



NOTICE OF MEETING
Cochise County Planning and Zoning Commission

December 12, 2012 at 4:00

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

AGENDA

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

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

- 2. ROLL CALL** (Introduce Commission members, explain quorum and requirements for taking legal action.)
- 3. CALL TO THE PUBLIC** (Opportunity for members of the public to speak on any item not already on the agenda).
- 4. APPROVAL OF PREVIOUS MONTH'S MINUTES**
- 5. NEW BUSINESS**

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

PUBLIC HEARING, Docket SU-12-15 (Peterson): The Applicant seeks Special Use authorization from the Planning and Zoning Commission for a Guest Lodging operation, per Section 607.01 of the Zoning Regulations. The intent is to offer the existing 2,800 square foot home, as well as up to six cabins in the future, as a weekend retreat center for fitness events, weddings, family reunions, corporate, religious or social functions. The subject property (Parcel no. 203-17-006) is located at 3700 E. Moonlight Road, East of incorporated Willcox, AZ.

The property is further described as being in Section 1, Township 14 South, Range 25 East of the G&SRB&M in Cochise County, Arizona. The Applicants are John and Betty Peterson.

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

Item 2 – (Page 23) Introduce docket and advise public who the Applicants are.

PUBLIC HEARING, Docket Z-12-07 (Jantz): The Applicant is requesting a rezoning of nine contiguous one-acre parcels from SR-43 (single family residential, 1 dwelling per acre) to RU-4 (Rural, 1 dwelling per 4 acres). The Applicant, who resides on the site, is requesting the rezoning as part of an effort to convert the parcels to full time agricultural production. The property (a site consisting of Parcels 119-05-244 through 252) is located at 730 N. Skyline Road in Cochise, AZ.

The property is further described as being in Section 16, Township 17 South, Range 24 East of the G&SRB&M in Cochise County, Arizona. The Applicants are Michael and Cynthia Jantz of the same address.

ANNOUNCE ACTION TAKEN (If the Commission makes a recommendation, the docket will be heard at the January 8, 2013 regular meeting of the Board of Supervisors at the same location as the Commission meeting).

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

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

7. CALL TO COMMISSIONERS ON RECENT MATTERS.

8. ADJOURNMENT

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

COCHISE COUNTY PLANNING & ZONING COMMISSION

DRAFT MINUTES

Wednesday, October 10, 2012

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

Mr. Lynch 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 there was a single Special Use Permit on the Agenda. He explained the consequences of a potential tie vote and the process for approval and appeal.

ROLL CALL

Chair Lynch 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, Jim Lynch, Jay Sanger, Ron Bemis, Pat Edie) indicated their presence.

CALL TO THE PUBLIC

Chair Lynch opened the "Call to the Public." Jack Cook spoke about various matters. Chair Lynch closed the "Call to the Public."

APPROVAL OF THE MINUTES

Motion: Approve the minutes of the September 12, 2012 meeting as presented.

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

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

Yes: Mr. Martzke, Ms. Miller, Chair Lynch, Mr. Sanger, Mr. Bemis, Ms. Edie

No: 0

Abstain: 0

NEW BUSINESS

Item 1

Public Hearing, Docket SU-12-12 (Harvey): The Applicant seeks Special Use authorization from the Planning and Zoning Commission in order to establish a slaughterhouse and meat-packing plant on a 42-acre property, per Section 607.40 of the

Zoning Regulations. The intent is to remodel an existing building and license the use per State and/or United States Department of Agriculture (USDA)/Food Safety Inspection Service (FSIS) requirements. The subject Parcel (206-01-011J) is located at 1980 N. Highway 191 in Sunsites, AZ, and is further described as being in Section 36 of Township 16, Range 24 in the G&SRM in Cochise County, AZ.

Chair Lynch explained that this docket was pulled from the agenda due to difficulties with the land transaction.

Item 2

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

Mr. Turisk showed the subject parcel's location, mentioning that the growth area in which the property is located encourages relaxed site development standards to facilitate development. Mr. Turisk explained the Applicant's site plan and the current and proposed uses on the parcel, noting that there would be no new construction and that the proposed use would occur during normal business hours and that all traffic would be private, personal vehicles rather than large trucks. A map was presented showing the surrounding areas and noted that there are primarily commercial uses. Two access points were demonstrated and explained. The age of the structure and its failure to meet current site development standards were discussed and the necessary modifications listed in order to comply. Neighbors' response to the Applicant's request and County comment letters were presented. Two factors in favor were given, including 16 favorable neighbor responses, and the property's location on the Comprehensive Plan map as Enterprise Redevelopment. Six factors against approval were provided, including that the project complies with only two of the seven special use factors, there would be no effective oversight to ensure large vehicles do not visit the site, and the waivers required to make the use comply with site development standards would negatively impact safety. In addition, four letters of opposition were received. Mr. Turisk asked for questions from the Commissioners. There being no questions, Mr. Lynch invited the Applicant to make a statement.

Mr. Gleave explained his background in recycling and his selection of this property. He indicated that there is State mandated security and mentioned what materials he would be purchasing. He noted there would be no cans, can crusher or hazardous materials. He expressed that he felt there would be no traffic or parking issues based on the anticipated number of customers and length of stay.

Mr. Lynch asked for questions from the Commissioners to the Applicant. Mr. Sanger asked for clarification on the acceptance of cans. Mr. Gleave explained that a can crusher would not work in the space. Mr. Bemis asked about accepting steel and iron, which the Applicant stated he would accept. Mr. Gleave stated a trailer would be parked inside and would leave every evening and that there would be a forklift available for loading materials.

Mr. Lynch opened the public hearing, and finding no one interested in speaking, closed the public hearing and opened the item for Commissioner discussion. Mr. Bemis expressed trepidation over the size of the facility in relation to the materials being accepted and felt that the site was not appropriate for this use. Mr. Martzke agreed and expressed concerns over the width of the access from 6th Street and Fry Boulevard and vehicles visiting the site with trailers. He also felt the site did not have necessary storage space. Mr. Bemis expressed support if the site would be used to collect cans but felt that other metals caused a major problem.

Mr. Lynch asked Mr. Turisk for his summary and recommendation. Mr. Turisk explained that while staff generally supports commercial development in this area, this site was deemed inappropriate for this activity, and recommended denial.

Mr. Lynch asked for questions for staff. There being none he asked for a motion in the affirmative. Mr. Martzke moved to approve Special Use Docket SU-12-14 with the conditions recommended by staff in the staff memorandum. Mr. Bemis seconded. Mr. Lynch opened the item for discussion. Mr. Martzke reiterated his lack of support, as did Mr. Bemis. Mr. Lynch called for a vote and the motion failed 0-6.

Motion: Motioned to approve the Special Use authorization for the recycling center.

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

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

Yes: Mr. Martzke, Ms. Miller, Chair Lynch, Mr. Sanger, Mr. Bemis, and Ms. Edie.

Mr. Lynch explained the appeal process to the Applicant. A member of the public attempted to raise additional points. Mr. Lynch noted that the questions were not about the appeal process and explained that the Docket was finished and called for the Planning Director's Report.

PLANNING DIRECTOR'S REPORT

Deputy Director Beverly Wilson reported that the Seitz rezoning from the previous month was passed by the Board of Supervisors on September 25. Ms. Wilson reported that there would be one Special Use request in the Willcox area for the November meeting. She also reported that the Envisioning 2020 project was being re-evaluated for comments and approval.

Mr. Turisk explained the agenda for the Boards and Commissions Conference in December and asked if there is interest from the Commissioners.

Mr. Bemis asked about whether the County would pay the per diem for the event. Mr. Turisk and Ms. Wilson explained that they did not yet have an answer.

CALL TO COMMISSIONERS

Mr. Lynch mentioned that he had taken an online course recommended by staff and noted that it was worthwhile. There were no planned absences for next month.

ADJOURNMENT

Mr. Martzke moved to adjourn, Bemis seconded, and the meeting was adjourned at 4:34 p.m.



