



**Planning  
Commission**



# Cochise County Planning Commission

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

**Regular Meeting  
October 14, 2015  
4:00 p.m.**

## AGENDA

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

**Item 1 - (Page 1) –PUBLIC HEARING -- Docket SU-15-16 (Murphy):** A request for a Special Use authorization to approve a powder coating and welding business in a General Business (GB) zoning district at 104 N. 6th Street, Sierra Vista, AZ.

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

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

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

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

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

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

**Next P&Z Commission meeting  
November 18, 2015**

- a. SU-15-17 (Youth Pad Miracle Valley) Bible College in Palominas
- b. ALQ-15-09 (Stoner) Accessory Living Quarter in Hereford
- c. SU-15-18 (Sonora Care) Medical Marijuana in McNeal
- d. SU-11-06B (Mead) Modification to Medical Marijuana in Dragoon

**Board of Supervisors:  
October 20, 2015**

- a. Z-15-07 (Kartchner) Pomerene River Estates rezoning – Applicant withdrew
- b. Z-15-06 (Hidalgo) Naco rezoning

**Upcoming:**

- a. Revision to sign code due to results of Reed v Town of Gilbert decision from US Supreme Court calling for a strict interpretation of content neutrality.

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

**8. ADJOURNMENT**

**COCHISE COUNTY PLANNING & ZONING COMMISSION  
DRAFT MINUTES  
September 9, 2015  
REGULAR MEETING at 4:00 p.m.**

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

**ROLL CALL**

Mr. Greene noted the presence of a quorum and called the roll, asking the Commissioners to introduce themselves and indicate the respective District they represent; eight Commissioners (Jim Martzke, Carmen Miller, Gary Brauchla, Patrick Greene, Wayne Gregan, Tim Cervantes, Liza Weissler, and Nathan Watkins,) indicated their presence. Staff members present included; Mary Gomez, Interim Planning Director; Jesse Drake, Planning Manager; Peter Gardner, Planner I; Jim Henry, Planner I; Karen Lamberton, Transportation Planner; and Britt Hansen, Chief Civil Deputy County Attorney.

**APPROVAL OF THE MINUTES**

**Motion:** Approve the minutes of the August 12, 2015 meeting. **Action:** Approve

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

**Vote:** Motion passed (**Summary:** Yes = 7, No = 0, Abstain = 2)

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

**No:** 0

**Abstain:** Ms. Miller

**CALL TO THE PUBLIC:** Mr. Jack Cook of Bisbee spoke on various matters.

**NEW BUSINESS**

**Item 1 PUBLIC HEARING Docket SU-14-14 (Parker):**

A request for a Special Use Authorization to approve a large engine repair shop in a General Business (GB) zoning district at 2518 W Business I 10 in San Simon, AZ. The applicant is Larry Parker. Chairman Greene called for the Planning Director's report. Planner I Jim Henry presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. Mr. Henry also explained Staff's analysis of the request. He closed by listing factors in favor of and against approval and invited questions from the Commission.

Mr. Greene then opened the Public Hearing. Mr. Dusty Pearce, the Applicant's representative, explained the request, and how the business serves the agricultural community. He explained the Applicant's intentions regarding containing spillage and how outdoor activities would be contained.

There being no speakers in support or opposition, Mr. Greene closed the Public Hearing and invited discussion. Ms. Miller stated that she felt the Applicant's proposal for dealing with the oil was appropriate, and Staff's recommendation could be an excessive expense and asked if it could be deferred. Ms. Drake stated that there was no effective way to defer the paving requested by Staff. Mr. Brauchla asked about the paving at the existing site. Mr. Henry explained the existing conditions at the current site, and Staff's rationale for the requested paving requirement. Ms. Lamberton further explained that it adequate methods of oil capture existed then the paving could be waived, but there were other economic factors that could influence the decision. Mr. Watkins asked about the size of the access area. Ms. Lamberton stated that it was substantial, but until ADOT settled on a precise access point from their right of way, the precise area was unknown. Mr. Greene asked for clarification on what constituted an "equivalent or better surface". Ms. Lamberton offered concrete or stabilized dirt as examples. Mr. Gregan asked Mr. Pearce if the fenced area shown on the site plan would be the entire operation site. Mr. Pearce stated that was indeed the case. Mr. Gregan asked for information regarding the paving. Mr. Pearce stated that the paving would be too expensive, and if forced to do so, the Applicant would close his business, and reiterated their plans to deal with oil and other potential spillage. Mr. Greene asked if the gravel was feasible. Mr. Pearce stated that it was. There being no further discussion, Mr. Greene asked for Staff's recommendation. Mr. Henry recommended Conditional. Mr. Greene called for a motion. Ms. Miller made a motion of Conditional Approval, with the Conditions and Modifications recommended by Staff removing Condition #4. Mr. Watkins seconded the motion. There being no further discussion, Mr. Greene called for a vote on the motion. The motion passed 7-1, with Mr. Gregan opposing.

**Motion:** Motioned to Approve the Docket with the Conditions and Modifications recommended by Staff, removing Condition #4

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

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

**Yes:** Mr. Martzke, Ms. Miller, Mr. Brauchla, Mr. Greene, Mr. Cervantes, Ms. Weissler, and Mr. Watkins

**No:** Mr. Gregan

**Abstain:** 0

**Item 2 PUBLIC HEARING Docket Z-15-06 (Hidalgo):**

A request to rezone a .41-acre parcel from R-9 (Residential; one dwelling per 9,000-square feet) to MR-1 (Multiple Dwelling Residential; one dwelling per 3,600 ft) located at the NW corner of the intersection of W Newell St. and S. Quetal Ave. in Naco, AZ. The Applicant is Raul Hidalgo.

Chairman Greene called for the Planning Director's report. Planner I Jim Henry presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids.

Mr. Henry also explained Staff's analysis of the request. He closed by listing factors in favor of and against approval and invited questions from the Commission.

Mr. Greene then opened the Public Hearing. The Applicant, Mr. Raul Hidalgo of Naco, spoke, explaining the background and nature of the request.

There being no speakers, Mr. Greene closed the Public Hearing and invited discussion. Mr. Greene then asked Mr. Hidalgo if the shed was portable or affixed. Mr. Hidalgo stated that the shed was affixed to a slab. Mr. Watkins noted that the property was "trapped" by the zoning that was adopted after the property was developed.

