

Cochise County Planning Commission



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

Regular Meeting
November 18, 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 ALQ-15-09 (Stoner): A request for an authorization to approve an Accessory Living Quarter for a 704 sq. ft. one bedroom manufactured home as an accessory structure to the existing 1,435 sq. ft. two bedroom site-built home on an RU-4 Rural property located at 4872 S. Ranch Road, in Sierra Vista, AZ. The Applicant is Martha Stoner.

Planning Commission

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

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

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

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

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

Item 2 - (Page 15) –PUBLIC HEARING -- Docket SU-15-18 (Sonoran Care): A request for a Special Use authorization to approve a facility for personal services and the cultivation and dispensing of medical marijuana on an RU-4 (Rural) zoning

district located approximately 2.8 miles north of Davis Road on Central Highway south of Elfrida, AZ. The applicant is Sonoran Care LLC.

Item 3 - (Page 59) –PUBLIC HEARING -- Docket SU-11-06B (Mead): A request for a modification to an existing Special Use to approve two items: additional cultivation areas for an approved medical marijuana dispensary and cultivation facility; and a wellness center for public use, in an RU-4 (Rural) zoning district located near the intersection of W. Dragoon Rd. and N. Old Coyote Rd. in Cochise, AZ. The applicant is Catherine Mead.

Item 4 - (Page 86) –PUBLIC HEARING -- Docket SU-15-17 (Youth Pad Inc): A request for a Special Use authorization to approve a variety of uses for: educational services, group quarters, small engine repair services, restaurant, indoor/outdoor recreation, guest lodging, animal husbandry, and an RV Park that will be accessory to the church facility located in an RU-4 (Rural) zoning district located at 9210 E. Miracle Valley Loop in Palominas, AZ, locally known as the Miracle Valley Bible College. The applicant is The Youth Pad, Inc.

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

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

- a. Z-15-06 (Hidalgo) Naco rezoning passed on consent agenda

**Next P&Z Commission meeting
December 9, 2015**

- a. SU-15-19 (Crisantes) Medical Marijuana, cultivation only

Upcoming:

- a. Verizon St. David stealth cell tower
- b. Verizon Naco cell tower

7. CALL TO COMMISSIONERS ON RECENT MATTERS.

8. ADJOURNMENT

**COCHISE COUNTY PLANNING & ZONING COMMISSION
DRAFT MINUTES
October 14, 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 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; six Commissioners (Jim Martzke, Carmen Miller, Patrick Greene, Liza Weissler, Pat Edie, 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 September 9, 2015 meeting removing the sentence under Call to Commissioners. **Action:** Approve

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

Vote: Motion passed (**Summary:** Yes = 5, No = 0, Abstain = 1)

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

No: 0

Abstain: Ms. Edie

CALL TO THE PUBLIC: None

NEW BUSINESS

Item 1 PUBLIC HEARING Docket SU-14-17 (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.

Chairman Greene called for the Planning Director's report. Planner I Peter Gardner presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. Mr. Gardner also explained Staff's analysis of the request, including the requested modifications to site development standards. 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. Steve Murphy, the Applicant, explained the request, and how the business serves the local community. He explained his previous experiences with the County, and thanked Staff and the Commission for their service.

There being no speakers in support or opposition, Mr. Greene closed the Public Hearing and invited discussion. There being no discussion, Mr. Greene asked for Staff's recommendation. Mr. Gardner recommended Conditional Approval with the requested Modifications. Mr. Greene called for a motion. Mr. Martzke made a motion of Conditional Approval, with the Conditions and Modifications recommended by Staff. Ms. Edie seconded the motion. There being no further discussion, Mr. Greene called for a vote on the motion. The motion passed 6-0.

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

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

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

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

No: 0

Abstain: 0

PLANNING DIRECTOR'S REPORT:

**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.

Karen Lamberton, Transportation Planner, then gave a presentation on the recently adopted Long Range Transportation Plan.

CALL TO COMMISSIONERS ON RECENT MATTERS:

None

ADJOURNMENT – Mr. Martzke moved to adjourn, Ms. Weissler seconded, and the meeting was adjourned at 5:06 pm.



**Cochise County
Community Development**

Planning, Zoning and Building Safety Division

Public Programs...Personal Service

www.cochiseaz.gov

MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Peter Gardner, Planner I *(PG)*
FOR: Mary Gomez, Interim Planning Director
SUBJECT: Docket ALQ-15-09 (Stoner)
DATE: November 6, 2015 for the November 18, 2015 Meeting

APPLICATION FOR AN ACCESSORY LIVING QUARTER

Docket ALO-15-09 (Stoner): The Applicant is requesting authorization for an Accessory Living Quarter on the subject parcel. The proposal is to install a 704 square-foot, one bedroom manufactured home as an accessory structure to the existing 1,435 square foot, two-bedroom site-built home. Pursuant to Section 1717 of the Cochise County Zoning Regulations, notice was sent to all property owners within 300 feet of the subject property. A written objection was received within the 15-day notification period, the regulations state that the request must proceed in the manner of a Special Use. The subject parcel (107-72-018F) is located at 4872 S. Ranch Road, in Sierra Vista, AZ. The Applicant is Martha Stoner, on behalf of her son, Kyle O'Brien.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Parcel Size: 4.00 Acres per Assessor Map
 Zoning: Rural (RU-4)
 Growth Area: Category D (Rural)
 Plan Designation: Rural Residential
 Area Plan: Sierra Vista Sub-Watershed
 Flood Zone: X
 Existing Uses: Single-family residence and accessory structure.
 Proposed Uses: Same, with an additional manufactured home to be used as an Accessory Living Quarter.

Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	RU-4	Low Density Rural Residences
South	RU-4	Low Density Rural Residences
East	County maintained Road/RU-4	S. Ranch Rd./ Low Density Rural Residences
West	RU-4	Low Density Rural Residences

Planning, Zoning and Building Safety

1415 Melody Lane, Building E

Bisbee, Arizona 85603

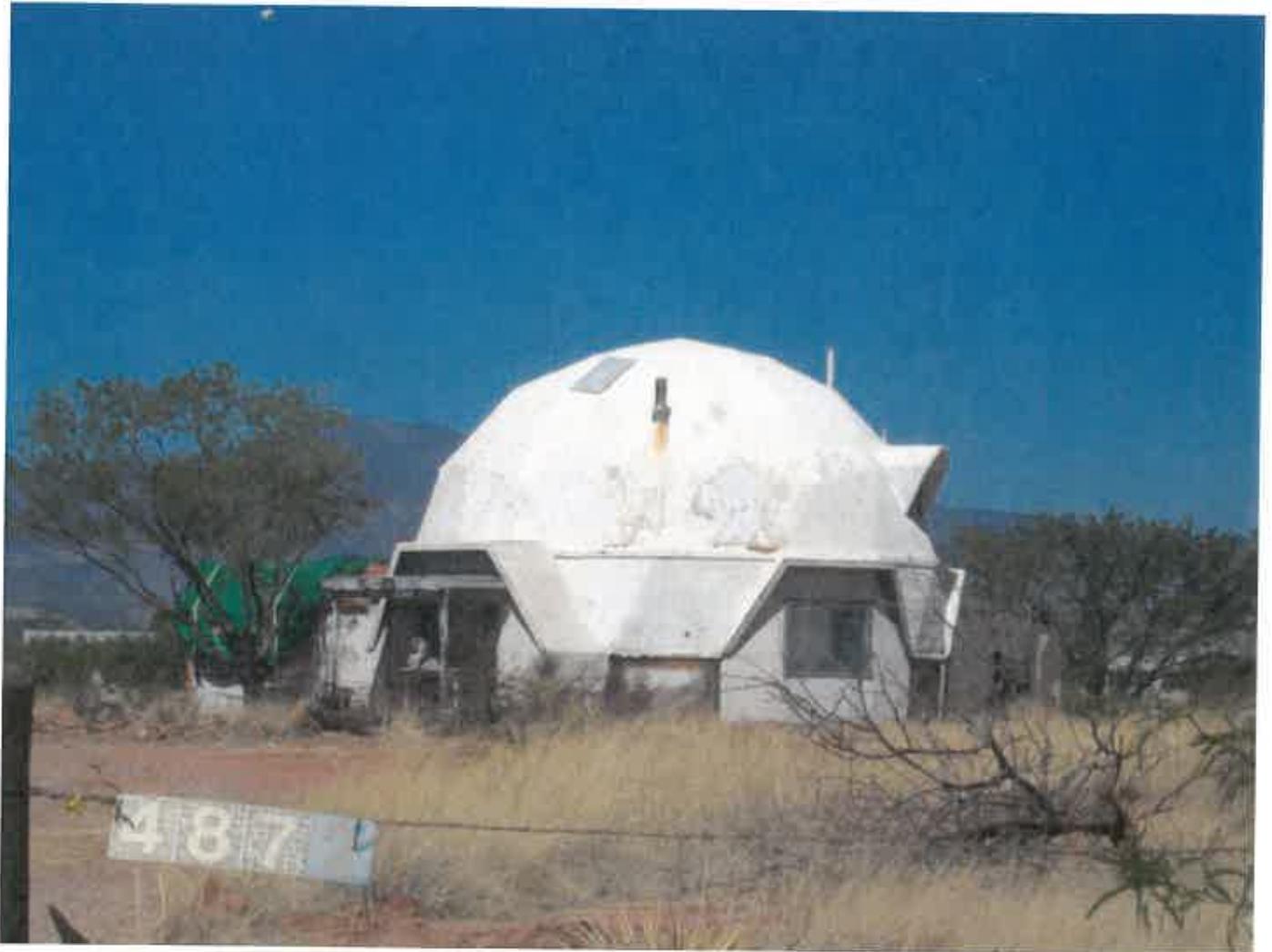
520-432-9300

Highway and Floodplain

1415 Melody Lane, Building F

Bisbee, Arizona 85603

520-432-9300



The existing home.

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 whether to recommend approval for a Special Use Permit, as well as to determine what Conditions and/or Modifications may be needed. Eight of the ten criteria apply to this request. The project, as submitted complies, with each of the eight applicable Special Use factors.

A. Compliance with Duly Adopted Plans: Complies. The proposed size and location of the Accessory Living Quarter comply with the intent of the Comprehensive Plan, and the Strategic Plan, which encourage multi-generational housing. If approved, the result is similar to the scattered nature of nearby development, with clustered principal and accessory structures.

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

Section 601.04 of the Zoning Regulations lists the purposes of Rural Zoning Districts, one of which is "To provide space for people, minimize traffic congestion, and preserve the existing rural environment of unincorporated areas of the county situated outside of existing communities". The proposed guesthouse does not alter the character of the lot or the surrounding area, as the proposed accessory structure will be located near the existing principal structure, and the area is characterized by principal structures with clusters of accessory structures.

C. Development Along Major Streets: Complies.

The property takes access from S. Ranch Road from E. Barataria Boulevard, both of which are County Maintained Collector roads. No new access points are being proposed. The accessory structure will use the same driveway access as the existing home.

D. Traffic Circulation Factors: Complies.

Per the attached memo from the County Transportation Planner, Accessory Living Quarters do not increase traffic as a second traditional dwelling does, as many of the trips generated such as mail delivery and trash pickup are not duplicated. Therefore, the potential increase in traffic will be easily absorbed by the existing road network, which consists of Collector rather than Local Streets.

E. Adequate Services and Infrastructure: Complies.

A new septic system will be installed to accommodate the Accessory Living Quarter along with a plumbed detached garage. Adequate power is available from APS pending the completion of a permit to upgrade the parcel's electrical service. As noted above, the local roadways can safely accommodate the negligible increase in potential traffic.

F. Significant Site Development Standards: Complies.

. The site complies with all site development standards for the RU-4 district with no modifications.

G. Public Input: Complies.

Staff received one letter of objection for the Accessory Living Quarter in response to the 58 letters sent to neighboring property owners within 300 feet of the subject parcel.

H. Hazardous Materials: Not Applicable

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

I. Off-Site Impacts: Not Applicable

None.

J. Water Conservation: Complies

The requirements of the Sierra Vista Sub watershed Overlay Zone will be required. As the proposed Accessory Living Quarter will be a manufactured home, the applicable requirements prohibit single pass evaporative coolers, and require that automated irrigation sprinkler systems have humidity override sensors. The proposed unit does not have an evaporative cooler, nor are irrigation sprinklers proposed.

V. PUBLIC COMMENT

Staff mailed notices to neighboring property owners within 300-feet of the subject property as part of the original request, and published a legal notice in the *Bisbee Observer* on October 29, 2015. To date, the Department has received no additional correspondence regarding the request.

VI. SUMMARY AND CONCLUSION

The Applicant is requesting authorization to replace a permitted temporary Recreational Vehicle with a one-bedroom manufactured home as an Accessory Living Quarter (ALQ). During the ALQ notification period, one written objection was received from a neighbor within 300 feet. The request is being presented to the Commission in the manner of a Special Use Authorization, per the Cochise County Zoning Regulations. If the request is approved, it will not produce significant negative impacts to surrounding properties.

Factor in Favor of Approving the Special Use

1. The ALQ would not generate any off-site impacts, nor be out of character with the surrounding rural-residential neighborhood which is characterized by low density residential development with clustered accessory structures near most residences;

Factors Against Allowing the Special Use

1. One neighbor protested the original ALQ application, which precipitated the public Special Use process.

VII. RECOMMENDATION

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

1. Within thirty (30) days of approval, the Applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. The Applicant shall submit a completed joint permit application for the ALQ 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 with appropriate fees. A permit must be issued within 18 months of approval, otherwise the Special Use may be deemed void upon 30-day notification to the Applicant;
2. It is the Applicant's responsibility to obtain any additional permits, or meet any additional conditions, that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations; and
3. Any changes to the approved ALQ shall be subject to review by the Planning Department and may require additional modification and approval by the Planning and Zoning Commission.

Sample Motion: *Mr. Chairman, I move to approve Docket ALQ-15-09, with the Conditions recommended by staff; the Factors in Favor of approval constituting the Findings of Fact.*

VIII. ATTACHMENTS

- A. Accessory Living Quarter Application
- B. Location Map
- C. Site Plan
- D. Original Objection
- E. Transportation Planner Memo



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

APPLICATION FOR ACCESSORY LIVING QUARTERS

Applicant's Name: Martha F Stoner

Mail Address: PO Box 651 Hereford AZ 85615
Street # Town State Zip code

Email Address: mfstoner@yahoo.com

Phone Number: 520-226-8558

Tax Parcel Number: 107-72-018F

Accessory Living Quarters (ALQ) definition: An attached or detached structure that is used either as a guesthouse or as quarters for the ill, elderly or disabled, or their caretaker. Accessory living quarters must be incidental and subordinate in size, impact and purpose to a principal dwelling. Detached accessory living quarters are limited to one kitchen per unit.

The structure shall be no more than 75% of the size of the principal dwelling, including exterior wall dimensions. The area calculation shall include all attached areas, except carports and patios, and enclosed attached garages. The combined square footage of a detached accessory living quarter and the total square footage of a garage attached to the accessory living quarters shall be subordinate in size to the principal dwelling.

A Special Use Permit is required for ALQs 1) larger than 75% of the size of the principal dwelling, 2) with a separate utility meter and/or address, and 3) to be used as a rental unit. ALQs shall not be used for commercial purposes other than a home occupation. Recreational vehicles, other than park models, shall not be permitted as accessory living quarters in any zoning district. Manufactured homes, rehabilitated mobile homes, mobile homes with the State Office of Manufactured Housing Rehabilitation Insignia of Approval, and park models may be permitted as accessory living quarters in those Zoning Districts that allow mobile or manufactured homes as permitted structures.

Guesthouse – Accessory living quarters that provide temporary accommodations for guests of the principal household. A guesthouse may include a kitchen but, except for parcels zoned Rural and in the absence of a special use permit, cannot have separate utility meters.

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

6A

Quarters for the Ill, Elderly or Disabled – Accessory living quarters used by an ill, elderly or disabled person in need of special care or supervision; or a care provider for any such person if the person in need of such care is a resident on the site. Accessory living quarters for the ill, elderly or disabled, or their caretaker, may include a kitchen.

To qualify as an accessory living quarters, the structure must meet the definition above and:

- Be on a property with an existing home;
- Meet all site development standards such as setbacks from the property boundaries; and
- Be zoned RU, or R-36, or SM-36, 87,174, 10-acres, 18-acres or 36-acres, or SR-43, 87,174, 10-acres, 18-acres or 36-acres.

Describe the purpose of the Accessory Living Quarters: _____

Replace RV with 1 bedroom manufactured Home

Required Submittals

1. This application;
2. Joint permit application; and
3. Building/use permit fee made out to Cochise County Treasurer. \$ _____

How an Accessory Living Quarters Application is processed

1. Property owners within 300 feet of your property are notified of the application by mail.
2. They are given 15 days from the date of the mailing of the notice (postmarked date of envelope) to file a written protest.
3. This notification will include the application and a site plan showing existing buildings and the proposed accessory living quarter's structure. It will also describe the procedure for appealing the request.
4. If **no** protest is received, the Accessory Living Quarters meets the size limitation and all site development standards are met, the Zoning Inspector will issue the permit in the manner of a residential building permit.
5. **If a protest is received** and/or if the Accessory Living Quarters is requested to: 1) exceed 75% of the size of the principal dwelling, 2) be allowed to be rented, or 3) have a separate address or utility meter, then the application will be processed as a Special Use permit. The Planning and Zoning Commission at a public hearing will consider the Special Use permit. It usually takes approximately 8 weeks to process a Special Use permit. The fee is \$300. A handout is available that describes the Special Use process.
6. Prior to issuance of a permit for an Accessory Living Quarters, the Applicant shall sign and the Zoning Inspector shall record a notice that specifically identifies the location of the structure on the property, indicate that the subject structure is an accessory living quarters, and state that the property owner or tenant has agreed to comply with all County Zoning Regulations applicable to accessory living quarters.

Signature Martha Stoner

Date 8-29-15

7 A

Cochise County Planning and Zoning
Cochise County, Arizona

To Whom it may concern;

I have applied for a Special Use Permit to install an Accessory Living Quarters 1996 16'x44' 1 bedroom manufactured home on my property to live in while I am remodeling the existing home instead of living in the 32'x8' RV. I understand that an ALQ is permitted use in a Rural Zoning District as per Section 605.03 of the Cochise County Zoning Regulations. The ALQ is to be secondary to the 2 bedroom principal dwelling (currently 1435 sq ft living space).

I would like to live in the existing home on the property and to do so I need to remodel it. My plan is to install the proposed manufactured home so I can use the money that I have been paying out for rent elsewhere towards the existing home. By living on the property in the proposed manufactured home it will be easier to work on the existing home on a more regular basis as I will not have to travel to and from an off site location. Living on my property is good for the neighborhood because it will no longer be vacant and will less likely attract vagrancy.

Improving the property and remodeling the existing home will have a positive impact on the neighborhood. When the property has been improved its value will increase and the county can collect more taxes.

Since purchasing the property in January 2014 we have cleaned up and hauled off 4-5 dump trailer loads of refuse. We continue to make improvements slowly over time as I can afford. I work full time, and attend University of Arizona South part time.

The ALQ does not adversely affect the stability of the neighborhood nor is it likely to add additional off site impacts such as noise or traffic.

The proposed 704 square foot ALQ would comply with the intent of the Cochise County zoning laws and be sensitive to the general character of rural districts and harmonious and in scale with existing development near the proposed site.

The property currently has access to south Ranch Road, located along the east side of my property. Normal daily vehicular traffic to and from the site is to be residential in nature.

I am seeking a Special Use Permit for what is otherwise a residential home site. The property is served by private well and on site septic system; electricity is provided by SSVEC. The property lies within the Fry Fire District service area. Electrical service for the proposed ALQ will be provided through the existing electrical service to the existing home. The ALQ sewer will be provided through the existing septic system. The existing home has 2 bedrooms.

The ALQ at 704 square feet meet the maximum size limit of no more than 70% of the size of the principal dwelling unit and no more than the maximum 850 square feet in size. Additionally, per the County Zoning Regulations, the ALQ will not be rented. All setbacks are in compliance.

The ALQ would not require any additional off-site infrastructure (such as roads or sewers), utilities, or public services. As a small, accessory residential unit, impacts, if any would be in keeping with the rural residential character of the neighborhood.

8 A

My mother Martha Stoner and I have been informed that a neighbor has formally objected to our permit to install an ALQ manufactured home. As such we are now required to under go a Special Use Process to attend a hearing with the Planning and Zoning Commission Board for a decision. Please find attached the objections of the neighbor. I have addressed each of his concerns.

Thank you for your consideration

Kyle O'Brien

Mailing: PO Box 651
Hereford, Arizona 85615
Property: 4872 S Ranch Road
Sierra Vista, Arizona 85650

Objections of neighbor Gary Brogger at 4916 S Ranch Road, Sierra Vista AZ 85650 located adjacent and south of my property.

One neighbor protested the original ALQ application precipitating the public Special Use process. "Ms. Stoner has torn up the Septic Line and left it exposed and open-- has poured out poison to kill rabbits or prevent them from eating her trees, and thus killing the birds, we have found several Dead birds – The fence she has proposed – is going to be a phone line – this person continues to throw and bury Hazardous materials on the property – Gary Brogger."

