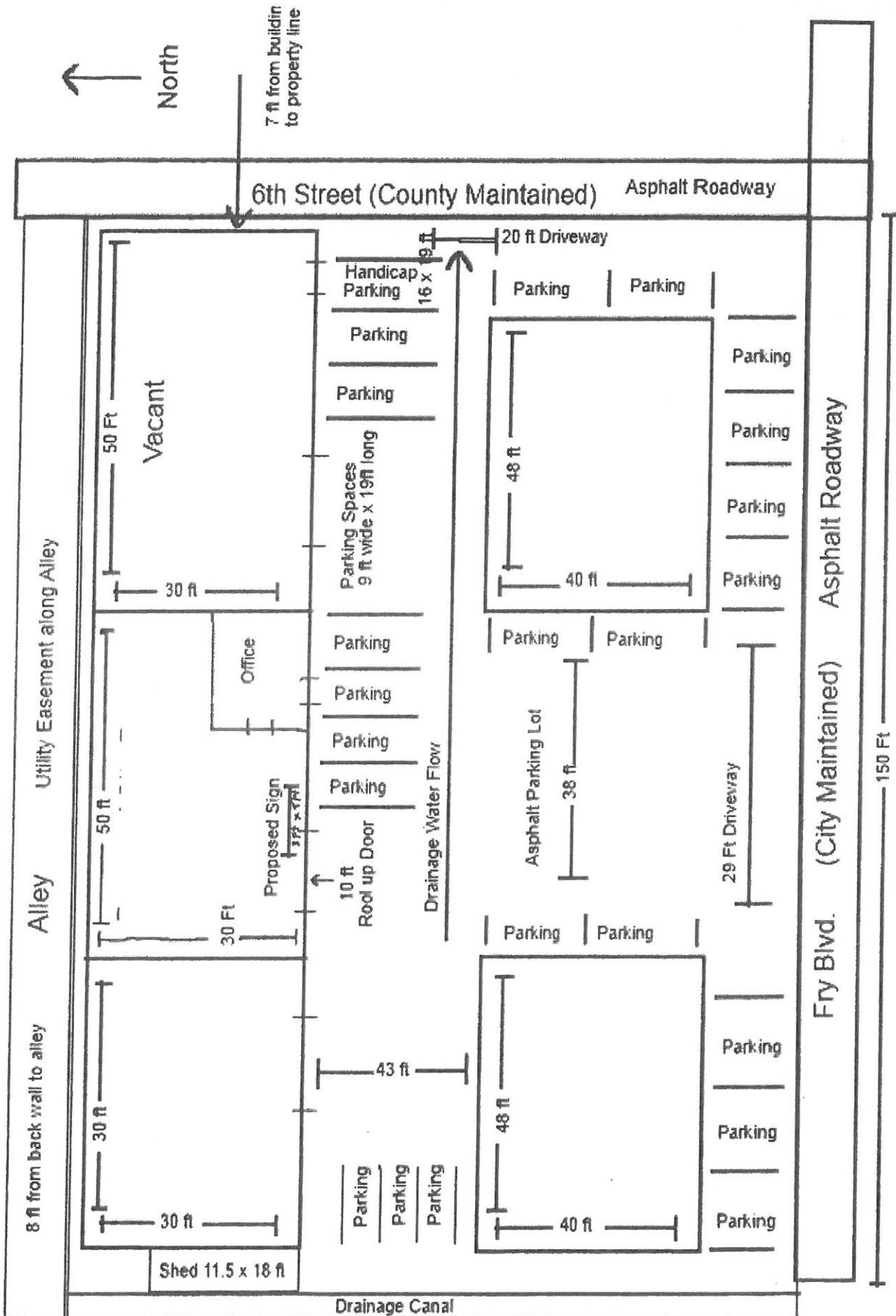


Docket SU-12-14
(Gleave)
Location Map

This map is a product of the Cochise County GIS



93 B

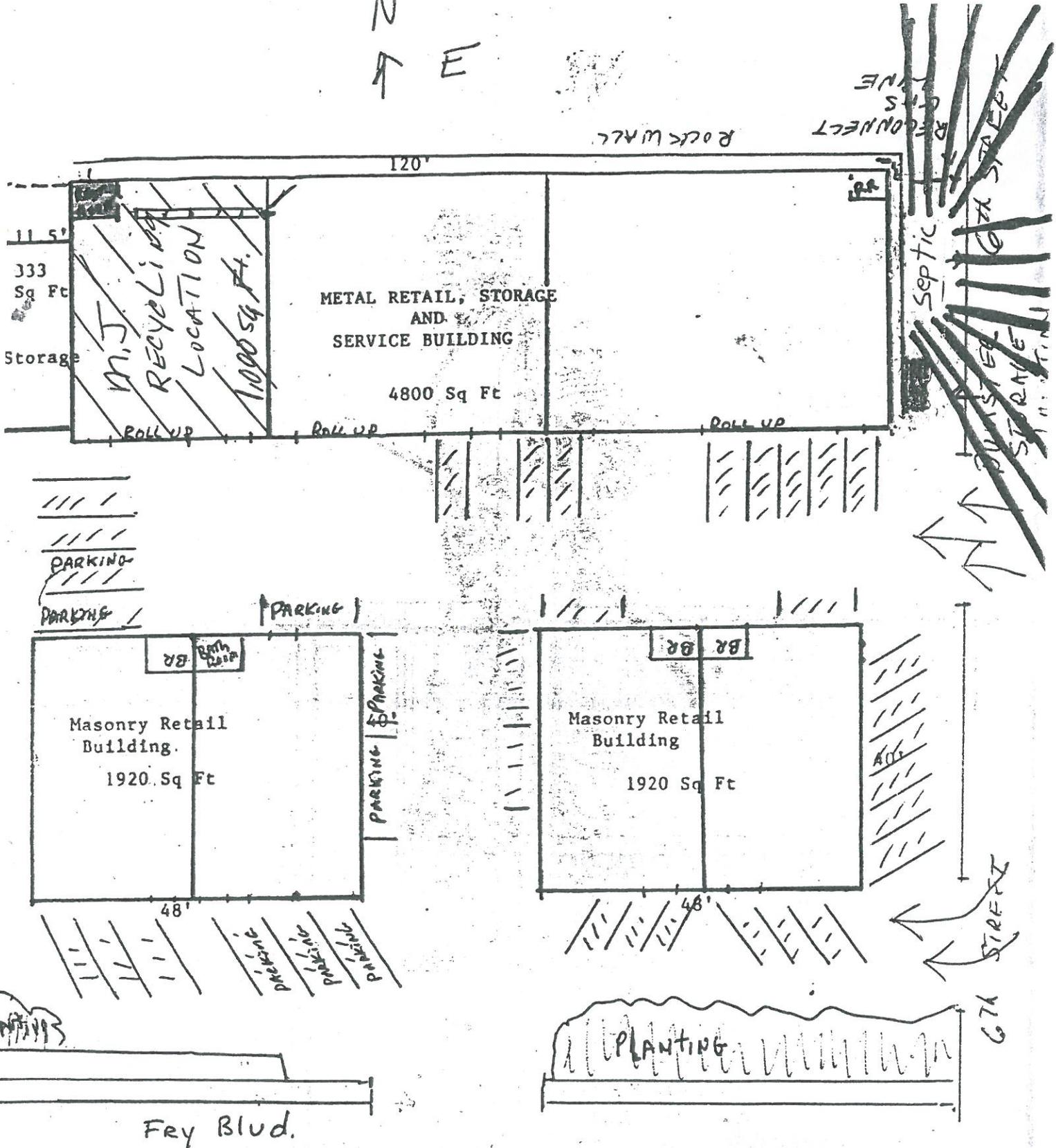


Parcel Number 106-70-111

94

C

N
E



FLOOR PLAN

106-70-111-6

95C



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

MEMORANDUM

Date: 9/27/12
To: Keith Dennis, Senior Planner
From: Karen L. Lamberton, AICP, County Transportation Planner
Subject: Recycling Facility on Fry & 6th St. /SU 12-14/Parcel #106-70-111