There being no further discussion, Mr. Greene asked for Staff's recommendation. Mr. Henry then recommended Conditional Approval with the requested Modifications. Mr. Greene called for a motion. Mr. Martzke made a motion to forward the Docket to the Board of Supervisors with a recommendation of Conditional Approval, with the Conditions and Modifications recommended by Staff. Mr. Watkins seconded the motion. Mr. Greene called for a vote. The motion Passed 8-0.

**Motion:** Motioned to forward the Docket to the Board of Supervisors with a recommendation of Conditional Approval with Conditions and Modifications recommended by Staff. **Action:** Recommend Conditional Approval with Modifications.

**Moved by:** Mr. Martzke **Seconded by:** Mr. Watkins **Vote:** Motion passed (**Summary:** Yes =8, No =0, Abstain = 0)

**Yes:** Mr. Martzke, Ms. Miller, Mr. Brauchla, Mr. Greene, Mr. Gregan, Mr. Cervantes, Ms. Weissler, and Mr. Watkins

**No:** 0

**Abstain:** 0

### **Item 3 PUBLIC HEARING Docket Z-15-07 (Kartchner):**

A request for a rezoning from RU-4 (Rural; one dwelling per four acres) to RU-2 (Rural, one dwelling per two acres) on a 621.11 acre parcel. The current zoning would allow the development of a 155-lot standard subdivision or a 208-lot conservation subdivision; the requested zoning would allow 310-lot standard subdivision or a 416-lot conservation subdivision. The Applicant is requesting the rezoning in order to submit an application for a Residential Conservation Subdivision of 295 one-acre lots with fifty percent open space along the San Pedro River located on Cascabel Road approximately 2.5 miles north of Interstate 10 in Benson, AZ. The Applicant is Mark M. Kartchner.

Chairman Greene called for the Planning Director's report. Planning Manager Jesse Drake presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. Ms. Drake also explained Staff's analysis of the request. She explained concerns about traffic, density, and water, as well as public opposition. She closed by listing factors in favor of and against approval and invited questions from the Commission.

Mr. Mark Kartchner of Tucson spoke, explaining the reasoning behind his request

Paul Oland with the WLB Group Spoke explained the details of Mr. Karchner's proposal. Mr. Oland provided an explanation and a rationalization as to why Mr. Karchner's proposal would succeed and why other subdivisions in the area have not. He noted that the proposal would decrease water usage compared to the current agricultural use on the site. At the end of his presentation, he invited questions.

Mr. Greene then opened the Public Hearing.

Ms. Tricia Gerrodette of Sierra Vista spoke and had concerns about the property to the west, north and east and the potential land uses that might occur if Mr. Kartchner's request were to be granted. Additionally, she had concerns about Mr. Kartchner's proposal to cluster homes and their septic tanks on one acre lots so close to the river. She also had concerns about the potential amount of water that could be used. She supported the preservation of the San Pedro including the Mesquite Bosque along the river, but mentioned that it could not be built on anyways, because it is in flood plain. She suggested a "sliding scale" approach and stated that developers should not be given conservation credit for land that is not buildable. She also mentioned that she felt the proposal went against the County's commitment to protect the San Pedro and stated that she did not understand the reasoning behind Mr. Kartchner's request to change the zoning to allow for additional density. Finally, she asked the commission to "just say no".

Ms. Cindy Allen of Pomerene spoke in opposition, noting that she lived in the middle of the proposed area. She expressed concern about the density, traffic on Cascabel Road, and impacts on the rural lifestyle in the area.

Mr. Victor Malecki of Pomerene spoke in opposition, expressing concern about the condition of Cascabel Road, and safety created by blind spots and sharp turns. He also expressed concern regarding the water issue, rural lifestyle, and property taxes.

Mr. Joe Pones of Pomerene spoke in opposition, expressing concern about the density. He asked about how the proposed open space would be protected.

Ms. Anna Lands of Cascabel spoke in opposition, citing the Tres Alamos plan, noting that the plan encourages large lot sizes. She noted that wildlife corridors and the riparian could be negatively impacted by the proposal. Ms. Lands also expressed concern about flooding during heavy rains.

There being no further speakers in support or opposition, Mr. Greene invited the Applicant to rebut. Mr. Oland addressed the traffic and density concerns. He stated that the plan would preclude reaching the point where conflicts would occur, and that a traffic study would be done at tentative plat. He also stated that the increase in density was only a thirty percent increase.

Mr. Greene then closed the Public Hearing and invited discussion. Mr. Watkins asked the applicant about the details of the conservation plan, but withdrew the question after Ms. Weissler questioned the appropriateness and Mr. Hansen stated it could not be asked. Mr. Gregan noted that there was a balancing act between development and conservation, and questioned why the rezoning was necessary. He expressed concern about the request

degrading the existing rural character. Mr. Oland defended the request by explaining that the land to be developed was already in use for agriculture and disturbed. Mr. Gregan asked if it was a financial decision, and Mr. Oland stated that it was, as infrastructure improvements would be required, and it was easier to pay for with more lots.

There being no further discussion, Mr. Greene asked for Staff's recommendation. Ms. Drake recommended Conditional Approval, noting that there was not a Condition limiting the number of homes to what was currently proposed by the Applicant. Mr. Greene called for a motion. Mr. Martzke made a motion of Conditional Approval, with the Conditions recommended by Staff. Mr. Cervantes seconded the motion. Ms. Weissler expressed a feeling that the change in density was not warranted, and that one-acre lots were not low-density in the area. Mr. Cervantes expressed concern about the water, density, traffic, and septic systems. Mr. Gregan expressed support for conserving the river, but stated that the proposal was in conflict with the area plan. Mr. Greene asked if going from one acre lots to two-acre lots was a make or break issue. Mr. Kartchner stated that it was, that two-acre lots would not permit the project to move forward. Mr. Watkins suggested the Applicant sell development rights of a portion of the property to a conservation group to improve the financial prospects. There being no further discussion, Mr. Greene called for a vote. The motion failed 0-8.

**Motion:** Motioned to forward the Docket to the Board of Supervisors with a recommendation of Conditional Approval with Conditions recommended by Staff.

