

# NOTICE OF MEETING

Planning and Zoning Commission  
**October 13, 2010**  
Cochise County Complex  
Board of Supervisors Hearing Room  
1415 W. Melody Lane, Building G  
Bisbee, Arizona

## AGENDA

### 4:00 P.M. CALL TO ORDER

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

**ROLL CALL** (Introduce Commission members, explain quorum and requirements for taking legal action.)

(Also explain procedure for public hearing, i.e., after Planning Director's Report, Applicant will be allowed 10 minutes, other persons will each have 5 minutes to speak and Applicant can have 5 minutes for rebuttal at end.)

**APPROVAL OF PREVIOUS MINUTES** - (Call for motion to approve the minutes of the August 11, 2010 Meeting)

**CALL TO THE PUBLIC** (Ask if any member of the public wishes to speak on any item not already on the agenda).

## NEW BUSINESS

### *Item 1 (Page 1) - Introduce Docket and advise public who the applicants are.*

**Public Hearing, Docket Docket SU-10-17:** The Applicants seek a Special Use Permit to establish a residential care institution in unincorporated Sierra Vista, per Section 906.06 of the Zoning Regulations. The property is zoned SR-43 (Single-Household Residential; one dwelling unit per one-acre) and accommodates the Golden Oaks Assisted Living residential care home that currently provides care for six residents. Residential care homes (six residents or less) are permitted uses in the SR-43 Zoning Districts; however, residential care institutions (seven residents or more) require a Special Use Permit; the Applicants wish to expand in order to provide care for 10 residents. The subject parcel (Parcel No. 105-89-020) is located at 5433 S. Calle Metate in Sierra Vista, AZ.

**Applicants:** Trudy Altamirano and Patricia Kent.

- Call for PLANNING DIRECTOR'S REPORT
- Call for APPLICANT'S STATEMENT
- Declare PUBLIC HEARING OPEN
  - Call For COMMENT FROM OTHER PERSONS (either in favor or against)
  - Call for APPLICANT'S REBUTTAL (if APPROPRIATE)
- Declare PUBLIC HEARING CLOSED
- Call for COMMISSION DISCUSSION (May ask questions of the applicant)
- Call for PLANNING DIRECTOR'S SUMMARY AND RECOMMENDATION
- Call for MOTION
- Call for DISCUSSION OF MOTION
- Call for QUESTION

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 tonight 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**

**County-Wide Transportation Model Briefing:** A short briefing about the QRS II transportation model, growth projections and how the model can help inform future decision making will be presented to the Planning and Zoning Commission by our County Transportation Planner.

**DIRECTOR'S REPORT ON PENDING AND RECENT MATTERS AND FUTURE  
AGENDA ITEMS**

1. Board of Supervisors Actions
2. Next and potential future month's Dockets

**CALL TO COMMISSIONERS ON RECENT MATTERS**

**ADJOURNMENT**

**COCHISE COUNTY PLANNING & ZONING COMMISSION  
MINUTES**

Wednesday, August 11, 2010

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

**ROLLCALL**

Chair Basnar noted the presence of a quorum. He then introduced the Commissioners to the public. Chair Basnar then explained to the audience the procedures for considering a docket.

**Roll Call.**

**Present:** Jim Martzke, Duane Brofer, Rusty Harguess, Lee Basnar, Jim Lynch.

**Absent/Excused:** Cruz Silva, Pat Edie, Ron Bemis, Gary Brauchla.

**APPROVAL OF THE MINUTES**

Chair Basnar asked for a motion to approve the minutes.

**Motion:** Approve as mailed. **Action:** Approve, **Moved by** Jim Martzke, **Seconded by** Duane Brofer.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5).

**Yes:** Jim Martzke, Duane Brofer, Rusty Harguess, Lee Basnar, Jim Lynch.

**CALL TO THE PUBLIC**

Chair Basnar opened the meeting to the public, being there was no one who wished to speak; Chair Basnar closed the "Call to the Public"

**Item 1**

**Docket SU-10-15:** Planner Keith Dennis presented the docket for a Special Use Permit to establish a winery with tasting room and associated structures in Kansas Settlement, AZ. The property would be developed in four phases; Phase 1 would include a 4,200 square foot winery/storage area and temporary residence. Phase 2 includes a single family residence and garage/workshop. Phase 3 would be an 840 square foot tasting room, and Phase 4 would consist of an additional 4,200 square foot winery expansion. The land use category is Agricultural Processing, per Section 607.37 of the Zoning Regulations. The subject parcel (Parcel No. 305-32-019R) is not addressed, and is located near the intersection of Arzbergers Road and Lucky Lane in Kansas Settlement, AZ . Mr. Dennis presented maps, photos and a site plan of the proposal. He further explained the 4 phase proposal and the property and explained the surrounding zoning. Mr. Dennis explained the

factors in favor and that there are no factors against, and there was 1 neighbor in support of the proposal.

Rona MacMillan stated that the key is this will be a phased proposal, and that it will be a couple years before their vines will be ready.

Chair Basnar opened the meeting to the public, being there was no one wishing to speak he closed the meeting to the public.

Mr. Dennis stated staff recommends approval with the conditions stated in the staff report.

**Motion:** Approve SU-10-15 with the 5 conditions recommended by staff, factors in favor being the findings of fact. , **Action:** Approve, **Moved by** Jim Martzke, **Seconded by** Rusty Harguess.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5).

**Yes:** Jim Martzke, Duane Brofer, Rusty Harguess, Lee Basnar, Jim Lynch.

## Item 2

**Docket SU-10-16:** Planner Keith Dennis presented the docket for a Special Use Permit to legitimize and expand an existing dry pinto bean packing plant. The plan is to add an additional 4,500 square feet of warehousing capacity. The land use category is Manufacturing, Wholesaling, Warehousing, Distribution or Storage of Agricultural-related Products, per Section 607.15 of the Zoning Regulations. The subject parcel (Parcel No. 204-31-004B) is located at 7750 S. Kansas Settlement Road in Kansas Settlement, AZ. Mr. Dennis presented maps, photos and a site plan of the expansion. He further explained the expansion and the modifications the applicant is requesting. Mr. Dennis explained the factors in favor and against.

The Applicant Mr. Haas stated the elevators are a standard height. He stated the business was open to the public when he purchased the business. He stated he has never had any need for handicap facilities.