This applicant is applying for a permit to change the use of an existing 1,000 sq ft commercial area to a recycling facility. This clustered commercial/shopping area is located in a county enclave within the City of Sierra Vista. The site takes access from an existing driveway from 6th street, a county-maintained, 24 foot cross-section, chip-sealed, urban collector roadway and from Fry Blvd, a City of Sierra Vista maintained roadway. 50 feet of Right-of-Way exists for N. Sixth St. The road has been identified as being in fairly good condition with some regular maintenance patching work scheduled in the next fiscal year.

This use (a small scaled metal recycling facility) is not specifically identified in the ITE Manual with the closest match being General Light Industrial (Land Use 110) resulting in a potential range of 6 to 16 vehicle trips per day per the ITE Manual, 8th ed. The applicant estimate two employees and up to ten (10) vehicles delivering recycling items with no larger trucks anticipated for the proposed use. Peak hour impacts will be negligible and would likely be absorbed into the typical traffic pattern.

The driveway to this site does not meet commercial standards (minimum 24 feet in width); however, the driveway pre-exists this use and this commercial site has been in use for approximately 40 years. 20 feet is the minimum for a two-way residential driveway. The location of the driveway onto Fry Blvd., also does not meet standards and is located too closely to the 6th street intersection; however, this access point also pre-exists this use, has been in use for several decades and is currently under the City of Sierra Vista jurisdiction.

Site Constraints and Concerns

We do have concerns about the use of this site for this type of use. The site plan does not accurately reflect the existing parking availability and understates the constriction of the site for multiple vehicles moving throughout the site, turning movements and sight visibility. Parking in the front areas, along Fry Blvd., is angled or parallel parking: two spaces on each side is about all that can safely be parked in this area. The area in front of the proposed shop cannot accommodate both front end parking spaces as well as a two-lane travel way. Other encroachments (like signs, utility poles) into the parking area limit the parking in some of the other areas. A handicap parking space is not indicated on the submitted site plan, and the indicated parking spaces are not actually in place, nor could exist, as shown on the site plan.

96 D

The lack of compliance of this site with commercial standards does mean that the applicant may have to commit significant resources to tenant improvements or obtain variances from these standards. In addition, should the business venture succeed and expand in number of employees or square footage this site may become difficult to retrofit, even if using one of the adjacent vacant tenant spaces for vehicle storage/parking. Other commercial ventures in this area have received a number of waivers from site development standards and it is assumed for the purposes of this analysis that those waivers are applicable to the entire site (setback requirements, minimum driveway widths, landscaping and so on).

Recommendations

As currently proposed (small-scaled, limited customers) this use is not likely to substantively change the traffic patterns or volumes in this area. However, this site has been vacant for some time and this applicant is the fourth new tenant leasing space in this area potentially resulting in combined trip generation for all of these uses that is unsustainable.

We note that this site has been in use for a number of years and that the site constraints are not of the applicant's making or within their power to retrofit as they are a lessee, not an owner. However, the combined effect of all of the proposed uses on this parcel increases the importance that improvements are planned for and made at this location. Minimal improvements at this location include:

1. Re-surfacing of the parking and driveway aprons;
2. Striping of travel-lanes;
3. Identification of parking spaces (note that along the back set of suites these need to be parallel spaces);
4. Construction and signing of an ADA handicapped parking space. Typically, these are 9 to 11 feet by 19 feet; hard-surfaced, signed with at least a 5 foot accessible aisle connected to an accessible route to commercial/retail entrances.

The applicant may be able to resolve parking and delivery issues by coordinating with other tenants in this clustered shopping area. The applicant is advised that their parking area should be kept unencumbered by materials so that delivery trucks and employees can park safely on-site and not in the street (which is not designed for off-street parking).