**Action:** Recommend Conditional Approval

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

**Vote:** Motion failed (**Summary:** Yes = 0, No =0, Abstain = 8)

**Yes:** 0

**No:** Mr. Martzke, Ms. Miller, Mr. Brauchla, Mr. Greene, Mr. Gregan, Mr. Cervantes, Ms. Weissler, and Mr. Watkins

**Abstain:** 0

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

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

**September 9, 2015**

- a. SU-15-16 (Murphy) Manufacturing in Fry

## **CALL TO COMMISSIONERS ON RECENT MATTERS:**

Mr. Greene raised the possibility of having meeting locations rotate throughout the County.

**ADJOURNMENT** – Mr. Watkins moved to adjourn, Mr. Cervantes seconded, and the meeting was adjourned at 6:22 pm.



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

**MEMORANDUM**

**TO:** Cochise County Planning and Zoning Commission  
**FROM:** Peter Gardner, Planner I  
**FOR:** Mary Gomez, Interim Planning Director  
**SUBJECT:** Docket SU-15-16 (Murphy)  
**DATE:** October 1, 2015 for the October 14, 2015 Meeting

**APPLICATION FOR A SPECIAL USE AUTHORIZATION**

The Applicant is requesting a Special Use authorization to approve a powder coating and welding business in a General Business (GB) zoning district. The proposed use is considered Manufacturing and requires a Special Use Authorization per Section 1205.01 of the Zoning Regulations. The applicant is Steve Murphy. The subject property, parcel 106-70-102A, is located at 104 N. 6th Street, Sierra Vista, AZ.

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

Parcel Size: 16, 800 square-feet (0.39-acres)  
 Zoning: GB (General Business)  
 Growth Area: A-Urban Growth Area  
 Comprehensive Plan Designation: Enterprise Redevelopment  
 Area Plan: None  
 Flood Zone: X  
 Existing Uses: Small Engine Repair Shop  
 Proposed Uses: Manufacturing

**Zoning/Use of Surrounding Properties**

Relation to Subject Parcel	Zoning District	Use of Property
North	GB	Warehouse
South	GB	Retail Space
East	County Maintained Road/GB	N. 6 <sup>th</sup> Street/Cemetery
West	GB	Manufacturing & Warehousing

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

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



*Location map*

**II. PARCEL HISTORY**

1985 - Service Garage Constructed

2005 - Commercial permit issued for improvements to existing Service Garage

2006 – Commercial Permit issued for fencing and walls

**III. NATURE OF REQUEST**

Due to current workload, the applicant has outgrown his present location, on the east side of N. 6<sup>th</sup> Street. He has purchased the subject building with the intent of relocating his fabrication, welding, and powder coating business. As much of the work the business does is automotive related, this work is already occurring at the subject location under the existing permitted use of automotive repair. This request, if approved, will permit the full range of fabrication, welding, and powder coating to occur. The business consists of construction of metal objects, such as trailers, gates, and doors using a range of machine tools and welding equipment and also powder coating items fabricated at the shop and items brought in by customers.

Powder coating is a type of durable resin coating that is applied, usually to metal as a free-flowing, dry powder and then heated. The main difference between a conventional liquid paint and powder coating is that the powder coating does not require a solvent to keep the binder and filler parts in a liquid suspension form. The coating is typically applied electrostatically and is then cured under heat to allow it to flow and form a "skin". The powder may be a thermoplastic or a thermoset polymer. It is usually used to create a hard finish that is tougher than conventional paint. Powder coating is mainly used for coating of metals, such as household appliances, aluminum extrusions, drum hardware, and automobile and bicycle parts.

As this process does not rely upon volatile chemicals or solvents it produces less environmental hazards than typical paint or epoxy coatings. The application of the powder occurs in a sealed booth with particle filtration. After the powder is applied, the coated items are transferred to an oven to bake and seal the coating. This process does not release any pollutants such as volatile organic compounds (VOCs) as a paint or epoxy coating would.



*Powder coated parts curing in the oven at the existing location*

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

Section 1716.02 of the Zoning Regulations provides a list of ten factors with which to evaluate Special Use applications. Staff uses these factors to help determine the suitability of a given Special Use request, and whether to recommend approval for a Special Use Permit, approval with conditions and/or modifications or denial.

Each of the ten factors apply to this request. The project, as submitted, complies with seven of those ten factors; and will fully comply if modifications and conditions are granted for the other three factors.

**A. Compliance with Duly Adopted Plans: Complies** The project supports the goals of the Cochise County Comprehensive Plan including goals in the Economic Development and Land Use Elements. The Economic Development element supports entrepreneurship and small business and includes a policy encouraging development near infrastructure, which this proposal meets, as it uses an existing building in a well-developed area characterized by industrial and commercial uses. The Land Use Element *encourages "an efficient provision of services and facilities within each zoning district."* The services provided are used by all segments of the community, from the nearby industrial and commercial uses, as well as the residential and rural communities. Additionally, the proposal supports the Comprehensive Plan Enterprise Redevelopment Designation. An element of this particular designation calls for improvement of the structures and infrastructure, with flexibility in site development standards to accommodate existing

conditions. This proposal meets this provision of the Comprehensive Plan, as it will allow the applicant to continue to provide services to the community while also improving an existing site.

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

The GB (General Business) Zoning District (Section 1201 of the Zoning Regulations) is established:

- To provide appropriate areas for office uses, retail stores and service establishments in which the market area extends beyond the nearby neighborhoods;
- To provide wholesale or distribution activities in locations with adequate access to major streets and highways;
- To encourage concentrated development of commercial activities for the convenience of the public;
- To provide adequate space to meet the needs of commercial development, with adequate off-street parking and minimal traffic congestion; and
- To protect commercial uses from objectionable influences of industrial uses as well as incompatible residential development.

The proposal complies with the General Business (GB) Zoning District purpose statements in the following ways:

- 1: The location has adequate to access to County and city maintained streets including N. 6<sup>th</sup> Street and Fry Boulevard.
2. The location is in an area where a concentrated area of commercial and industrial activities already exists.
3. The business is currently in operation at a site less than 500 feet away, and has generated no negative impacts on the area.

While a manufacturing use is not allowed by right in a General Business (GB) zoning district, the General Business district is clearly intended to allow this type of use under the appropriate circumstances through the Special Use authorization process.