Chair Basnar opened the meeting to the public, being there was no one wishing to speak he closed the meeting.

Mr. Dennis stated agricultural properties are exempt for agricultural production; however agricultural processing is not exempt. Mr. Bemis sent in comments by e-mail, stating he felt the applicant should install lighting, and that he supports the proposal.

Chair Basnar stated he felt there should be a time frame set for the applicant to decide if he wishes to leave the property open to the public.

Mr. Dennis stated staff is recommending approval with the conditions stated in the staff report, minus condition 3.

**Motion:** Approve SU-10-16 with the conditions stated by staff deleting condition 3, and with the modifications, factors in favor being the findings in fact. **Action:** Approve, **Moved by** Jim Martzke, **Seconded by** Rusty Harguess.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5).

**Yes:** Jim Martzke, Duane Brofer, Rusty Harguess, Lee Basnar, Jim Lynch.

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

1. There will be no meeting next month.
2. Interim Planning Director Jim Vlahovich announced the County is actively pursuing filling the vacant positions in the Department.

### **CALL TO COMMISSIONERS**

Commissioner Martzke stated staff should look at modifying the height regulations to allow for grain elevators.

### **ADJOURNMENT**

Motion: Motion to Adjourn at 4:51 P.M, Action: Adjourn,  
Moved by Duane Brofer, Seconded by Jim Lynch.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 5).

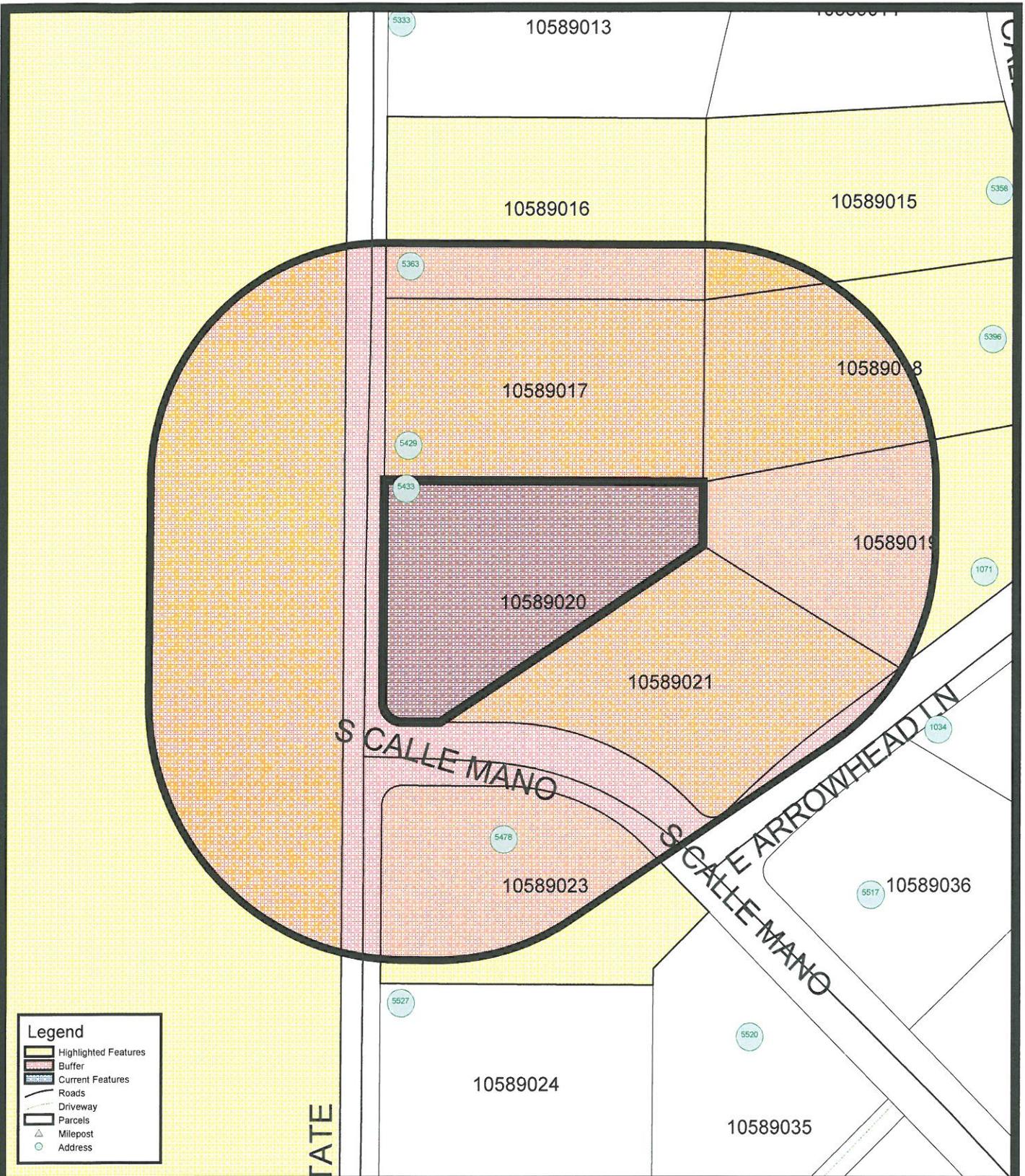
Yes: Jim Martzke, Duane Brofer, Rusty Harguess, Lee Basnar, Jim Lynch.

# Planning & Zoning Commission Meeting Sign in Sheet

DATE August 11, 2010

PLEASE PRINT

NAME	ADDRESS	PHONE #	ITEM #
1. RHONA MACMILLAN	1905 E MOUNTAIN SKY AVE PHOENIX, AZ 85048	602-904-3088	1
2. MARK JORVE	1905 E. MOUNTAIN SKY AVE PHOENIX, AZ 85048	602-885-8903	1
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			



**Legend**

- Highlighted Features
- Buffer
- Current Features
- Roads
- Driveway
- Parcels
- Milepost
- Address



SU-10-17  
 Kent & Altamirano  
 105-89-020  
 300' Buffer

This map is a product of the Cochise County GIS



**COMMUNITY DEVELOPMENT DEPARTMENT**

***Planning, Zoning and Building Safety***

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240

Fax 432-9278

**MEMORANDUM**

To: Planning and Zoning Commission  
From: Michael Turisk, Interim Planning Manager   
For: James E. Vlahovich, Interim Planning Director  
Subject: Docket SU-10-17 (Kent; Golden Oaks Canyon Assisted Living)  
Date: September 29, 2010 for the October 13, 2010 meeting

**APPLICATION FOR A SPECIAL USE PERMIT**

The Applicant requests a Special Use Permit to expand the Golden Oaks Canyon residential care home to establish a residential care *institution*, per Section 906.06 of the Zoning Regulations. The home currently provides care and supervision for six residents on the two-acre property zoned SR-43 (Single-Household Residential; one dwelling unit per one-acre). The Applicant has requested Special Use approval in order to expand the facility to provide care for 10 residents. The subject parcel (Parcel No. 105-89-020) is located at 5433 S. Calle Metate in unincorporated Sierra Vista. The Applicant is Ms. Patricia Kent.