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

MEMORANDUM

TO: Cochise County Planning and Zoning Commission

FROM: Keith Dennis, Senior Planner *KD*

FOR: Beverly J. Wilson, Deputy Director, Planning Division *bnw*

SUBJECT: Docket SU-12-15 (Peterson)

DATE: November 28, 2012, for the December 12, 2012 Meeting

APPLICATION FOR A SPECIAL USE

Applicants John and Betty Peterson seek Special Use authorization from the Planning and Zoning Commission for a Guest Lodging operation, per Section 607.01 of the Zoning Regulations. The intent is to offer the existing 4,245 square foot home, as well as up to six cabins in the future, as a weekend retreat center for fitness events, weddings, and family reunions, corporate, religious or social functions. The subject Parcel (203-17-006) is located at 3700 E. Moonlight Road, East of Willcox, AZ.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Parcel Size: 40.2 Acres
 Zoning: Rural (RU-4)
 Growth Area: Category D (Rural)
 Plan Designation: Rural
 Area Plan: None
 Existing Uses: Single Family Residence and related structures

Relation to Subject Parcel	Zoning District	Use of Property
North	RU-4	Undeveloped Ranch Land
South	RU-4	Undeveloped Ranch Land
East	RU-4	Undeveloped Ranch Land
West	RU-4	Undeveloped Ranch Land

II. PARCEL HISTORY

There is no record of any permit, violation, or any activity for this parcel. The Applicant constructed the home and other structures on the property without permits.

Cochise County adopted building code standards, and thereby began requiring building permits in 2006; prior to that time, zoning permits would have been required.



The Peterson Residence, proposed as a Guest Lodging operation.

III. NATURE OF REQUEST

Mr. John Peterson is a residential builder by trade, and has built and added on to the home himself. The original home was 2,805 square feet, and was built in 1980. Through subsequent additions, the house is now 4,245 square feet.

Although the Applicant is a builder, and a preliminary inspection by the County Building Official revealed what appear to be professional construction methods and quality, the structures on the property were built without permits.

After having lived on the property for many years, the Applicant now intends to offer the property for short term rentals for functions such as family reunions and gatherings, weddings, wine tourism, corporate or fitness retreats. The main house will be made available for such functions, with the Applicant or designated on-site caretaker residing in a small casita nearby.

At a later date, the Applicant intends to construct up to six “rustic cabins” on the site for additional accommodations.

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

Section 1716.02 of the Zoning Regulations provides a list of 10 factors with which to evaluate Special Use applications. Staff uses these factors to help determine whether to recommend approval for a Special Use Permit, as well as to determine what conditions and/or modifications may be needed. Eight of the 10 criteria apply to this request.

The project as submitted complies with four of the eight applicable Special Use factors, as submitted. If the conditions of approval recommended by staff and the modifications requested by the Applicant are applied, the project would comply with each of the eight applicable factors.



Looking southeast at an outdoor gathering area on the property, immediately south of the home.

A. Compliance with Duly Adopted Plans: Complies

Although the project site is not within the boundaries of any area plans, the proposed use is compliant with various policies in the County’s Comprehensive Plan

B. Compliance with the Zoning District Purpose Statement: Complies

Section 601.05 of the Zoning Regulations specifies “recreational support services compatible with rural living” as land uses agreeable to the purpose of the Rural Districts.

C. Development Along Major Streets: Not Applicable

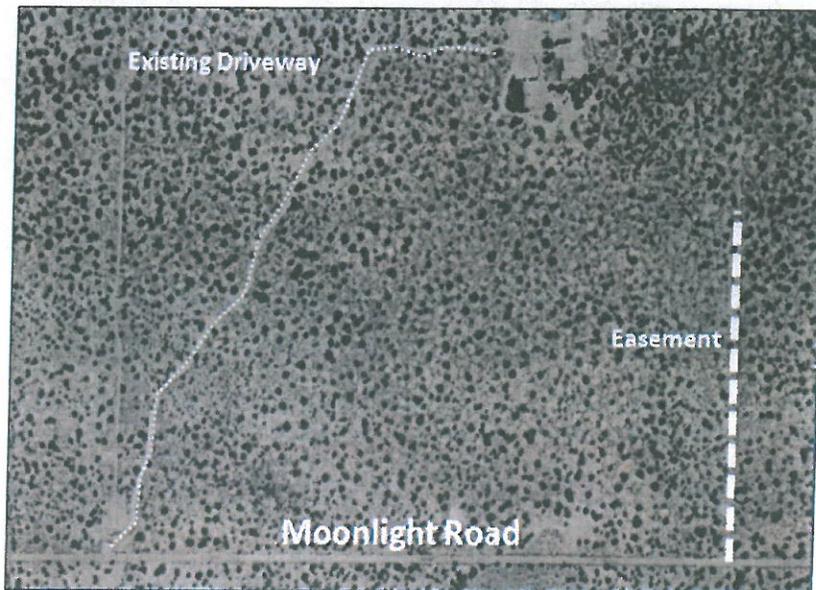
The property takes access from Moonlight Road, a County-maintained, Rural Minor Collector Road.

D. Traffic Circulation Factors: Complies (Subject to Condition #2)

The property currently accesses County-maintained Moonlight Road through a driveway across private property, for which there is currently no easement in place.

There is an access easement for the property, but it is undeveloped and would access the property at the opposite end of the parcel from where the existing internal driveways and parking areas are located (*see below*). Mr. Peterson intends to develop a new road along this easement, complete with a new access onto Moonlight Road. This would require a right-of-way encroachment permit and construction of a driveway to the standard required by the County for rural minor access driveways. A land clearing permit would not be required, as the intent would be to clear approximately 33,000 square feet (less than one acre) in order to develop the road.

Condition #2 would ensure that the road and driveway access would be in place prior to issuance of a certificate of occupancy.



A driveway with no easement accesses the west side of the property; an easement accessing the southeast corner of the property is undeveloped (See Condition #2).

E. Adequate Services and Infrastructure: Complies (Subject to Condition #3)

This factor concerns the ability of the Applicant to provide for necessary street, water, sewer and utility services on the property. Most provisions will be made for services on site, as the property is served by a well and two septic systems. A new road is currently being developed to provide access to Moonlight Road. SSVEC provides electric power, and the Willcox Rural Fire Department would provide fire protection. Condition #3 is a standard condition requiring compliance with all applicable standards, permitting or other requirements as may be necessary.

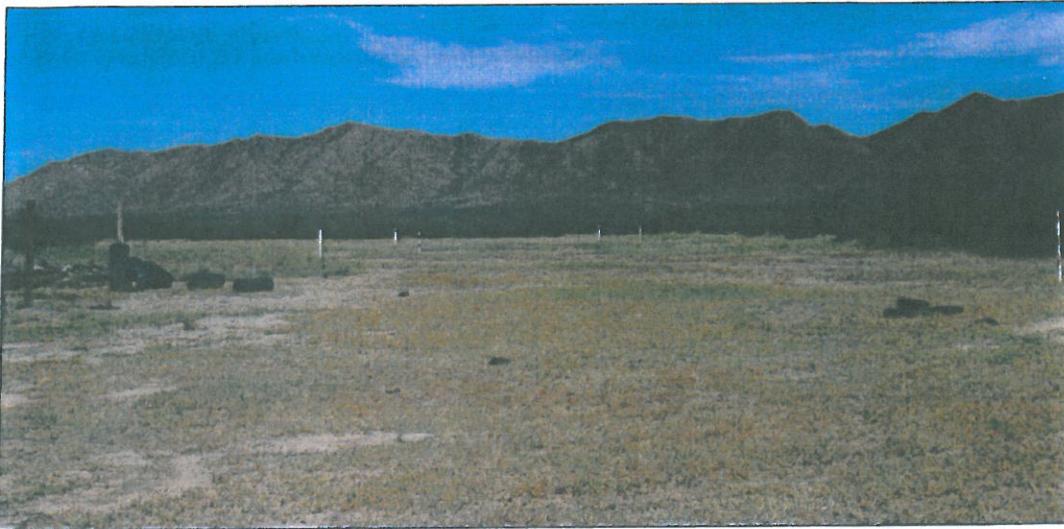
Significant Site Development Standards: Complies (Subject to Requested Modifications)

The site is within a rural area east of Willcox, on a 40-acre parcel. The project can and does meet most site development standards as submitted. However, the Applicant has requested

Modifications to development standards relative to the width of the driveway and surfacing requirements for the driveways and internal parking areas. The Applicant maintains that the sandy soils and sparse vegetation of parking areas will provide for ample parking on the site without the need for land clearing or surface treatments. As for the driveway, the Applicant's position is that a roadbed between 12 and 14 feet across will be sufficient to accommodate his business while maintaining as much vegetation and natural amenities as possible. Staff is supportive of the Modifications as requested.