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

The property takes access from N. 6<sup>th</sup> Street, a County maintained road located within a County enclave surrounded by city maintained streets. The primary access to N. 6<sup>th</sup> Street is from Fry Boulevard, an arterial road. No new access points are being proposed.



*View of the building from 6<sup>th</sup> Street*

**D. Traffic Circulation Factors: Complies with Modifications**

The County transportation planner has determined that given the location of the site and the existing conditions there site may be used as is, with Modifications granted to permit the existing lack of driveway definition.

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

The project site is serviced by existing utilities and disposal new permitted natural gas line to power the ovens. Additionally, the subject property is serviced by the Fry fire district, who have approved the request, with the note that during commercial permitting all fire requirements must be met. The site is accessed directly from N. 6<sup>th</sup> Street, a County maintained road with existing dedication.

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

The subject lies within a County enclave within incorporated Sierra Vista, and has been developed for decades. As such, there are a number of site development standards that the applicant cannot meet. The applicant is requesting waiver from the County's site development standards that regarding minimum setbacks, maximum site coverage, landscaping requirements, defined driveway, and direct access to street from parking spaces. All of these are required to use the site in its current configuration. The denial of any of these waivers will impose a substantial hardship on the applicant, as the site will have to be demolished and rebuilt to comply. Staff supports these requests (see Section V).



*View across the rear yard, showing the existing screening and alley and industrial use to the west.*

**G. Public Input: Complies**

The Applicant sent letters to property owners within 1,000 feet of the parcel to notify them of his application and to address any neighbor concerns. This notification produced no responses from neighboring property owners. The County's mailing resulted in three letters of support from nearby property owners.

**H. Hazardous Materials: Complies with Conditions**

The Applicant will be using various chemicals such as solvents and flammable gasses. Staff therefore recommends conditions related to proper storage and disposal of such substances.

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

The project site is surrounded by uses such as warehousing, automotive repair and some light industrial uses. Staff's position is that any off-site impacts would be typical for the neighborhood.

**J. Water Conservation: Complies.**

The project site is within the Sierra Vista Sub-Watershed Plan area. Condition #3 would ensure compliance with the Sub-Watershed Plan for any new construction during the permitting phase of the project.

**V. MODIFICATIONS TO DEVELOPMENT STANDARDS**

The Applicant has requested that the Commission allow the existing undefined driveway and parking spaces that have direct access to the street, to remain in their current condition. The applicant is proposing to relocate the existing ADA space from the fenced yard to a space directly in front of the main door. In addition, the Applicant is requesting waivers to permit the existing conditions related to the location of the building on the property line, the almost one hundred percent site coverage, and the lack of landscaping. To alter any of these conditions would require a full redesign of the existing site. Staff supports each of the requests. Any change to the existing conditions will require major development, and would not provide an appreciable improvement to the health, safety, or welfare of the citizens of the County. Furthermore, the Comprehensive Plan designation of Enterprise Redevelopment encourages these sorts of modifications to facilitate the use of existing sites in areas of the County characterized by deteriorating structures. If approved, the applicant will improve the property and make use of an otherwise vacant building, furthering these goals.

**VI. PUBLIC COMMENT**

The Planning Department mailed notices to neighboring property owners within 1,000-feet of the subject property on August 18, 2015. Staff posted the property on September 14th, 2015 and published a legal notice in the *Bisbee Observer* on September 17th, 2015. In response to County mailings, the Planning Department received four written responses supporting the request.

**VII. SUMMARY AND CONCLUSION**

The scope of the business is not expected to create any negative impacts upon neighboring property owners, nor create any significant increase in traffic, and the Comprehensive Plan supports the request.

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

1. With the requested Modifications and Conditions, the request complies with all of the ten applicable Special Use factors used by staff to analyze this request; and
2. The Comprehensive Plan encourages supporting entrepreneurship and small business; and
3. The Comprehensive Plan also encourages infill business as opposed to new construction when possible; and
4. This proposal will allow the Applicant to continue to serve the fabrication and powder coating needs of the community; and
5. Four neighboring property owners have expressed support for the project in writing.

**Factor Against Allowing the Special Use**

None

**VIII. RECOMMENDATION**

Based on the factors in favor of approval, Staff recommends **Conditional Approval** with the requested Modification to site development standards, subject to the following Conditions:

1. Within 30-days of approval of the Special Use, the Applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. Prior to operation of the Special Use, the Applicant shall apply for a building/use permit for the project within 12-months of approval. The building/use permit shall include a site plan in conformance with all applicable site development standards, except as modified, and with Section 1705 of the Zoning

Regulations, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 18-months of the Special Use approval, otherwise the Special Use may be deemed void upon 30-day notification to the Applicant;

2. It is the Applicant's responsibility to obtain any additional permits, or meet any additional Conditions that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations;
3. Any changes to the approved Special Use shall be subject to review by the Planning Department and may require additional Modification and approval by the Planning and Zoning Commission.
4. Any fuels or other flammable materials related to the repair shop shall be stored in containers meeting National Fire Protection Standards;
5. All potentially hazardous materials shall be disposed of per manufacturer's guidelines or industry standards; and

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

1. A ten foot minimum setback to all property lines per Section 1203.02 of the zoning regulations;
2. A maximum site coverage of 85% per Section 1203.03;
3. A minimum landscaped area of 5% per Section 1806.02.B;
4. The requirement that parking spaces not have direct access to the street per Section 1804.06.D; and
5. The requirement that all parking areas have a defined entry and exit per Section 1804.06.F.1.