**I. Description of Subject Parcel**

Parcel Location: 5433 S. Calle Metate in Sierra Vista  
Parcel Size: Two-acres  
Zoning: SR-43 (Single-Household Residential; one home per one-acre)  
Growth Area: Category A (Urban Growth)  
Plan Designation: Neighborhood Conservation (NC)  
Area Plan(s): Sierra Vista Sub-watershed  
Existing Use(s): Residential care home for six residents

**Zoning/Use of Surrounding Properties**

Direction	Zoning	Use(s)
North	SR-43	residential
South	SR-43	residential
East	SR-43	residential
West	RU-4	vacant

**II. Parcel History**

4/05; Permit issued for residential care home



*Fig 1;* Westward view of Golden Oaks Canyon assisted living home located at 5433 S. Calle Metate

### **III. Project Description**

The Applicant requests Special Use approval to establish a residential care institution at 5433 S. Calle Metate in unincorporated Sierra Vista. The two-acre property accommodates the 2,005 sq.-ft. Golden Oaks Canyon assisted living home which currently provides housing and custodial care for six ambulatory and non-ambulatory residents. (Residential care homes are permitted uses in the SR zoning districts; however, residential care *institutions* (for seven residents or more) require a Special Use Permit because of their potential for off-site impacts.

The Applicant would improve existing space to provide living quarters for four additional residents, so the home's footprint would not be expanded (the Department's Building Division has provided the Applicant with information about minimum construction standards if this request is approved). The Golden Oaks Canyon care home currently employs seven persons, with one or two employees on duty at all times. As is typical for such facilities, low-impact on-site enrichment activities are offered to improve residents' quality of life.

### **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 or not to recommend approval, as well as to determine what conditions and/or modifications and/or waivers may be needed. Nine of the 10 criteria apply to this request. As proposed, the expansion project complies with five of the nine factors, complies with condition with one factor, generally complies with two factors, and does not comply with one factor.

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

Although the property is not within an adopted area plan, it is subject to the policies of the County's Comprehensive Plan which indicates that the property is located within a Category A Urban Growth Area. These are areas characterized as having established or planned residential and/or non-residential development with lots that are typically one-acre or smaller. For the most part, adequate services and infrastructure are available, including community water and established emergency services. Furthermore, Category A Areas, by virtue of their proximity to incorporated communities, have annexation potential. Street improvements and urban site development standards, such as residential outdoor storage limitations and requirements for asphalt parking, are considered appropriate in Category A Areas. Moreover, the property is located in an area designated by the Comprehensive Plan as Neighborhood Conservation (NC), areas located in developed residential neighborhoods in need of protection from non-residential uses. Although residential care institutions are considered commercial uses, depending on scale, they oftentimes conform and harmonize with neighboring residential uses. This proposed expansion does not constitute a major commercial endeavor which would jeopardize the character of the surrounding residential neighborhood.

**B. Compliance with the Zoning District Purpose Section: Generally Complies**

Per Article 9, the SR districts serve the following purposes:

- To stabilize and protect single-household residential development;
- To provide areas for family living at a broad range of densities; and
- To provide for residential neighborhoods.

As noted, residential care institutions are considered commercial uses; however, this particular project would not be on a scale that would be in disharmony with the neighboring residential community, so the project as proposed would comply with the overall intent of the SR zoning districts, again, despite the commercial nature of the use.

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

The proposed use would not result in the creation of any additional access points to S. Calle Metate or any other street in the area.

**D. Traffic Circulation Factors: Complies**

Access to the site is via E. Ramsey Canyon Rd. then north on S. Calle Metate, a County-maintained and improved rural minor collector in good condition. Per the submitted Special Use application, average daily vehicular traffic would be approximately two vehicles per working shift. Large delivery vehicles would not visit the site. Staff is aware of neighbors' concerns regarding the potential traffic associated with the proposed expansion. However, according to our County Transportation Planner, the project would not generate significant traffic, but rather, counts would be similar to a single-family residence. Adequate right-of-way has been conveyed to the County.

**E. Adequate Services and Infrastructure: Complies with Condition 1**

Adequate services are available, including power provided by the SSVEC, phone services by Qwest and emergency services by the Fry Fire District. Per the Fry Fire District, if approved, Condition 1 requires the Applicant to upgrade the fire detection system, incorporate a fire sprinkler system and limit total occupancy to 15 persons or fewer, including staff.

The County's Environmental Health Division has indicated that the existing septic system capacity is inadequate to handle additional residents. The Applicant would be required to upgrade the septic system to the standards set forth by the Environmental Health Division.

#### **F. Site Development Standards: Does Not Comply**

Four Modifications and one waiver of site development standards have been requested, including:

1. A request to modify the minimum 24-foot driveway width requirement for non-residential driveways to allow the existing width of approximately 12-feet. Staff supports the modification, as the expansion would not generate traffic to the degree which would compromise safety or internal circulation;
2. A request to modify the minimum 40-foot setback requirement for Special Uses in the SR-43 districts. If approved, the project would not meet this minimum setback standard along the north property boundary. The project would, however, comply with minimum setback requirements along the east, south and west boundaries. Staff supports this setback modification because structures are in place. Secondly and perhaps more importantly, the use would not generate significant or abhorrent off-site impacts which would be exacerbated by allowing a reduced setback;
3. Per the Zoning Regulations, a six-foot solid screen is required whenever a non-residential use abuts a residential zoning district. The perimeter of the property is screened with a block wall; however, it does not comply with the minimum six-foot height requirement at some locations along its length. As noted above, the use would not generate impacts that would demand increasing the wall's height.
4. Per the Zoning Regulations, every parking and loading area and all driveways for sites within a Category A Areas shall be paved with asphalt or with an equivalent or better material. Currently, the driveway and employee parking areas meet this standard. However, there is a request to modify this requirement to allow gravel surface treatment should a new parking area be designed. Staff supports modifying the parking area asphalt requirement because transient dust would not be of concern because of the low number of vehicles that would visit the subject property; and
5. A request to waive the landscaping requirement for uses in Category A Areas. The subject property is currently landscaped and maintained, therefore Staff supports the waiver request.