Address to Gary Brogger's concerns;

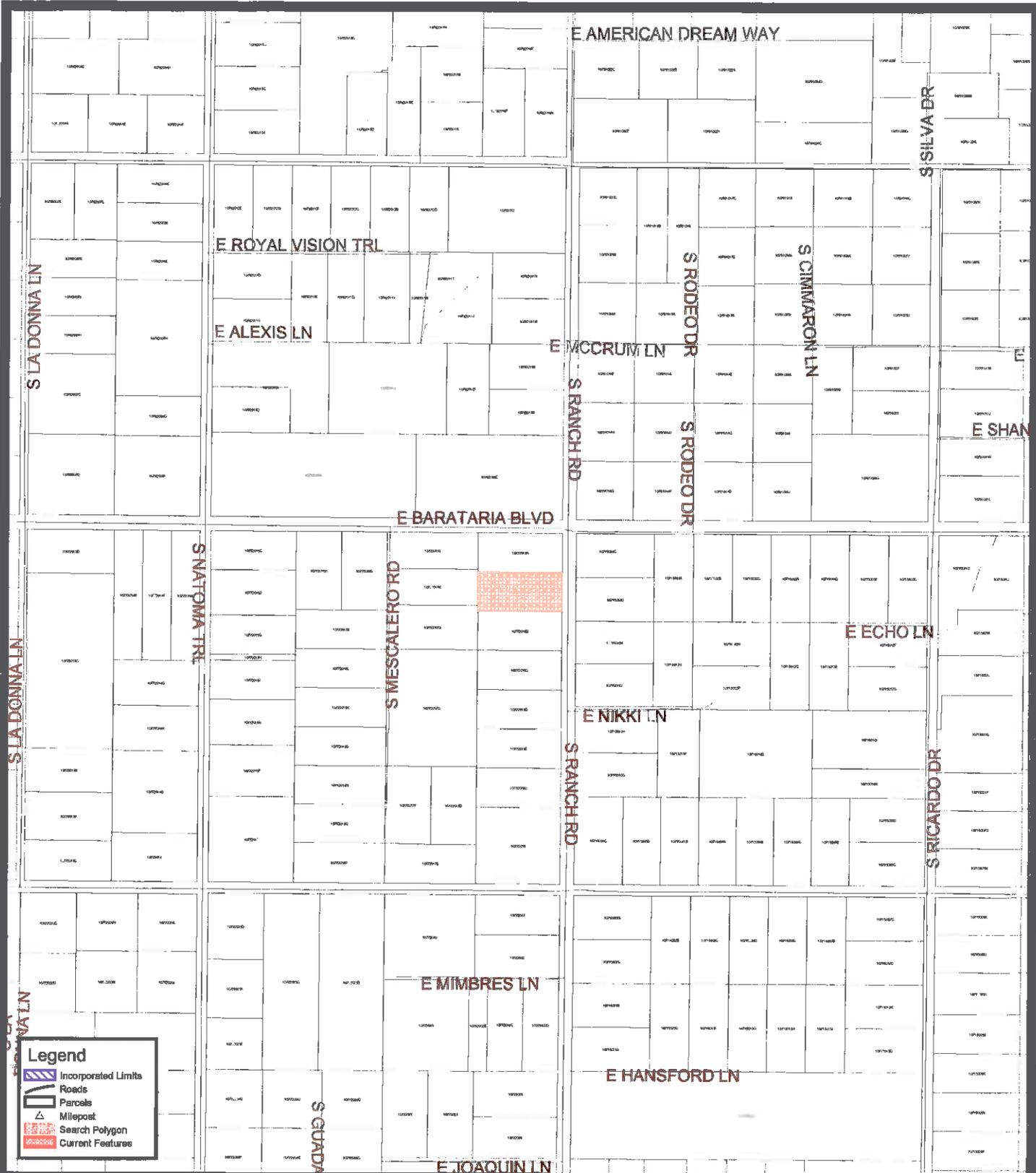
I am in compliance with the laws and zoning ordinances of the state of Arizona and of Cochise County. Neither my mother, Martha Stoner, nor myself have done anything to negatively impact the neighborhood. I currently have an open permit to remodel my existing home.

(1) The septic line has been dug up to help plan the location of the proposed septic line from the manufactured home.

(2) The Arizona Game and Fish Department Officer Britt Olsen spoke with my mother about the neighbor's concerns regarding the use of Amdro Ant Block to eliminate the leaf-cutter ants that were stripping the leaves off of recently planted trees. Ms. Olsen said that we were in compliance with the label use and had done nothing illegal. Does not apply to the proposed project.

(3) The fence is a misinterpretation of the facts and does not apply to the proposed project.

(4) The claim that we are "throwing and burying hazardous materials on the property" is a fabrication.



Legend

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



ALQ-15-09
(Stoner)

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



ALQ 15-09 (Stoner) ACCESSORY LIVING QUARTERS COMMENT LETTER

Date: 8-29-15

Property Owner Name: Martha Stoner

Telephone Number: 520-226-8558

Mailing Address: P.O. BOX 651 85615

Email Address: _____

Parcel Number: 107-72-018F

Physical address of your property (if different from above) _____

We, the undersigned owners of property located within 300 feet of the parcel for which an Accessory Living Quarters is requested, **object** to the requested Accessory Living Quarters for the following reasons:

Ms. Stoner has torn up the septic line and left it exposed and open - has poured out poison to kill rabbits or prevent them from eating her trees, and thus killing the birds, we have found several dead birds - the fence she has proposed - is going to be phone line - this person continues to throw and bury hazardous materials on the property -

Signature (s): Mary A. Blegen

Return to:

COCHISE COUNTY PLANNING DEPARTMENT
1415 Melody Lane
Bisbee, Arizona 85603

(520) 432-9240

Fax 432-9278

email: pgardner@cochise.az.gov

Office Use Only	
Date received:	_____
Received within 15 days beginning the day after mailing of Property owner letter: Yes: ___ No: ___	



COMMUNITY DEVELOPMENT DEPARTMENT

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

(520) 432-9240
Fax 432-9278

Carlos De La Torre, P.E., Community Development Director

MEMORANDUM

TO: Mike Turisk, Interim Planning Director
FROM: Karen L. Lamberton, County Transportation Planner
SUBJECT: ALQ Trip Generation
DATE: August 22, 2011

A typical single family residential unit averages 9.57 trips per day, with a typical range between 4 and 21 trips on any given average day. In considering vehicle trips per household factors such as the presence or absence of mailboxes, trash pick-up or number of persons per household are weighed.

An Accessory Living Quarter (ALQ) unit typically does not have the same impact on vehicle traffic as does an additional residential unit. Typically, such a unit is smaller in size, more akin to a small apartment, has one or no vehicles associated with the unit, often limited to one or two persons residing in the unit. Many trip generating activities are shared like shopping trips. Often these types of units are used for home-bound elderly and, in these cases, out-bound trips are replaced by in-bound trips generated by caregivers.

An exact match for this type of land use does not exist in the ITE Manual, 8th edition. However, this use could be reasonably compared to Senior Adult Housing –Detached with an average trip generation rate of 3.71 per day; Assisted Living Quarters with an average trip generation rate of 2.66; Apartment unit with an average trip generation rate of 6.65 or Recreational Homes (tends to have more internal trips e.g. within the resort/RV Park) with an average trip generation rate of 3.16.

Using these land uses as a base a typical ALQ would likely generate an additional 4.04 trips per day. Typically, a ALQ would result in an increase in traffic towards the higher end of the range for a single family residential unit. A factor of 4.5 trips could be applied for each additional vehicle associated with the unit over one; a factor of 2 additional trips could be applied per additional person associated with the unit over one.

Recommendation

From a traffic generation standpoint increases in density, such as with an ALQ, tend to be absorbed into the existing roadway network easily. These kinds of units tend to take advantage of existing infrastructure and also have a tendency to combine trips (e.g. increased traveling in groups) and also to replace out-going trips with walking trips within the property itself (e.g. trips generated by the main household to provide an off-site elder with care-giving services).

Given the aging of the population, the changes in the national economy and the demographic trend back to combined intergenerational households allowing, even encouraging, the development of ALQ would be, I believe, an appropriate land use with minimal impact on the transportation network.



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

MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Jesse Drake, Planning Manager JD
FOR: Mary Gomez, Interim Planning Director
SUBJECT: Docket SU-15-18 (Sonoran Care)
DATE: October 29, 2015 for the November 18, 2015 Meeting

APPLICATION FOR A SPECIAL USE

The Applicant is requesting a Special Use authorization to approve a facility for personal services and the cultivation and dispensing of medical marijuana at on an RU-4, Rural zoned property. The proposed uses are considered a Special Use in RU-4 Rural Zoning Districts under Sections 607.26 and 607.55 of the Zoning Regulations. The subject parcel, APN 404-26-001 is located at 2.8 miles north of Davis Road on Central Highway south of Elfrida, AZ. The Applicant is Sonoran Care, LLC.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Parcel Size: 8.91-acres
 Zoning: RU-4 Rural (one residence per four-acres)
 Growth Area: Rural
 Comprehensive Plan Designation: D
 Area Plan: None
 Existing Uses: Vacant
 Proposed Uses: Medical marijuana dispensary and cultivation, and personal services

Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	RU-4	Latimer Road, Abandoned SFR, Vacant & Agriculture
South	RU-4	Vacant
East	RU-4	Central Highway & Vacant
West	RU-4	Vacant

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

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

II. PARCEL HISTORY

Vacant land.

III. NATURE OF REQUEST

The Applicant is requesting a Special Use authorization to approve a facility for personal services and the cultivation and dispensing of medical marijuana on a vacant RU-4, Rural zoned property. The site is located approximately 2.8 miles north of Davis Road on Central Highway, south of Elfrida, AZ.

There are three components to the request: a medical marijuana cultivation area, a dispensary for the medical marijuana and associated products, and a facility for holistic services such as massage therapy and the sales of promotional items.

Since the property is vacant, the applicant will be applying for permits for all buildings and improvements on the property and will be using on-site water tanks prior to the installation of a new well. Estimated water use is 100 gallons per day. A permanent factory-built building will be installed for the office/dispensary/personal services. Hours of operation are five days a week, from 10AM to 4PM. The business will begin operations with three employees, increasing to as many as ten employees as the business increases. The business will have a sign, and a sign application has been submitted.

Article 1825 of the Cochise County Zoning Regulations requires a minimum 300-foot separation from any residence for a medical marijuana use. The closest house, a vacant structure, on the north, is approximately 384-feet from the existing residential structure. The closest occupied residence is over one mile from the subject property's boundary line. There are no other facilities, libraries, schools, or day-care facilities in area.

Any medical marijuana cultivation and dispensary facilities will be required to meet the security requirements mandated by the State of Arizona, and will require final approval from the Arizona Department of Health Services (AZDHS) prior to beginning of any marijuana cultivation or dispensing.



Location Map



View north across site to vacant house from southern edge of property



Vacant house and interior of house



View to north from southern edge next to Central Hwy



View to north to agricultural from north edge of property



View to southeast from southern edge of property



View to east across Central Hwy from southern edge



View to west across property at southern edge



View northwest to agricultural fields from northern edge

IV. ANALYSIS OF IMPACTS – COMPLIANCE WITH SPECIAL USE FACTORS

Section 1716.02 of the Zoning Regulations provides a list of ten factors with which to evaluate Special Use applications. Staff uses these factors to help determine the suitability of a given Special Use request, whether to recommend approval for a Special Use Permit, as well as to determine what Conditions and/or Modifications may be needed.

Nine of the ten factors apply to this request. The project, as submitted, complies with eight of the conditions and conditionally complies with the ninth factor. The one remaining factor is not relevant to this application.

A. Compliance with Duly Adopted Plans: Complies

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

The Comprehensive Plan designation for the property is Category D-Rural. In the Zoning Ordinance, Section 403.04, Category D, designated properties are identified as the outlying rural areas between cities and unincorporated communities, characterized by a low rate of growth; unimproved roads; low density, large lot rural residential development; agricultural production; and large tracts of undeveloped private and public lands.

The requested Special Use is in an outlying rural area between unincorporated communities that have a low growth rate, and is in a very low density area surrounded by agricultural and vacant lands, which is compatible with the D-Rural designation.

B. Compliance with the Zoning District Purpose Statement: Complies

The application complies with two of the purpose statements in Article 6:

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

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

C. Development Along Major Streets: Complies

The property takes access from Central Highway which intersects with Davis Road on the south and with Highway 191 on the north. Both Central Highway and Davis Road are county-maintained roads and Highway 191 is maintained by the Arizona Department of Transportation.

D. Traffic Circulation Factors: Complies with Conditions

The Comprehensive Plan policies state that development should take place in such a way as to preserve the function of those streets. In particular, non-residential uses should have access to major roadways where possible, and non-residential traffic should not proceed along streets that primarily serve residential areas. In this case, one access point onto Central Highway is being proposed. The property has approximately 1500 foot of frontage onto Central Highway, county-maintained rural minor roadway that currently has an average of 585 vehicles per day going southbound (2013 traffic counts). All employees and customers would use Central Highway for access to the property.

The Country Transportation Department estimates that the project would generate an increase in traffic averaging of 13 to 30 trips per day.

As a growing operation only the requested use is unlikely to alter the type or volume of traffic. However, once the personal services component of the clinic is added the higher end of the estimated trip generation is more likely but the traffic pattern in the area is unlikely to change or negatively impact Central Highway or surrounding property owners.

The traffic impact for this use, as proposed, would be compatible with the area with access via maintained roadways to Highway 191. At the proposed scale of operation it is not anticipated that off-site mitigation would be needed.

With the proposed commercial use both a commercial apron and a Right-of-Way/Encroachment permit for taking access from the county-maintained roadway would be required. Conceptually, the location of the driveway is adequate for this review; however, this location has super-elevation changes along this segment of roadway, horizontal curves, sight distance appears to be good in all directions but the rural area higher speed of drivers raises concerns with angled turning movements. The driveway should be redesigned to be perpendicular to the roadway with radii sufficient for truck turning movements in and out of the project site.

Trip generation at this location is not significant enough to warrant a full Traffic Impact Analysis nor does the County feel that a Traffic Impact Statement (which focuses on an analysis of the impacts of the proposed development) is needed. However, the driveway location and design must be coordinated with the County's Highway Department. The applicant is requested to work with a traffic engineer to identify the best location along their frontage for the driveway access, given the factors present on this roadway segment. The applicant is also requested to work with a traffic engineer to identify the driveway design criteria to meet a commercial driveway standards or as approved by the County Engineer. This information should be submitted to the County for review in advance or concurrent with the applicant's first Commercial Permit.

E. Adequate Services and Infrastructure: Complies

The project site is served by Sulphur Springs Valley Electric Cooperative, water will be brought in and stored until an on-site private well is drilled; and a septic tank will be installed. The parcel is in the Elfrida Fire District service area.

F. Significant Site Development Standards: Complies

The applicant has not requested any waivers from site development standards. All site development standards must be met to obtain a non-residential use permit, should this request be approved. The property has adequate area for parking. Any structures will be required to meet the zoning regulations as they pertain to set-backs, off-site parking, and loading areas, distance between buildings, screening, land clearing, water conservation, and Section 1825 of the Zoning Regulations pertaining to medical marijuana. In addition to County regulations, the applicant will be required to meet all regulations and requirements established by the State of Arizona for these types of facilities.

G. Public Input: Complies

The Applicant sent letters to all property owners within 1,500-feet of the tower parcel to notify them of his application and to address any neighbor concerns. This notification produced comments from eleven residents on seven properties, all in opposition to the request. Five of these neighbors sent an identical letter in twice.

H. Hazardous Materials: Not Applicable

The applicant has indicated that no hazardous materials will be used on site.

I. Off-Site Impacts: Complies.

The proposed facility is not anticipated to produce off-site impacts. The applicant is proposing to use carbon filtration and ozone odor eliminating technology to reduce any off-site odors. Any lighting required by the State of Arizona for medical marijuana facilities will be installed to meet the lighting requirements in the County Zoning Ordinance.

J. Water Conservation: Complies

The applicant is proposing to use a rainwater collection system with storage tanks, reuse reclaimed water and use water recycling, landscaping with native plants, and use water sense toilets and faucets.

V. PUBLIC COMMENT

The Planning Department mailed notices to neighboring property owners within 1,500-feet of the subject property. Staff posted the property, and published a legal notice in the *Bisbee Observer* on October 22, 2015. In response to applicant and County mailings, the Planning Department received three letters opposing this request. All three letters received by staff were from residents who had previously sent in letters from the

citizen notification letter sent by the applicant.

VI. SUMMARY AND CONCLUSION

This request is for a Special Use authorization to approve a personal services facility together with a medical marijuana dispensary and cultivation area on an approximately nine acre RU-4 Rural zoned property south of Elfrida, Arizona. All site development standards will be met during the Joint Use Permitting process, including the security and lighting requirements from the State of Arizona.

Approval of this land use does not guarantee that the applicant will be successful in obtaining a license with the State of Arizona for a medical marijuana cultivation and dispensary facility; obtaining County land use approval is only one part of the State application process.

Factors in Favor of Approving the Special Use

1. With the recommended Conditions of Approval, the proposed use would fully comply with the nine Special Use factors used by staff to analyze this request;
2. The proposal complies with the Adopted Comprehensive Plan category and Zoning ordinance and purpose;
3. The County Transportation has stated that the project as submitted will not generate significant traffic impacts to the area; and
4. The facility will generate higher taxes than the currently vacant land and will provide jobs for up to ten employees.

Factors Against Allowing the Special Use

1. Eleven neighbors on seven properties have expressed opposition to this application.

VII. RECOMMENDATION

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

1. Within 30-days of approval of the Special Use, the Applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. Prior to operation of the Special Use, the Applicant shall apply for a building/use permit for the project within 12-months of approval. The building/use permit shall include a site plan in conformance with all applicable site development standards (except as modified) and with Section 1705 of the Zoning Regulations, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 18-months of the Special Use approval, otherwise the Special Use may be deemed void upon 30-day notification to the Applicant;
2. It is the Applicant's responsibility to obtain any additional permits, or meet any additional Conditions, that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations;
3. Prior to or concurrent with the first Commercial Permit application the applicant will provide a Basic Traffic Report to the County Transportation Department that will include an assessment of the most suitable location for the driveway location and the design criteria of the driveway;
4. Prior to or concurrent with the first Commercial Permit application the applicant shall obtain a Cochise County Right-of-Way/Encroachment Permit;
5. The applicant shall design and construct any access from Central Highway to a commercial driveway standard per the Cochise County Roadway Design Standards or as approved by the County Engineer.

Sample Motion: *Mr. Chairman, I move to approve Special Use Docket SU-15-18, with the Conditions of Approval as recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*

VIII. ATTACHMENTS

- A. *Special Use application with site plan*
- B. *Location map*
- C. *Letter to neighbors*
- D. *Agency comments*
- E. *Public Comment*



COCHISE COUNTY
COMMUNITY DEVELOPMENT

Public Programs Personal Services

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

TAX PARCEL NUMBER 404-26-001

APPLICANT Sonoran Care, LLC

ADDRESS 8630 E. Bellevue Place, Tucson, AZ, 85715

CONTACT TELEPHONE NUMBER 520-240-3199 or 520 248 9958

EMAIL ADDRESS: sonorancare@gmail.com

PROPERTY OWNER (IF OTHER THAN APPLICANT) Becky SHUMAKER

ADDRESS 8630 E. Bellevue Place

Tucson, AZ 85715

DATE SUBMITTED 9-25-2015

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

Building/Use Permit Fee \$

Total paid \$ 500.00

PART ONE - REQUIRED SUBMITTALS

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

6. Hazardous or Polluting Materials Questionnaire, if applicable.

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

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

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

PART TWO - QUESTIONNAIRE

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

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

1. What is the existing use of the property? Vacant Land

2. What is the proposed use or improvement? Medical Marijuana

Dispensary and cultivation site.

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? Dispensing and

delivering medical marijuana from site and cultivation of medical

agricultural crops, for example, medical marijuana. Potential increase in traffic flow.

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

Medical Marijuana products, medical marijuana, holistic

services such as massage therapy, promotional items

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)

PERMANENT FACTORY BUILT BUILDING

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

7. Provide the following information (when applicable):

A. Days and hours of operation: Days: 5 Hours (from 10 AM to 4 PM)

B. Number of employees: Initially: 3 Future: 10
Number per shift Seasonal changes THREE, NO SEASONAL CHANGE

C. Total average daily traffic generated:

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

TWELVE

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

- NONE -

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

FIFTY-FIFTY NORTH and SOUTH ON CENTRAL HIGHWAY

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

FIFTY-FIFTY NORTH and SOUTH ON CENTRAL HIGHWAY

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

LIGHT FLOW / RURAL - EARLY MORNING AND EVENING

THE HEAVIEST.

Circle whether you will be on public water system or private well. If private well, show the location on the site plan. ON SITE WATER TANKS - FUTURE PRIVATE WELL

D. Estimated total gallons of water used: per day 100 per year 36,500

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

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

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

[]
[]

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

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

8. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	LULLIGAN WATER SYSTEM	STORAGE TANKS / PRIVATE WELL (FUTURE)
Sewer/Septic	SEPTIC	
Electricity	SULPHUR SPRINGS V.E.	ELECTRIC AT PROPERTY LINE
Natural Gas	N/A	
Telephone	N/A	
Fire Protection	ELFRIDA FIRE DISTRICT	

SECTION B - Outdoors Activities/Off-site Impacts

1. Describe any activities that will occur outdoors.

CULTIVATION OF MEDICAL MARIJUANA ACCORDING
TO STATE LAW.

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. PANELING AND FENCING OR 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? []

[]

[]

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 NONE KNOWN.