*Sample Motion: Mr. Chairman, I move to Conditionally Approve Docket SU-15-16, with the Conditions of Approval and Modifications and Waivers recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*

## **IX. ATTACHMENTS**

- A. Application
- B. Site plan
- C. Agency comment memos
- D. Citizen comment



# COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs... Personal Service"

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

TAX PARCEL NUMBER 106-70-102A

APPLICANT STEVE MURPHY

ADDRESS 104 N. 6TH STREET SIERRA VISTA AZ 85635

CONTACT TELEPHONE NUMBER (520) 508-2016

EMAIL ADDRESS: STEVE.ARCWORKSWELDING@gmail.com

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

ADDRESS \_\_\_\_\_

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

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

### PART ONE - REQUIRED SUBMITTALS

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

6. Hazardous or Polluting Materials Questionnaire, if applicable.

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

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

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

**PART TWO - QUESTIONNAIRE**

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

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

1. What is the existing use of the property? Automotive Repair, Paint and Body
2. What is the proposed use or improvement? Steel fabrication and Powder Coatings
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? Welding, Cutting, Grinding. No impact on neighboring properties.
4. Describe all intermediate and final products/services that will be produced/offered/sold.  
Ornamental Iron, Structural Steel, Steel repair work, Small custom projects, Powder coat finishes

5. What materials will be used to construct the building(s)? (Note, if an existing building(s), please list the construction type(s), i.e., factory built building, wood, block, metal)  
EXISTING: STUCCO, SLAB, Rigid FRAME, WOOD JOISTS AND Roof b-up 4 Tile

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: 5 Hours (from 8.00 AM to 5.00 PM)

B. Number of employees: Initially: 2 Future: 1  
Number per shift Seasonal changes N/A

C. Total average daily traffic generated:

(1) How many vehicles will be entering and leaving the site.  
2-4

(2) Total trucks (e.g., by type, number of wheels, or weight)  
2 PICK UPS 314 TON

(3) Estimate which direction(s) and on which road(s) the traffic will travel from the site?  
N. 6TH STREET NORTH AND SOUTH

(4) If more than one direction, estimate the percentage that travel in each direction  
50% EITHER WAY

(5) At what time of day, day of week and season (if applicable) is traffic the heavies  
MONDAY Thru FRIDAY 8:00AM - 4:00PM

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

D. Estimated total gallons of water used: per day 20 per year 6000

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

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

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

\_\_\_\_\_

\_\_\_\_\_

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

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

Attached \_\_\_\_\_ NA

8. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	LIBERTY UTILITIES	
<del>Sewer</del> Septic	CITY	
Electricity	SSVEC	
Natural Gas	SOUTH WEST GAS	
Telephone	CENTURY LINK & VERIZON	
Fire Protection		

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

1. Describe any activities that will occur outdoors.

None

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

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? None

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

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

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

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

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

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

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

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

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

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

Asphalt

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

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

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

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

N/A

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

**SECTION D - Hazardous or Polluting Materials**

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

Does the proposed use have any activities involving such materials?

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

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

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

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

**SECTION E - Applicant's Statement**

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

Applicant's Signature Steve Murphy

Print Applicant's Name STEVE MURPHY

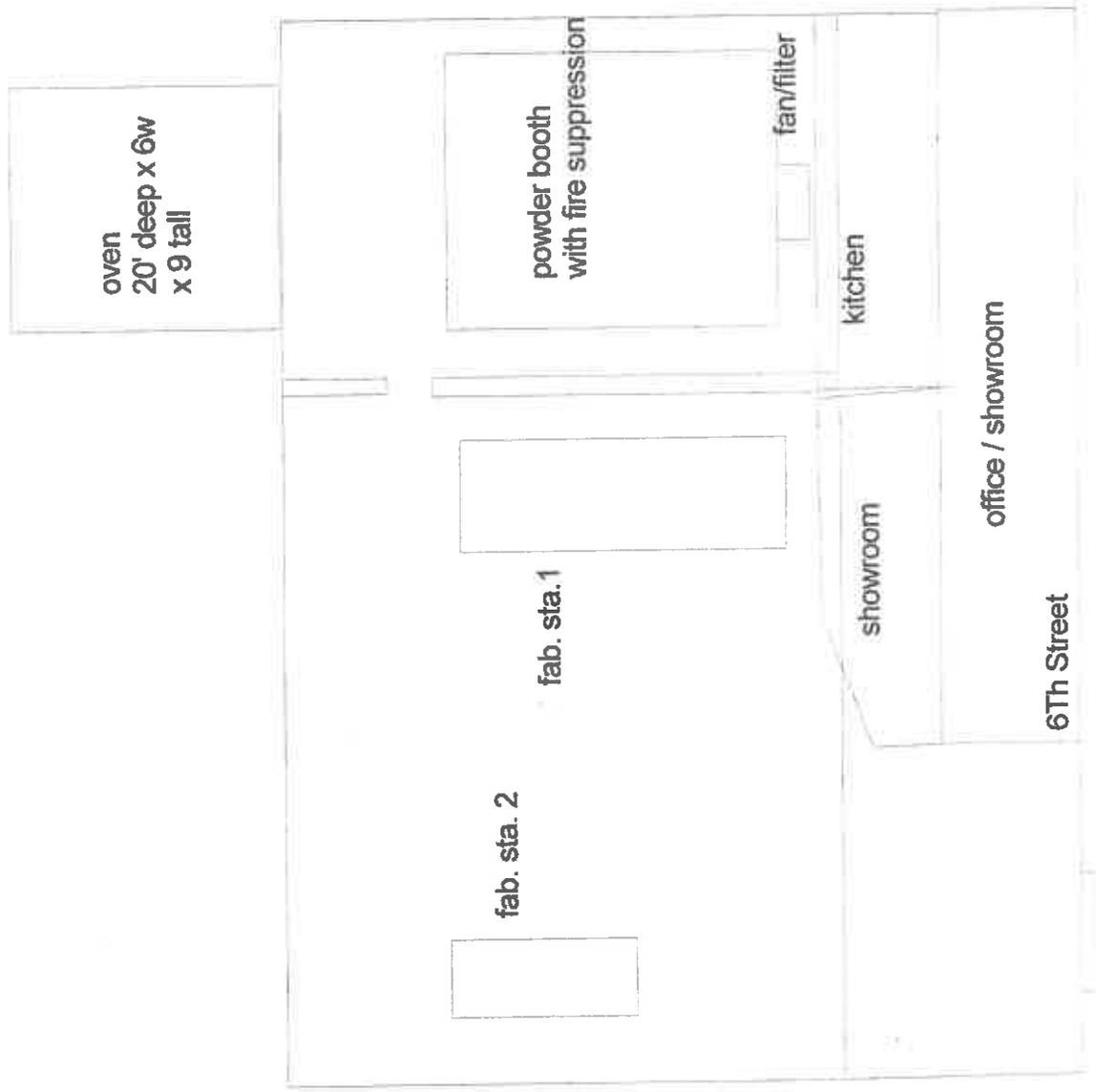
Date signed 8/25/15

# customer data: Cochise County P&Z

127 N.6th Street  
Sierra Vista, Az. 85635  
Phone: (520)458-0400

## job description: Arc Works New Location(permit)

site layout (proposed inside)