A revised site plan will be required during the commercial permitting phase reflecting exactly how and where the applicant actually plans to park as the currently shown spaces shown parking spaces would not allow for an adequate travel lane. Encroachments that create a barrier to site traffic circulation should be shown on the site plan; such as signs/power poles. The applicant should also indicate accurate dimensions in and around his front doorway entrance demonstrating adequate turning movements for vehicles dropping off materials at this location. Sight visibility triangles should be included as described in Zoning Regulation 1807.05. Expansion beyond the scope of this application is not desirable on this site, given the multiple site constraints related to traffic circulation and limits on parking spaces.

cc: SU 12-14; Diane Cratsenburg, Hwy/FP; Don Brush, Sierra Vista



Cochise County Health Department

Mary Gomez, Director

"Building A Healthier Future"

MEMORANDUM

TO: Keith Dennis, Senior Planner
Cochise County Planning Department

FROM: Tim Wyatt R.S., Environmental Health Specialist,
Cochise County Health Department *Tim Wyatt R.S.*

DATE: September 10, 2012

PERMIT #: SU-12-14 Small-scale metals recycling facility

PARCEL #: 106-70-111

The Health Department has reviewed the transmittal letter dated 9/6/2012 .

The Health Department has no issues with the change of use.

The owner of the property has agreed to hook up to city sewer should the existing septic system fail.

If you have any questions or require further information from this department, please contact us.

TW: lm

98

Your County Questions Answered: www.cochise.az.gov

Email: health@cochise.az.gov

Main: 1415 Melody Lane, Bldg. A, Bisbee, AZ 85603
Benson: 126 W. 5th Street, Benson, AZ 85602
Douglas: 515 7th Street, Douglas, AZ 85607
Sierra Vista: 4115 E. Foothills Drive, Sierra Vista, AZ 85635
Willcox: 450 S. Haskell Avenue, Willcox, AZ 85643

Phone: 520-432-9400
 Phone: 520-586-8200
 Phone: 520-364-5600
 Phone: 520-803-3900
 Phone: 520-384-7100

Fax: 520-432-9480
 Fax: 520-586-2051
 Fax: 520-364-5453
 Fax: 520-459-8195
 Fax: 520-384-0309

D



Cochise County Health Department

Mary Gomez, Director

"Building A Healthier Future"

MEMORANDUM

TO: Jennifer Vincent, Senior Planning Technician,
Cochise County Planning Department

FROM: Tim Wyatt R.S., Environmental Health Specialist,
Cochise County Health Department *Tim Wyatt R.S.*

DATE: August 14, 2012

PERMIT #: 12-933 Change of Use to auto repair services

PARCEL #: 106-70-111

The Health Department has reviewed the Transmittal letter dated July 25, 2012.

The parcel is not connected to City Sewer as stated per CP-12-660.

The Environmental Health Division has no record of an existing septic; there is no room to repair the existing system. When the existing system fails the property owner must connect to City Sewer.

The owner must submit a letter stating the properties can and will be connected to the Sierra Vista City sewer when the system fails. *(Submitted + approved)*

If you have any questions or require further information from this department, please contact us.

TW: lm

99

Your County Questions Answered: www.cochise.az.gov

Email: health@cochise.az.gov

Main: 1415 Melody Lane, Bldg. A, Bisbee, AZ 85603
Benson: 126 W. 5th Street, Benson, AZ 85602
Douglas: 515 7th Street, Douglas, AZ 85607
Sierra Vista: 4115 E. Foothills Drive, Sierra Vista, AZ 85635
Willcox: 450 S. Haskell Avenue, Willcox, AZ 85643

Phone: 520-432-9400
 Phone: 520-586-8200
 Phone: 520-364-5600
 Phone: 520-803-3900
 Phone: 520-384-7100

Fax: 520-432-9480
 Fax: 520-586-2051
 Fax: 520-364-5453
 Fax: 520-459-8195
 Fax: 520-384-0309