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 NONE KNOWN

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

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

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

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

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.

WATER RECYCLING, USE RETAINED WATER, LANDSCAPING WITH

NATIVE PLANTS, WATER SENSE TOILET AND FAUCETS

RAIN COLLECTION AND STORAGE TANKS

2. How many acres will be cleared? **ONE ACRE**
 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

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? **ALL NATURAL AND ORGANIC PESTICIDES, HERBICIDES, FERTILIZERS, IF ANY. NO CHEMICALS.**

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

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

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

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

SECTION E - Applicant's Statement

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

Applicant's Signature 

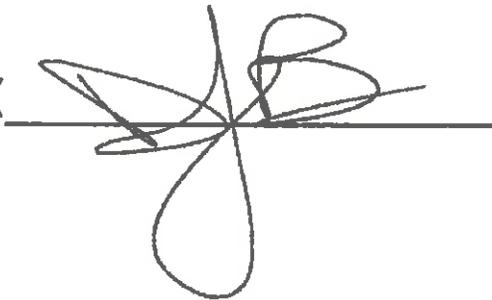
Print Applicant's Name Becci D. SHANMAYER

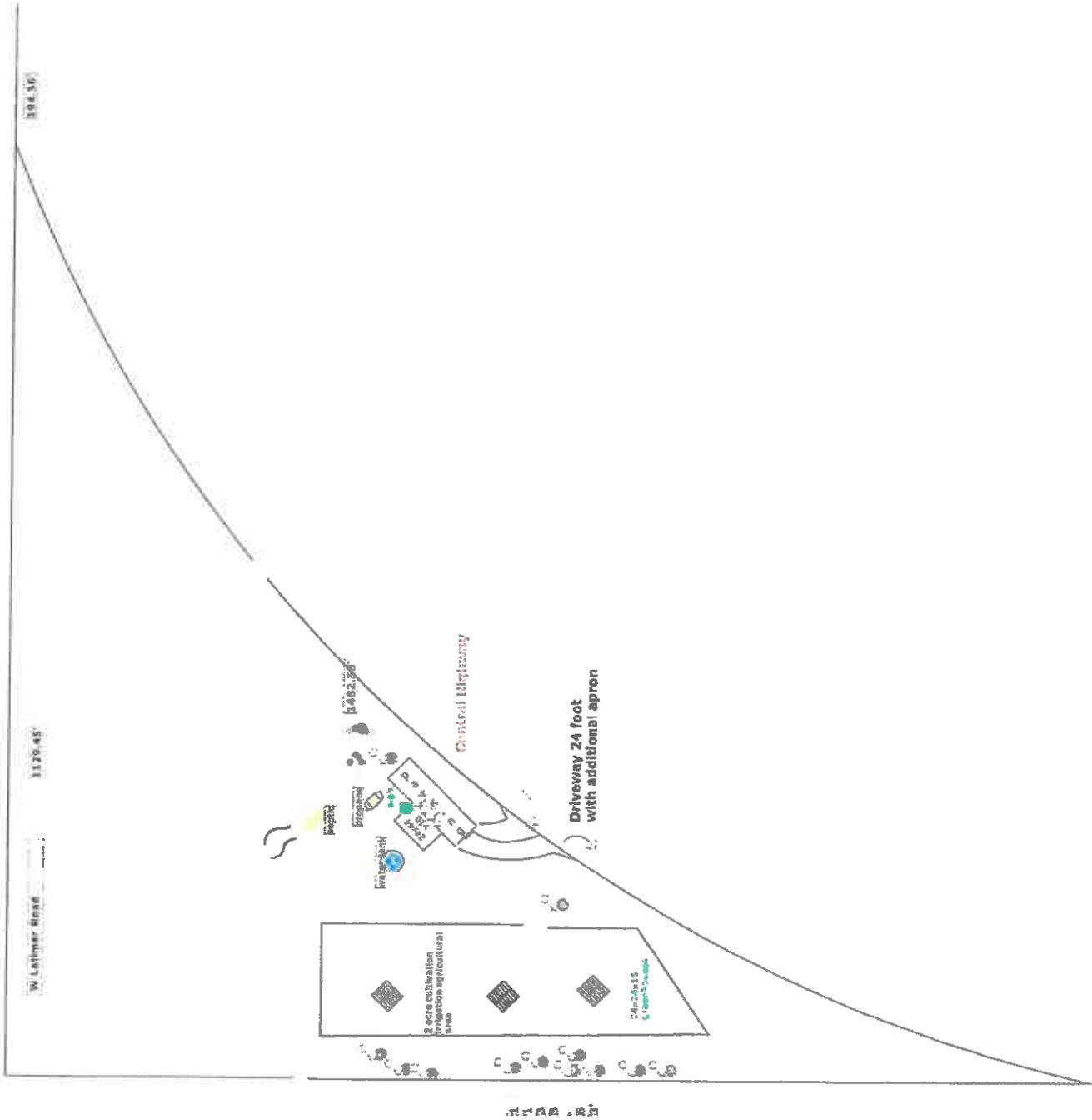
Date signed 9-25-15

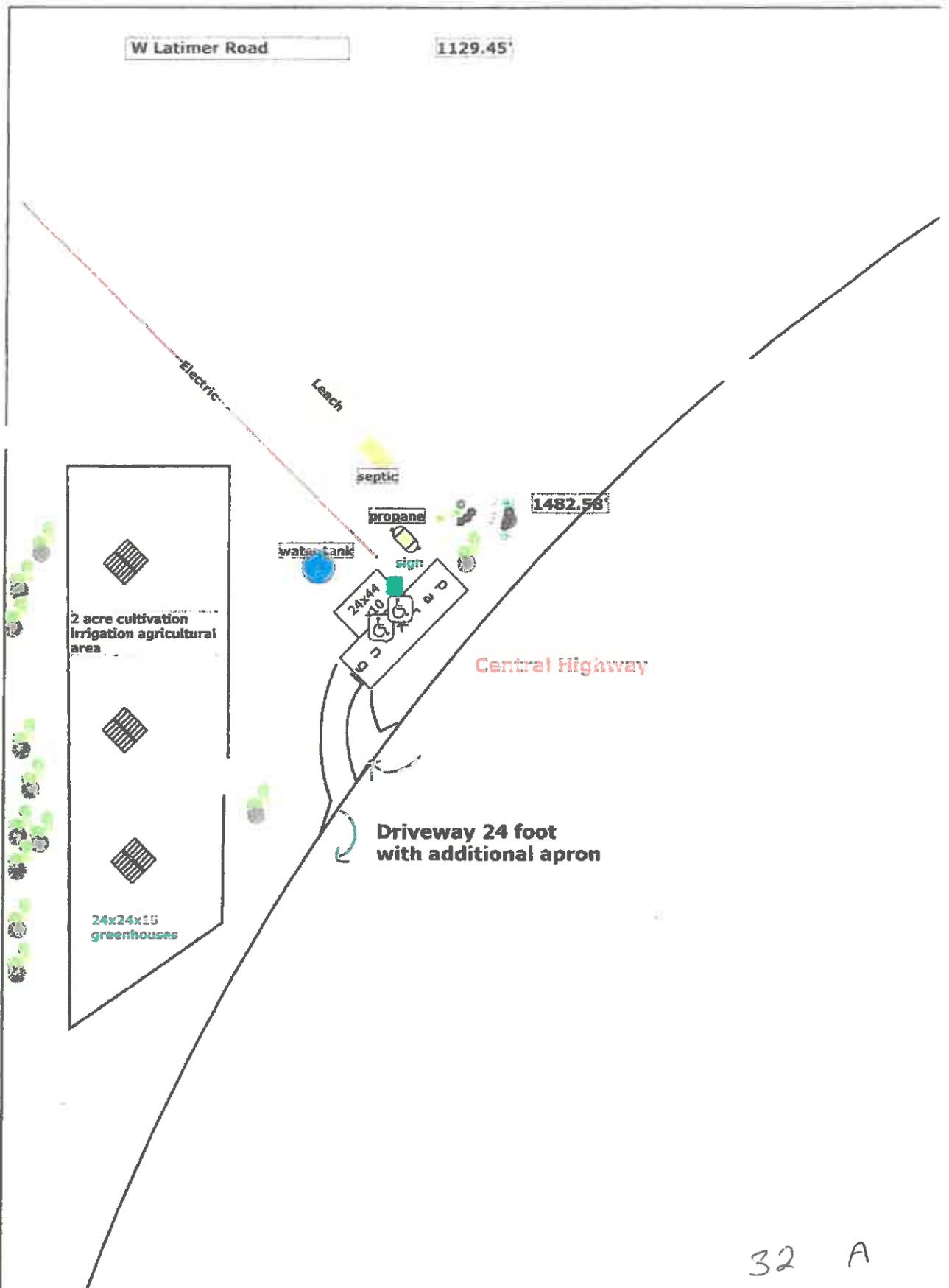
9-23-15

To the Cochise Planning and Zoning, I
David J Blake give Becki Shumaker full
legal authority to sign for said special
use permit application for parcel # 404
26 001 on behalf of Sonoran Care LLC.

David J Blake
Sonoran Care LLC, President

X 





SIGN PERMIT

(To be completed with the Joint Permit Application,
Contractors License Form, Lighting Worksheet (If applicable))

Part A: Attach a drawing of the proposed sign showing copy on both sides of the sign and dimensions. If illuminated, show location of lighting on the sign and attach drawings of the lights.

Show the sign location on the site plan submitted with the Joint Permit Application.

Part B: Description of the proposed sign: complete the following information.

Check Classification of Sign

Accessory Sign (on same site as sign)

- Name plate
- Home occupation
- Identification
- Real Estate
- Subdivision/Mobile Home Park
- Developer
- Bulletin
- Utility
- Contractor
- On-site Advertising
- Private Traffic Control
- Other

Non-accessory Sign (not on same site as sign)

- Directional
- Off-site Advertising
- Billboard
- Memorial

Sign Structure

- Free standing
- Projecting
- Wall
- Roof
- Window Graphic

Illuminated

- Yes (submit electrical plans)
- No

Height 3 feet	Setback to the Street N/A
Number of Faces one	Area (square feet) 9
Clearance (Distance between the ground and the bottom of the sign) 6 feet	
Contractor's Name N/A	
Address	
Parcel Number 404-26-001	
Phone	

Billboards (300 square feet or more): \$100
 Less than 15 square feet: \$30
 All other sign permits: \$60
(Note: No fee if processed with a joint building permit.)
 Amount Fee Paid \$

Applicant Signature:

Date:

Staff Use: Zoning District: _____

Sign allowed in Zoning District: Yes No

**A sign will be on the front of the building.
No illumination.
Sixty four square feet allowed, 9 square feet used.**





Legend

- Roads
- Parcels
- Current Features



SU-15-18 (Sonoran Care)
 APN 404-26-001
 Central Hwy, W/Hwy 191
 8.9 acres
 S03/T21S/R26E

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

35  B



THE 6TH C DISPENSARY

THE 6TH C DISPENSARY:
TBD N CENTRAL HWY
Elfrida, Arizona 85610

PHONE:
(520) 210-2973
FAX:
SONORANCARE@GMAIL.COM

September 16th 2015 Community Engagement

Sonorancare@gmail.com

A LETTER TO:

The Elfrida Community



6th

Cattle-Copper-Citrus-
Cotton-Climate-

THE 6TH C DISPENSARY
ELFRIDA, ARIZONA

IN 2010 ARIZONANS VOTED TO LEGALIZE THE MEDICAL USE OF CANNABIS (MARIJUANA). THIS YEAR, ELFRIDA WILL BE LICENSING ONE MEDICAL MARIJUANA DISPENSARY. A FAMILY CONSISTING OF A RETIRED FIREFIGHTER, HEALTHCARE PROFESSIONAL, AND A HORTICULTURE EXPERT HAVE GROUPED TOGETHER TO FORM THE 6TH C A NOT FOR PROFIT DISPENSARY. OUR GOAL IS TO ACCOMMODATE THE NEEDS OF ELFRIDA'S SICK AND SUFFERING PATIENTS AND ELEVATE THEIR QUALITY OF LIFE.

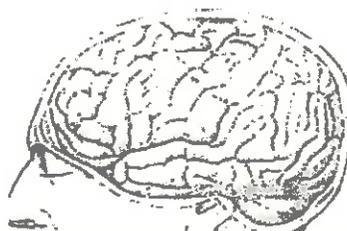
This fall, the community development board will determine if we will be permitted to bring our safe, professional, and compassionate operations to Elfrida. We look forward to working with you to discover how The 6th C can best honor, serve and become a vital member of the Elfrida community.



From 1850 to 1937, cannabis was used as the prime medicine for more than 100 separate illnesses or diseases in U.S. Pharmacopoeia.



A Compassionate, Safe, Professional medical marijuana dispensary



*Safer alternative to pharmaceuticals,
better peace of mind*



*wide array of uses food, fiber,
medicine.*

If you have any questions or would like more information, please write us at sonorancare@gmail.com or if you prefer to call us directly at (520) 210-2973

sonorancare@gmail.com

Where will we be located?

THE 6TH C DISPENSARY

(520) 210-2973

*TBD N. Central Hwy
Elfrida, Arizona 85610*

Dispensary



sonorancarce@gmail.com

WHAT IS CANNABIS (MEDICAL MARIJUANA) ?

In recent years, scientific research and medical practice have established in remarkable healing properties of cannabis medical marijuana. In particular, the non intoxicating compound known as CBD has demonstrated the ability to mitigate the growth of cancerous tumors and reduce epileptic seizures, as well as treat other disorders and diseases, from chronic pain and anxiety to parkinson's disease, arthritis and many more.

Medical clinicians predict that more research will demonstrate the potential for medical marijuana to alleviate many maladies that are treated with expensive and often dangerous pharmaceutical drugs.

ENSURING COMMUNITY SAFETY & SECURITY

The 6th C Dispensary will establish the highest level of operations to guarantee the safety and security of our patients, staff, neighborhood and the surrounding community. In fact, existing facilities in our state and other legal medical marijuana states have shown reduced crime in their respective areas.

We look forward to bringing a similar level of safety and security to our patients and neighbors in Elfrida. We will employ a alarm systems, 24hr video surveillance, as well as both interior and exterior professional security staff, and barbed wire fencing around cultivation

site. While our approach will be comprehensive. Our goal is to create a facility that is safe and secure with-out sacrificing an atmosphere of healing and nurturing.

ENHANCING THE COMMUNITY

The 6th C will identify local charitable organizations to partner with in order to best support the community. This support will include multiplying the Elfrida tax revenue, donations to community resources i.e. education, healthcare, law enforcement, which enhances public services in the community. These increased tax dollars and donations will result in a stronger local economy!

PROVIDING COMPLIMENTARY PATIENT SERVICES

In addition to providing a wide selection of reliable lab-tested medical marijuana medicine, The 6th C will offer complimentary free services and classes designed to help patients heal and maintain their wellbeing. Such as

- Support groups seniors,veterans,families
- Holistic healing therapies acupuncture,Chiropractic, naturopathy, herbalism, yoga, etc
- Nutritional counseling
- Harm reduction substance abuse counseling
- Free " care package" program for low income patients and those terminally ill



Medical Director

The 6th C will employ a medical director. They will be a licensed MD and an outstanding professional who will oversee in the quality control, dosage and education for patients necessity.

It does not have a high potential for abuse, and there are very legitimate medical applications. In fact, scientific marijuana is the only thing that works! -Dr. Parvay Gupta

In addition to complimentary services, The 6th C offers 15% discounts to seniors, veterans, and hospice patients.

Water Conservation / Pollution Management

WATER CONSERVATION

At The 6th C water usage and conservation is an important and serious matter and is one of our top priorities. Our methods of cultivation not only insure safe effective medicine for patient use but reduce the environmental impact commonly associated with agriculture. 6th C dispensary vows to reduce, reuse and recycle. By implementing and appointing a water ambassador within the organization who creates, implements and maintains our water conservation program which will include

- water recycling using reclaimed wastewater
- All natural organic cultivation by permaculture using drip irrigation and mulch to minimize watering and evaporation.
- landscaping with only native plants.
- Cleaning premises side walks by bush brooms instead of hoses.
- Water sense toilets and faucets.
- Stay active in local community "earth days" or implement such events

to spread awareness on water conservation.

- water storage tanks and off site hauling of water.
- Rainwater collection and storage and the collection and storage of "wastewater" condensation from evaporative cooling or A/C.
- and much more

PEST MANAGEMENT

The 6th C dispensary will not use chemical or synthetic pesticides or herbicides. Our methods of cultivation, and pest management will be all natural, the recreation of a natural soil soil food web and use of beneficial organism and microbes the plants grown using these methods of permaculture and all natural growing practices are not only 100% safe for consumption by patients but safe and beneficial for surrounding soils and inhabitants and are the only way edible and medicinal plants should be grown in our opinion. Unlike synthetic fertilizers, chemical pesticides that kill off living organisms and species in our native soils and lands, such as the honey bee. Our soils, compost teas and

natural derived plant ingredients. IPM integrated pest management through beneficial insects and plant based essential oils increase growth and life within our native soils and lands and help protect bees and other pollinators.

ODOR AND LIGHT POLLUTION

6th C Dispensary respects the neighborhood and community of Elfrida. All supplemental lighting which may cause light nuisance, if any will be shielded from neighboring residences or structures by walls, light deprivation techniques, use of tarps or paneling to preserve the night sky and the views of the community. Odor will be controlled using state of the art carbon filtration, ozone odor eliminating technology, and other natural methods that don't impact the environment, land or water.

"The cultivation of marijuana using natural methods is safe and beneficial for surrounding soils and inhabitants and are the only way edible and medicinal plants should be grown in our opinion. Unlike synthetic fertilizers, chemical pesticides that kill off living organisms and species in our native soils and lands, such as the honey bee. Our soils, compost teas and natural derived plant ingredients. IPM integrated pest management through beneficial insects and plant based essential oils increase growth and life within our native soils and lands and help protect bees and other pollinators."



sonorancare@gmail.com



Cochise County
Community Development
Highway and Floodplain Division

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

MEMORANDUM

Date: October 22, 2015
To: Jesse Drake, Planning Manager
From: Dennis L. Donovan, P.E. : For Karen L. Lamberton, County Transportation Planner
Subject: Sonoran Care LLC/SU 15-18/Parcel #404-26-001

The proposed use is for a facility to cultivate and dispense medical marijuana on a RU-4, Rural zoned property, which is considered a Special Use in that zone under Section 607.55 of the Zoning Regulations. The property is located on Central Highway about midway between Davis Rd and the community of Elfrida. The parcel contains a six (6) plus acres and has a unique "fillet" shape. The land abuts the outside of a 1,000 foot plus radius curve in Central Highway alignment, which provides almost 1,500 feet of frontage for the parcel onto Central Highway.

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 provide a Basic Traffic Report that specifically assesses the best location for the driveway access location and the design criteria of that driveway in advance or concurrent with their Commercial Permit application.
2. The applicant is required to obtain a Cochise County Right-of-Way/Encroachment Permit in advance or concurrent with their Commercial Permit application and work with the Highway Dept. to construct their access to Central Highway to a commercial driveway standard as per the County Roadway Design standards or as approved by the Highway Dept. County Engineer.
3. A revised site plan will be required at the Commercial Permit phase.

Background

The applicant is proposing to cultivate, as well as dispense and deliver medical marijuana from the site. The plot plan submitted by the applicant shows three (3) 24'x24' greenhouses each 15 feet high. Additionally, a 24'x44' permanent factory built building to function as a combined office, dispensary, and presumably kitchen/lab/multi-use space for preparation of

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

“medical marijuana products”, “promotional items”, and “holistic services such as message therapy.”

The applicant anticipates 3 employees originally with the potential of 10 employees at some point in the future. Access is to be taken from Central Highway, a county-maintained rural minor access roadway with an average of 585 vehicles per day approaching Davis Rd. southbound (2013 counts).

Traffic Analysis

This type of use is a hybrid between an agricultural use and a pharmaceutical, light manufacturing use and average trip generation rates have not been developed on either a national or state-level at this time. This particular application includes a small scaled medical clinic element to what would otherwise be solely a growing operation. Taking an average of related uses, based on proposed number of employees and square foot of commercial space (estimated at 1,076 square feet) it would be likely that this use would have a range of 13 to 30 average daily trips based on the *ITE Manual, 8th edition*. This is compatible to the applicant’s estimate of about 12 vehicles per day (24 trips).

As a growing operation only the requested use is not likely to change the type of use that has historically been on this site nor the type and volume of traffic associated with an agricultural greenhouse operation. Once the therapeutic component of this clinic is in full operation the higher end of the estimated trip generation is more likely. However, the traffic pattern in the area is unlikely to change and is unlikely to adversely impact Central Highway. The traffic impact for this use, as proposed, would be compatible with the area with access via maintained roadways to Highway 191. At the proposed scale of operation it is not anticipated that off-site mitigation would be needed.

Central Highway Access

With this new proposed commercial use a commercial apron would be required, along with a Right-of-Way/Encroachment permit for taking access from the county-maintained roadway. Conceptually, the location of the driveway is adequate for this review; however, this location has super-elevation changes along this segment of roadway, horizontal curves, sight distance appears to be good in all directions but the rural area higher speed drivers raises concerns with angled turning movements. The driveway should be designed to be perpendicular to the roadway with radii sufficient for truck turning movements in and out of the project site.