6Th Street 7m x 4h @ 8' above ground level

15

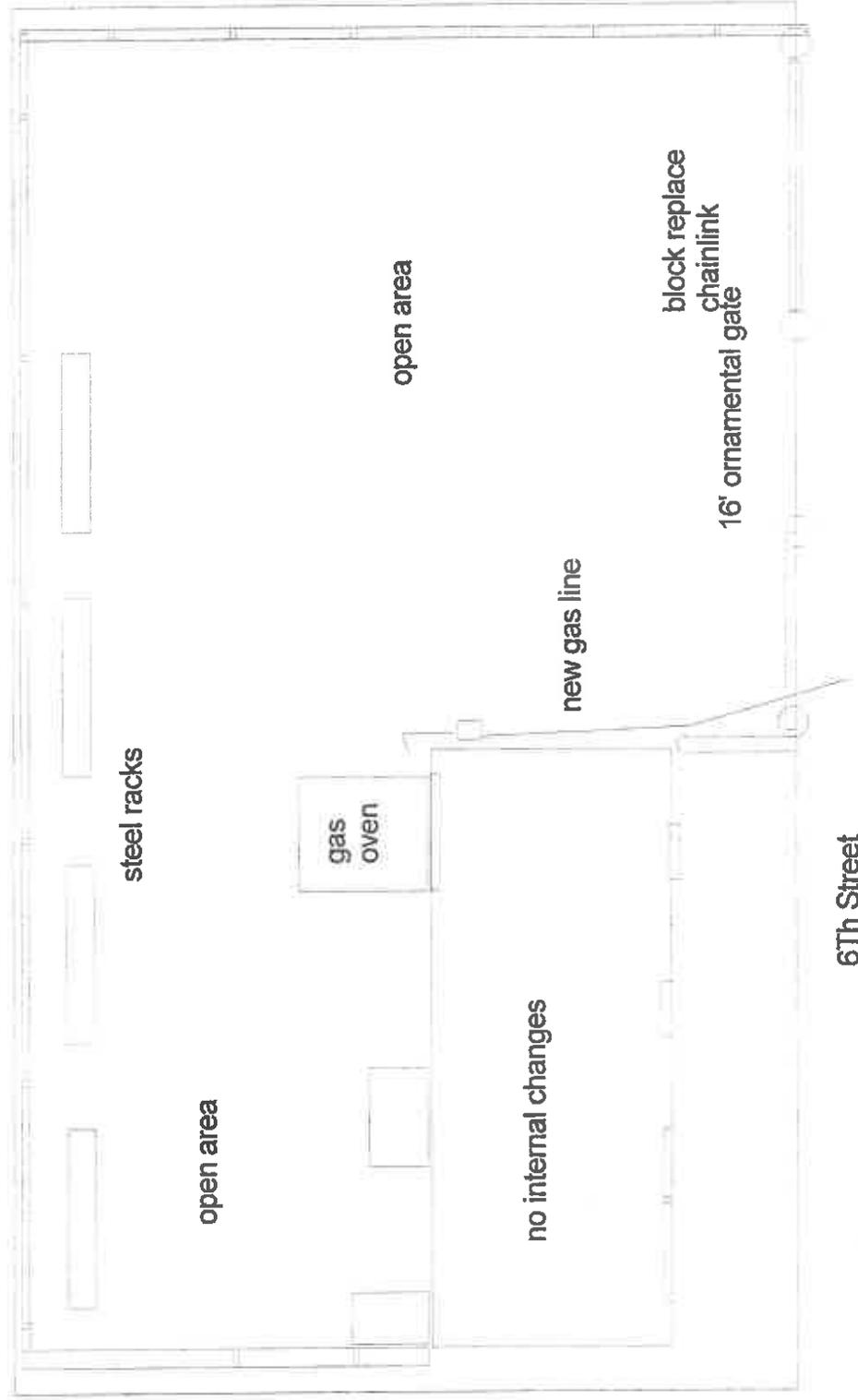
B

customer data: Cochise County P&Z

127 N.6th Street  
Sierra Vista, Az.85635  
Phone:(520)458-0400

job description: Arc Works New Location(permit)

site layout (proposed)