Per the Zoning Regulations, one parking space is required per two patient beds, plus one space per two employees on the largest working shift. Assuming 10 residents (five spaces) in addition to two employees per shift (one space), the Applicant would be required to provide six spaces, plus one space for reasonable accommodation for the disabled. The site plan indicates that parking is near the main entrance along the north side of the home, but only five parking spaces are shown. If approved, the Applicant would be required to submit a revised site plan at the commercial permit phase showing all required parking spaces with dimensions.

The proposed expansion would meet the minimum standards for site coverage (maximum of 65% in the SR-43 districts).

#### **G. Public Input: Complies**

The Applicant mailed letters to property owners within 1,000-feet of the property prior to application submittal. The Applicant's citizen review report indicates that two positive verbal responses were received. The Planning Department mailed letters to neighboring property owners within 300-feet of the subject property, published a legal ad in the *San Pedro Valley News-Sun* and posted legal notices on and near to the property. To date, staff has received one letter in opposition to this expansion request. Concerns about inadequate infrastructure, decreased property values and increased traffic were conveyed.

#### **H. Hazardous Materials: Not Applicable**

Per the Applicant, there would be no use and/or storage of hazardous materials on the site.

### **I. Off-site Impacts: Complies**

The primary concerns associated with the proposed expansion include infrastructure adequacy and the potential for non-residential traffic to compromise the residential character of the area. Although considered a commercial use, this project represents an expansion of an existing use and would be characterized as low-intensity, one in overall harmony with surrounding residential development. From a land use standpoint, a residential care institution of this scale is much closer to a typical residential use in terms of impacts than any other commercial land use.

### **J. Water Conservation: Complies**

The project site is located within the Sierra Vista Sub-Watershed, therefore the project is subject to the water conservation measures described in the Water Conservation and Management Policy Plan. If approved, the Applicant would be required to demonstrate compliance with applicable water conservation policies at the commercial permit phase.

### **V. Summary and Conclusion**

The Applicant requests Special Use approval to expand the Golden Oaks Canyon residential care home located at 5433 S. Calle Metate in unincorporated Sierra Vista. The care institution would provide housing and supervisory care services for an additional four residents for a total of 10 residents.

An additional residential care institution would likely benefit County residents and families. What's more, the expansion would be consistent with the applicable Comprehensive Plan objectives and zoning district purposes, and would not generate off-site impacts to the degree which would compromise the area's residential character.

#### **Factors in Favor of Approval**

1. A residential care institution would provide needed services for area residents and their families;
2. No expansion of the home's footprint is anticipated as part of the project;
3. The Golden Oaks Canyon assisted living home has been in operation as since 2005, so the project represents an expansion of an existing use; and
4. Although considered commercial in nature, the use would be low-impact, and in overall harmony with surrounding residential development.

#### **Factors Against Approval**

1. Four modifications and one waiver of site development standards have been requested; and
2. The Planning Department has received one letter in opposition to the expansion request.

### **VI. Recommendation**

Based on the factors in favor of approval, Staff recommends **conditional approval** of this Special Use request for a residential care institution in unincorporated Sierra Vista, with the following conditions:

1. Prior to issuance of the Certificate of Occupancy, the Applicant shall demonstrate compliance with the Fry Fire District's requirements with respect to fire safety, including installation of a fire sprinkler system and upgrading the existing fire detection system. Furthermore, the total number of building occupants shall not exceed 15 persons, including staff.

2. The Applicant shall provide the County 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 properties within thirty (30) days of approval of the Special Use Permit. Prior to permit issuance, the Applicant shall submit and obtain building/use permits within 12 months of approval, including a completed joint permit application. The building/use permit(s) shall include a site plan in conformance with this approval and meeting all site development standards (except those specifically waived or modified by the Planning Commission as part of this approval), the completed Special Use Permit questionnaire, and appropriate fees. A permit must be issued within 18 months of approval, otherwise the approval may be deemed void upon 30-day notification to the Applicant;
3. It is the Applicant's responsibility to obtain any additional permits or meet additional conditions, if any, that may be applicable to the proposed activities 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.

**VII. Staff recommends approval of the following modifications and waiver:**

1. Modification of the minimum 24-foot driveway width requirement for commercial driveways to allow the existing driveway width;
2. Modification of the minimum 40-foot setback requirement for Special Uses in the SR-43 districts to allow a lesser setback along the north property boundary;
3. Modification of the screening requirement to allow the existing block wall which is less than 6-feet;
4. Modification of the asphalt surface requirement for driveway and parking areas in Category A Areas; and
5. A waiver of the landscaping requirement for uses in Category A Urban Growth Areas.

**VIII. Attachments**

- A. Special Use Permit Application
- B. Site Plans
- C. Aerial Map
- D. Staff and Agency Comments
- E. Citizen Review Letter and Report
- F. Property Owner Letter



**COCHISE COUNTY PLANNING DEPARTMENT**  
1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240  
Fax 432-9278

PAID \$300  
MTT  
2/6/10

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

TAX PARCEL NUMBER: 105-89-020

APPLICANT: TRUDY ALTAMIRANO / PATRICIA KENT

MAILING ADDRESS: 5433 CALLE METATE, AZ 85630

CONTACT TELEPHONE NUMBER: 520-559-3182

PROPERTY OWNER (IF OTHER THAN APPLICANT): PATRICIA KENT

ADDRESS: 5433 CALLE METATE

SIERRA VISTA AZ 85650

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

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

**PART ONE - REQUIRED SUBMITTALS**

1. Cochise County Joint Application (attached).
2. Questionnaire with all questions completely answered (attached).
3. A minimum of (6) copies of a site plan drawn to scale and completed with all the information requested on the attached Sample Site Plan and list of Non-residential Site Plan Requirements. **(Please note that nine (9) copies will be required for projects occurring inside the Building Code enforcement area. In addition, if the site plan is larger than 11 by 17 inches, please provide one reduced copy.)**
4. Proof of ownership/agent. If the applicant is not the property owner, provide a notarized letter from the property owner stating authorization of the Commercial Building/Use/Special Use Application.
5. Citizen Review Report, if special use.