Trip generation at this location is not significant enough to warrant a full Traffic Impact Analysis nor does the County feel that a Traffic Impact Statement (which focuses on an analysis of the impacts of the proposed development) is needed. However, the driveway location and design must be coordinated with the County’s Highway Dept. The applicant is requested to work with a traffic engineer to identify the best location along their frontage for the driveway access, given the factors present on this roadway segment. The applicant is also requested to work with a traffic engineer to identify the driveway design criteria to meet a commercial driveway standards or as approved by the County Engineer. This information should be submitted to the County for review in advance or concurrent with the applicant’s first Commercial Permit.

Advisory Note for the Applicant

The conceptual plan is adequate for this Special Use application but will not be adequate at the Commercial Permitting stage. At the commercial permit stage additional details, including all property line and driveway dimensions, a scale and a sight distance triangle, per Zoning

Regulation 1807.06 and Roadways Design Standards D-300, will be needed on the site plan or as a separate illustration (or could also be included in the Traffic Report).

The Right-of-Way/Encroachment Permit information is available from the Highway Dept. and can be obtained by contacting the Highway Dept. at 520-432-9300 and speaking with Francis Marinez. The fee for this Highway Permit is \$100.00 and should be obtained concurrently with, or in advance of, the Commercial Permit application for this use.

Should the scope or scale of operation change during the process of review by the State and Federal agencies the applicant is advised that conditions related to off-site impacts may change.

If the applicant or the applicant's Traffic Engineer has any questions about the requested Traffic Report they may contact our office for assistance.



Sulphur Springs Valley Electric Cooperative, Inc.

A Touchstone Energy® Cooperative 

REVIEW

To: Jesse Drake-Planning Manager-Cochise County Community Development
From: Ruth Bigelow-Right of Way Agent
Date: 10/05/15
Re: SU-15-18 (Sonoran Care)

- SSVEC has no conflicts

If you have any questions concerning this review please contact me at 520-384-5513 or rbigelow@ssvec.com



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

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

INTEROFFICE MEMO

Date: October 20, 2015
To: Jesse Drake, Planner II
From: Pam Hudgins, Right-of-Way Agent II
Subject: Special Use Permit For Sonoran Care LLC (SU-15-18)

Background: Sonoran Care LLC is requesting a Special Use authorization to approve a facility for the cultivation and dispensing of medical marijuana on an RU-4 Rural zoned property. The proposed use is considered a Special Use Permit per Section 607.55 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 Central Highway, 2.8 miles north of Davis Road. Central Highway serves as the Easterly boundary of the subject parcel.
- Adjoining the subject parcel, Central Highway is a county maintained road (#166).
- Central Highway was established per Board of Supervisors Resolution dated January 4, 1914. The Board of Supervisors approved a map showing the route was filed with the County Records Office on June 10, 1914 in Map Book 2 page 66 at a declared width of 66 feet.

Recommendation:

- It is recommended that the applicant perfect the right-of-way for Central Highway. County staff is able to prepare dedication documents for a 30' wide right-of-way across the subject parcel. Please inform the applicant to contact the Cochise County Right-of-Way staff to complete this dedication requirement.

Highway and Floodplain
1415 Melody Lane, Building F
Bisbee, Arizona 85803
520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85803
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov

Special Use Docket SU-15-18 (Sonoran Care LLC)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

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

See attached letter

(Attach additional sheets, if necessary)

PRINT NAME(S): Judith Ramirez Short

SIGNATURE(S): *Judith Ramirez Short*

YOUR TAX PARCEL NUMBER: 404-11-011 (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, October 28, 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 for the staff report you may still mail or send email comments to Jesse Drake at jdrake@cochise.az.gov that must be received by November 17, 2015 to have your support or non-support noted verbally noted at the meeting. You may also personally make a statement at the public hearing on November 18, 2015. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

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

COCHISE COUNTY
OCT 26 2015
PLANNING

45 E

NO, I DO NOT SUPPORT THIS REQUEST
Re: Docket SU-15-18(Sonoran Care)

Cannabis agriculture is a significant threat to the Sulfur Springs Valley area. The region has been in a drought for decades, and the massive water requirements of the cannabis plant will only add to the water shortage existing farms already have to contend with. Cannabis plants each need several gallons of water every day in the rainless summer growing season, which when multiplied by thousands of plants will only lead to the creation of an unsustainable farming area due to the excessive water drain.

In addition to the negative impact of their water requirements the dispensary will need to use specialized fertilizers to grow their plants. The un-absorbed chemicals, when the soil is recycled into the topsoil of the surrounding area, will lead to a negative impact in the environmental health of the surrounding land, especially with chemicals leeching back into the already depleted water table.

There is already an increased worry for crime in the area, with calls coming from Sheriff's Office warning us to stay off of the back roads because of anticipated altercations and spillover violence from drug cartels. This new facility will be a magnet for drug related crime; given the sparse, limited police presence and remote location. This is even more evident with their announced necessity of 24 hour on-site security.

This Dispensary provides no positive input to the community and will only hurt the land and the people who live here. The environmental dangers plus the extra people and traffic inherent to Cannabis Dispensaries are not welcome as a neighbor to our healthy, quiet community.

COCHISE COUNTY
OCT 26 2015
PLANNING

Special Use Docket SU-15-18 (Sonoran Care LLC)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

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

see below

(Attach additional sheets, if necessary)

PRINT NAME(S): Mary ANN Padilla

SIGNATURE(S): MaryAnn Padilla

YOUR TAX PARCEL NUMBER: 404-11-011 (the eight-digit identification number found on the tax statement from the Assessor's Office)

My concern is about my 89 year old mother who has lived in this rural area since 1943. Her safety and well-being is my priority! As an eye witness to the changes in Dagoon, I have seen many negative effects. For example: increased traffic, littering, lethargic marijuana induce drivers and/or their occupants. The presence of littering in a community takes a toll on the quality of life.

The toxic fertilizers that are used will be harmful if dumped out improperly or accidentally. We. Do not need to contaminate our ground water, dirt or rocks!

A dispensary does not belong next to us. We already have too many medical marijuana facilities currently existing or in the planning stages. There is one within a five mile radius.

COCHISE

OCT 26 2015

PLANNING

47 E

Special Use Docket SU-15-18 (Sonoran Care LLC)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

Blank lines for providing reasons for supporting the request.

X NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

Granted there are some medicinal uses for this product however, experience proves about 90% of the users are just pot heads who find a doctor to sign the paper. The rules sound good but are not followed and experience shows that many will be driving under the influence, the accident rate will prove this. By continuing to approve these cannabis operations the County leaders will destroy the public trust.

PRINT NAME(S): SCOTT M WOLFE MARY M. WOLFE

SIGNATURE(S): Scott M Wolfe Mary M. Wolfe

YOUR TAX PARCEL NUMBER: 9400232-014 (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, October 28, 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 for the staff report you may still mail or send email comments to Jesse Drake at jdrake@cochise.az.gov that must be received by November 17, 2015 to have your support or non-support noted verbally noted at the meeting. You may also personally make a statement at the public hearing on November 18, 2015. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

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

COCHISE COUNTY OCT 26 2015 PLANNING

Special Use Docket SU-15-18 (Sonoran Care LLC)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

We wonder if having this ~~tab~~ facility in Elfrida will help the citizens or cause more abuse ~~of~~ and trouble in the area. Marijuana has shown itself to be very addictive and part of the reasons there are relational problems at work and in the family. Many foster children are in care because parents are enslaved to their drug use. This is only one example + there are 17,000 foster kids in AZ already.

(Attach additional sheets, if necessary)

PRINT NAME(S): Daniel + Linda Bohling

SIGNATURE(S): Linda K. Bohling
Daniel W. Bohling

YOUR TAX PARCEL NUMBER: 40421014B (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, October 28, 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 for the staff report you may still mail or send email comments to Jesse Drake at jdrake@cochise.az.gov that must be received by November 17, 2015 to have your support or non-support noted verbally at the meeting. You may also personally make a statement at the public hearing on November 18, 2015. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

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

COCHISE COUNTY

OCT 26 2015

PLANNING

Special Use Docket SU-15-18 (Sonoran Care LLC)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

Blank lines for writing reasons.

X NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

We have too many drugs here already.

(Attach additional sheets, if necessary)

PRINT NAME(S): Annette Nulliner

SIGNATURE(S): Annette Nulliner

YOUR TAX PARCEL NUMBER: 40334003 (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, October 28, 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 for the staff report you may still mail or send email comments to Jesse Drake at jdrake@cochise.az.gov that must be received by November 17, 2015 to have your support or non-support noted verbally noted at the meeting. You may also personally make a statement at the public hearing on November 18, 2015. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

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

COCHISE COUNTY

OCT 6 2015

PLANNING

50 E

Special Use Docket SU-15-18 (Sonoran Care LLC)

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 Marijuana Dispensary being built in our area. I believe it will help contribute to the further downfall of our community.

(Attach additional sheets, if necessary)

PRINT NAME(S): Dorothee Carlson Victor Carlson

SIGNATURE(S): Dorothee Carlson Victor Carlson

YOUR TAX PARCEL NUMBER: 404-25-013 (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, October 28, 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 for the staff report you may still mail or send email comments to Jesse Drake at jdrake@cochise.az.gov that must be received by November 17, 2015 to have your support or non-support noted verbally noted at the meeting. You may also personally make a statement at the public hearing on November 18, 2015. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

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

COCHISE COUNTY
OCT 26 2015
PLANNING

51 E

Special Use Docket SU-15-18 (Sonoran Care LLC)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

PARA MI ES DROGA (for me it is a drug, no)

(Attach additional sheets, if necessary)

PRINT NAME(S): MARIA BALBINA BLACKBURN

SIGNATURE(S): Maria Balbina Blackburn

YOUR TAX PARCEL NUMBER: 404-21-053 2 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 4 PM on Wednesday, October 28, 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 for the staff report you may still mail or send email comments to Jesse Drake at jdrake@cochise.az.gov that must be received by November 17, 2015 to have your support or non-support noted verbally noted at the meeting. You may also personally make a statement at the public hearing on November 18, 2015. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

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

COCHISE COUNTY
OCT 28 2015
PLANNING

52 E

Special Use Docket SU-15-18 (Sonoran Care LLC)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

We do not want the introduction of drug cultivation into the area. Supervision of this enterprise would be very difficult.

(Attach additional sheets, if necessary)

PRINT NAME(S): Lou Ann Ralston Douglas A. Ralston

SIGNATURE(S): Lou Ann Ralston
Douglas A. Ralston

YOUR TAX PARCEL NUMBER: 404-22-0030 (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, October 28, 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 for the staff report you may still mail or send email comments to Jesse Drake at jdrake@cochise.az.gov that must be received by November 17, 2015 to have your support or non-support noted verbally noted at the meeting. You may also personally make a statement at the public hearing on November 18, 2015. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

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

COCHISE COUNTY
OCT 7 6 2015
PLANNING

Special Use Docket SU-15-18 (Sonoran Care LLC)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

Blank lines for providing reasons for supporting the request.

X NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

I have lived in the valley since 1954 and I think our valley has been pretty quiet place to live. There is already a place in. I would not why do we need any more?

(Attach additional sheets, if necessary)

PRINT NAME(S): Tona Fay Williams

SIGNATURE(S): Tona Fay Williams

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. 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, October 28, 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 for the staff report you may still mail or send email comments to Jesse Drake at jdrake@cochise.az.gov that must be received by November 17, 2015 to have your support or non-support noted verbally noted at the meeting. You may also personally make a statement at the public hearing on November 18, 2015. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

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

COCHISE COUNTY
OCT 26 2015
PLANNING

Special Use Docket SU-15-18 (Sonoran Care LLC)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

THERE ARE ALREADY MEDICAL MARIJUANA
FACILITIES BEING PLANNED FOR THIS AREA.

(Attach additional sheets, if necessary)

PRINT NAME(S): JOAQUIN OCHOA

SIGNATURE(S): *J. Ochoa*

YOUR TAX PARCEL NUMBER: 404-11-007 (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, October 28, 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 for the staff report you may still mail or send email comments to Jesse Drake at jdrake@cochise.az.gov that must be received by November 17, 2015 to have your support or non-support noted verbally noted at the meeting. You may also personally make a statement at the public hearing on November 18, 2015. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

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

COCHISE COUNTY
OCT 26 2015
PLANNING

55 E

Special Use Docket SU-15-18 (Sonoran Care LLC)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

I HAVE LIVED IN A RURAL AREA SINCE 1967. I HAVE BEEN AT THE SAME PLACE WE HAVE GOOD NEIGHBORS, WE CHOOSE THIS FOR OUR LIVES. I AM AGAINST THE MARIJUANA DISPENSARY BEING PUT ON CENTRAL HWY. THERE WILL BE TOO MUCH TRAFFIC ON THAT CURVE, PLUS UNSAVORY PEOPLE COMING INTO THE AREA.

(Attach additional sheets, if necessary)

PRINT NAME(S): DRENDA F. ANDERSON

SIGNATURE(S): Drenda F. Anderson
P.O. Box 73 McNEAL, AZ. 85617

YOUR TAX PARCEL NUMBER: 40411012 (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, October 28, 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 for the staff report you may still mail or send email comments to Jesse Drake at jdrake@cochise.az.gov that must be received by November 17, 2015 to have your support or non-support noted verbally noted at the meeting. You may also personally make a statement at the public hearing on November 18, 2015. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

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

COCHISE COUNTY
OCT 26 2015
PLANNING

56 E

Special Use Docket SU-15-18 (Sonoran Care LLC)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

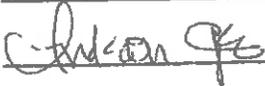
NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

I continue to teach high school and frequently contact former students that are now in college. Their frequent goal is to obtain a "medical card" so that they can smoke pot without getting busted. The cards, we know, are obtained too easily and without genuine need. Granting this special use permit helps "normalize" and encourage this behavior. It is simply not in the best interests of the youth in our community.

(Attach additional sheets, if necessary)

PRINT NAME(S): Richard Anderson, Jr.

SIGNATURE(S): 

YOUR TAX PARCEL NUMBER: 404-11-028A (the eight-digit identification number found on the tax statement from the Assessor's Office) 404-15-007B

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, October 28, 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 for the staff report you may still mail or send email comments to Jesse Drake at jdrake@cochise.az.gov that must be received by November 17, 2015 to have your support or non-support noted verbally noted at the meeting. You may also personally make a statement at the public hearing on November 18, 2015. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

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

COCHISE COUNTY

OCT 26 2015

PLANNING

57 E

From: Clare Monson [clare_monson@yahoo.com]
Sent: Tuesday, October 27, 2015 5:49 PM
To: Drake, Jesse
Subject: DocketSU-15-18 (Sonoran Care LLC)

No we do not support this request to grow medical Marijuana. We think this may lead to many young people using Marijuana for other purposes than medical. This may lead them to using other hard drugs. Sincerely. Clare and Marcia Monson

Here is our Tax payer No: 0500421-016



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

MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Jim Henry, Planner I *JH*
FOR: Mary Gomez, Interim Planning Director
SUBJECT: Docket SU-11-06B (Mead)
DATE: November 10, 2015 for the November 18, 2015 Meeting

APPLICATION FOR A SPECIAL USE MODIFICATION

The applicant Ms. Catherine Mead requests a Modification to an existing Special Use Authorization to allow for a larger cultivation facility that will include increased growing operations with one greenhouse to be installed in the near-term and potentially up to three greenhouses, a processing / storage facility, and a wellness center in the future. The proposed modifications require a Special Use Authorization per Sections 607.53 and 607.26 of the Zoning Regulations. The subject parcel #208-89-023 is located at 1825 West Dagoon Road near Cochise, the supplementary parcel #208-890-12D is located at 2957 N. Old Coyote Road.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Parcel Size: 19.32-Acres (#208-89-023 and #20889012D)
 Zoning: RU-4 (Rural; one home per four acres)
 Growth Area: Category D-Rural Growth Area
 Plan Designation: Rural
 Area Plan: None
 Existing Uses: Health Clinic, Medical Marijuana Dispensary and Cultivation

Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	RU-4	Rural-Residential
South	RU-4	Agriculture
East	RU-4	Rural-Residential
West	RU-4	Rural-Residential

II. PARCEL HISTORY

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

208-89-023:

- 1998 - Permit issued for replacement of an existing mobile home with a new 1,152-square foot mobile home
- 2011 - Special Use-11-06 was approved by the Planning and Zoning Commission for a health clinic and medical marijuana dispensary and cultivation facility
- 2012 - Commercial Permit issued for above medical marijuana uses and rural address was established
 - ROW permit issued
- 2013 - Special Use 11-06A was approved by the Modification Authorization to expand the applicant's existing medical marijuana cultivation facility and to establish a medical marijuana infusion facility
 - Permit issued for a sign
 - Permit issued for a factory built building for a medical marijuana facility
- 2014 - Permit issued for a 3600 sq. ft. factory built building for grow room and kitchen facility was issued
 - Permit issued for a 2400 sq. ft. factory built building
 - Permit issued for a medical clinic
 - Permit issued for a commercial septic tank
 - Permit issued to connect gas and water to an existing factory built building
- 2015 - Permit issued for two 8064 sq. ft. greenhouses

208-890-12D:

- 1999 - Permit for a septic tank and a rural address was established
- 2005 - Permit for an accessory structure



Location Map

III. Nature of Request

The *Arizona Medical Marijuana Act (AMMA)* was approved by the electorate in 2010. Subsequently in 2011, the Health Center of Cochise AKA Cathy's Compassion Center was sanctioned to operate by the Arizona Department of Health Services (AZDHS), the agency charged with regulating the medical marijuana industry. The Planning and Zoning Commission approved the applicant's requests for a medical marijuana dispensary and cultivation facility with a clinic component in 2011 (SU-11-06). In 2013, the Commission also approved the applicant's Modification request to expand the applicant's existing medical marijuana cultivation facility and to establish a medical marijuana infusion facility (kitchen) to prepare medically infused foods and other products (SU-11-06A).

The applicant currently requests another Special Use Modification to expand the existing cultivation facilities, plan for future growth, and add a wellness center for public use. The health clinic currently provides health education and non-emergency medical services and treatments for patients documented with health conditions and diseases that respond favorably to medical marijuana treatment. The wellness center will be available to the public and will include a yoga room, flotation tanks, doctor's offices and an oxygen bar that

The proposal will be a phased project, with Phase I commencing as soon as all necessary permits and authorizations are approved. Phase I will include the construction of a 34,560 sq. ft. greenhouse and the removal of several existing greenhouses. Phase II through IV will include two additional 34,560 sq. ft. greenhouses. as well as a 40,000 sq. ft. processing and storage facility. The final phase (Phase V) will include a 5,000 sq. ft. wellness center.

The applicant included parcel #208-89-012D as part of the proposal in view of the fact that she plans to store cultivation and processing equipment related to the Special Use on the parcel. Per Section 203 of the County's Zoning regulations a "site" is defined as: "all actual land used, developed, intended to be developed or occupied for a use or group of uses, to include its buildings, structures, storage and service areas, streets, driveways, and any required setbacks around the perimeter of such land. In most cases, a site will be a single lot or parcel of record; however, a site may also be a portion of a lot or parcel, or even an aggregation of lots or parcels, whether under single or multiple ownership".



A view to the north of Health Center of Cochise, Inc. Cathy's Compassion Center located at 1825 W. Dagon Road in Cochise



A view to the northeast of the existing greenhouses to be removed and replaced with a 34,560 sq. ft. greenhouse (Phase I)

IV. ANALYSIS OF IMPACTS – COMPLIANCE WITH SPECIAL USE FACTORS

Section 1716.02 of the Zoning Regulations provides a list of ten criteria staff uses to evaluate Special Use applications and Modification requests. These factors aid in determining whether staff should recommend approval or denial and help identify what Conditions and / or Modifications might be needed. Eight of the nine criteria that apply to this project comply. One criterion (*Water Conservation*) does not comply, while another (*Hazardous Materials*) is not applicable.

A. Compliance with Duly Adopted Plans: Complies

Per the Comprehensive Plan, the property lies within a Category D Rural Growth Area, which is characteristic of outlying areas with unimproved roads, mining and agricultural production and large parcels with rural or ranch home sites. The Economic Development element of the Comprehensive Plan supports entrepreneurship and small business and includes a policy encouraging development near infrastructure. The proposal satisfies this element of the Comprehensive Plan, as the site takes access from a County maintained road and has existing septic tanks in place. At full build out the proposal will supply approximately thirty jobs to the nearby communities of Cochise and Dragoon. Upon the completion of Phase I, the applicant estimates that five to six new employees will be hired to assist with the additional cultivation and processing work that will result once the initial phase is completed.

In addition, the proposal supports the Comprehensive Plan D Rural designation for non-residential development. Non-residential development in D rural designated areas should be “geared toward providing locals services, tourism or intensive uses that are not appropriate in more densely populated parts of the County, such as power plants and feedlots”. The applicant’s proposal meets this provision of the comprehensive plan by providing a “local service” in this case it will provide alternative medical treatment and a service in the form of a wellness center to the communities of Cochise and Dragoon, AZ.

Four pole-mounted lights currently provide security for the facility; this lighting meets the minimum requirements of the County’s Light Pollution Code. While no additional, pole-mounted lights are proposed, additional security lighting will be mounted to the new greenhouses and processing buildings. The applicant stated that all new lighting fixtures will comply with the County’s Light Pollution Code, be green in color, and will only be illuminated when motion is detected.