G. Public Input: Complies

The Applicant completed the Citizen Review process and received no response.



North view of one of two proposed parking areas on the site.

H. Hazardous Materials: Not Applicable.

I. Off-Site Impacts: Complies

The greatest potential for off-site impacts associated with the proposed business are traffic-related, but these are anticipated to be light, given the nature of the business proposed. The property is surrounded by large expanses of undeveloped land, and therefore, the use is unlikely to generate any noticeable off-site impacts.

J. Water Conservation: Complies (Subject to Condition #3)

As a non-residential development over one acre in size, the Comprehensive Plan (*per Section 102E*) designates the use as a "major development," triggering a number of recommended water conservation measures as a matter of policy. These policies recommend drought tolerant landscaping, low-flow fixtures, and water harvesting measures where applicable.

The County building code requires low-flow water fixtures for new development. Condition #3, which is a standard condition recommended for all Special Uses, would insure that these requirements will be met for new development on the property.

V. PUBLIC COMMENT

The 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 *Sierra Vista Herald* on November 27, 2012. To date, the Department has received no correspondence from neighboring property owners.

VI. REQUESTED MODIFICATIONS

The Applicant has requested the following site development standard Modifications as part of this Docket, both of which are supported by staff:

1. A modification to the 24-foot two-way driveway standard for commercial uses; the Applicant maintains that a driveway wider than 12-feet but less than 24-feet would be adequate for the land use proposed;
2. A modification to the 2-inch deep gravel surface requirement. The native soil surface of the area is, according to the Applicant, sufficient for travel as is.

VII. SUMMARY AND CONCLUSION

Factors in Favor of Approving the Special Use

1. With the two requested Modifications, the request complies with each of the eight applicable Special Use factors used by staff to analyze such requests;
2. The Rural Districts are established for such land use proposals, per Section 601.05; and
3. The land use would generate no appreciable off-site impacts, and traffic would be minimal along a sparsely-traveled rural roadway.

Factor Against Allowing the Special Use

1. The structures on the property were constructed without permits.

VIII. RECOMMENDATION

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

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

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

Sample Motion: *Mr. Chair, I move to approve Special Use Docket SU-12-15, with the conditions and Modifications to development standards recommended by staff; the Factors in Favor of approval constituting the Findings of Fact.*

IX. ATTACHMENTS

- A. Special Use Application
- B. Location Map
- C. Concept Plans
- D. Agency Comments
- E. Requested Modifications
- F. Citizen Review and Public Comment



COMMUNITY DEVELOPMENT DEPARTMENT

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

(520) 432-9240
Fax 432-9278

50 12-15

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

TAX PARCEL NUMBER: 203-17-0060 ZONING DISTRICT 3

APPLICANT: JOHN & BETTY PETERSON

MAILING ADDRESS: P.O. Box 1022, Willcox, AZ 85644

CONTACT TELEPHONE NUMBER: 520-780-4646

PROPERTY OWNER (IF OTHER THAN APPLICANT): _____

ADDRESS: _____

DATE SUBMITTED: SEPTEMBER 2012

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

----- PART ONE - REQUIRED SUBMITTALS

1. Cochise County Joint Application (attached).
2. Questionnaire with all questions completely answered (attached).
3. A minimum of (9) copies of a site plan drawn to scale and completed with all the information requested on the attached Sample Site Plan and list of Non-residential Site Plan Requirements. **(In addition, if the site plan is larger than 11 by 17 inches, please provide one reduced copy.)**
4. Proof of ownership/agent. If the applicant is not the property owner, provide a notarized letter from the property owner stating authorization of the Commercial Building/Use/Special Use Application.
5. Citizen Review Report, if special use.

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6. Proof of Valid Commercial Contractor's License. (Note: any building used by the public and/or employees must be built by a Commercial Contractor licensed in the State of Arizona.)
7. Hazardous or Polluting Materials Questionnaire, if applicable.

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

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

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

PART TWO - QUESTIONNAIRE

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

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

1. What is the existing use of the property? residential home

2. What is the proposed use or improvement? residential home / retreat center

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? meetings, seminars, retreats, workouts, weddings, dinners.

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

at this time - none

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

stone/wood (residence) wood/stucco (new)

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.

Phase one - guest room/bathrooms/kitchen

Phase two - rustic cabins

7. Provide the following information (when applicable):

A. Days and hours of operation: Days: 7 Hours (from 7⁰⁰ AM to 11⁰⁰ PM)

B. Number of employees: Initially: 0 Future: 2
Number per shift Seasonal changes 0

C. Total average daily traffic generated:

(1) How many vehicles will be entering and leaving the site.
average 5

(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?
from driveway to Moonlight to Blue Sky to 186 S

(4) If more than one direction, estimate the percentage that travel in each direction
90% in stated direction

(5) At what time of day, day of week and season (if applicable) is traffic the heaviest
Friday evenings/Sunday afternoons

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

Estimated total gallons of water used: per day 50 per year 150,000

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

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

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

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

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

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

H. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	<i>Private well</i>	
Sewer/Septic	<i>Private System</i>	
Electricity	<i>SSVEC</i>	
Natural Gas	<i>N/A</i>	
Telephone	<i>Cell Service</i>	
Fire Protection	<i>Wilcox Rural Fire Dept</i>	

SECTION B - Outdoors Activities/Off-site Impacts

1. Describe any activities that will occur outdoors.

meetings - walks

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. _____

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

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

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

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

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

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

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 X If yes, show details on the site plan. **Note: The County may require off-site improvements reasonably related to the impacts of the use such as road or drainage improvements.**