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? ASSISTED LIVING HOME  
FOR SIX RESIDENTS
2. What is the proposed use or improvement? TO GO FROM 6 RESIDENTS  
TO 10 RESIDENTS  
\_\_\_\_\_
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? \_\_\_\_\_  
NO IMPACT



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 100-150 GAL per year 36,500.00 YEAR

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

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

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

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

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

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

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

Attached  NA

H. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	WELL	
Sewer/Septic	SEPTIC	
Electricity	SULFUR SPRINGS	
Natural Gas	NONE (NO GAS)	
Telephone	GUEST	
Fire Protection	FRY DISTRICT	

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

1. Describe any activities that will occur outdoors.

\_\_\_\_\_  
WALKS, BARBECUES, ACTIVITIES OF DAILY LIVING

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)

CONCRETE

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

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

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

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

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

N/A

2. How many acres will be cleared? N/A

If more than one acre is to be cleared describe the proposed dust and erosion control measures to be used (Show on site plan if appropriate.)

\_\_\_\_\_

**SECTION D - Hazardous or Polluting Materials**

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  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 Stacy Attamiano

Date signed 6-30-10



# COCHISE COUNTY PLANNING DEPARTMENT

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240

Fax 432-9278

## Hazardous Materials Attachment

Firm's current name: GOLDEN OAKS CANYON

Current location: 5433 CALLE METATE S.V. AZ 85650

Fire district: FRY FIRE

Nearest main intersection with street names: \_\_\_\_\_

Distance: \_\_\_\_\_ miles      Direction: \_\_\_\_\_

### Firm's previous location(s)

Previous name(s) of firm/operation: \_\_\_\_\_

Previous location(s): \_\_\_\_\_ Date(s): \_\_\_\_\_

Previous compliance/accident history: N/A

Date(s): \_\_\_\_\_

1. List hazardous and polluting materials (including raw materials, products, wastes, emissions, discharges, etc.) that will be brought to, stored, manufactured, produced, generated, processed or otherwise used at or released or transferred from the site and the quantities you will store. Material Safety Data Sheets (MSDS) are required for all such substances.

Material \_\_\_\_\_ Quantity \_\_\_\_\_

Material NONE Quantity \_\_\_\_\_

Material \_\_\_\_\_ Quantity \_\_\_\_\_

Material \_\_\_\_\_ Quantity \_\_\_\_\_

2. How will substances be stored? (For example, automotive batteries require impervious flooring, flammables require NFPA 30 cabinets, gas cylinders need restraints, and many chemicals have specific requirements, such as secondary containment areas for liquids. These requirements are found in the MSDS or can be requested from ADEQ.)

N/A

\_\_\_\_\_

3. What methods will ensure proper containment during use or ventilation? (Waste and by-products as well as substances have specific needs to control damage from those products.)

N/A

4. Is any welding being performed and where? (Flammables must be kept away from sources of ignition such as electricity, arcs, sparks, hot metal or open flame. Gas cylinders must be secured.)

N/A

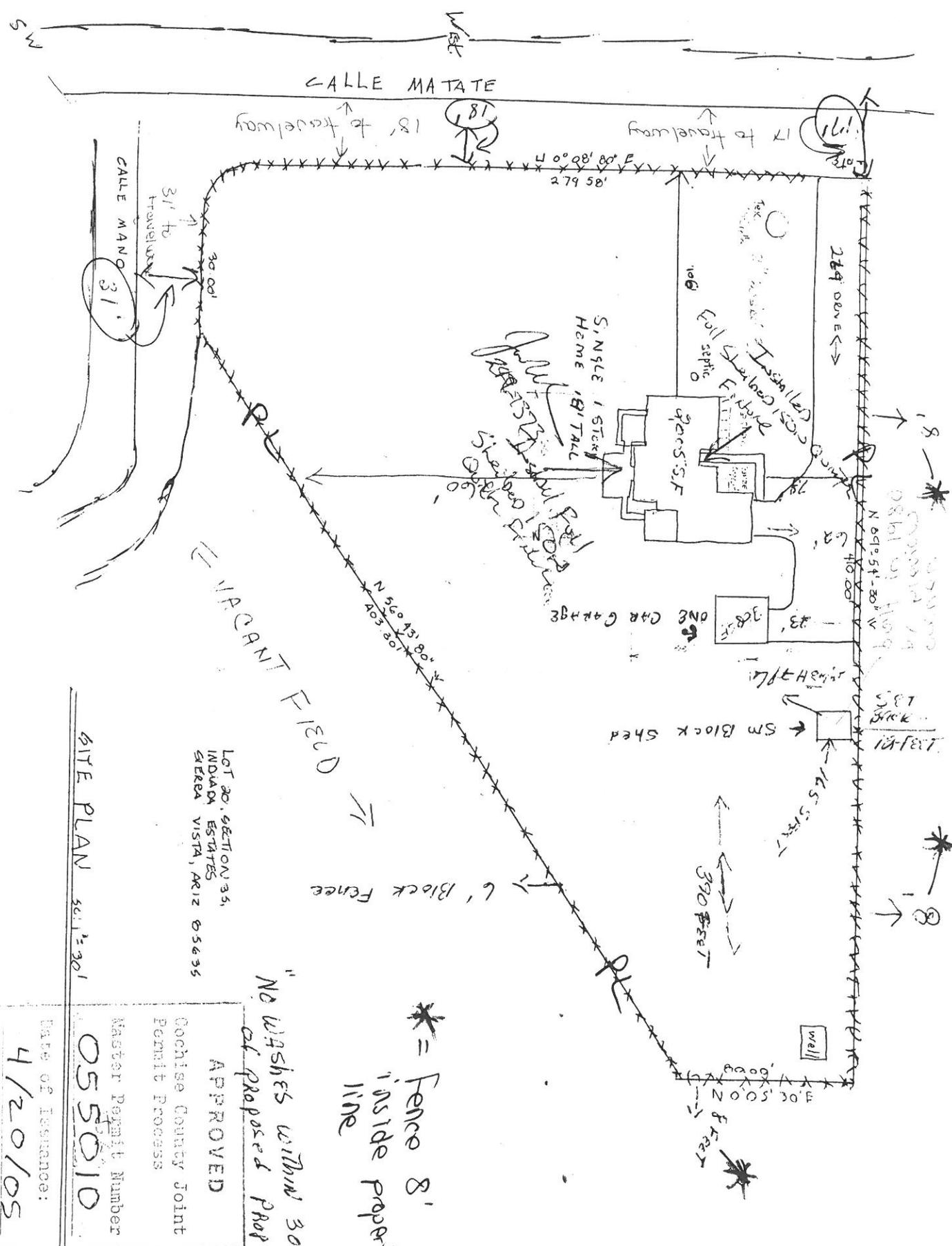
5. How will waste/ excess substances be disposed of? (Commercial operators may not use the County transfer stations' hazardous waste program. They handle only household materials.)