B. Compliance with the Zoning District Purpose Statement: Complies

The property lies within a Rural (RU) zoning district. One purpose of the RU districts relevant to this request, is “...to encourage those types of non-residential and non-agricultural activities which serve local needs or provide a service and are compatible with rural living.” The Modification as proposed is compatible with adjacent land uses, as well as the stated purpose of the RU Zoning District. Both parcels together equal approximately 19.32 acres in size and are much larger than the minimum required four acres for the Rural zoning designation, thus helping to mitigate more intense non-residential activities associated with the cultivation of medical marijuana use.

C. Development Along Major Streets: Complies

In 2012, the applicant developed a new primary access point from Dragoon Road, which lies adjacent to the southern property line. Dragoon Road is County maintained and is classified as a rural major collector road with a minimum right-of-way width of 100 ft. A right-of-way permit was obtained in 2012 per a condition attached to the Special Use approval in 2011. Per the County's Transportation Planner, if the request is approved, the applicant would not be required to make additional improvements, but recommends that a Traffic Impact Statement be submitted with the proposed Wellness Center permit application.

D. Traffic Circulation Factors: Complies

The dispensary is accessible only to those who hold a medical marijuana card issued by the Arizona Department of Health Services, therefore, any traffic generated by the cultivation expansion is expected to be minimal and similar to what occurs currently. The applicant worked with County staff in 2011 to negotiate and finalize dedication of fifty feet of land along the Dragoon Road frontage as right-of-way. Additionally, an improved apron to minimum Cochise County Road Standards was installed in 2012.

E. Adequate Services and Infrastructure: Complies

A private well provides water, and power is provided by the SSVEC. Valley Telephone provides telephone services. Although the property is outside of a fire district service area, fire service is available at the applicant's own expense and Staff has informed the applicant of the situation. A commercial grade septic currently exists on the property. The applicant proposes to install two additional commercial grade septic tanks as future expansion necessitates.



Improved apron and culvert

F. Significant Site Development Standards: Complies

Compliance with minimum site development standards for commercial uses in the Rural Zoning Districts was addressed with permits issued in 2012, 2014, and 2015 for the clinic, dispensary and related cultivation activities. Section 1825.02 of the Zoning Regulations requires medical marijuana uses to be setback a minimum of 300 feet from surrounding residential uses, and a minimum of 500 feet from other medical marijuana facilities, libraries, schools, or daycare centers. The setback is measured from the use, not property lines; no other medical marijuana or other restricting uses are within the minimum setback areas described above, so the proposed Modification would comply. As noted, the driveway is constructed to minimum commercial standards.

G. Public Input: Complies

The applicant completed the requisite Citizen Review as part of the application process, with approximately thirty notification letters mailed to property owners within a 1,500 ft. radius of the parcel boundaries. The applicant did not receive any responses. Staff completed its required legal noticing and property owner notification, and to date staff has received one call and two letters from nearby property owners. The caller had concerns about smell; one letter had concerns about water usage, and the traffic impact and traffic safety related to the wellness center. The letter refers to the wellness center having a lounge component; however, a lounge is not a component of the proposal. The other letter was in support of the request.

H. Hazardous Materials: Not Applicable

The use of hazardous materials is not indicated on the Application, nor has there been any mention of hazardous chemical use by the applicant.

I. Off-Site Impacts: Complies

As part of Special Use approval in 2011, the commercial use required a two-inch gravel driveway to minimize transient dust. The driveway and parking areas are currently adequately graveled and the applicant has provided two improved handicapped spaces. Per the 2013 modification application, filtration systems would be installed "as needed" to reduce off-site odors from the growing operation.

Each new proposed structure associated with the cultivation, processing, and storage of medical marijuana are required to adhere to minimum security standards set forth by the Arizona Department of Health. These security standards include minimum illumination guidelines. Several existing pole-mounted lights currently provide security lighting for the site. However, as noted in Section A above, no new pole mounted lights are proposed at this time and any new lighting will comply with the County's Light Pollution Code.

J. Water Conservation: Does Not Comply

The project is not located within the Sierra Vista Subwatershed area and no acreage will be cleared to accommodate Phase I of the proposed expansion. However, Phases II - V will require the clearance of an existing horse pasture as well as some vacant land. The current application indicates that an automatic drip system will be installed and recycled runoff water will be harvested, but no reuse estimates have been provided. The expected amount of daily water

usage information provided by the applicant is twenty gallons a day / 7,300 gallons per year. Staff noted that this figure might be underestimated based on the use and the scale of the proposal. Consequently, the Modification request does not comply with this factor, as the applicant has not provided staff with accurate water use estimates.



View of horse pasture to the east of the driveway

V. PUBLIC COMMENT

The applicant's Citizen Review yielded no responses from neighboring property owners. Staff mailed notices to property owners within 1,500 feet of the subject property and posted a legal notice on site on October 16, 2015. A legal notice was published on October 22, 2015. To date, staff has received one call that was neither in support nor against the request and two letters. One letter supported the request and the other opposed the request.

VI. SUMMARY AND CONCLUSION

The applicant requests a Special Use Modification to expand an existing medical marijuana operation to include additional greenhouses, a processing and storage facility, and a wellness center that will be open to the public. The proposed modification represents a reasonable expansion of an existing medical marijuana use and it should not generate a significant amount of new traffic.

Factors in Favor of Approval

1. The proposal supports the Comprehensive Plan (D) rural designation, as well as the Rural (RU) zoning designation, as it will provide expanded services to the local communities of Dragoon and Cochise; and

2. The Modification can meet minimum site development standards for Special Uses in the Rural Zoning Districts, as well as those standards dedicated to Medical Marijuana uses; and
3. The proposed expansion should not generate a significant amount of new traffic; and
4. The proposal will bring jobs to the area; and
5. Staff has received one letter of support.

Factor Against Approval

1. To date, staff has received one letter in opposition.

VII. RECOMMENDATION

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

1. Within thirty (30) days of approval of the Special Use Permit, the applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. The applicant shall submit a completed joint permit application for the proposed construction 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 with appropriate fees. A permit must be issued within 18 months of approval, otherwise this Special Use Permit 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 state, or local laws or regulations; and
3. Any changes to the approved Special Use shall be subject to review by the Planning Department and may require additional modification and approval by the Planning and Zoning Commission; and
4. A Traffic Impact Statement will be required with the submittal of the Wellness Center permit application.

Sample Motion: *"Mr. Chairman, I recommend approval of Docket SU-11-06B, with the Conditions of Approval as recommended by Staff, with the factors in favor of approval constituting findings of fact."*

VIII. ATTACHMENTS

- A. Special Use Application
- B. Site Plan
- C. Applicant's Citizen Review Letter
- D. Agency Comments
- E. Proposed Greenhouses Information



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs... Personal Service"

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

TAX PARCEL NUMBER 208-89-023

APPLICANT Catherine R. Mead

ADDRESS 1825 W. Dragoon Rd, Cochise, AZ 85606

CONTACT TELEPHONE NUMBER 520-224-4520

EMAIL ADDRESS: Cathy@cccmeds.com

PROPERTY OWNER (IF OTHER THAN APPLICANT) _____

ADDRESS _____

DATE SUBMITTED 9-24-15

Special Use Permit Public Hearing Fee (if applicable) \$ 300.00

Building/Use Permit Fee \$ _____

Total paid \$ 300.00

PART ONE - REQUIRED SUBMITTALS

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

6. Hazardous or Polluting Materials Questionnaire, if applicable.

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

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

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

PART TWO - QUESTIONNAIRE

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

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

1. What is the existing use of the property? Medical Marijuana disp + grow
[]
2. What is the proposed use or improvement? Enlarging cultivation &
add Wellness center for public use.
[]
3. Describe all activities that will occur as part of the proposed use. In your estimation, what impacts do you think these activities will have on neighboring properties? minimal
[]
4. Describe all intermediate and final products/services that will be produced/offered/sold.
Medical marijuana, yoga room, flotation
tanks, doctor's office, oxygen bar

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)

~~Commercial plexiglass greenhouses & modular bldg.~~
metal bldg.

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.

① Erect 1st greenhouse.

② Erect additional 2 greenhouses, metal building

③ Wellness center

7. Provide the following information (when applicable):

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

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

C. Total average daily traffic generated:

(1) How many vehicles will be entering and leaving the site.
 Approx. 30 vehicles daily.

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

(3) Estimate which direction(s) and on which road(s) the traffic will travel from the site?
 East + West traffic on Dragon Rd.

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

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

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

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

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

A new one will be added as well.

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	Well	
Sewer/Septic	Septic	
Electricity	SSVE CO OP	
Natural Gas	Propane	
Telephone	SSVE	
Fire Protection	County	

SECTION B - Outdoors Activities/Off-site Impacts

1. Describe any activities that will occur outdoors.

Normal groundskeeping

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

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

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

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

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

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

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

A. B. C. D.

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

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

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

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

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

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

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

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

SECTION C - Water Conservation and Land Clearing

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

Recycle run off water.

Automatic drip system

2. How many acres will be cleared? none
If more than one acre is to be cleared describe the proposed dust and erosion control measures to be used (Show on site plan if appropriate.) Already cleared.

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).

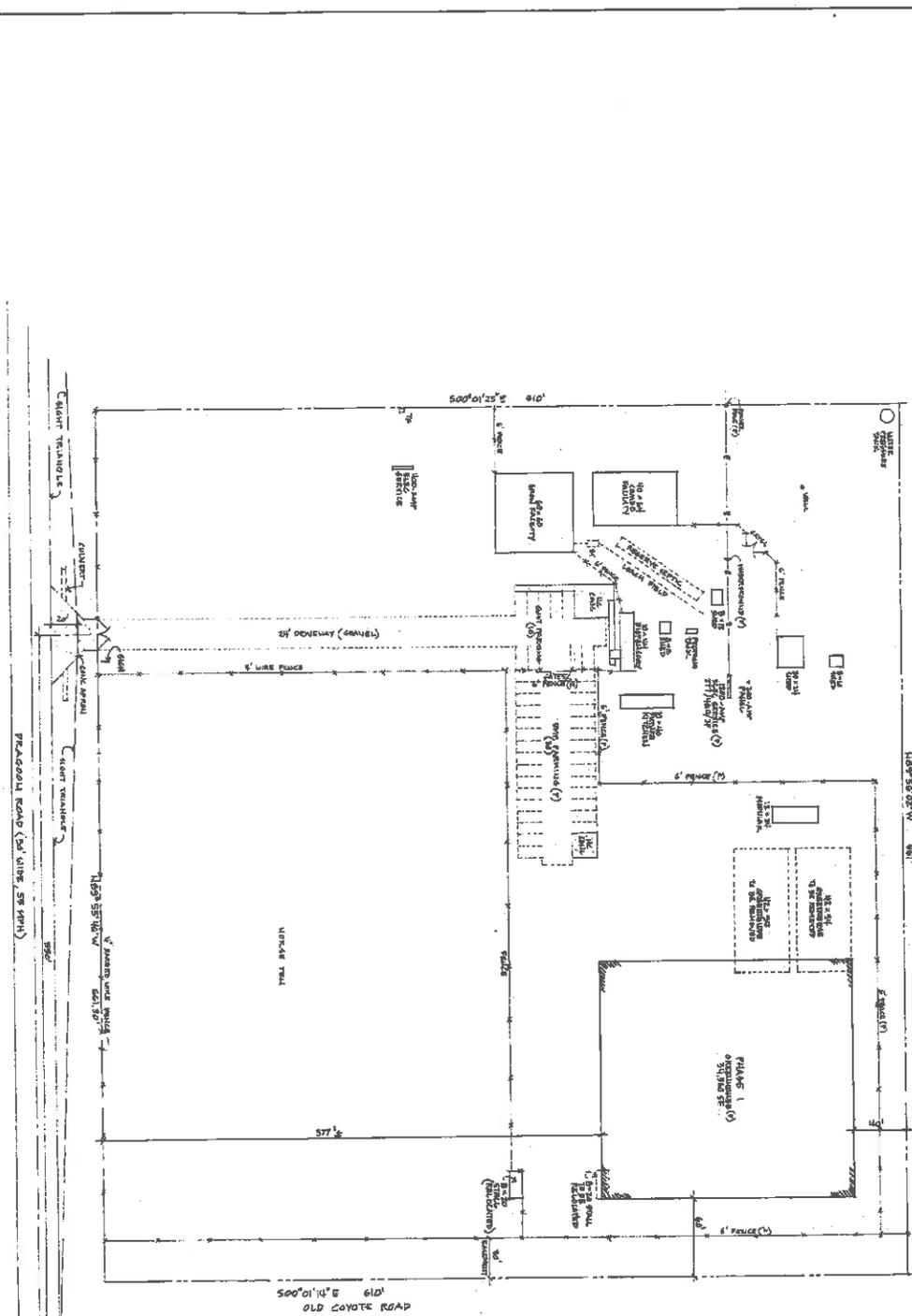
SECTION E - Applicant's Statement

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 Catherine R. Mead

Print Applicant's Name Catherine R. Mead

Date signed 9-24-15



Item	Description	Notes
1	Site Preparation	Grading, clearing, and site preparation.
2	Foundation	Concrete foundation for all buildings.
3	Structural Steel	Structural steel framing for all buildings.
4	Roofing	Asphalt/Flt roof for all buildings.
5	Exterior Finishes	Exterior wall finishes and paint.
6	Interior Finishes	Interior wall, ceiling, and floor finishes.
7	Mechanical	Mechanical systems including HVAC and ductwork.
8	Electrical	Electrical wiring, panels, and lighting fixtures.
9	Plumbing	Plumbing fixtures, pipes, and sanitary systems.
10	Fire Protection	Fire alarm system and fire extinguishers.
11	Security	Security system and access control.
12	Site Amenities	Landscaping, parking, and site signage.

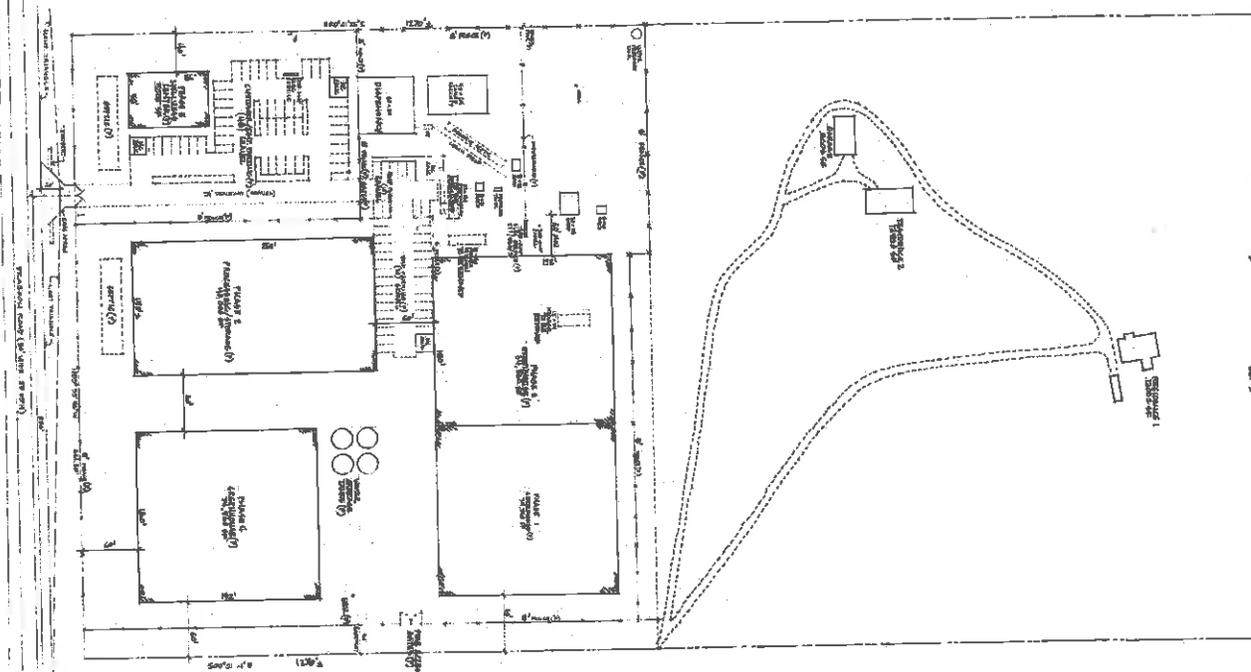
75 B

SP1
 5/17/2011
 11:22 AM
 11:22 AM

CATHY'S COMPASSION CENTER
 1825 DRAGON ROAD
 PARCEL: 208-89-023
 COCHISE, AZ



RAYMOND KLUMBE ARCHITECT
 571 NORTH FRONTAGE ROAD
 PO BOX 128
 PEARCE, AZ 85621
 PHONE: 520-625-0232
 FAX: 520-625-0232
 AIA 2008 NOV 12 2008 100 00001 PIA 0102



Item	Code	Description of Ordinance	Requirement
Site	1	General site plan	As shown
Structure	2	Structure set back	As shown
Signage	3	Signage set back	As shown
Lighting	4	Lighting set back	As shown
Driveway	5	Driveway set back	As shown
Parking	6	Parking set back	As shown
Other	7	Other set back	As shown

76 B

SP2
 PROJECT
 1825 DRAGON ROAD
 COCHISE, AZ
 44-62618-0005

CATHY'S COMPASSION CENTER
 1825 DRAGON ROAD
 PARCELS: 208-89-023, 208-89-012D
 COCHISE, AZ



RAYMOND KEAMS ARCHITECT
 571 NORTH FRONTAGE ROAD
 PO BOX 128
 PEARCE, AZ 85625
 PHONE: 520-838-0422
 FAX: 520-838-0422
 A2 2008 NOV 15 08:00 REC'D BY PERMITS

**The Health Center of Cochise, Inc.,
dba**



September 2, 2015

Dear Neighbor:

This letter is to let you know of our intent to add improvements to our currently-existing facility at 1825 W. Dragoon Road, Cochise, AZ 85606. We will be on the docket to have a hearing before the Cochise County Planning and Development on November 18, 2015.

This letter will give you an overview of what improvements we will be making. We are in the process of adding a "Wellness Center" to Cochise, Arizona. This center will be open to the public and will contain facilities and products to promote health and wellness. For example, we would like to have isolation tanks so that people in chronic pain may be able to float pain free for the amount of time they need the comfort. Along with the isolation tanks, we will be offering a yoga/Reke/meditation room, oxygen bar and an area for socializing and relaxation inside as well as a garden area for people to enjoy the beautiful Cochise County surroundings. We hope that this center will not only serve our community, but will also draw business to our area from people in other parts of the state as well that come for this experience.

We will be adding additional greenhouses to our facility which will create at least 30 new jobs for the area. As with our previous expansions, we take into consideration any lighting concerns so as not to create any light pollution in the area and implement water conservation methods so that water concerns are not an issue as well.

Should you have any questions regarding this expansion project, please do not hesitate to contact me. We have been blessed to be a part of this community and appreciate the support that has been shown to us.

Sincerely,

Catherine R. Mead
CEO

/crm

77 C

Special Use Docket SU-11-06B (Mead)



YES, I SUPPORT THIS REQUEST

Please state your reasons:

COCHISE COUNTY

OCT 28 2015

PLANNING

NO, I DO NOT SUPPORT THIS REQUEST

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): Chris + Steve Thompson

SIGNATURE(S): CThompson
Steven Thompson

YOUR TAX PARCEL NUMBER: 205-53-004B0 (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, October 28, 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 for the staff report you may still mail or send email comments to Jim Henry at jhenry@cochise.az.gov comments must be received by November .7, 2015 to have your support or non-support noted verbally noted at the meeting. You may also personally make a statement at the public hearing on November 18, 2015. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

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

78 D

Special Use Docket SU-11-06B (Mead)

YES, I SUPPORT THIS REQUEST

Please state your reasons:



NO, I DO NOT SUPPORT THIS REQUEST

Please state your reasons:

1. WATER USAGE
 2. INCREASED TRAFFIC
 3. ~~NOT~~ TRAFFIC SAFETY ISSUES
- SEE ATTACHED SHEET FOR EXPLANATION

(Attach additional sheets, if necessary)

PRINT NAME(S): EDWARD PICKETT, DOROTHY PICKETT

SIGNATURE(S): 


YOUR TAX PARCEL NUMBER: 20889004D (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, October 28, 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 for the staff report you may still mail or send email comments to Jim Henry at jhenry@cochise.az.gov comments must be received by November 17, 2015 to have your support or non-support noted verbally at the meeting. You may also personally make a statement at the public hearing on November 18, 2015. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

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

COCHISE COUNTY
OCT 28 2015
PLANNING

79 D

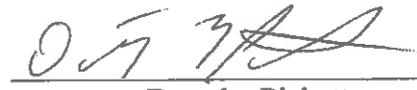
Special Use Docket SU-11-06B (Mead)

We do not support this request for several reasons.

1. Living in a desert with limited rain fall, we are very concerned with the sustainability of our drinking water supply. The addition of the wellness center and later on a lounge; the water supply will be further depleted. This will contribute to make a hardship on the surrounding homes when their wells go dry.
2. We purchased our land in 1986 in order to retire in a quiet and peaceful area. We believe that adding a wellness center and later a lounge; the increased traffic in and out of the facilities will infringe on this peacefulness.
3. We believe that the future lounge will contribute to traffic safety issues, as well as, being a negative influence on the children growing up in the neighborhood.