SECTION C - Water Conservation and Land Clearing

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

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

SECTION D - Hazardous or Polluting Materials

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

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

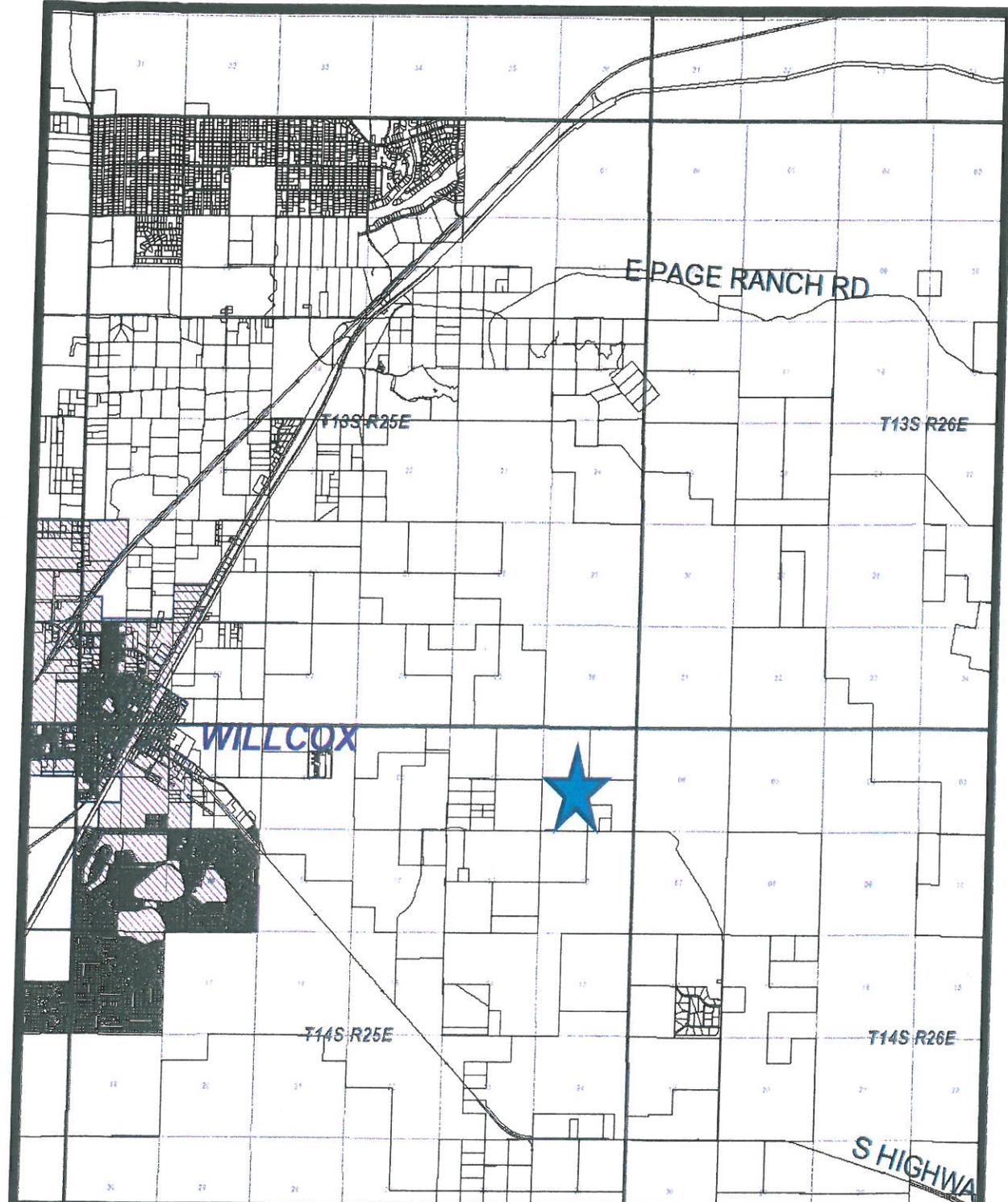
Applications that involve hazardous or polluting materials may take a longer than normal processing time due to the need for additional research concerning the materials' impacts. The Arizona Department of Environmental Quality (ADEQ) Compliance Assistance Program can address questions about Hazardous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

SECTION E - Applicant's Statement

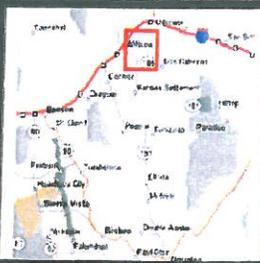
I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Special Use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

Applicant's Signature Betty L. Peterson

Date signed Sept 18, 2012



WILLCOX



Docket SU-12-15
(Peterson)
Location Map

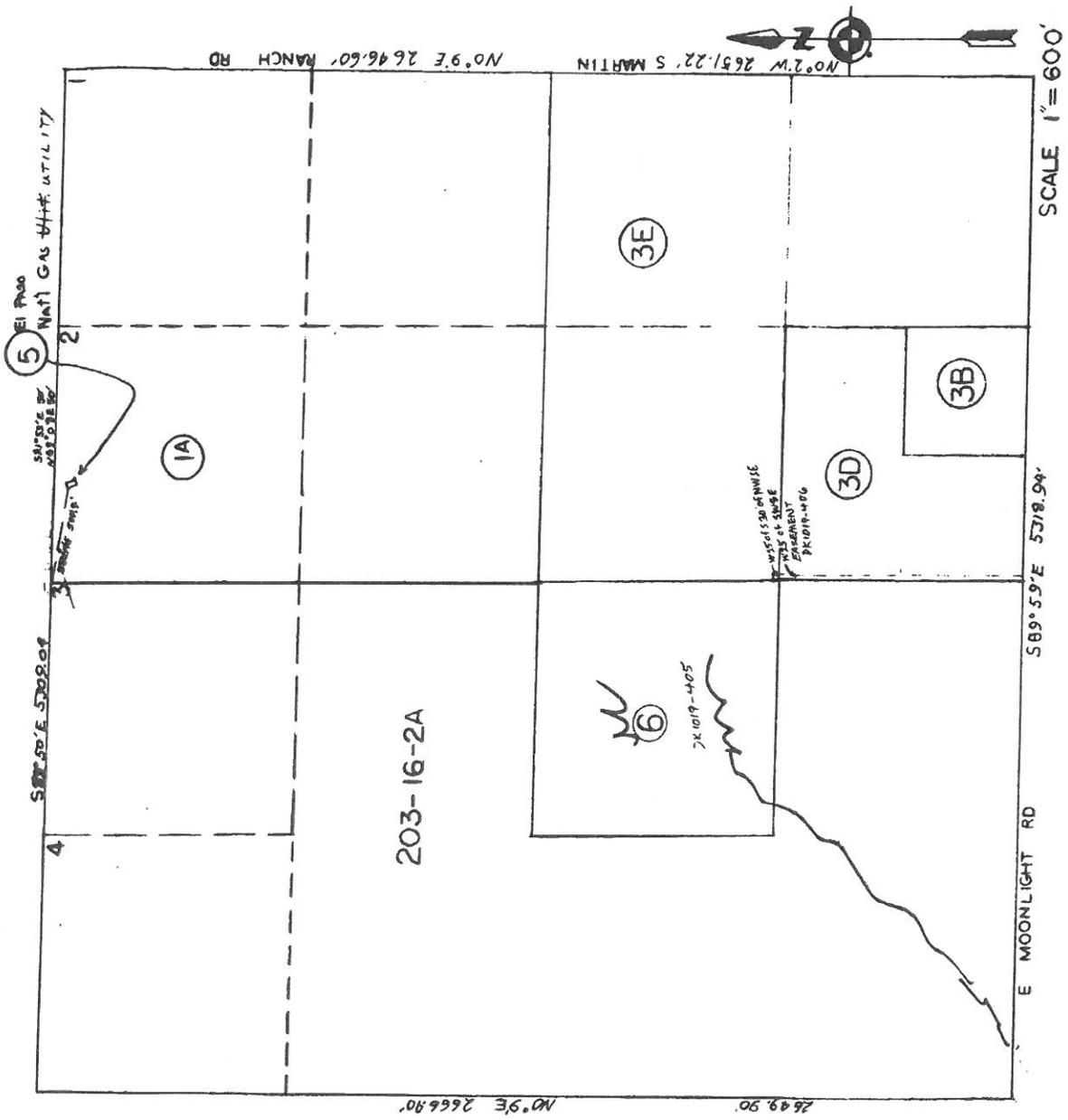
This map is a product of the
Cochise County GIS



Edennis, 2012-10-02 10:30:51
I:\Coapp\GIS\Geodoc\Entompass Admin\Meta\Meta Map

This document is a graphic representation only of best available sources.
Cochise County assumes no responsibility for any errors.

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COONIE COUNTY ASSESSOR
 THIS MAP CREATED FROM PUBLIC RECORDS
 AND DOES NOT REPRESENT A SURVEY

THE INFORMATION IS FROM
 PUBLIC RECORDS AND
 DOES NOT REPRESENT A SURVEY

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COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

MEMORANDUM

Date: 10/29/12
To: Keith Dennis, Senior Planner
From: Karen L. Lamberton, AICP, County Transportation Planner
Subject: Peterson Guest Home and Retreat Center: CP 12-15/Parcel #203-17-006

The applicant is applying for a Special Use Authorization to develop a guest room in their existing residential unit and to plan for a potential cluster of six cabins designed for short retreats. Access is taken from Blue Sky Rd. to Moonlight Rd. both of which are county-maintained as primitive rural minor access roadways, native surfaced, with 20-foot cross-sections. Primitive roadways are typically bladed about twice a year. The applicant is advised that there are no current plans to improve either of these roads in the near future.