D

8/15/12 106-70-111

to: Tim Wyatt

Yes, I will connect the Fry
property (691 Fry) to the sewer
system when the septic system
fails

David Poyman

100

D

Dennis, Keith

From: Dennis, Keith
Sent: Friday, September 28, 2012 1:48 PM
To: Dennis, Keith
Subject: SU-12-14

Thanks Don – appreciate your comments. -b

Beverly Wilson, Deputy Director

Cochise County Community Development Department
Planning, Zoning and Building Safety Division
1415 Melody Lane, Building E, Bisbee, AZ 85603
520.432.9240 Fax 520.432.9278
bjwilson@cochise.az.gov

"Public Programs, Personal Service"

www.cochise.az.gov

From: Donald Brush [<mailto:Donald.Brush@SIERRAVISTAAZ.GOV>]
Sent: Wednesday, September 12, 2012 9:12 AM
To: Cratsenburg, Diane; Lamberton, Karen; Dennis, Keith
Cc: Wilson, Beverly
Subject: RE: Transmittal SU-12-14 (Gleave)

All –

Since we're pursuing annexation of this area I prefer to withhold formal comments on this one. But a suggestion might be to require an actual to-scale, dimensional site plan for this site (assuming that's in your purview). That would force them to get a little more serious about on-site circulation and parking, and would give you (and eventually us) a more solid basis for future permitting. It might even make the use go away.

Thanks,
Don

Keith Dennis - Senior Planner
Cochise County Planning Department
1415 Melody Lane
Bisbee, AZ 85603
520-432-9240

"Public Programs - Personal Service"
www.CochiseCounty.com

101 D

M & J RECYCLING

689A E. Fry Blv.
Hm: 6145 E. Lee Pl
Sierra Vista, AZ 85635
1 (520) 236-1832

TO: Whom it May Concern

M & J Recycling would like to open a Recycling Center at the location above. We would like your approval to open this business. We request a response with-in Two (2) Days. I look forward to serving the community and making the environment cleaner.

Sincerely

Michael Gleave Sr

I agree

I disagree

X  _____

102

F

M & J RECYCLING

689A E. Fry Blv.
Hm: 6145 E. Lee Pl
Sierra Vista, AZ 85635
1 (520) 236-1832

TO: Whom it May Concern

M & J Recycling would like to open a Recycling Center at the location above. We would like your approval to open this business. We request a response with-in Two (2) Days. I look forward to serving the community and making the environment cleaner.

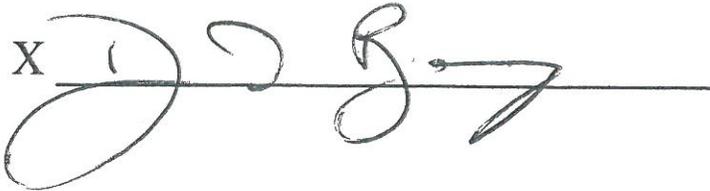
Sincerely

Michael Gleave Sr

I agree

I disagree

I need more information.

X 

103

E

Special Use: Docket SU-12-14 (Gleave)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

I have property in this area and historically the "Fey" area has had a large problem of the cutting of Chipper + Aluminum out of Mobile Homes, Buildings + Electric Boxes in this area. I FEAR that this type of business in this area in such a concealed location that it would foster + promote an increase in a problem that already exists. I AM also concerned about potential problems w/ bugs, bees, mice + Roaches being drawn to this business. Parking + Access also ARE A problem. The building is "old" + probably is not up to current (see reverse side)

(Attach additional sheets, if necessary)

PRINT NAME(S):

JOHN A. Williams

SIGNATURE(S):

[Handwritten Signature]

YOUR TAX PARCEL NUMBER:

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

104 N. 7th St.

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 Friday, September 28, 2012 if you wish the Commission to consider them before the meeting. We can not 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: Keith Dennis, Senior Planner
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

104

E

codes, ~~to~~ to include sprinkler systems, so there is a
Risk of Fire in stored materials. There already is
A recycle business on this street, why do we need another
AT this time. I know Mike Gleave; I like Mike GLEAVE;
I wish Mike success in any venture that he pursues
in the recycling business, Just not AT this location.