16

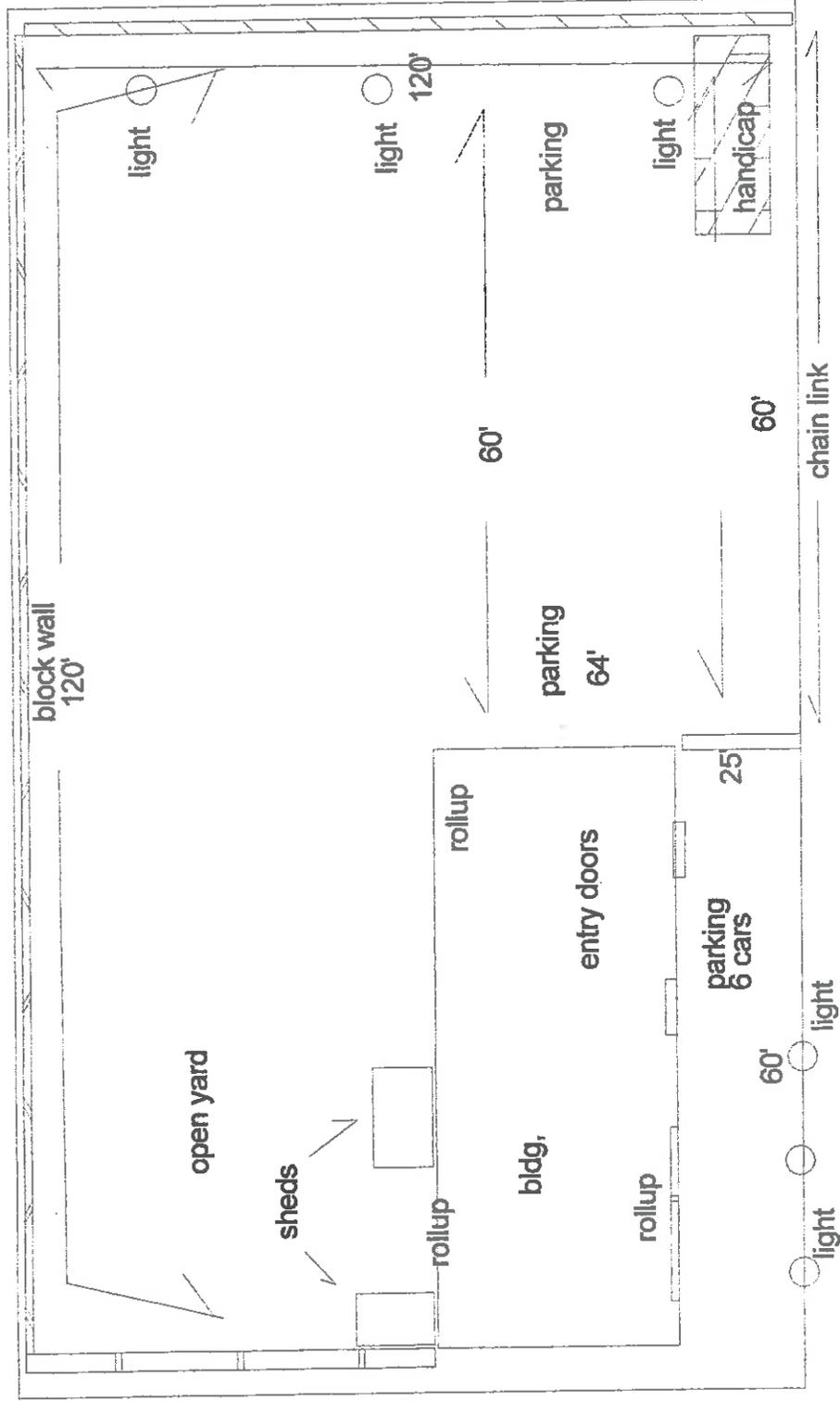
B

customer data: Cochise County P&Z

127 N.6th Street  
Sierra Vista, Az. 85635  
Phone: (520)458-0400

job description: Arc Works New Location (permit)

site layout  
(existing)



17

8

6Th Street

N



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

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

**INTEROFFICE MEMO**

**Date:** September 8, 2015  
**To:** Peter Gardner, Planner I  
**From:** Teresa Murphy, Right-of-Way Agent  
**Subject:** Special Use Permit For Murphy (SU-15-16)

**Background:** Steve Murphy is requesting a Special Use authorization to approve a powder coating and welding business in a General Business (GB) Zoning district. The proposed use is considered Manufacturing and requires a Special Use Authorization per Section 1205-01 of the Zoning Regulations. Right-of-Way Staff was contacted by Planning and Zoning to review the permit and provide comments regarding right-of-way dedication needs for county maintained roads.

**Analysis:**

- Access for the subject parcel is from North 6<sup>th</sup> Street, north of Fry Boulevard.
- North 6<sup>th</sup> Street is a public right-of-way dedicated January 13, 1955 per Book 1 Maps and Plats, page 127.
- Adjoining the subject parcel, North 6<sup>th</sup> Street is a county maintained road (MI# 940)

**Recommendation:**

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

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

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

**From:** Jeff Pregler [Jeff.Pregler@SIERRAVISTAAZ.GOV]  
**Sent:** Thursday, October 01, 2015 9:03 AM  
**To:** Gardner, Peter B  
**Subject:** RE: Transmittal SU-15-16 (Murphy) Manufacturing in Fry

Hi Peter,

Sorry I have not responded earlier to your request. The only comment I have is that the automobiles be screened from the public right-of-way. I notice that the application indicates a block wall will be used to screen the vehicles, so this is already being addressed.

As an aside, the City is in the process of amending the permitted uses in the zoning districts. One of the changes will be to allow light manufacturing within General Commercial (GC) zoning districts. Therefore, should the properties ever annex into the City, manufacturing, such as this, will be a permitted use.

Thanks and let me know if you have any additional questions.

**Jeff Pregler**  
**City of Sierra Vista**  
**Senior Planner**  
**(520) 439-2203**



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**From:** Gardner, Peter B [<mailto:PGardner@cochise.az.gov>]  
**Sent:** Thursday, September 03, 2015 2:06 PM  
**To:** Riggs, Karen C; Lamberton, Karen L; Solis, Joaquin; Murphy, Teresa; Izzo, Michael D; Flores, Dora V; Hanson, Britt W; 'Mike McKearney'; Jeff Pregler  
**Cc:** Dist1a; Dist1b; Dist1c; Dist2a; Dist2b; Dist2c; Dist3a; Dist3b; Dist3c; Searle, Richard R; English, Ann S; Call, Pat G; Gomez, Mary C  
**Subject:** Transmittal SU-15-16 (Murphy) Manufacturing in Fry

Please review the attached transmittal, and have any comments to me by Tuesday, September 29. Thank you and regards,

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

**Public Programs...Personal Service**  
[www.cochise.az.gov](http://www.cochise.az.gov)

20 C



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

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www.cochise.az.gov

**MEMORANDUM**

**Date:** September 14, 2015  
**To:** Peter Gardner, Planner I  
**From:** Karen L. Lamberton, AICP, County Transportation Planner  
**Subject:** Powder Coating and Welding – Fry/SU 15-16/Parcel #106-70-102A

This applicant has submitted an application to re-locate his existing powder coating and welding business to a new location within the same industrial business area along N. 6<sup>th</sup> Street in the Fry townsite.

**Special Use Authorization Conditions**

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

1. The applicant is requested to obtain an informational (no-charge) ROW/Encroachment Permit prior to or concurrent with their Commercial Permit for their access driveway onto N. 6<sup>th</sup>. Street.
2. A revised site plan will be needed at the Commercial Permit phase.

**Background**

This use was previously analyzed and approved for an adjacent parcel in the summer of 2010. The owner has now purchased the building and lot adjacent to his current business and desires to remodel and conduct his business out of this new parcel. The parcel is currently zoned for general business.

**Traffic Analysis**

Small repair shop trip generation models typically over estimate small, family owned, repair services in rural areas. This use is more appropriately treated as general light industrial use with ranges, based on proposed square footage of workspace and number of employees, between 9 to 16 vehicle trips per day. *ITE Manual, 8<sup>th</sup> ed.* Of these 2 or 3 vehicle trips are estimated to occur during the a.m. or p.m. peak hours. Overall, this proposed use would have a minimal impact on the adjacent roadways, and as this use is currently occurring immediately adjacent to this parcel, is not likely to change the traffic volumes or circulation in this area in any notable way.