Edward Pickett



Dorothy Pickett

Tax Parcel Number 20889004D



Cochise County
Community Development
Highway and Floodplain Division

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

INTEROFFICE MEMO

Date: October 20, 2015
To: Jim Henry, Planner I
From: Pam Hudgins, Right-of-Way Agent II
Subject: Special Use Permit For Mead Medical Marijuana (SU-11-06B)

Background: The applicant was approved for a medical marijuana dispensary cultivation facility with a clinic component in 2011 (SU-11-06). Subsequently, in 2013 the applicant requested a Special Use Modification Authorization to expand the applicant's existing medical marijuana cultivation facility and to establish a medical marijuana infusion facility, which was also approved (SU-11-06B). The applicant is now requesting an additional Special Use Modification Authorization to further expand the existing medical marijuana cultivation facility and add a wellness center for public use. The proposed uses require a Special Use Authorization per Section 607.53 and 607.26 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 W. Dragoon Road and N. Old Coyote Road. Highway 191 west to Dragoon Road approximately 2.3 miles. W. Dragoon Road serves as the Southerly boundary of the subject parcel.
- Adjoining the subject parcel, Dragoon Road is a county maintained road (#273). N Old Coyote Road is not a county maintained road.
- Dragoon Road was established per Board of Supervisors dated April 10, 1923, in Map Book 3 page 25 at a declared width of 60 feet.
- Dragoon Road has a public dedication of 50' per document 2012-25501.

Recommendation:

- No further right-of-way dedication is required 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

81 E



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

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

MEMORANDUM

Date: October 22, 2015
To: Jim Henry, Planner 1
From: Karen L. Lamberton, County Transportation Planner
Subject: Health Center Medical Marijuana/SU 11-06B/Parcel #208-89-023/208-89-012D

The applicant was approved for a Medical Marijuana Dispensary Cultivation facility with a clinic component in 2011 (SU-11-06). A modification was approved in August 2013 to expand the facility and services at this location. The applicant is now seeking a second modification to allow for a larger facility that would include increased growing operations with one greenhouse to be installed in the near-term and potentially up to four greenhouses in the future.

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 provide a phasing plan with their first Commercial Permit with tentative ranges of dates for implementation of the plan.
2. The applicant is requested to re-assess their parking plan and identify parking, including number and location of handicapped parking, appropriately for each phase.
3. A Traffic Impact Statement will be required with the submittal of Phase 5 (Wellness Center) permit application.

Access and 2011 Transportation Conditions

Access is from Dragoon Road, a county-maintained, rural major collector that has a 26 foot cross-section and is chip-sealed. The subject parcel is bounded on the eastern boundary by Old Coyote Road, a private, non-maintained dirt road with 60 feet of right-of-way. The traffic impact for this use, as proposed, would be compatible with the area with easy access to a major roadway corridor that connects to state highway 191 to the south and to I-10 to the north.

All of the 2011 transportation conditions have been met. The ROW/Encroachment Permit (Permit #20120531) was obtained on May 8, 2012 and the driveway completed and approved by the Highway Dept. on June 11, 2012. The Deed of Dedication (2012-25501) was submitted on May 9, 2012 and recorded on November 14, 2012. The Coyote Rd. alignment has been

Highway and Floodplain
1415 Melody Lane, Building F
Bisbee, Arizona 85803
520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85803
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov

82 E

adequately fenced off.

Traffic Analysis

This type of use is a hybrid between an agricultural use and a pharmaceutical, light manufacturing use and average trip generation rates have not been developed on either a national or state-level at this time. The applicant intends to expand the services offered as an accessory and compatible use to the growing and dispensary operation. The applicant anticipates 6 employees with the potential of 25 employees at some point in the future.

The first phase of this proposed expansion would likely have no notable increase in traffic or adversely impact the transportation system in this area. Given that all the conditions previously required for this use the first phase (replacement of the smaller greenhouse for one larger one) would not require any off-site improvements. Trip generation for this scale of operation is estimated to be a range of 14 to 38 average daily trips based on the *ITE Manual, 8th edition*.

It is typically not desired to overbuild infrastructure in advance of the need. A complete assessment of what may be needed for on and off site improvements, in particular internal traffic circulation and parking needs is premature for future phases. Conceptually, this proposed use could be accommodated at this site and the roadway capacity is adequate for the expansion. The applicant is advised that additional traffic information may be required for future phases and a more detailed parking and internal circulation plan needed in advance or concurrent with the Phase 5 Wellness Center commercial permit application.

Advisory Note for the Applicant

As conceptually presented the parking plan would not be adequate at the commercial permit phase. Although no changes to existing conditions would be anticipated for the proposed first phase of this proposed expansion, future expansion would require clearer delineation of where handicapped parking might be, how those clients would access the dispensary and wellness center, which of the sites are hard surfaced vs. native surfaced. The number of parking spaces in the conceptual plan appears to be excessive for the proposed use.

The development of the Wellness Center may require a more detailed review of the access on Dragoon Rd. and the applicant is advised that additional on-site or off site mitigation may be needed to provide adequate infrastructure to serve that expanded use at that time. The applicant may wish to consult with a Traffic Engineer when they are ready to bring that project forward for assistance in identifying the proposed impacts of all the uses on the site.

DIVISION OF **Farmtek**
Growers supply

1.800.476.9715 | www.GrowersSupply.com



Made in the USA



PRO SOLAR STAR™ S1000 GREENHOUSES COMBINE UNIQUE ARCH DESIGN WITH SUPERIOR STRUCTURAL STRENGTH

These greenhouses are the go-to option for growers looking to maximize their business's profitability. The unique design allows growers to reduce start-up costs and operational expenses without sacrificing quality or functionality. The S1000 is energy efficient, features limitless customizations and is an ideal choice for growers of all kinds.

Pro Solar Star Series 1000 Advantage includes:

Extra-tall 8', 10', 12', 14', 16', 18' and 20' wall heights for maximum growing space.

21', 24', 30', 35' and 42' widths -With American made triple-galvanized structural steel and double poly film covering

8" wide gutters and drip gutters for clean, dry walls.

Base plate system offers flexible anchoring options.

Arched-roof design- Double layer system minimizes snow and water buildup.

Turnkey stock options or design-build solutions to meet state and local building codes.

Optional vent packages - Ridge vents, side vents, gable vents or curtains allow for a completely controlled environment

Integrated aluminum flashing and foam weather stripping for low energy costs.

7-YEAR FINANCING

ZERO DOWN, NO INTEREST & PAYMENTS - FOR UP TO ONE FULL YEAR

Some restrictions apply

1440 Field of Dreams Way, Dyersville, IA 52040

| Email ContactUs@GrowersSupply.com |



84 E



Growers Supply
DIVISION OF Farafak

1-800-476-9715 | www.GrowersSupply.com

Since 1979, Growers Supply has offered cost-effective, versatile and energy-efficient greenhouses and provided the **highest-quality products at the most economical prices** to the growing and agriculture industry. We provide in-house design, manufacturing and construction, and pride ourselves on offering superior customer service; that's why our experienced greenhouse specialists are highly trained to help you determine the best greenhouse and setup for your needs.



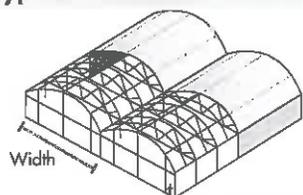
Dyersville, Iowa Manufacturing Facility



Technology Center West and CEA School

Pro Solar Star™ Series 1000 Arch-Type Greenhouses

Options for Bay Width:
21', 24', 30', 35', 42'



**OUR CUSTOMERS
WILL EXPERIENCE**

- Exceptional service - With experienced specialists.
- Turnkey and design-build solutions - For all growers.
- In-house design, financing and installation services.
- Support and guidance - Before and after purchase.
- Controlled Environment Agriculture (CEA) schools, videos and literature.

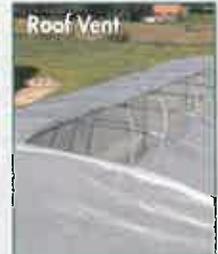
ACCESSORIES

Convenient one-stop shop for all your greenhouses, accessories, controls and more:

- | | |
|------------------------|------------------------|
| Hydroponics | Aquaponics |
| Door kits | Polycarbonate and film |
| Evaporative cooling | NFT systems |
| End frame kits | Benches and wagons |
| Rafter kits | Dutch bucket systems |
| Vent kits | Grow lights |
| Shade systems | Heaters |
| Light deprivation kits | Fans |



Hydroponic and Cooling Systems



Roof Vent



Super Connected Bay



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-15-17 (The Youth Pad, Inc.)
DATE: November 6, 2015 for the November 18, 2015 Meeting

APPLICATION FOR A SPECIAL USE AUTHORIZATION

The Applicant is requesting a Special Use authorization to approve a Bible College and accessory uses in a Rural (RU-4) zoning district. The proposed uses are Educational Services, Group Quarters, Small Engine Repair Services, Restaurant, Indoor/Outdoor Recreation, Guest Lodging, Animal Husbandry, and RV Park, and require Special Use Authorization per Sections 607.25, 607.36, 607.31, 607.13, 607.08, 607.01, 607.07, & 607.02 of the Zoning Regulations. The applicant is The Youth Pad, Inc.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Parcel Size: 60.43 acres
 Zoning: RU-4 (Rural; minimum lot size of 4 acres)
 Growth Area: D-Rural Area
 Comprehensive Plan Designation: Rural Density Residential
 Area Plan: Southern San Pedro Area Plan
 Flood Zone: X
 Existing Uses: Residential care home and residence; various vacant buildings
 Proposed Uses: Church and Bible College with accessory lodging, recreational facilities, small engine repair, restaurant, RV Park, and agricultural activities.

Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	State Highway/GB	Highway 92/Mixed Commercial Uses
South	RU-4	Ranch
East	RU-4	Rural Residential
West	RU-4	Rural Residential

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

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



Location map

II. PARCEL HISTORY

The community of Miracle Valley was founded in rural Cochise County in 1959 by evangelist A. A. Allen who established the Miracle Valley Bible College (MVBC) on 1240 acres along the south side of Highway 92. Since Allen's death in 1970, the property has been purchased and/or occupied by a variety of organizations: the Don Stewart Evangelistic Association, later the Don Stewart Association; the Southern Arizona Bible College, operated by the Hispanic Assemblies (until 1995); and the Miracle Valley Bible College and Seminary, operated by Harter Ministries (from 1999). The property was foreclosed on in 2009 and a subsequent sale in 2011 to Miracle Valley Arizona Ministries fell through. In 2014, the property was purchased by the Applicant.

Permit History

1959 – Church, school, dormitories, library, clubhouse, office building, service garage, residences, lodges, equipment shed constructed. These structures still exist in various stages of disrepair; however, the uses have been discontinued. Other structures, including a gymnasium, built at this time have since been destroyed by fire.

1975 - Fire Station built to house Palominas Fire. Palominas Fire left the site in 2000.

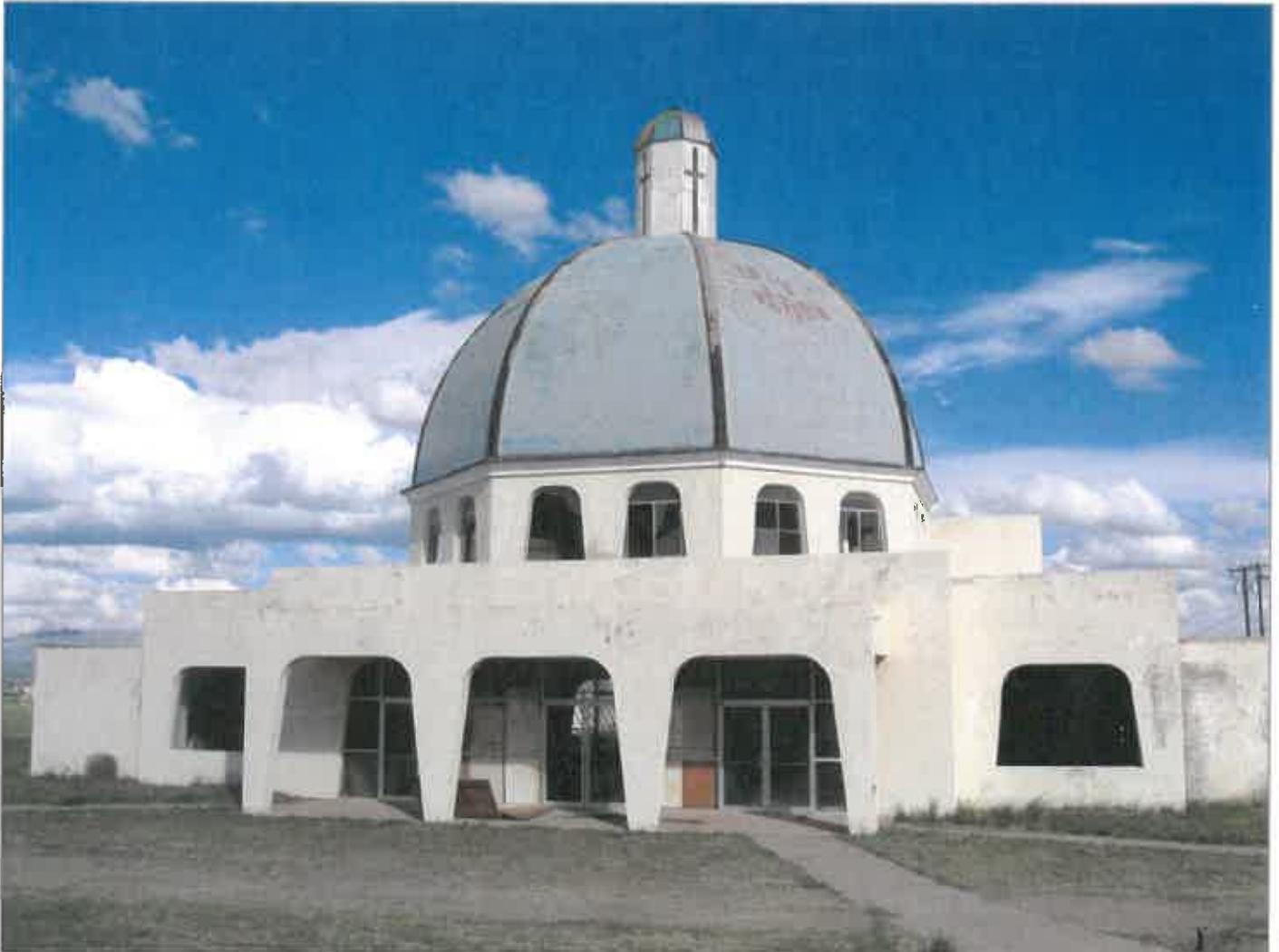
2005 – Commercial Permit issued to permit a Residential Care Home in an existing building. This is currently in use as a residence.

2015 – Stop Work Order placed for renovation without a permit.

III. NATURE OF REQUEST

The Applicant, Mr. Luis Bettencourt of The Youth Pad, Inc., plans to renovate, restore, and reopen the Miracle Valley Bible College. With the exception of the fire station and the conversion of one building into a residential care home, construction occurred in 1959 and the site has been used as a Church and Bible College until 1995. In the last two decades, the site has fallen into serious disrepair due to neglect and

disuse. The Youth Pad purchased the property in 2014, and has begun interior and exterior cleanup efforts on site. This request includes a number of principal and accessory uses. These accessory uses include dormitories and other residences for staff, faculty, and students, indoor and outdoor recreational facilities, a vocational training service garage, a restaurant, and raising of crops and fish.



The entrance to the tabernacle building

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.

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

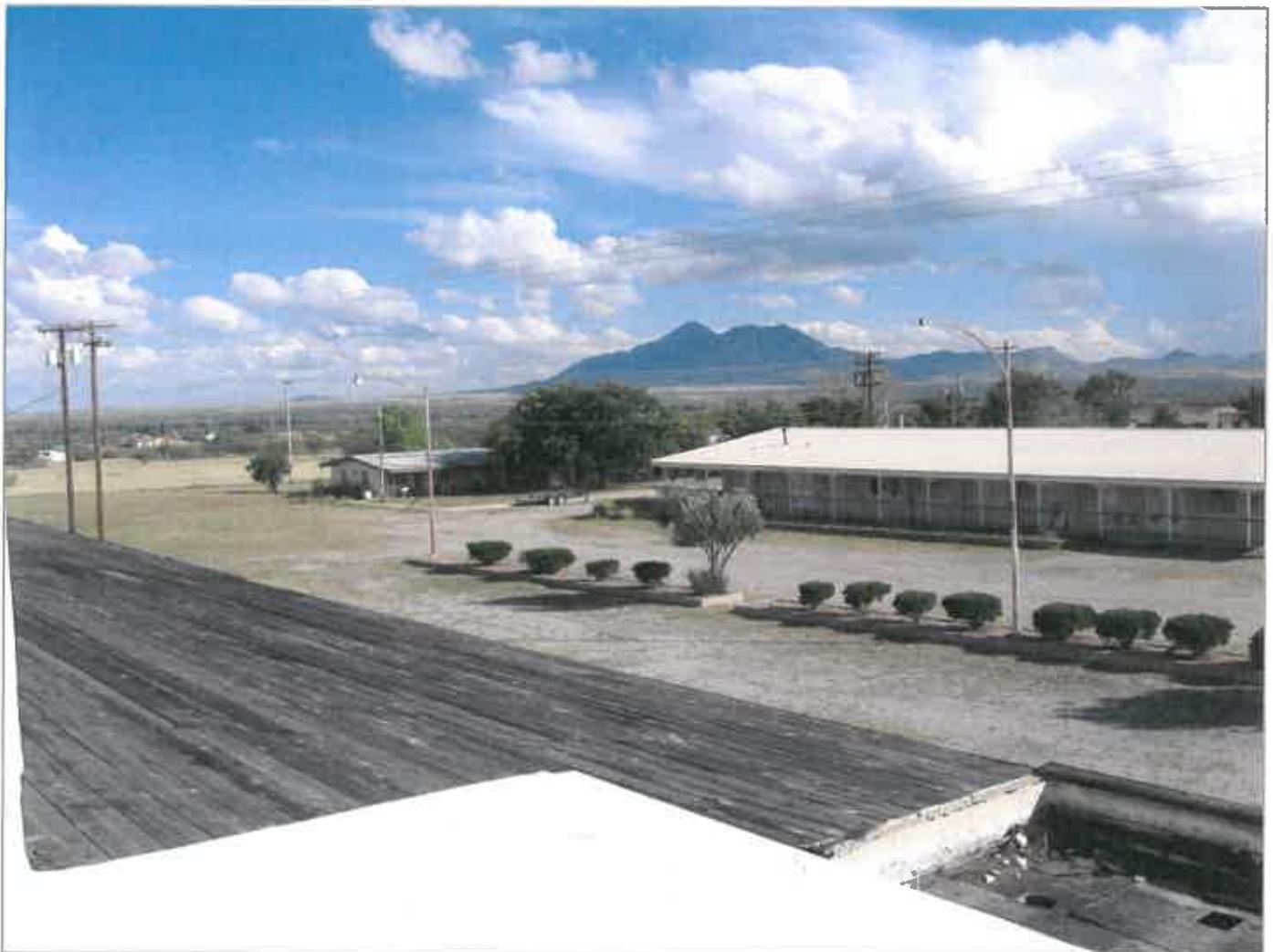
A. Compliance with Duly Adopted Plans: Complies

The project supports the goals of the Cochise County Comprehensive Plan including goals in the Land Use, Economic Development, and Rural Character Elements. The Land Use Element, Goal 2, encourages preservation of Historical and Cultural Resources. Negative publicity from the violent incidents in 1982 that

occurred on this site aside, Miracle Valley Bible College is well known and receives tourist visits today even in its poor condition. Restoring the site and returning it to use would further the goal of preservation.

Restoration would also further the goals of the Economic Development Element by creating a number of direct and indirect employment opportunities. Not only would staff and faculty be required to operate the college and accessory uses, but they, and students, would expand the customer base for retail, food, and service business in the southwest portion of the County.

The first goal of the Rural Character Element encourages "provid[ing] for diverse and viable economic and development opportunities that are consistent with the character of Cochise County's rural areas" is supported by the revitalization of an existing use more than a half century old. The Bible College is a landmark in Hereford, and provides the neighborhood with its name. Renovating the site would improve the existing rural viewsheds that currently include a number of dirty, dilapidated structures, which would be clean and maintained under this proposal. This abatement would help preserve the character of the neighborhood that shares the Bible College's name.



View of the residential care home, where the Applicant resides, and the apartment building, looking southeast from the roof of the tabernacle building

B. Compliance with the Zoning District Purpose Statement: Complies

The RU (Rural) Zoning District (Section 601 of the Zoning Regulations) is established:

- **601.01** To preserve the character of areas designated as "Rural" in the Cochise County Comprehensive Plan;
- **601.02** To encourage those types of non-residential and non-agricultural activities which serve local needs or provide a service and are compatible with rural living;
- **601.03** To preserve the agricultural character of those portions of the County capable of resource production;
- **601.04** To provide space for people, minimize traffic congestion, and preserve the existing rural environment of unincorporated areas of the County situated outside of existing communities;
- **601.05** To provide recreational support services that are compatible with rural living;
- **601.06** To protect the quality of the natural environment as it relates to safeguarding the health, safety and welfare of the people in Cochise County; and
- **601.07** To allow consideration of some more intense non-residential uses as Special Uses that are inappropriate in more densely populated urban/suburban areas that may under some circumstances be appropriate in rural areas if designed to be sensitive to the general character of rural districts and natural environment and harmonious and in scale with existing development near the proposed site and in conformance with Section 601.06.