Special Use: Docket SU-12-14 (Gleave)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

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

This is not a personal issue against the Gleave. I do not think there will be enough parking at this address because there is a car repair shop and two bussness in the front building. I also feel that this type of bussness will not be the best interest of the neighborhood.

(Attach additional sheets, if necessary)

PRINT NAME(S): Lane Palmer

SIGNATURE(S): *Lane Palmer*
520-559-1554 - 4521-458 2177

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 Friday, September 28, 2012 if you wish the Commission to consider them before the meeting. We can not 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: Keith Dennis, Senior Planner
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

106

E

Special Use: Docket SU-12-14 (Gleave)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

SEE

PLEASE A LETTER ATTACHED. THANK YOU.

(Attach additional sheets, if necessary)

PRINT NAME(S): THOMAS JOHNSON & ELIZABETH B. JOHNSON

SIGNATURE(S): *Thomas Johnson*
Elizabeth B. Johnson

YOUR TAX PARCEL NUMBER: 106-70-047A-3 (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 Friday, September 28, 2012 if you wish the Commission to consider them before the meeting. We can not 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: Keith Dennis, Senior Planner
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

SEP 27 2012

PLANNING

107

E

Thomas & Elizabeth B. Johnson
1032 Cardinal Ave.
P.O. Box 131
Sierra Vista, AZ 85636-0131
PH: (520) 458-2203
23 SEPTEMBER 2012

Cochise County Planning and Zoning Commission
C/O Mr. Keith Dennis, Senior Planner
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

Re: Special Use, Docket, SU-12-14(Gleave)

We do not support Mr. Michael Gleave's request to establish a small-scale metals recycling facility at 689 W. Fry Blvd in Sierra Vista, AZ. We feel:

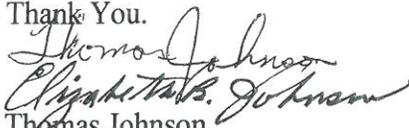
Fry Blvd, our main street, is the wrong location for this type of business. Although Fry Blvd is currently unplanned, our hope is that new or future businesses established on Fry Blvd will enhance its appearance.

Health concerns may arise and negatively affect surrounding areas. Recycled items contain decayed food and other materials that attract rodents, insects, etc. Odor problems may also occur.

De-valuation of property values seems feasible because this business is a small version of garbage collection and storage.

Negative considerations may occur during Base Realignment and Closure (BRAC) evaluations of Fort Huachuca and adversely impact Sierra Vista and surrounding communities. Undesired consequences may occur for all of us if we continue to erect businesses on Fry Blvd that create high potentially questionable environmental, unhealthy, unsafe and unsightly conditions and appearances.

Thank You.


Thomas Johnson
Elizabeth B. Johnson

TAX PARCEL NUMBER: 106-70-047A-3

COCHISE COUNTY

SEP 27 2012

PLANNING

E

108

Special Use: Docket SU-12-14 (Gleave)

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

COCHISE COUNTY
SEP 11 2012
PLANNING

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

This is the "wrong" place to do this. There is a Recycling Business down the street and it is too noisy. The parking lot is too small. There is 3 businesses there already. The low lifes that hang out at these places is undesirable. I am very much against this. Gleave should clean up the mess at the end of DAKER ROAD if HE WANTS TO RECYCLE.

(Attach additional sheets, if necessary)

PRINT NAME(S):

CHRIS SAYLOR

SIGNATURE(S):



YOUR TAX PARCEL NUMBER: 106-70-097 (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 Friday, September 28, 2012 if you wish the Commission to consider them before the meeting. We can not 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: Keith Dennis, Senior Planner
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

109

F