This proposed use is estimated to generate, at full build out and full occupancy, a range of trips from 27 to 62 per day per the ITE Manual, 8th ed. Peak hour impacts will likely be negligible; most trips would occur on the weekends and would likely be easily absorbed into the typical traffic pattern. The first phase (one guest bedroom) would not increase the trip generation for this site beyond that of a typical residential unit and, once built-out with the proposed six, small rustic overnight cabins, would not likely increase the trip generation for this site beyond what would be allowed under current zoning for this parcel.

Recommendations

The applicant is advised that at the Commercial Permit stage adequate legal access should be established to the site via a public or private easement. The current access point to the county-maintained roadway at Moonlight Rd. appears to be adequate for access onto a native-surfaced primitive roadway but should be formally established via an informational Right-of-Way/Encroachment Permit with the Highway Dept. If a new driveway is established on a new easement that access point should also be formally established prior to clearing the new point of entry onto Moonlight Rd. and appropriate design standards obtained from the Highway Dept.

Given the minimal traffic impacts anticipated from this use no other off-site improvements would be required. Given the rural nature of the site and the proposed use this department would support a waiver to parking and driveway surface requirements to allow native or gravel surfaces. The applicant may also wish to obtain a waiver from minimum (24-foot) driveway widths to allow the existing width, that varies along the driveway route, to remain.

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The applicant is also advised that a more detailed site plan will be needed at the Commercial Permit stage. Although the applicant site plan is adequate for describing their conceptual plan for the Special Use Authorization process at the time of Commercial Permitting all of the required elements of a site plan, described in the County's Zoning regulations should be addressed. These specifically include the addition of dimensions (e.g. driveway widths and access aprons at Moonlight Rd.) and sight triangles (at the access driveways). These detailed dimensions will also be needed for the requested ROW/Encroachment Permits for the access points onto the county-maintained roadway. It is noted that handicapped parking areas are identified: these will need to meet current ADA and County design standards and would need to include a cement/hard-surface even if the general parking area surfacing requirements are waived (ADA is a federal standard).

cc: Docket SU12-15

Dennis, Keith

From: Couchenour, Terry E. Jr
Sent: Monday, October 15, 2012 8:37 AM
To: Dennis, Keith
Cc: Cratsenburg, Diane; Lamberton, Karen
Subject: RE: Transmittal SU-12-15 (Peterson)

Hello Keith,

Right-of-way staff has no comment regarding the need for right-of-way dedication for our maintained roads. The subject parcel does derive access from a maintained road (Moonlight Rd #1298) via a long driveway. However the subject parcel does not adjoin the maintain road, does not own the neighboring parcel, and is unable to donate right-of-way

On a side note the subject parcel appears to derive physical access across 203-16-002A. Based upon Special Warranty Deed 070310161, I did not find an easement for this physical access. I did notice a 25' wide easement across 203-17-003E and 203-17-003D as described on the Special Warranty Deed and the Assessor Plat map. I highly recommend that the applicant either perfect legal access for their existing driveway or establish a new driveway on their easement. If they establish a new driveway I am sure they would need to talk with Diane about a right-of-way permit for the new driveway access on Moonlight Rd.

Terry Edward Couchenour
Right of Way Agent II
Highway and Floodplain

From: Dennis, Keith
Sent: Tuesday, October 02, 2012 4:04 PM
To: Lamberton, Karen; Couchenour, Terry E. Jr; Flores, Dora; packerson@vtc.net; firecaptain_56@yahoo.com; jstoddard@willcoxcity.org; Holden, Jack; Rothrock, Rod; Wyatt, Tim
Cc: 'jvmartzke@powerc.net'; arbor_solutions@yahoo.com; Gary Brauchla; Vlahovich, Jim; Searle, Richard; Wilson, Beverly; Turisk, Mike
Subject: Transmittal SU-12-15 (Peterson)

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

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

Dennis, Keith

From: John Peterson [azjohnpeterson@gmail.com]
Sent: Monday, October 29, 2012 6:04 PM
To: Dennis, Keith
Subject: Re: modifications

We request that the County waive the 2 inch gravel requirement on the access road to and from our business. Additionally, we ask that the driveway width is allowed to be less than 24 feet in some places.

John and Betty Peterson

Sent from my iPad

On Oct 29, 2012, at 3:46 PM, "Dennis, Keith" <KDennis@cochise.az.gov> wrote:

From: Dennis, Keith
Sent: Monday, October 29, 2012 3:46 PM
To: 'azohnpeterson@gmail.com'
Subject: modifications

1. Surface – waive the 2inch gravel req;
2. Driveway width – may be less than 24 feet in some places.

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

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

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7.1

September 19, 2012

Dear Park Seung Weon and Seong Dai,

First of all we would like to introduce ourselves. We live at 3700 E. Moonlight and that is located to the west of your property. We are in the middle of Tom Martin's lower summer pasture and about forty acres northwest of John Gates. We built our own home and have lived at this location since 1979 and owned the property since 1975. Our children grew up here.

As we consider what to do with our home as we age, we have decided to build a rustic retreat center and as part of the process to obtain the necessary county building permits, we need to formally inform you of our building project. The reason we must do this is that the zoning will change for part of our land.

Our intent is to create a rustic retreat center for both religious and fitness oriented groups. Needless to say, we know our location is special and part of that uniqueness and peacefulness is created by the relationship we have with our neighbors and our surroundings. Our intent is to no way violate that bond.

We plan to have a central room where people can meet, and several small rustic cabins to accommodate overnight guests. We anticipate groups coming to work on either a fitness project or a religious retreat. Respecting and enjoying the natural environment will be an integral part of the project. The central room and adjacent patios could also be a wedding site or meeting site. There will be a commercial kitchen. It is important for you to know that we will continue to live in our home.

Our plans will be presented to the County Planning and Zoning Commission at the November 14th meeting in Bisbee. The meeting is held at 4:00 PM at 1415 Melody Lane, Board of Supervisors Room, Building G. At that time we hope they will approve the special use permit for our property. Please contact us beforehand with any questions or concerns you may have.

Please stop and visit with us on your next trip to Arizona. We would like to meet you and show you first hand what we are doing.

Sincerely,



John and Betty Peterson





COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

MEMORANDUM

TO: Cochise County Planning and Zoning Commission

FROM: Keith Dennis, Senior Planner *KD*
For: Beverly J. Wilson, Deputy Director, Planning Division *BW*

SUBJECT: Docket Z-12-07 (Jantz)

DATE: November 28, 2012, for the December 12, 2012 Meeting

APPLICATION FOR A REZONING

The Applicant is requesting a rezoning of nine contiguous one-acre parcels from SR-43 (Single Household Residential, 1 dwelling per acre) to RU-4 (Rural, 1 dwelling per 4 acres). The Applicant, who resides on the site, is requesting the rezoning as part of an effort to convert the parcels to full time agricultural production. The property (a site consisting of Parcels 119-05-244 through 252, totaling 9.63 acres) is located at 730 N. Skyline Road in Cochise, AZ. The Applicants are Michael and Cynthia Jantz of the same address. The Board of Supervisors will consider this Docket at a subsequent public hearing, to be held on Tuesday, January 8, 2013.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Size: 9.63 Acres
 Zoning: SR-43 (Single-Household Residential, 1 dwelling per acre)
 Growth Area: Category D (Rural Growth Area)
 Area Plan: Mid Sulphur Springs Valley Area Plan
 Plan Designation: Rural Density / Agriculture and Green Space
 Existing Uses: Undeveloped Land
 Proposed Uses: Single Family Residence and Shop