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

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

### **Driveway Access**

This site has a hard-surfaced, concrete with an overlay of protective black paint, parking and access driveway that front the entirety of the business. Although showing some age with minor cracks beginning to appear in the parking areas, the connection to the street appears to be adequate and the parking area is sufficient for this type of business, although the applicant may desire to plan for maintenance of the parking area concurrently with his business remodeling project. Typical for the area, instead of a defined driveway, the entire frontage is connected to N. 6<sup>th</sup> Street. This site also has an adjacent parking area that is entered through a gate. N. 6<sup>th</sup> street is a chip-sealed with a 24 foot cross-section and classified as an urban collector roadway.

No record of this driveway access is on file with the Highway Dept., likely because the construction of the driveway predated the driveway access requirements or came in under an older residential use permit. The applicant is requested to contact the Highway Dept. and submit an informational ROW/Encroachment Permit to legitimize the driveway access under his ownership. The Highway Dept. will review the access with the applicant and advise if any improvements are needed for this proposed use.

A 50 foot public easement is recorded in Book 3, Page 127 of the First Addition to Townsite of Fry.

### **Site Plan Deficiencies: Commercial Permit Phase**

The site plan submitted with the Special Use Authorization application is adequate for a conceptual plan for this application. It will not be adequate at the Commercial Permit stage. The revised site plan at the Commercial Permit phase should include the following information:

- Complete dimensions of the existing access driveway, or in this case, frontage along N. 6<sup>th</sup> street, and the dimension of the gate;
- Distance from the east property line to the ROW edge of pavement for the street;
- Note on site plan the parking area surface type (concrete and/or asphalt or chip-seal);
- Indicate parking spaces and handicapped space on the site plan (applicant has indicated a desire to shift existing handicapped space to a location closer to the doorway);
- Sight distance triangle for the driveway access onto N. 6<sup>th</sup> street. (Roadway Design Standards D-300 & Zoning Regulation 1807); and,
- Site plan should include a scale.

The site distance triangle should be calculated for a 25 mph street for a vehicle exiting the gated entryway of this site. A distance of 250 feet of sight distance (clear zone) should be calculated in both direction from a point 20 feet back from the edge of the pavement for 6<sup>th</sup> street. Note to the applicant: at the scale of this parcel it is likely the sight distance triangle may be longer than the site plan page allows but will exceed the parcel boundaries and identify for you the area that must remain clear of visual obstructions on your own parcel.

### **Site Standards**

The site location within the Fry townsite hinders the applicant from easily meeting all regulatory site standards, e.g. setbacks. Waivers and/or modifications may be appropriate to allow this use within the constraints of this County. We have no objection to waiving the off-set requirement and allowing the driveway to be located as it currently exists without a defined entryway.



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

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

Attn:

**Date:** 9-8-15

**Project Name:** Special Use Request, Powder Coating, Steve Murphy

**Project Address:** 104 N. 6<sup>th</sup> Street

**Project Tax ID #:** 106-70-102 A

**Scope of Project:** \_\_\_\_\_

Special use authorization for a powder coating/welding business.

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

**Remarks:** \_\_\_\_\_

The fire district has no comments or concerns regarding the special use request.  
However, the applicant should be aware that fire and life safety requirements must  
be met during the permit process.

Thanks,

**Fire Prevention Officer:** Mike McKearney (520) 439-2239

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

# Special Use Docket SU-15-16 (Murphy)



**YES, I SUPPORT THIS REQUEST**

Please state your reasons:

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

Please state your reasons:

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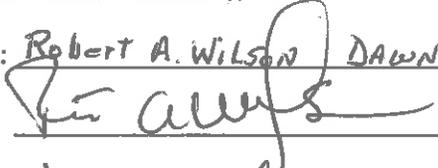
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(Attach additional sheets, if necessary)

PRINT NAME(S): Robert A. Wilson Dawn A. Wilson

SIGNATURE(S):   
Dawn A. Wilson

YOUR TAX PARCEL NUMBER: 106-70-150 106-70-151 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 4 PM on Wednesday, September 30, 2015 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Peter Gardner at the contact information listed on page one by October 13, 2015 to have your support or non-support verbally noted at the meeting; or you may personally make a statement at the public hearing on October 14, 2015. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

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

COCHISE COUNTY

SEP 23 2015

PLANNING

24 D

# Special Use Docket SU-15-16 (Murphy)

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

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

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(Attach additional sheets, if necessary)

PRINT NAME(S): William Goethe

SIGNATURE(S): William Goethe

YOUR TAX PARCEL NUMBER: 106-70-144B 0 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 4 PM on Wednesday, September 30, 2015 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Peter Gardner at the contact information listed on page one by October 13, 2015 to have your support or non-support verbally noted at the meeting; or you may personally make a statement at the public hearing on October 14, 2015. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

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

COCHISE COUNTY

SEP 23 2015

PLANNING

25 D

# Special Use Docket SU-15-16 (Murphy)



**YES, I SUPPORT THIS REQUEST**

Please state your reasons:

*Hope business will do well*

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

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): *Robert Hannon*

SIGNATURE(S): *Robert Hannon*

YOUR TAX PARCEL NUMBER: *10670072 A* (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 4 PM on Wednesday, September 30, 2015 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Peter Gardner at the contact information listed on page one by October 13, 2015 to have your support or non-support verbally noted at the meeting; or you may personally make a statement at the **public hearing on October 14, 2015**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

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

*26 D*

**Gardner, Peter B**

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**From:** vargajim@vargacpa.com  
**Sent:** Monday, September 28, 2015 7:04 PM  
**To:** Gardner, Peter B  
**Subject:** Docket SU-15-16

RE: ARC Works Welding application for special use authorization to approve a powder coating and welding business in a GB zoning district.

The requested use is extraordinarily compatible with the existing businesses in the immediately adjacent and adjoining areas. Mr Murphy keeps his shop and premises in an excellently clean and tidy condition.

This application should be approved.

I have no interest or working relationship in or with ARC Works Welding, however I am a property owner who received the required notice relevant to Docket SU-15-16 (Murphy). They are simply good folks who add value to our community in a manner which is compatible with his neighbors.

Jim Varga