The proposal complies with the Rural (RU) Zoning District purpose statements in the following ways:

1. The site has long been used in the proposed capacity, and restoring it will return a use compatible with rural living. While in use, the Bible College served as a community hub, and the restoration would permit this to resume.
2. The proposal maintains the existing open space on the site, which blends well with the surrounding ranches and scattered residential development south of Highway 92.
3. The Bible College was one of the earliest developed sites in the area, predating the subdivision and commercial uses north of Highway 92, which developed in response to the college. The use harmonious with the area, as the area was designed to be harmonious with the college.
4. This use has been in intermittent operation in this rural community for 55 years, 15 of which predated zoning in Cochise. Reopening will support the local community by providing an economic driver, which previously existed in the area.

C. Development Along Major Streets: Complies

The property takes access from Highway 92, with two existing access points. As the site develops and the various uses begin, more detailed traffic studies pertaining to offsite infrastructure will be required. The Applicant is unable to commit to a definite phasing plan at this time, as the donors who provide the funding base often require that their donations be directed toward a particular building or use. Staff will assist the Applicant in monitoring traffic use as more detailed information of the order and scope of uses becomes available, and will use the non-residential permitting process to analyze traffic flow and require improvements as they become necessary.



View south along the major access point from Highway 92

D. Traffic Circulation Factors: Complies with Conditions

The County Transportation Planner has determined that as the various uses are developed, more detailed traffic analysis will be required to determine if off-site traffic improvements are required.

E. Adequate Services and Infrastructure: Complies with Conditions

The project site has power available from APS, and is served by five private wells. Additionally, the subject property is serviced by the Palominas fire district, who have not responded to the Special Use Authorization request, but who will, along with County Building Department Staff, also review all non-residential permits for Fire Code compliance. The site takes access directly from Highway 92, a state highway with existing dedication. The site is served internally by a network of paved roads in various states of repair. The site does not currently have proof of adequate septic waste disposal. Under the Arizona Administrative Code, Title 18, no residential or non-residential permit may be issued to use any structure until either proof of adequate septic for that use is proven, either with evidence of an existing system with sufficient capacity or an application for a new system. The size of the site assures that adequate room exists to install several small systems or one large localized system for the entire campus. To prevent situations like this, where the Applicant does not own the parcel containing the existing septic lagoon that previously served the site, Title 18 requires that septic systems be located on the same parcel as the structures they service; therefore, the Applicant will likely be required to combine the parcels to facilitate compliance with this request.



The old Palominas Fire Department

F. Significant Site Development Standards: Complies with Modifications

One existing structure, the service garage used for automotive repair and training, does not comply with the required 40-foot setback from the south property line. The building has been in place since 1959, and abuts a ranch property, which has a 2.5-acre corral abutting to the property line. The nearest occupied structure on the adjacent parcel is more than 400 feet from the garage. Staff supports a modification to permit the garage structure to remain in its current location within the 40-foot setback area.

In addition, the regulations require any non-residential use in a Category D area which abuts a developed area designated as Rural Residential to be screened by a solid six-foot barrier. No such barrier has ever existed on the site, with the exception of an area around the garage, and would not fit in with the existing character of the neighborhood, or with the suggested design guidelines in the Southern San Pedro Area Plan. Staff therefore also supports a waiver of the screening requirement.

The other proposed uses meet all site development standards, including the RV Park. The Rural zoning districts require RV parks to be clustered so as not to distract from the open spaces that are one of the principal characteristics of the districts. The Applicant is proposing to use ten existing RV spaces on the western side of the property, which are 450 to 700 feet from the highway and 350 to 500 feet from the western property line. The sites are clustered near a clubhouse building, which is in considerable disrepair.

The RV Park, dormitories, lodging, and residences are not intended for use by the general public, but rather will serve the staff, faculty, students, and volunteers at the site. Likewise, the other accessory uses such as the restaurant, recreational facilities, and service garage are intended primarily to serve the college community rather than the general public. This will help mitigate traffic, as many of the trips generated by the uses will be internal customers rather than external customers arriving via Highway 92 for one or two uses and then exiting via the Highway.



View of the garage, with vehicles visible on the ranch property to the south.

G. Public Input: Complies

The Applicant sent letters to property owners within 1,500 feet of the parcel to notify them of his application and to address any neighbor concerns. This notification produced one electronic response from a neighboring property owner expressing concern about the proposal. The County’s mailing resulted in two letters of support and twelve of opposition from nearby property owners; however, eleven of the letters are unsigned and have no valid parcel number or address. The property owners cited concerns about public and fire department access across an easement on the west side of the Applicant’s property, as well as various other concerns.

H. Hazardous Materials: Not Applicable

The Applicant has stated that no hazardous materials will be present.

I. Off-Site Impacts: Complies.

The proposed project is an existing rural site, and will use existing structures and parking areas. Any non-compliant lighting will be retrofitted or replaced to meet the Cochise County Light Pollution Code (Article 16

of the zoning regulations). Gravel will be used in parking areas to mitigate dust. The Applicant contends that size of the site and low density of the surrounding area, as well as the nature of the proposed uses, will mitigate other impacts such as noise on nearby properties.

J. Water Conservation: Complies.

The project site is within the Sierra Vista Sub-Watershed Plan area. As structures are renovated and brought back into use, any new plumbing must meet the existing regulations regarding water conservation. While the applicant is proposing a tilapia farm and hydroponic garden, such systems, while requiring an initial large amount of water to construct, once full, as closed systems, require little water to maintain, especially compared to more traditional forms of agriculture found in southern Arizona such as cattle, cotton, corn, or alfalfa.

V. MODIFICATIONS TO DEVELOPMENT STANDARDS

The Applicant has requested that the existing service garage building be permitted to remain in place ten feet from the southern property line. Based on the existing nature of the structure, constructed prior to zoning, and the agricultural ranch use adjacent to the structure, Staff supports this request. Staff also supports a waiver from the requirement for a six-foot solid screen on the east, west, and south property lines. Such a barrier would be uncharacteristic in the rural and agricultural development surrounding the site, and is discouraged by the Southern San Pedro Area Plan as a viewshed impediment.

VI. PUBLIC COMMENT

Staff mailed notices to neighboring property owners within 1,500-feet of the subject property on October 14, 2015, posted the property on October 20, 2015, and published a legal notice in the *Bisbee Observer* on October 29, 2015. In response to County mailings, the Planning Department received two written responses supporting the request and twelve opposing the request. The opposition cited concerns about an existing access easement, among other personal concerns.

VII. SUMMARY AND CONCLUSION

The Applicant will rehabilitate and reuse existing structures for their original uses, and will restore a Cochise County landmark. The Land Use, Economic Development, and Rural Character elements of the Comprehensive Plan and the Rural District purpose statement in the Zoning Regulations support the request. As the project progresses, additional on and off-site traffic mitigation measures will be required, but these will be captured at each permitting stage. .

Factors in Favor of Approving the Special Use

1. With the requested Modifications and Conditions, the request complies with all of the nine applicable Special Use factors used by staff to analyze this request;
2. The Comprehensive Plan encourages preserving cultural and historical assets in the County;
3. The Comprehensive Plan Rural Character element also encourages infill business as opposed to new construction when possible;
4. The Comprehensive Plan encourages uses such as this that mesh with the existing rural character of the County;
5. This proposal will allow the Applicant to restore and renovate dilapidated structures in an area with a number of substandard structures;
6. The proposal will create employment opportunities both directly through the college and indirectly by bringing new consumers and tourists to the area; and
7. Staff has received two letters of support to the request.

Factors Against Allowing the Special Use

1. Staff has received twelve letters of opposition to the request; and
2. There exists a possibility for offsite impacts in the future, particularly if appropriate traffic improvements are not built.

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. At each non-residential permit submittal, the Applicant shall provide traffic data using the information provided by the County and shall provide any required documents, studies, and/or improvements;
5. At each permit submittal the Applicant shall provide proof of adequate septic system or alternative, or substitute application for a waste disposal system with adequate capacity, as determined by the Cochise County Building Official, or his designee; and
6. The Palominas Fire Department, Cochise County Sheriff’s Department, and any other agency providing emergency services to the site and parcels to the south be granted a readily accessible method of passing through any gates with provide access to other properties.

Staff further recommends that the following Waivers of development standards:

1. A forty foot minimum setback the property line per Section 604.03 of the zoning regulations, to permit the Service Garage to remain in place, with all other current and future improvements to comply with setback requirements; and
2. A waiver from the requirement that the east, west, and south property lines be screened by a six-foot high solid barrier.

Sample Motion: *Mr. Chairman, I move to Conditionally Approve Docket SU-15-17, 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 comments



**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 104-68-12, 16, 13B, 13D, 13F, 13G, 13H

APPLICANT THE YOUTH PAD INC.

ADDRESS 9210 E. MIRACLE VALLEY LOOP

CONTACT TELEPHONE NUMBER 520-224-8520

EMAIL ADDRESS: MIRACLEVALLEYToday@yahoo.com

PROPERTY OWNER (IF OTHER THAN APPLICANT) _____

ADDRESS 9210 E. MIRACLE VALLEY LOOP
Hereford, AZ 85615

DATE SUBMITTED _____

Special Use Permit Public Hearing Fee (if applicable)

\$ 300⁰⁰

Building/Use Permit Fee

\$ _____

Total paid

\$ _____

PART ONE - REQUIRED SUBMITTALS

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

6. Hazardous or Polluting Materials Questionnaire, if applicable.

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

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

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

PART TWO - QUESTIONNAIRE

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

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

1. What is the existing use of the property? _____

2. What is the proposed use or improvement? _____

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? _____

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

5. What materials will be used to construct the building(s)? (Note, if an existing building(s), please list the construction type(s), i.e., factory built building, wood, block, metal)

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

7. Provide the following information (when applicable):

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

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

C. Total average daily traffic generated:

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

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

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

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

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

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

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

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

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

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

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

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

Attached _____ NA _____

8. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water		
Sewer/Septic		
Electricity		
Natural Gas		
Telephone		
Fire Protection		

SECTION B - Outdoors Activities/Off-site Impacts

1. Describe any activities that will occur outdoors.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION C - Water Conservation and Land Clearing

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

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.) _____

SECTION D - Hazardous or Polluting Materials

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

Does the proposed use have any activities involving such materials?

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

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

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

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

SECTION E - Applicant's Statement

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

Applicant's Signature _____

Print Applicant's Name _____

Date signed _____

Concept Plan Instructions for Special Uses

Sometimes, an applicant will seek approval for a particular special use or uses on a piece of property well ahead of actual construction or operation of that use. Often the exact dimensions of structures or configuration of uses on the property are not known yet until the uses have been approved and the applicant has invested resources into site planning. The Zoning Regulations (Section 1716.02.K.2) allow for the submittal of a "Concept Plan" in lieu of a site plan in the case of phased special uses on one property or a special use where construction is not anticipated within one year. However, if the use(s) are approved by the Planning and Zoning Commission, then a detailed site plan meeting the requirements of Section 1705 of the Zoning Regulations will be required for each use or phase, and shall be in substantial conformance with the approved special use. If the site plan is not within substantial conformance with the approved use and concept plan, then the special use will need to be reviewed, in a public hearing, by the Commission once again to modify the original proposal. **Note: any anticipated waivers of site development standards such as setbacks, screening, landscaping or parking spaces must be requested, justified, and approved by the Commission prior to the issuance of a building permit.**

In order to adequately review the proposed special use(s) on a piece of property, a Concept Plan must include at a minimum the following information:

- Parcel boundaries and adjacent roads;
- The general location, size and height of all structures and uses (existing and proposed), including minimum setbacks from parcel boundaries, washes and road travelways;
- The general location and minimum number of parking spaces to be provided, including proposed surface and width of driveways;
- Proposed screening and landscaping;
- Any significant topographical features (washes, hills, rock outcroppings, wetlands) and cultural features of the property and adjacent parcels;
- If applicable, project phasing (approximate schedule of uses and construction) and any other information deemed necessary to effectively review the Special Use.

**COCHISE COUNTY
COMMUNITY DEVELOPMENT
SPECIAL USE PROJECT APPLICATION**

PART TWO - QUESTIONNAIRE

SECTION A: General Description

1. • *What is the existing use of the property:* **NONE AT THIS TIME.**

2. • *What is the proposed use or improvement:*

Present: Cosmetic repairs (painting); structural repairs (windows, roofs); landscaping; refuse removal.

Short-term: Church.

Future: Educational services (Bible college); student housing; youth and/or adult retreat center with guest lodging; recreation center with gymnasium; RV park/mobile home park; single-family apartment complex; animal husbandry (fish); café/restaurant; automotive repair; small engine repair; occasional "tent" meetings.

3. • *Describe all activities that will occur as part of the proposed use.*

Church services; revival meetings; educational services; activities open to the community; outdoor barbecues; recreational activities.

In your estimation, what impacts do you think these activities will have on neighboring properties?

Minimal, due to distance between neighboring properties.

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

Educational services (Bible college); student housing; youth and/or adult retreat center with guest lodging; recreation center with gymnasium; RV park; mobile home park; single-family apartment complex; animal husbandry (fish); café/restaurant; automotive repair; small engine repair; occasional "tent" meetings; publication of printed materials; gym memberships; ~~installation of cell tower.~~
Identify an area for future cell tower

5. • *What materials will be used to construct the building(s)? (For existing building(s), list the construction type(s), i.e., factory-built, wood, block, metal.)*

Current buildings are constructed of slump block, wood, brick, metal roofing. (New roofing material to be consistent with existing material; new electrical wiring and

service panels to meet building codes.)

6. • Will the project be constructed/completed within one year or phased?

Phased:

First: Cosmetic repairs (cleaning/painting; window and door repairs); bring septic system up to code; landscaping; prepare chapel building for public use.

Second: Single-family apartment complex; RV park; mobile home park.

Third: Administrative building; Bible college; camp/retreat facilities; library; tabernacle.

7. • Provide the following information (when applicable):

A. • Days and hours of operation: Saturdays, 11:00 A.M. to 2:00 P.M.

B. • Number of employees: Initially: 4 Future: 100

C. • Total average daily traffic generated:

- (1) • How many vehicles will be entering and leaving the site:
 - Unknown at this time.
 - (2) • Total trucks (e.g., by type, number of wheels, or weight):
 - Unknown at this time.
 - (3) • Estimate which direction(s) and on which road(s) the traffic will travel from the site:
 - East/West on Highway 92.
 - (4) • If more than one direction, estimate the percentage that travel in each direction:
 - East 60%
 - West 40%
 - (5) • At what time of day, day of week and season (if applicable) is traffic the heaviest?
 - 10:00 A.M. to 3:00 P.M. on Saturdays.
- 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: Unknown at this time.
 - Per year: Unknown at this time.
 - Will you use a septic system: YES. If yes, is the septic tank system existing? ~~YES~~ No Show the septic bank, leach field and 100% expansion area on the site plan.
 - (Not shown on paperwork)

- Does your parcel have permanent legal access? **YES**
- For Special Uses Only: Provide deed restrictions that apply to this parcel, if any.
CALL TOM GIOLONZO NO DEED RESTRICTIONS

8. • Identify how the following services will be provided:

Electricity: SSVEC (??) (Need to be spelled out??; and what should be in the column under "Provisions to be made"?)

APS
PALOMINAS FIRE DISTRICT

SECTION B

1. Describe any activities that will occur outdoors.
Tent meetings; barbecues; baseball; youth/adult recreational activities.
2. Will outdoor storage of equipment or products be needed? **NO**
3. Will any noise be produced that can be heard on neighboring properties? **YES**
Describe level and duration of noise. **Low noise level; duration from 2-5 hours.**
4. Will any vibrations be produced that can be felt on neighboring properties? **NO**
5. Will odors be created? **YES, consistent with normal restaurant operations.**
6. Will any activities attract pests, such as flies? **YES; restaurant trash to be inside sealed containers and removed from site weekly (or more??).**
7. Will outdoor lighting be used? **YES.** Show the location on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please provide manufacturer's specs (cut sheets).
8. Do signs presently exist on the property? **NO**
9. Will any new signs be erected on site? **YES.** Show the location 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 (??)**
10. Show on-site drainage flow on the site plan. Will drainage patterns on site be changed?
NO
Will washes be improved with culverts, bank protection, crossings or other means? **NO**
11. What surface will be used for driveways, parking and loading areas (i.e., none, crushed

aggregate, chipseal, asphalt, other)? Existing asphalt, crushed aggregate

Identify ADA (disability) parking and surfaces.

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, culverts)? **NO**

SECTION C

1. If the developed portion of the site is one acre or larger, specific measures to conserve water on-site must be addressed... The Planning Department has prepared a *Water Wise Development Guide*, available upon request... *What specific water conservation measures are proposed?*

Incorporation of a water-harvesting system; replace all existing toilets with low-consumption models; plant low-water usage foliage.

2. *How many acres will be cleared?* **NONE AT THIS TIME**

SECTION D

Does the proposed use have any activities that will involve hazardous or polluting materials?
NO

FOUND ADOT SURVEY MONUMENT IN HANDWELL

S 89°52'11" E 709.19'(M)

N 90°00'00" E 891.87'(M)

N 89°52'11" W 708.68'(M)

N 89°59'20" W 891.94'(M)

FOUND PLASTIC CAPPED REBAR RLS 11845

50' R/W PER DKT 592 PG 235

FOUND PLASTIC CAPPED REBAR RLS 28737

SECTION 36 SECTION 31 SECTION 1 SECTION 8

PARCEL 6
104-68-012
713,632 Sq. Feet
16.38 Acres

30' EASEMENT #2
DKT.1862/342
ABANDONED PER
FEE# 9506-15289

Parking
1100 spaces
10x19'

Mobile Home Park

BUILDING

PARCEL 2
104-68-013D
537,978 Sq. Feet
12.35 Acres

RVs

Ball Diamond

Parking 63 sp
10x19'

BUILDING

PARCEL 1
104-68-013B
121,860 Sq. Feet
2.80 Acres

S 89°51'49" W 699.48'(M)

ASPHALT

Parking
22 spaces
16x19'

PARCEL 7
104-68-018
277,712 Sq. Feet
6.37 Acres

30' EASEMENT #3
DKT.1862/342

PARCEL 3
104-68-013F
165,978 Sq. Feet
3.81 Acres

Parking 36 spaces
10x19'

Parking 130 spaces
10x19'

Parking
130 spaces
10x19'

S 89°52'41" W 696.00'(M)

30' EASEMENT #3
DKT.1862/342

FOUND P.K. NAIL IN FENCE POST

PARCEL 5
104-68-013G
390,117 Sq. Feet
8.96 Acres

PARCEL 4
104-68-013H
425,011 Sq. Feet
9.76 Acres

PARCEL LINE PER LEGAL DESCRIPTION

BUILDING

1/2" = 100'

N 00°06'50" W 536.09'(M)

488.39'(C)

405.27'(C)

S 89°52'46" W 893.57'(M)

109 B



Cochise County
Community Development
Highway and Floodplain Division

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

MEMORANDUM

Date: September 29, 2015
To: Peter Gardner, Planner I
From: Karen L. Lamberton, AICP, County Transportation Planner *KLL*
Subject: The Youth Pad, Inc at Miracle Valley/SU 15-17/Parcel #104-68-12, 13B, 13D, 13F, 13G, 13H and 16.

This applicant has submitted an application to authorize a variety of future commercial uses on the Miracle Valley parcels located in the Hereford area. This is a large site previously built out as a church location with residential uses. The site has been vacant for some time but a variety of buildings; constructed in the late 1970's, remain on the site. Most are now in need of significant maintenance and, in some cases, reconstruction. The applicant desires to reside on the property while preparing the site for church related activities and other accessory uses.

The application is incomplete and the applicant appears to be unsure of the phasing of their plans, the scale that is proposed for each land use (e.g. a private school for 12 students is very different than for 120 students), how these land uses will interact with each other on the site and how both traffic and people will circulate onto and through the site. It may be premature to approval all the requested Special Uses at this time until more detail is provided. On the other hand, the site is very large, existing buildings are already in place, access driveways are also in place and this applicant is hopeful of re-purposing those buildings for new active uses in the community.

Special Use Authorization Conditions

Should this requested Special Use Authorization be approved in its entirety the following conditions and advisory notes are recommended for this applicant:

1. For each commercial permit submitted, a Traffic Impact Statement is required that states the traffic impacts of the proposed land use, the accumulative effect of all commercial permits and residential activities that have proceeded the submitted application and identifies appropriate mitigation for on and off-site transportation impacts.

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

110 C

2. Special Events or Work Retreats, with more than 50 attendees anticipated, planned prior to the completion of a Traffic Impact Analysis and construction of identified off-site improvements will require notification of the County of the pending event with an appropriate Traffic Control Plan for County review and approval.
3. The preparation of a Traffic Impact Analysis report that meets with the County's and ADOT's standards will be needed when accumulated traffic impacts reaches peak hour turning movements of over 25 per peak hour vehicle trips or total traffic volume is increased by 100 vehicle trips per day.

In addition, the applicant is advised of their responsibility to complete the following:

1. The applicant is requested to legitimize through a ROW/Encroachment Permit their ownership of all access driveways with ADOT at their earliest opportunity.
2. The applicant is responsible for bringing access driveways up to ADOT standards and/or decommissioning one or more of them if no longer needed for this site.
3. It is recommended that the applicant finalize their site plan, along with a phasing plan, and complete a Traffic Impact Analysis report for review and approval concurrent with or in advance of the church start-up (identified by the applicant as the second phase).