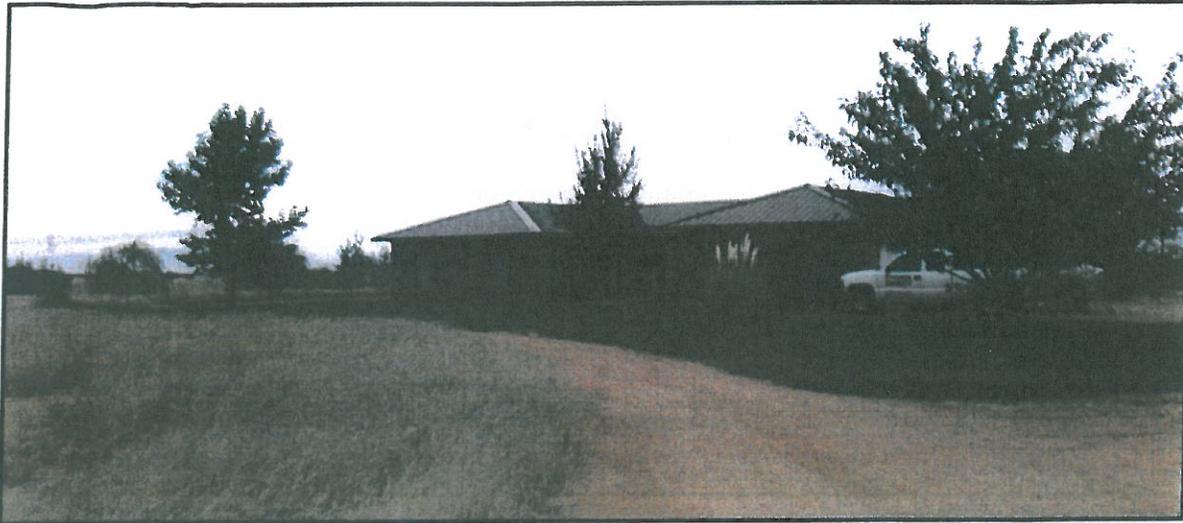
Surrounding Zoning

Relation to Subject Parcel	Zoning District	Use of Property
North	RU-4	Undeveloped Land
South	RU-4	Undeveloped Land
East	RU-4	Undeveloped Land
West	RU-4	Undeveloped Land

II. PARCEL HISTORY

2003 – Permit issued for construction of a 2,425 square foot single family residence;
 2009 – Permit issued for a 725 square foot addition and 1,500 square foot workshop; and
 2012 (October) – Applicant obtained an agricultural exemption from permitting and zoning requirements.

There are no violations or other enforcement actions associated with the site.



The Jantz Residence

III. NATURE OF REQUEST

The Applicants, Michael and Cynthia Jantz, currently reside on and farm the nine-acre site. The Jantz family grows sweet corn, watermelons, and assorted other crops, and Mr. Jantz intends to cultivate several acres with sweet potatoes and pistachios in the coming years. The family also keeps chickens and pigs on the farm.

Recently, the Applicant decided to take steps to make the family farm land use consistent with local zoning codes. To this end, the Applicant sought and obtained an agricultural exemption from the Zoning Regulations, relieving him of permitting requirements. The current request, to downzone the nine-acre site from SR-43 to RU-4 is part of this effort. Mr. Jantz says rezoning the properties would be a better reflection of the current and future agricultural activities and would bring him peace of mind.

IV. ANALYSIS OF IMPACTS

Mandatory Compliance

The subject property lies within a Category "D"—Rural Growth Area and is considered a "Rural Density / Agriculture and Green Space" land use designation area (per the Mid Sulphur Springs Valley Area Plan). Section 402 of the County Zoning Regulations permits owners of property lying within "Rural Density Residential" land use areas to request a rezoning to RU-4.



Above: fruit tree orchard; below: small farm animal pens.



Compliance with Rezoning Criteria

Section 2208.03 of the Zoning Regulations provides fifteen (15) criteria used to evaluate rezoning requests. Nine of the criteria are applicable to this case, and the request as submitted complies with each.

1. Provides an Adequate Land Use/Concept Plan. Complies.

The attached Concept Plan is adequate for the proposed “downzoning.” Note that Section 2208.03.B.1 does not relate specifically to what is proposed. That is, the rezoning would not facilitate a new residential subdivision development and so would not require a new subdivision plat submittal. From a structural standpoint, the property is essentially already developed; the only new land uses proposed involve cultivation of additional acreage beyond the current level, not any new structures.

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2. Compliance with the Applicable Site Development Standards—Complies.

In the future, the Applicant intends to construct a durable fence around the property to keep wildlife out of his crops – such construction would not require a permit in any case. This is the only new construction reported by the Applicant to staff. All other future plans involve cultivation of all or part of the site.

As a family farm with home and accessory structures already built prior to obtaining the agricultural exemption, the developed area of the property is already in compliance with SR-43 site development standards. Downzoning to RU-4 would not render any structures non-compliant with the site development standards for the RU-4 District.

The nine-acre site has recently been relieved of all basic permitting requirements owing to its agricultural exemption. This Factor could therefore be said not to apply to this Docket. However, land uses allowed by Special Use Permit would still require a public process and subsequent permit.

3. Adjacent Districts Remain Capable of Development – Complies.

The proposal would not affect the development prospects of any neighboring property.

4. Limitation on Creation of Nonconforming Uses—Complies.

The proposal would not create any potential for non-conforming uses.

5. Compatibility with Existing Development –Complies.

The immediate area is characterized by smaller-scale homestead farming operations. Development on the property is in keeping with the rural character of development in the area, so RU-4 zoning would be appropriate.

6. Rezoning to More Intense Districts—Not Applicable.

As discussed, the proposal is for a less-intense Zoning District. Under the SR-43 Regulations, nine homes could be built on the property; with just under 10 acres; RU-4 zoning would allow for only two homes on the same property.

7. Adequate Services and Infrastructure – Complies.

The home is served by an on-site well and septic system. SSVEC provides electric power and the Sunsites Volunteer Fire Department provides emergency services.

8. Traffic Circulation Criteria – Complies.

Rezoning to RU-4 would not open the door to significant traffic increases, but rather, would result in development that would be well within the capacity of the local transportation network to handle. The property borders Allen Street, which is County-maintained.

9. Development Along Major Streets—Not Applicable.

The property does not border any major street. Access to Ironwood Road is approximately one-half mile to the South along Skyline Road.

10. Infill—Not Applicable.

This Factor applies only for rezoning requests to GB, LI or HI, and therefore not applicable.

11. Unique Topographic Features – Not Applicable.

This Factor only applies to rezonings to more intense districts, and not to “downzonings.”

12. Water Conservation—Not Applicable.

This criterion is applicable only to rezonings associated with Master Development Plans.

13. Public Input—Complies.

As a request to downzone the property, a Citizen Review Report was not required for this case. However, staff did notify property owners within 1,500 feet of the site. Staff posted the property on November 15, 2012, and published a legal notice in the *Bisbee Observer* the same day. To date, staff has received two statements of support from neighboring property owners, and four letters opposing the request. Opposition to the request focused mainly on concerns about declining property values.

14. Hazardous Materials – Not Applicable.

No hazardous materials are proposed as part of the development plan.

15. Compliance with Area Plan - Complies

The property is within the boundaries of the *Mid Sulphur Springs Valley Area Plan*. In Article 2 of that Plan, the “Agriculture/Rural Density and Green Space” designation calls for a minimum lot size of four acres for rural density development. The proposal would facilitate such development at the density prescribed by the Plan. The Area Plan specifically addresses rezoning requests such as described in this Docket, stating that “[v]oluntary downzonings in these areas are strongly encouraged.”

V. SUMMARY

Factors in Favor of Approval

1. Allowing the request would be in keeping with the character of development in the area;
2. The request is in keeping with the Rural Growth Area policies of the Comprehensive Plan, and the density prescribed in the Mid Sulphur Springs Valley Area Plan; and
3. Two neighboring property owners have expressed support for the proposal.