HOUSE HOLD WASTE  
ONLY

6. What evacuation, treatment and notification will be made if there are any releases to groundwater or air? (Notification may be required to the Sheriff's Department, adjacent neighborhoods, State Fire Marshal, local fire district, ADEQ, and/ or EPA.)

WE HAVE A STATE APPROVED  
EVACUATION PLAN.

Signature Judy Altamirano (MANAGER)  
Date 6-30-10



Rancho Canyon Road

SITE PLAN 30.12.301

LOT 30, SECTION 35,  
INDIO, CALIFORNIA  
SIREA VISTA, ACIZ 05635

APPROVED  
Oochise County Joint  
Permit Process

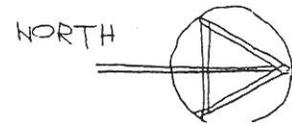
Master Permit Number  
**055010**

Date of Issuance:  
**4/20/08**

Signature of Permit  
Coordinator:  
*J. Smith*

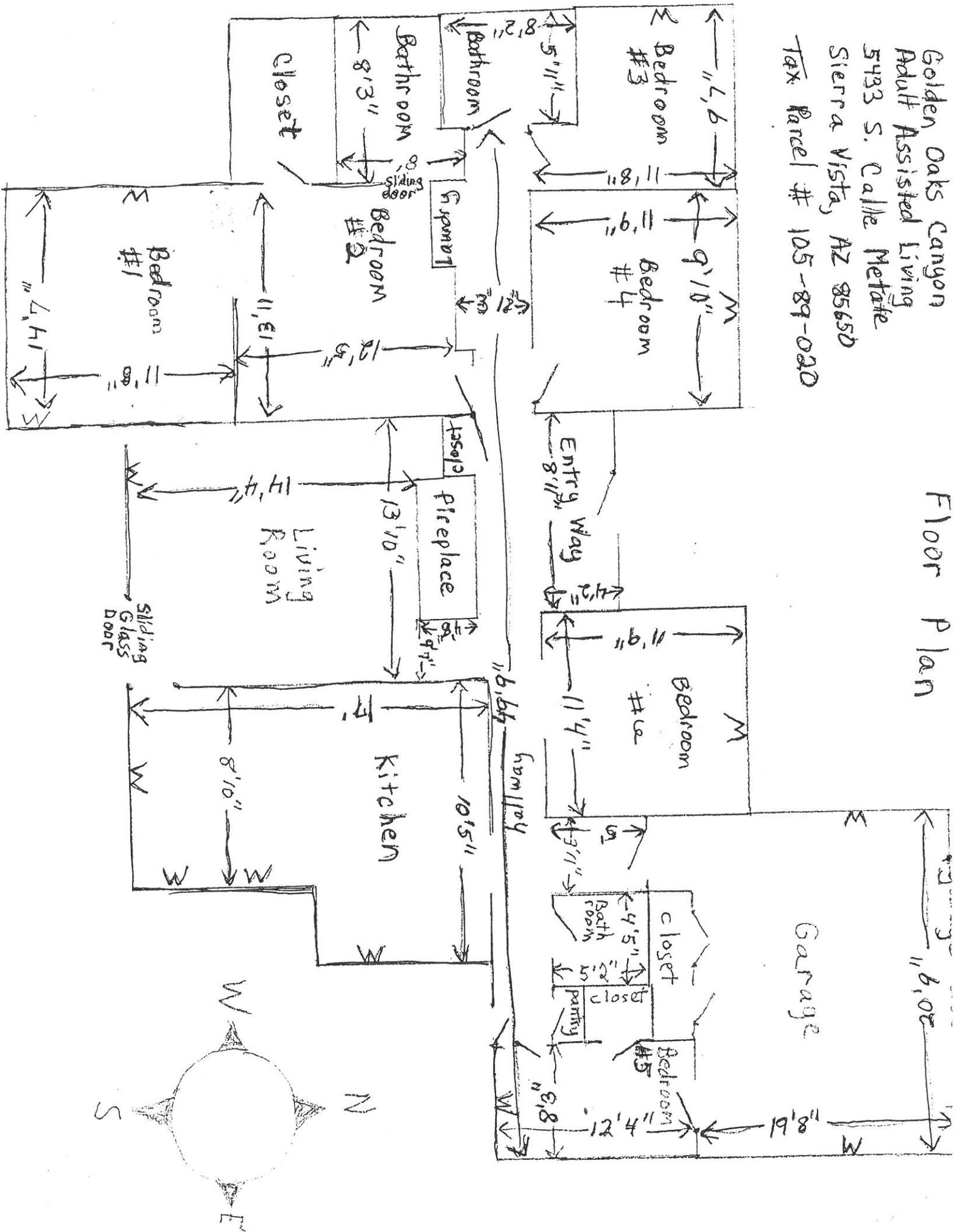
"No washes within 300' of proposed property"

\* = Fence 8' inside property line



Golden Oaks Canyon  
 Adult Assisted Living  
 5433 S. Calle Metate  
 Sierra Vista, AZ 85650  
 Tax Parcel # 105-89-020

# Floor Plan





**Turisk, Mike**

---

**From:** Evans, Michael  
**Sent:** Monday, September 13, 2010 3:03 PM  
**To:** Turisk, Mike  
**Subject:** RE: SUP Application - Golden Oaks Canyon residential care institution in SV

Emergency Services has no problems with this SUP.