Driveway Access onto Highway 92

Three access points to this site are pre-existing off of Highway 92. These access driveways are under the control of Arizona Department of Transportation, Tucson District. At this time it does not appear that these driveway Right-of-Way/Encroachment Permits have been transferred to this owner/applicant. It is the responsibility of the property owner using state highway access to have a legitimate Right-of-Way/Encroachment Permit on file with the State Transportation Department and to maintain those access points in good condition. This process is coordinated through ADOT, Tucson District's Permit office.

None of the identified roadways that serve this site: S. Dove Song Lane, S. Allen, S. Bethlehem Way, are maintained by the County. These are private, internal roadways and should be maintained as hard-surfaced roadways at full-build out.

Traffic Analysis

This site is currently zoned RU-4. The total site appears to be approximately 60.42 acres. If built out as single family residential homes this site would likely then produce an estimated 142.55 vehicle trips per day. These trips would be spread out among three existing access points onto the State Highway.

The applicant is seeking a variety of Special Uses for this site, all allowed under a Special Use Authorization in this zoned area. These proposed land uses have very different traffic patterns and each have different implications for the circulation, safety and volume of vehicle trips generated. Faith based activities tend to have clustered trips, often off-peak hours and typically on weekends or evenings. Special events typically have seasonal but intense impacts during the event, requiring targeted traffic control to ensure safety. Educational and Recreational activities are often weekday activities with clustered trips that may include buses or vans, and have seasonal peak activity periods, such as might be associated with a graduation ceremony.

This applicant provided very little information about the scale of each of these potential activities proposed at this site. Some have very little overall impact given the size of the

parcel (agricultural activities) and others have potential for significant impacts (note on site plan stating 1,100 parking spaces/unsure if this was in fact reflecting a desire for an activity that might have a draw of over 1,000 people at any one time). Staff considered the scale of the site, the potential square footage available of built space (an estimate of 80,000 square feet), what is known about past church membership size and classroom/retreat activities and from those provided estimates of the traffic impacts of potential uses.

Factors for Traffic Analysis by Potential Land Use

LAND USE	FACTOR	SCALE OF ANALYSIS	POTENTIAL AVERAGE TRIP RATE
Single Family Apartments	6.65	25 Housing Units	166.25
RV Park	4.99	25 Lots	124.75
Bible School	2.2	25 Students	55.00
Retreat Center	.69	50 Attendees	34.50
Student/Guest Housing	4.15 -14.64	25 Housing Units	103.75-366.00
Recreational Center/Gym	27.25	10 Employees	272.59
	22.88	2,500 Square footage	572.00
Café/Restaurant	127.15	1,500 square footage	190.70
Automobile Repair	3.02	6 Employees	18.12
	6.97	5,000 square footage	34.85
	51.8	0.5 acre site	25.90
Small Engine Repair	3.02	6 Employees	18.12
	6.97	2,500 square footage	17.42
	51.8	1 acre	51.80
Animal Husbandry (Fish)	1.53-4.48	4 Employees	6.12-17.92
Church Facility	.61	100 Seats	61.00
	9.11	25,000 square footage	227.75
Special Events/Tent Meetings	1.09	100 attendees	109.00
ESTIMATED TOTAL ADT			1,159.90 – 1,950.52 Average Daily Trips

Please note these are not verified by the applicant nor did the applicant provide any specific phasing for these activities. Potentially, some activities would have internal trip capture: that is within the site itself a person could both live, work and worship without accessing the State or County roadway network. Any one of these uses would not necessarily create a significantly greater impact than would be allowed under RU-4 zoning at full build-out of potential housing units. However, collectively, the potential of this site raises several significant traffic concerns.

Should the proposals presented in this application come to fruition and build-out a full Traffic Impact Analysis would be needed for approval both by the County and by ADOT. The applicant is advised to finalize their build-out plans and prepare this report for review and approval at their earliest opportunity. This Traffic Impact Analysis should include a clear phasing plan with appropriate mitigation for each phase.

For such an extensive potential use the County would typically require a Traffic Impact Analysis in advance of approving a Special Use Authorization. In this case, the applicant has a need to reside on the site and has extensive remodeling and maintained activities to undertake before any substantive activities could be help on the site. However, it is a concern that the concepts are very broad with no phasing plan. Therefore, the following additional recommendations are suggested:

1. The applicant should provide a phasing plan that logically identifies which uses would be developed first with a specific date range (e.g. 2018-2020) when the applicant hopes to have fully developed that use prior to, or concurrent with, their first Commercial Permit.
2. This Special Use Authorization should have a sunset date tied to either this specific property owner or a time certain (e.g. substantive completion by the year 2025). Land uses not yet developed and permitted by that time should be removed from the Special Use Authorization.

Advisory Note to the Applicant: Off-Site Mitigation

Neither the County nor ADOT want to build out infrastructure prematurely. Initial phases of this proposed Special Use Authorization appear to be internal maintenance and reconstruction activities only. If that is the case, then mitigation may be limited to appropriate traffic and dust control for construction activities. The second phase appears to be a start-up church facility. Improvements to access driveways may be required at that phase, potentially right turning lanes and/or additional traffic control signs/stripping, depending on the scale of the proposed facility. Future phases could result in significant increases in peak hour traffic and turning movements. The applicant could anticipate, if even a quarter of the proposed uses are built out, to be required to make improvements to up to a third to a half a mile of a dedicated center turn lane on Highway 92, with dedicated right turning lanes.

The applicant is strongly advised to discuss the requirements that would be needed for off-site improvements on the State Highway with ADOT and investigate early the costs of those improvements. Smaller, earlier phases of the project accumulate impacts and at some point will go over the threshold of maintaining safe driving conditions at the Miracle Valley intersections.

Advisory Note to the Applicant: Site Plan Deficiencies/Commercial Permit Phase

The site plan submitted with the Special Use Authorization application will not be adequate at the Commercial Permit stage. The site plan and accompanying information is not complete or detailed enough to provide an assessment of the potential impacts of granting this Special Use Authorization request. The revised site plan at the Commercial Permit phase should include, at a minimum, the following information on the site plan for traffic review:

- Complete dimensions of all existing access driveways and radii onto Highway 92;
- Dimensions of the intersections spacing and setbacks;
- Parking area surface type planned (gravel, concrete and/or asphalt or chip-seal);
- Specific parking spaces and handicapped spaces/ a parking plan may be needed for the full build-out condition;
- Sight distance triangles must be included for all driveway access onto Highway 92 (Roadway Design Standards D-300 & Zoning Regulation 1807);
- Provide details of building use, with square footage, number of seats (e.g. Classroom, 2,500 square foot, 25 seats); and
- Site plan should also include a scale.

At a minimum, a Traffic Impact Statement should accompany each Commercial Permit. The Commercial Permit will be found deficient and returned for additional detail if there is not enough information to adequately assess the proposed land use and traffic impact. The County Transportation Planner may be contacted for more information about both Traffic Impact Statements and Traffic Impact Analysis reports.

Advisory Note to the Applicant: ADOT Tucson District Permit Office Contact:

The applicant is advised to contact the ADOT Tucson District office to obtain their ROW/Encroachment Permit for the access driveways to their parcel(s). The current Permit Coordinator is:

Richard La Pierre
Permits Supervisor, Tucson District
1221 South Second Avenue
Tucson, Arizona 85713
520.388.4234 (office)



**Cochise County
Community Development**

Highway and Floodplain Division

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

INTEROFFICE MEMO

Date: October 1, 2015
To: Peter Gardner, Planner I
From: Teresa Murphy, Right-of-Way Agent I
Subject: **Special Use Permit for Luis Bettencourt for the Youth Pad Inc. SU-15-17**

Background:

The applicant, Luis Bettencourt for The Youth Pad is requesting a Special Use Permit authorization to approve a Bible College and accessory uses in a Rural (RU-4) zoning district. The proposed uses are considered Educational Services, Group Quarters, Small Engine Repair Services, Restaurant, Indoor/Outdoor Recreation, Guest Lodging, Animal Husbandry and RV Park, and require Special Use Authorizations per Sections 607.25, 607.36, 607.13, 607.08, 607.01, 607.07 & 607.02 of the Zoning Regulations. The subject property, parcels 104-68-012, 013B, 013D, 013F, 013G, 013H & 016, is located at 9210 E. Miracle Valley Loop, in Palominas, AZ. It is commonly known as the Miracle Valley Bible College. Right-of-Way staff was contacted by Planning and Zoning to review the permit and provide comments regarding right-of-way dedication needs for county maintained roads.

Analysis:

- Access for the subject parcel is from State Route 92.
- At this time there is no public right-of-way or county maintained roads within the specified parcels.

Recommendation:

- Based on my review, no further right-of-way dedication is required 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

Gardner, Peter B

From: Susie Puzas [SPuzas@azdot.gov]
Sent: Friday, October 30, 2015 1:51 PM
To: Gardner, Peter B; Riggs, Karen C; Lamberton, Karen L; Solis, Joaquin; Murphy, Teresa; Izzo, Michael D; Flores, Dora V; Capas, Carol
Cc: Susie Puzas; Dee Crumbacher
Subject: RE: Transmittal SU-15-17 (The Youth Pad) Miracle Valley Bible College

Hi Peter,

I apologize for our late response. Below are comments for both Southeast District Permits and Southern Regional Traffic. As always we appreciate the opportunity to review and comment on the proposed permits and improvements along the State routes.

Review of this transmittal finds limited information and lack of plans or maps provided; it is undetermined from the submittal the extent of the abutting property lines/land owners/ROW owners/easement owners in relation to Bethlehem and Song Dove turnouts. If the current abutting property/land owner has changed; or the easement/ROW owner has changed the current owners of the property/ROW/easements should apply for a change of ownership for these turnouts. It is likely a joint use access permit will be needed.

If the property owner of Miracle Valley has changed since 1972 the current property owner should apply for a change of ownership permit for the turnout at the main entrance. At this time for the purpose of this Special Use to clean up, and for maintenance of the existing improvements, ADOT does not have any improvement requirements.

The future proposed land use and the possible phasing shall determine the timing of improvements to the turnouts and/or SR-92 and will be under the direction and guidance received from ADOT Regional Traffic personnel upon review/approval of the TIA, TIS and plans. Any improvement shall require a new permit.

The accumulative potential traffic generated by the proposed accessory uses, Bible College, Educational Services, Group Quarters, Small Engine Repair Services, Restaurant, Indoor/Outdoor Recreation, Guest Lodging, Animal Husbandry, and RV Park on the 60+ acres will trigger the requirement for a Traffic Impact Analysis in accordance with Section 240 of the ADOT Traffic Guidelines and Processes. Based on the information provided in the Cochise County Development Transmittal Letter and discussions, the different Land Uses will be phased in over time. The phasing shall determine the timing of improvements to the turnouts and/or SR 92. The TIA needs to be completed by a registered traffic engineer. The applicant should contact the ADOT Southern Regional Traffic Engineer, Mr. James Gomes, P.E or Dee Crumbacher for information about the TIA. Mr. Gomes can be reached at 520-388-4231 and Dee can be reached at 520-388-4229. Special Events have different considerations that require a permit from ADOT but is not considered as a traffic generator in the TIA. Temporary Traffic Control may be required for Special Events that utilize any portion of SR 92 ROW or any event that may cause a distraction or impede traffic along SR-92.

Please note this location is under the jurisdiction of ADOT Southeast District formerly the Safford District.

Thank you,

Dee Crumbacher
Transportation Engineering Specialist
Southern Regional Traffic Engineering
1221 S 2nd Ave. MD T120
Tucson, AZ 85713
520-388-4229
azdot.gov

and

Susie Puzas, TR Eng. Permits Supervisor
ADOT Southeast District Permits Office
2082 E. Hwy 70
Safford, AZ 85546
928-432-4916 – O
928-651-1286 – C
spuzas@azdot.gov

SaffordPermits@azdot.gov please use for all permit submittals

From: Gardner, Peter B [<mailto:PGardner@cochise.az.gov>]
Sent: Wednesday, September 16, 2015 3:44 PM
To: Riggs, Karen C; Lamberton, Karen L; Solis, Joaquin; Murphy, Teresa; Izzo, Michael D; Flores, Dora V; Capas, Carol; 'mark@palominasfire.com'; Susie Puzas; Dee Crumbacher; 'info@herefordnrccd.com'; 'susan.chuck@arizonaostranders.com'
Cc: English, Ann S; Call, Pat G; Searle, Richard R; Drake, Jesse; Gomez, Mary C; Dist1a; Dist1b; Dist1c; Dist2a; Dist2b; Dist2c; Dist3a; Dist3b; Dist3c
Subject: Transmittal SU-15-17 (The Youth Pad) Miracle Valley Bible College

Please find the attached transmittal regarding the Miracle Valley Bible College. Please return any comments to me no later than October 29, 2015. 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

Confidentiality and Nondisclosure Notice: This email transmission and any attachments are intended for use by the person(s)/entity(ies) named above and may contain confidential/privileged information. Any unauthorized use, disclosure or distribution is strictly prohibited. If you are not the intended recipient, please contact the sender by email, and delete or destroy all copies plus attachments.

Special Use Docket SU-15-17 (The Youth Pad)



YES, I SUPPORT THIS REQUEST

Please state your reasons:

We have no objections.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): *Donald J. Powell*
Benigna Powell

SIGNATURE(S): *Donald J. Powell*
Benigna Powell

YOUR TAX PARCEL NUMBER: *104-46-058A2* (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, October 28, 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 November 17, 2015 to have your support or non-support noted verbally noted at the meeting; or you may personally make a statement at the public hearing on November 18, 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

118 D

Special Use Docket SU-15-17 (The Youth Pad)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

We support this youth project and preserving the history of the Miracle Valley Bible College.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): Leroy Trexler, Linda Trexler

SIGNATURE(S): [Handwritten signatures of Leroy and Linda Trexler]

YOUR TAX PARCEL NUMBER: 104-46-1254 (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, October 28, 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 November 17, 2015 to have your support or non-support noted verbally noted at the meeting; or you may personally make a statement at the public hearing on November 18, 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 | Cochise County Planning Department 1415 Melody Lane, Building E Bisbee, AZ 85603

COCHISE COUNTY OCT 3 2 2015 PLANNING

119 D

Gardner, Peter B

From: desertnight@wildblue.net
Sent: Wednesday, October 28, 2015 3:32 PM
To: Gardner, Peter B
Subject: Docket SU-15-17 The Youth Pad

NO, I DO NOT SUPPORT THIS REQUEST: As I understand it, they are building at the bible college with NO permits. I also understand that it is not up to code. They are also trying to abandon an easement that gives the public access to their loved ones in the cemetery-A public easement put in place in 1995 that has 2 houses addressed on it. They lock the gates and restrict access for the fire department to those two houses. They think nothing of stealing from me (police report filed). It sounds like another scam like Melvin Harter that was there before him. We don't need anyone trying to run a business with total disregard for rules and regulations, and who does not obey the laws.

My parcel numbers are:104-55-032, 104-55-027H, 104-55-028C, 104-55-028B, 104-55-028A (5 parcels, total acres 57)

Feel free to contact me at 731-926-3128

Sincerely
Saralee Couchoud

Special Use Docket SU-15-17 (The Youth Pad)

COCHISE COUNTY

OCT 29 2015

PLANNING

YES, I SUPPORT THIS REQUEST

Please state your reasons:

Blank lines for writing reasons for supporting the request.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

Why are they here, in our community what will the applicant add to our community, Does "Luis" live in Palomias area

(Attach additional sheets, if necessary)

PRINT NAME(S):

SIGNATURE(S):

Tax Payer

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. 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, October 28, 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 November 17, 2015 to have your support or non-support noted verbally noted at the meeting; or you may personally make a statement at the public hearing on November 18, 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

Special Use Docket SU-15-17 (The Youth Pad)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

HAS AN IMPACT STUDY
BEEN DONE. WILL THERE BE MORE
TRAFFIC. WILL "PAD" SERVE FOOD AT REST. QUALITY
HAVE THEY DONE THIS BEFORE

(Attach additional sheets, if necessary)

PRINT NAME(S): CHARLES

SIGNATURE(S): Hereford

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. 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, October 28, 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 November 17, 2015 to have your support or non-support noted verbally at the meeting; or you may personally make a statement at the public hearing on November 18, 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
OCT 27 2015
PLANNING

Special Use Docket SU-15-17 (The Youth Pad)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

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

*to much traffic on Hwy 92 all ready
is in danger of an accident liability*

(Attach additional sheets, if necessary)

PRINT NAME(S):

John Waters

SIGNATURE(S):

J Waters
Palmira

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. 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, October 28, 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 November 17, 2015 to have your support or non-support noted verbally noted at the meeting; or you may personally make a statement at the public hearing on November 18, 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 85803

COC

OCT 27 2015

PLA

123 D

Special Use Docket SU-15-17 (The Youth Pad) COCHISE COUNTY

OCT 28 2015

YES, I SUPPORT THIS REQUEST
Please state your reasons:

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

negative impact on
palominas. why so many businesses
is the going to help us or enrich him
lots of traffic in + out 65 MPH in front
of center because causes accidents

(Attach additional sheets, if necessary)

PRINT NAME(S):

SIGNATURE(S):

Palominas citizen

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. 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, October 28, 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 November 17, 2015 to have your support or non-support noted verbally at the meeting; or you may personally make a statement at the public hearing on November 18, 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

Special Use Docket SU-15-17 (The Youth Pad)

COCHISE COUNTY

OCT 28 2015

PLANNING

YES, I SUPPORT THIS REQUEST

Please state your reasons:

Blank lined area for stating reasons for support.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

Some one is, all ready doing work on the grounds. He is hiring people to do jobs, does he have an income, how is money gotten.

(Attach additional sheets, if necessary)

PRINT NAME(S):

SIGNATURE(S):

Citizens of hereford

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. 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, October 28, 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 November 17, 2015 to have your support or non-support noted verbally noted at the meeting; or you may personally make a statement at the public hearing on November 18, 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 85803

125 D

Special Use Docket SU-15-17 (The Youth Pad)

COCHISE COUNTY

YES, I SUPPORT THIS REQUEST

Please state your reasons:

OCT 28 2015

PLANNING

X NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

WHAT TIME PERIOD IS GRANTED TO PAD. WHEN WILL WE BE NOTIFIED OF THE YOUTH PAD INC PLANS HOW MUCH LIABILITY INS IS REQUIRED

(Attach additional sheets, if necessary)

PRINT NAME(S): CONCERNED CITIZEN

SIGNATURE(S):

YOUR TAX PARCEL NUMBER: palomin (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, October 28, 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 November 17, 2015 to have your support or non-support noted verbally noted at the meeting; or you may personally make a statement at the public hearing on November 18, 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

126 D

Special Use Docket SU-15-17 (The Youth Pad)

COCHISE COUNTY

OCT 28 2015

PLANNING

YES, I SUPPORT THIS REQUEST

Please state your reasons:

OCT 23, 2015

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

Not enough known of
youth pad. HAS "pad" insurance liability

(Attach additional sheets, if necessary)

PRINT NAME(S):

SIGNATURE(S):

YOUR TAX PARCEL NUMBER: PALOMINAS Area (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, October 28, 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 November 17, 2015 to have your support or non-support noted verbally at the meeting; or you may personally make a statement at the public hearing on November 18, 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

127 D

Special Use Docket SU-15-17 (The Youth Pad)

COCHISE COUNTY

OCT 28 2015

YES, I SUPPORT THIS REQUEST
Please state your reasons:

PLANNING

X NO, I DO NOT SUPPORT THIS REQUEST: *10-24-2015*
Please state your reasons: *not enough info on pad we*
how will he be funded to do
all these things

(Attach additional sheets, if necessary)

PRINT NAME(S): _____

SIGNATURE(S): _____

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

Your comments will be made available to the Planning Commission. 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, October 28, 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 November 17, 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 November 18, 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

Special Use Docket SU-15-17 (The Youth Pad)

COCHISE COUNTY

OCT 28 2015

YES, I SUPPORT THIS REQUEST
Please state your reasons:

PLANNING

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

Buildings are delapidated and Burned out "hazard"
what is time required to start project.
"pad" fully funded large project

(Attach additional sheets, if necessary)

PRINT NAME(S): MEAD MRS

SIGNATURE(S): Jay Buyer Palominas

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. 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, October 28, 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 November 17, 2015 to have your support or non-support noted verbally noted at the meeting; or you may personally make a statement at the public hearing on November 18, 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

129 D

Special Use Docket SU-15-17 (The Youth Pad)

COCHISE COUNTY

OCT 28 2015

YES, I SUPPORT THIS REQUEST
Please state your reasons:

PLANNING

10-22-15

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

What is his qualification as a administrator
is this a flim-flam operation
Who are these people, where are they from

(Attach additional sheets, if necessary)

PRINT NAME(S):

SIGNATURE(S): Palomio tax payer

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. 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, October 28, 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 November 17, 2015 to have your support or non-support noted verbally at the meeting; or you may personally make a statement at the public hearing on November 18, 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

130 D

Special Use Docket SU-15-17 (The Youth Pad) COCHISE COUNTY

OCT 28 2015

YES, I SUPPORT THIS REQUEST

Please state your reasons:

PLANNING

Empty lined area for providing reasons for support.

X NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

So many businesses at one location, Does the pad have enough liability insurance

(Attach additional sheets, if necessary)

PRINT NAME(S):

SIGNATURE(S): Jay Payer

YOUR TAX PARCEL NUMBER: 104-68-012 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, October 28, 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 November 17, 2015 to have your support or non-support noted verbally noted at the meeting; or you may personally make a statement at the public hearing on November 18, 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