Factors Against Approval

1. Four neighboring property owners oppose the request, citing concerns about reduced property values.

VI. RECOMMENDATION

Based on the Factors in Favor of Approval, staff recommends that the Planning and Zoning Commission forward Z-12-07 to the Board of Supervisors with a recommendation of **conditional approval**, subject to the following standard conditions:

1. The Applicant shall provide the County with a signed Acceptance of Conditions and a Waiver of Claims form arising from ARS Section 12-1134 signed by the property owner of the subject property within thirty (30) days of Board of Supervisors approval of the rezoning; and
2. It is the Applicants' 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.

Mr. Chairman, I recommend we forward Docket Z-12-07 to the Board of Supervisors with a recommendation of conditional approval, subject to the conditions recommended by staff.

VII. ATTACHMENTS

- A. Rezoning Application
- B. Concept Plan
- C. Location Map
- D. Public Comment

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COMMUNITY DEVELOPMENT DEPARTMENT

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

(520) 432-9240
Fax 432-9278

E-12-07
CHECK # 2531
Rec'd 10/25
KLIND.

COCHISE COUNTY REZONING APPLICATION

Submit to: Cochise County Community Development Department
1415 Melody Lane, Building E, Bisbee, Arizona 85603

1. Applicant's Name: Michael L. & Cynthia L. Jantz

2. Mailing Address: 730 N. Skyline Rd.

Cochise	AZ	85606
City	State	Zip Code

3. Telephone Number of Applicant: (520) 508 2293

4. Telephone Number of Contact Person if Different: ()

5. Email Address: mljantz@gmail.com

6. Assessor's Tax Parcel Number: 119 - 05 - 244 (Can be obtained from your County property tax statement)

7. Applicant is (check one):

- Sole owner:
- Joint Owner: (See number 8)
- Designated Agent of Owner:
- If not one of the above, explain interest in rezoning: _____

7. If applicant is **not** sole owner, attach a list of all owners of property proposed for rezoning by parcel number. Include all real parties in interest, such as beneficiaries of trusts, and specify if owner is an individual, a partnership, or a corporation:

- List attached (if applicable): Michael L & Cynthia L. Jantz (husband & wife)

8. If applicant is **not** sole owner, indicate which **notarized** proof of agency is attached:

- If corporation, corporate resolution designating applicant to act as agent:
- If partnership, written authorization from partner:
- If designated agent, attach a **notarized** letter from the property owner(s) authorizing representation as agent for this application.

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9. Attach a proof of ownership for all property proposed for rezoning. Check which proof of ownership is attached:

- Copy of deed of ownership:
- Copy of title report:
- Copy of tax notice:
- Other, list: _____

10. Will approval of the rezoning result in more than one zoning district on any tax parcel?

- Yes No

11. If property is a new split, or the rezoning request results in more than one zoning district on any tax parcel then a copy of a survey and associated legal description stamped by a surveyor or engineer licensed by the State of Arizona must be attached.

12. Is more than one parcel contained within the area to be rezoned? Yes No

- If yes and more than one property owner is involved, have all property owners sign the attached consent signature form.

13. Indicate existing Zoning District for Property: SR43

14. Indicate proposed Zoning District for Property: RU4

Note: A copy of the criteria used to determine if there is a presumption in favor of or against this rezoning is attached. Review this criteria and supply all information that applies to your rezoning. Feel free to call the Planning Department with questions regarding what information is applicable.

15. Comprehensive Plan Category: D (A County planner can provide this information.)

16. Comprehensive Plan Designation or Community Plan: Ag (A County planner can provide this information.)

Note: in some instances a Plan Amendment might be required before the rezoning can be processed. Reference the attached rezoning criteria, Section A.

17. Describe all structures already existing on the property: _____
House, 1 - 10'x12' mobile storage shed, 1 - 9'x18 mobile storage shed (to be sold)

18. List all proposed uses and structures which would be established if the zoning change is approved. Be complete. Please attach a site plan: _____

Market farm - no structures planned at this time, however fencing will be needed to keep out javelina & coyotes.

19. Are there any deed restrictions or private covenants in effect for this property?

- No Yes
- If yes, is the proposed zoning district compatible with all applicable deed restrictions/private covenants? Yes No

- Provide a copy of the applicable restrictions (these can be obtained from the Recorder's office using the recordation Docket number)

20. Which streets or easements will be used for traffic entering and exiting the property?

Skyline Rd. - no changes to entrance or exit.

21. What off-site improvements are proposed for streets or easements used by traffic that will be generated by this rezoning? None

22. How many driveway cuts do you propose to the streets or easements used by traffic that will be generated by this rezoning? None

23. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	Existing well	
Sewer/Septic	Existing esptic	
Electricity	Existing - SSVEC	
Natural Gas	N/A	
Telephone	Existing - Valley Telecom	
Fire Protection	Existing - Sunsites-Pearce Volunteer	

24. This section provides an opportunity for you to explain the reasons why you consider the rezoning to be appropriate at this location. The attached copy of the criteria used to determine if there is a presumption in favor of or against this rezoning is attached for your reference (attach additional pages as needed).

We have started a market farm on which we are producing vegetables, fruit, poultry, & livestock, which we plan to market to the community. We wish to have this property rezoned to RU4 as it more accurately reflects the use of the property.

25. AFFIDAVIT

I, the undersigned, do hereby file with the Cochise County Planning Commission this petition for rezoning. I certify that, to the best of my knowledge, all the information submitted herein and in the attachments is correct. I hereby authorize the Cochise County Planning Department staff to enter the property herein described for the purpose of conducting a field visit.