Michael B. Evans  
Emergency Services Coordinator  
Cochise County Arizona  
1415 Melody Ln, Bldg G  
Bisbee, AZ 85603  
[mevans@cochise.az.gov](mailto:mevans@cochise.az.gov)  
(520) 432-9220/9550 Office  
(520) 432-5016 FAX  
(520) 559-2147 Cell

---

**From:** Turisk, Mike  
**Sent:** Monday, September 13, 2010 2:50 PM  
**Subject:** SUP Application - Golden Oaks Canyon residential care institution in SV  
**Importance:** High

All,

Your comments are welcomed regarding the proposed expansion of the Golden Oaks Canyon Assisted Living Home located at 5433 S. Calle Metate in Sierra Vista. Please see the attached transmittal for additional details.

This Special Use Permit request will be considered by the Planning and Zoning Commission at the regular meeting on Wednesday, October 13, 2010.

Thank you in advance.

Sincerely,

Michael Turisk, Interim Planning Manager  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, Arizona 85603  
tel: 520.432.9240  
fax: 520.432.9278  
email: [mturisk@cochise.az.gov](mailto:mturisk@cochise.az.gov)

9/13/2010

**Turisk, Mike**

---

**From:** Vincent, Jennifer  
**Sent:** Tuesday, September 14, 2010 9:03 AM  
**To:** Turisk, Mike  
**Subject:** RE: SUP Application - Golden Oaks Canyon residential care institution in SV

Hi Mike,

My only comment would be that since they are going from a Residential Care Home to a Residential Care Institution, site development standards would now apply. I can't tell from the site plan whether they have paved the driveway or not but being Category A, they will need asphalt and be 24' wide and they will have to show parking spaces including the handicapped space. From the site plan, it looks like they have screening in place already. And they also would have to include the landscape plan.

Thanks,  
Jennifer

---

**From:** Turisk, Mike  
**Sent:** Monday, September 13, 2010 2:50 PM  
**Subject:** SUP Application - Golden Oaks Canyon residential care institution in SV  
**Importance:** High

All,

Your comments are welcomed regarding the proposed expansion of the Golden Oaks Canyon Assisted Living Home located at 5433 S. Calle Metate in Sierra Vista. Please see the attached transmittal for additional details.

This Special Use Permit request will be considered by the Planning and Zoning Commission at the regular meeting on Wednesday, October 13, 2010.

Thank you in advance.

Sincerely,

Michael Turisk, Interim Planning Manager  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, Arizona 85603  
tel: 520.432.9240  
fax: 520.432.9278  
email: [mturisk@cochise.az.gov](mailto:mturisk@cochise.az.gov)

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

Please consider the environment before printing this e-mail

9/14/2010

**Turisk, Mike**

---

**From:** Tina Moore [Tina.Moore@SIERRAVISTAAZ.GOV]  
**Sent:** Tuesday, September 14, 2010 9:39 AM  
**To:** Turisk, Mike  
**Subject:** SUP Application

The City has no comments for the proposed SUP.

**From:** Turisk, Mike [mailto:MTurisk@cochise.az.gov]  
**Sent:** Monday, September 13, 2010 2:50 PM  
**Subject:** SUP Application - Golden Oaks Canyon residential care institution in SV  
**Importance:** High

All,

Your comments are welcomed regarding the proposed expansion of the Golden Oaks Canyon Assisted Living Home located at 5433 S. Calle Metate in Sierra Vista. Please see the attached transmittal for additional details.

This Special Use Permit request will be considered by the Planning and Zoning Commission at the regular meeting on Wednesday, October 13, 2010.

Thank you in advance.

Sincerely,

Michael Turisk, Interim Planning Manager  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, Arizona 85603  
tel: 520.432.9240  
fax: 520.432.9278  
email: [mturisk@cochise.az.gov](mailto:mturisk@cochise.az.gov)

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

Please consider the environment before printing this e-mail

*Tina Moore, Planner*  
*Department of Community Development*

9/14/2010



# Cochise County Health Department

Vaira Harik, Director

"Building A Healthier Future"

## MEMORANDUM

**To:** Michael Turisk, Planner II  
Cochise County Planning Department

**From:** Timothy Wyatt R.S., Environmental Health Specialist,  
Cochise County Health Department

**Date:** September 15, 2010

**Permit:** Su-10-17 Residential Care Institution

**Parcel:** 105-89-020

---

The expanded use will exceed the current approved design.

We will need information on the present septic system and any design modifications to old system or a new design for the expansion proposed.

If you have any other questions or require further information, please do not hesitate to contact this office.

MM: lm

---

Your County Questions Answered: [www.cochisecounty.com](http://www.cochisecounty.com)

Email: [health@co.cochise.az.us](mailto:health@co.cochise.az.us)

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

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

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

# FRY FIRE

"YOUR 911 LIFELINE"

4817 Apache Sierra Vista, AZ 85635

September 16, 2010

Michael Turisk, Interim Planning Manager  
1415 Melody Lane  
Bisbee, AZ 85603

Subject: Special Use Permit request to expand a residential care facility

Parcel # 105-89-020  
Docket # SU-10-17  
Applicant- Trudy Altamerano  
Address- 5433 Calle Metate, Sierra Vista

The Fry Fire District has no objections concerning this request. However, the applicant must agree to the following fire district requirements at the time of permit application.

1. The occupancy will fall into a Residential 4 category in accordance with the International Fire Code, 2006. The total number of building occupants must remain under 16 including staff members.
2. A retro installation of an automatic fire sprinkler system will be required. The system must be installed in accordance with NFPA 13/R.
3. Upgrades to the fire detection system will also be required.

Thank you,

Mike McKearney  
Fire Marshal, Fry Fire District



## **COMMUNITY DEVELOPMENT DEPARTMENT**

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

(520) 432-9240  
Fax 432-9278

*James E. Vlahovich, Deputy County Administrator  
Interim Planning Director*

### **MEMORANDUM**

**TO:** Mike Turisk, Interim Planning Manager

**FROM:** Karen L. Lamberton, County Transportation Planner

**SUBJECT:** Golden Oaks Canyon Assisted Living Home: SU-10-07\Parcel #105-89-020

**DATE:** September 29, 2010

---

The applicant is seeking to expand an existing Assisted Living residential care home from six residents to ten residents. This site takes access from E. Ramsey Canyon Rd. to S. Calle Metate. Calle Metate is a county-maintained, rural minor access road, chip-sealed with a 24 foot cross-section that was dedicated to the public with 50 feet of right-of-way as part of the Indiada Estates subdivision. This roadway was constructed as part of that subdivision in the 1980's and is currently in fairly good condition. The access driveway is adequate for the proposed use and has a driveway culvert- this culvert does not have flared end sections, which is the standard today, but rip rap has been placed for bank protection which is an acceptable alternative and consistent with the design standards at the time of original construction and permitting.

Per the ITE Manual, 8<sup>th</sup> ed., this type use is as an Assisted Living Facility (Land Use 254) and, based on the proposed number of beds and number of employees, would generate an estimated range of 18 to 41 vehicle trips per day with an expected average of about 27 trips per day. This is roughly the equivalent of the high end of the range for a single family residential unit. Typically, these types of uses do not add significantly to peak hour traffic with an estimate for this use of 2 a.m. peak hour and 4 p.m. peak hour trips per day.

The applicants should be aware that their facility does have the possibility of being isolated with no route out to Highway 92 during very severe weather conditions. Several alternative routes exist on Calle Mano and Calle Coro; however, all of the access roads to the Golden Oaks facility must cross a wash. Only one of the routes has a culvert and the dip crossings in this area are prone to filling with sand after heavy rains. Calle Coro (via Arrowhead Lane) is the best route to take during heavy rains although storm-waters do breach the culvert on occasion. Golden Oaks is not a nursing home and is not expected to have routine medical and emergency travel needs; however, the applicants should be advised of the potential for short-term weather-related road closures that may effect their ability to provide certain types of medical care to their residents without advance planning (e.g.

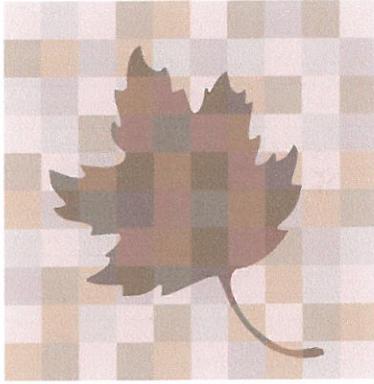
dialysis).

**Recommendation**

Adequate right-of-way has been dedicated for the public roads in this area and the roadways are in fairly good condition at this time. Given the very low estimated trip generation that would be created by this use there will be minimal off-site transportation impacts to the proposed use.

We would have no objection to granting this Special Use Permit and no specific off-site transportation conditions are needed at this time.

cc: Docket SU-10-07



Golden Oaks Assisted Living sent out all required letters to surrounding neighbors. We (Golden Oaks) received two responses, both positive. Neah Gray (520) 378-2083 as well as Dave from Custom Homes (520) 378-3741.

The following is a copy of the letter we sent out.

We at Golden Oaks Canyon would like to inform our neighbors that we are considering expanding. We would like to increase our residents from 6 to 10. This would not change the structure or the property lines. We would be happy to meet with you, your input is important to us.

Please let us know if you would like for us to arrange a meeting. We look forward to hearing from you.

Thank You,  
Trudy Altamirano



(520) 378-6879

# SPECIAL USE: Docket SU-10-17 (Altamirano & Kent)

\_\_\_\_ YES, I SUPPORT THIS REQUEST

Please state your reasons: \_\_\_\_\_

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

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

1. Inadequate Infra structure - Septic System is probably inadequate, water, fire protection  
2. Decreased property values, by creation of a business in a residential neighborhood  
3. Increased Traffic especially emergency vehicles that are called to help with minor problems  
4. Concern over housing 10 people plus employees in a house that is less than 2800 sq ft.

(Attach additional sheets, if necessary)

PRINT NAME(S):

We would like to appear in person to oppose this request but cannot due to job commitments.  
Stephen E. Ponder

SIGNATURE(S):

Mary Kay Ponder Mary Kay Ponder

YOUR TAX PARCEL NUMBER:

105-89-023

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

YOUR ADDRESS

5478 S. Calle Mano, Sierra Vista Az 85650

Upon submission of this form or any other correspondence, it becomes part of the public record and is available for review by the Applicant or other members of the public. **Written comments must be received by our Department no later than 4 PM on October 4, 2010 if you wish the Commission to consider them before the meeting. We can not make exceptions to this deadline, however, if you miss the written comment deadline you may still make a statement at the public hearing listed above. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting, as they do not have sufficient time to read materials at that time. Your cooperation is greatly appreciated.**

RETURN TO: Michael Turisk

Cochise County Planning Department

1415 Melody Lane, Building E

Bisbee, AZ 85603

Email: mturisk@cochise.az.gov

Fax: (520) 432-9278



## ***COMMUNITY DEVELOPMENT DEPARTMENT***

***Planning, Zoning and Building Safety***

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240

Fax 432-9278

### MEMORANDUM

**TO:** Cochise County Planning and Zoning Commission  
**FROM:** Karen L. Lamberton, AICP, County Transportation Planner  
**SUBJECT:** County-Wide Transportation Model Briefing  
**DATE:** October 5, 2010 for October 13, 2010 Meeting

---

In October 2008, Cochise County was awarded a \$150,000 Planning Assistance for Rural Areas (PARA) grant to develop a county-wide transportation model. At the time, Cochise County, like many rural counties, did not have an active, up-to-date transportation model and had relied on data from the State, from developers submitting Traffic Impact Analysis Reports and from small area plans. Sierra Vista, the County's largest city, did have a traffic model, called the Quick Response System II or QRS II, but it needed to be updated to reflect changes in the roadway network and development plans as well as re-calibrated to reflect current conditions.

Developing a transportation modeling dataset and calibrating this model is a highly technical effort and an essential element in developing a Capital Improvement Program and eventually a long-range transportation plan for the County. However, it is time consuming and requires specialized skills. This grant allowed Cochise County to contract with Wilbur-Smith Associates to do this work.

Our Cochise County transportation model was recently completed and has already been used to provide modeling data for the Northwest Area Transportation Plan. Sierra Vista's QRS II model was updated and expanded to include all of the jurisdictions within the county as well as the state highway system. The model is now a new tool available to us to help inform area and corridor type planning for both the county and the State. Modeled results will provide the Board, Planning and Zoning Commission and County staff with additional information to help make decisions about future infrastructure improvements.

A short briefing about the QRS II transportation model, growth projections and how the model can help inform future decision making will be presented to the Planning and Zoning Commission.

# Year 2040 Cochise County Level of Service Modeling Run