Applicant's Signature: _____

10/22/12

Date: _____

M. L. K. S. J. [Signature]



Google earth

feet 1000
meters 300



B
72

Skyline

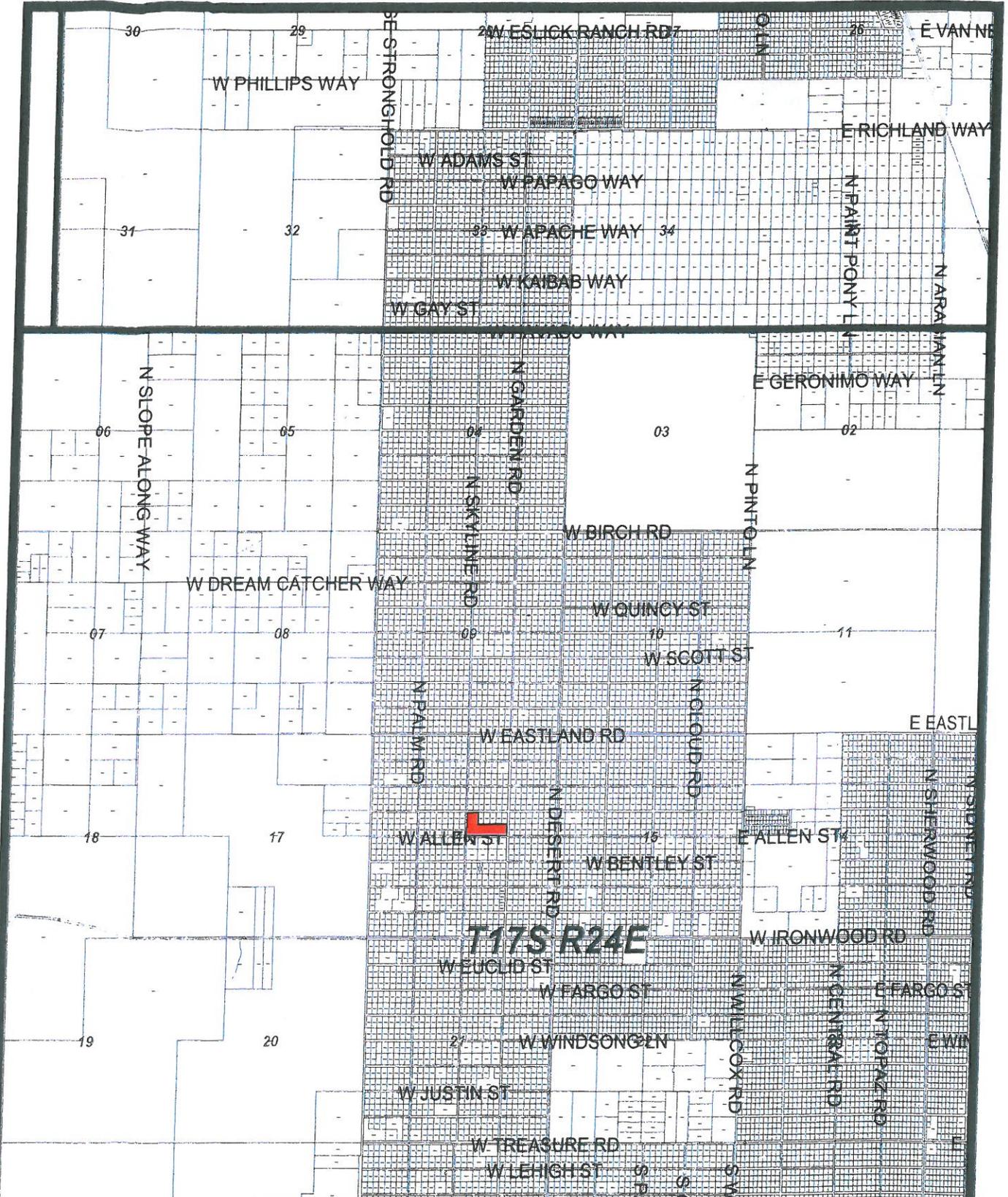
Homestead



Agriculture

Agriculture

WALLEN



Docket Z-12-06
(Jantz)
Location Map

This map is a product of the
Cochise County GIS



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Dennis, Keith

From: edoole1@satx.rr.com
Sent: Wednesday, November 28, 2012 3:35 PM
To: Dennis, Keith

In reference to docket SU-Z-12-07 Jantz. I do not support this request. I feel it would affect property values. Edna Mae Doole Tax Parcel Number 11908030.

Thank You

Rezoning: Docket Z-12-07 (Jantz)

COCHISE COUNTY

NOV 24 2012

PLANNING

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

Individual will draw upon ground water available for the area thus limiting my use in the future. Farmland sells for less thus lowering any price for my piece of property. Property was originally purchased for home not to be in a farm area. Taxes on agricultural land cheaper thus possibly raising revenue in form of taxes for myself and other property owners.

(Attach additional sheets, if necessary)

PRINT NAME(S): BRUCE J. STEVENS

SIGNATURE(S): Bruce J. Stevens

YOUR TAX PARCEL NUMBER: 119-08-149 ; 119-08-186 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Upon submission this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. **Written comments must be received by our Department no later than 4 PM on Friday, November 30, 2012 if you wish the Commission to consider them before the December 12, 2012 meeting. We can not make exceptions to this deadline, however, if you miss the written comment deadline you may still make a statement at the public hearing listed above. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting, as they do not have sufficient time to read materials at that time. Your cooperation is greatly appreciated.**

RETURN TO: Keith Dennis, Senior Planner
Cochise County Planning Department
1415 Melody Lane, Building E

D
38

Rezoning: Docket Z-12-07 (Jantz)

COCHISE COUNTY

NOV 10 2012

PLANNING

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

The houses are agriculture ground isn't valued as highly as residential ground. Hopefully the valuation will rise on the property we own and we then could sell. If someone wants our property, all they need do is make us an offer, if it is enough we'll be willing to sell. Thank you.

(Attach additional sheets, if necessary)

PRINT NAME(S):

Paul D., Francis E. McAllister

SIGNATURE(S):

Paul D. McAllister & Francis Elizabeth McAllister

YOUR TAX PARCEL NUMBER: 116-09-195 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Upon submission this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. **Written comments must be received by our Department no later than 4 PM on Friday, November 30, 2012 if you wish the Commission to consider them before the December 12, 2012 meeting. We can not make exceptions to this deadline, however, if you miss the written comment deadline you may still make a statement at the public hearing listed above. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting, as they do not have sufficient time to read materials at that time. Your cooperation is greatly appreciated.**

RETURN TO: Keith Dennis, Senior Planner
Cochise County Planning Department
1415 Melody Lane, Building E

D
39

Rezoning: Docket Z-12-07 (Jantz)

COCHISE COUNTY

NOV 21 2012

PLANNING

X

YES, I SUPPORT THIS REQUEST

Please state your reasons:

I am in favor of Agricultural production

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): Gilberta LORD HURST

SIGNATURE(S): *Gilberta Lord Hurst*

YOUR TAX PARCEL NUMBER: 119-08-092-9 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Upon submission this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. **Written comments must be received by our Department no later than 4 PM on Friday, November 30, 2012 if you wish the Commission to consider them before the December 12, 2012 meeting. We can not make exceptions to this deadline, however, if you miss the written comment deadline you may still make a statement at the public hearing listed above. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting, as they do not have sufficient time to read materials at that time. Your cooperation is greatly appreciated.**

RETURN TO: Keith Dennis, Senior Planner
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

D
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Rezoning: Docket Z-12-07 (Jantz)

NOV 20 2012

PLANNING



YES, I SUPPORT THIS REQUEST

Please state your reasons:

We think the rezoning of the nine contiguous one acre parcels to R11-4 and agriculture use will help increase interest in the area.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Empty lines for providing reasons for not supporting the request.)

(Attach additional sheets, if necessary)

PRINT NAME(S): Josephine L. Haas Ronald A Haas

SIGNATURE(S): Josephine Haas Ronald A Haas

YOUR TAX PARCEL NUMBER: 119-05-166 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Upon submission this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received by our Department no later than 4 PM on Friday, November 30, 2012 if you wish the Commission to consider them before the December 12, 2012 meeting. We can not make exceptions to this deadline, however, if you miss the written comment deadline you may still make a statement at the public hearing listed above. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting, as they do not have sufficient time to read materials at that time. Your cooperation is greatly appreciated.

RETURN TO: Keith Dennis, Senior Planner Cochise County Planning Department 1415 Melody Lane, Building E

Handwritten initials 'D' and '91'.

Dennis, Keith

From: ktighe@q.com
Sent: Saturday, November 10, 2012 10:49 AM
To: Dennis, Keith
Cc: Bill Lemos
Subject: Re: Docket SU-Z-12-07 (Jantz)

Thank you!
K. Tighe

From: "Keith Dennis" <KDennis@cochise.az.gov>
To: ktighe@q.com
Sent: Friday, November 9, 2012 4:11:13 PM
Subject: RE: Docket SU-Z-12-07 (Jantz)

The gentleman already is farming the property; he is asking to change from one acre (SR-43) to four acre (RU-4) zoning because he would rather have the rural zoning. The resulting group of nine parcels would then have to be combined because right now there are nine contiguous one-acre parcels. So there would be a lowering of density as a result of the rezoning if it passes.

However, the rezoning is really about his own preference and peace of mind, because all that he is doing and wants to do is already allowed the way things are now.

As for his future plans, he told me he mostly intends to put up some fencing, and a small number of pistachio trees. He says now he grows melons, pumpkins, sweet corn and a few other crops.

Have a good weekend.

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

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

From: ktighe@q.com [<mailto:ktighe@q.com>]
Sent: Friday, November 09, 2012 2:08 PM
To: Dennis, Keith
Subject: Fwd: Docket SU-Z-12-07 (Jantz)

From: ktighe@q.com
To: ". gov" <kdennis@cochise.az>
Sent: Thursday, November 8, 2012 2:27:55 PM
Subject: Docket SU-Z-12-07 (Jantz)

Hello Mr. Dennis,

I am writing on behalf of my brother, Mr. Lemos, who received your letter dated 11/1/12. Since I live here in Bisbee, I plan to attend the public hearing in his place.

I wonder if you could give us more information about Docket Z-12-07?

Can you tell us what type of agricultural production the owners have in mind? The reason we ask is that there would be a huge difference between say, a poultry farm or a feed lot vs a vineyard or an orchard, in the way it might impact neighboring properties.

Thank you,
Karen Tighe

