



Cochise County Community Development

Highway and Floodplain Division

Public Programs...Personal Service

www.cochise.az.gov

INTEROFFICE MEMO

Date: May 7, 2018
To: Robert Kirschmann, Planner II
From: Teresa Murphy, Right-of-Way Agent
Subject: SU-18-12 (Supplee)

Background: The applicant requests Special Use Authorization to legitimize an existing six space Recreational Vehicle Park. The Park specializes in the needs of equestrian travelers. The site includes a variety of amenities including corrals, pastures, other horse related features, pit barbeque, firepit, and library/reading room. Section 607.02 permits Recreational Vehicle Parks that are designated to ensure that the park fits into the rural landscape. The 20.05 acres parcel, 114-01-0967A is located at 3651 E. Doe Ranch Road, outside of Pearce.

Right-of-Way Staff was contacted by Planning and Zoning to review the permit and provide comments regarding right-of-way dedication needs for county maintained roads.

Analysis:

- Access via SR 191, to Kansas Settlement, to Doe Ranch Road.
- Doe Ranch Road is not a County Maintained Road.
- Doe Ranch Road is a 60' wide public easement conveyed in Docket 1473 page 234 on December 19, 1980. Easements as shown of record of map entitled Deer Haven Ranches, Book 2 of Surveys, page 76.

Recommendation:

- Further right-of-way dedication is not required for Doe Ranch Road at this time.

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

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

Kirschmann, Robert

From: McGee, Michael S
Sent: Monday, May 7, 2018 12:42 PM
To: Kirschmann, Robert
Subject: RE: Transmittal for Docket SU-18-12(Supplee)

Hi Robert,

We have the following issues:

1. The RV park will need to be permitted through this office.
2. We have concerns with the septic system as follows:
 - a. Has the septic system been sized properly for the intended use?
 - b. Do the RV's use chemicals in their holding tanks? If so, they would need to contact ADEQ as that waste stream may not meet the "typical sewage" that we would oversee.
3. The applicant needs to contact ADEQ regarding the water source. ADEQ may need to permit them and if so, they would require water testing. If ADEQ does not, as a condition of our permit (#1 above) we may require the water to be tested.

Thanks, Mike

Michael McGee
Interim Director
Environmental Health Division
Cochise Health & Social Services
126 W. 5th St.
Benson, AZ 85602
520-586-8206

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From: Kirschmann, Robert
Sent: Monday, May 7, 2018 9:26 AM
To: McCoy, Randy <RMcCoy@cochise.az.gov>; McGee, Michael S <MMcGee@cochise.az.gov>; Lambertson, Karen L <KLamberton@cochise.az.gov>; Murphy, Teresa <TMurphy@cochise.az.gov>; Garcia, Teresa M <TGarcia@cochise.az.gov>; Solis, Joaquin <JSolis@cochise.az.gov>; Simmons, Bradley A <bsimmons@cochise.az.gov>; Cratsenburg, Diane E <dcratsenburg@cochise.az.gov>; Flores, Dora V <DFlores@cochise.az.gov>; Orduno, Elda E <EOrduno@cochise.az.gov>; Capas, Carol <CCapas@cochise.az.gov>; whitewaterdraw@gmail.com; mresor@ssvec.com; jsteinberg@sunsitesfire.org
Cc: PNZ-Commission <PNZCommission@cochise.az.gov>; BOS-Supervisors <BOSSupervisors@cochise.az.gov>; Coxworth, Daniel <dcoxworth@cochise.az.gov>; Gardner, Peter B <PGardner@cochise.az.gov>; Esparza, Paul <PEsparza@cochise.az.gov>
Subject: Transmittal for Docket SU-18-12(Supplee)

Please review the attached transmittal for legitimizing and existing 6 space RV Park. Please have any comments back to me by Monday May 28, 2018.

Thank you,



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MEMORANDUM

Date: May 7, 2018
To: Robert Kirschmann, Planner II
From: Karen L. Lamberton, AICP County Transportation Planner
Subject: Suplee RV Park/SU-18-12/Parcel #114-01-097A

The applicants, Charles and Ann Suplee, are seeking to legitimize a long-standing equestrian RV Park in the Pearce area. This Special Use Authorization request is for six (6) RV Park spaces on their 20.05-acre site. The property is zoned RU-4, Rural Growth Area D. Existing corrals and related outdoor amenities features are available for homeowners and the short-term RV renters.

Special Use Authorization Conditions

We have no objection to issuing the requested Special Use Authorization with the following condition:

1. At the Commercial Permit phase, the applicant will be required to submit a Private Maintenance Agreement, per Zoning Code 1807.02A, for their access roadway from their driveway to Kansas Settlement Road.

Background

The proposed use has apparently been in operation for some time catering primarily to equestrian activities on and off the subject parcel. It is surrounded on all sides by other privately-owned properties. This small RV Park is supplemented by the owner's own home on the site that is also used, from time to time, as a seasonal rental/B&B type use. Potentially day users seeking a space to exercise their horses during travel could also occur.

Traffic Analysis

This site, as proposed, includes one single family residential unit with 6 RV spaces. Combined range of traffic impact is likely to be 34.35 to 56.60 vehicle trips per day (17-28 vehicles in/out on any given day at full occupancy), per the *ITE Manual, 9th edition*. The RV Park traffic impacts, assessed separately from other land uses on this site, are likely to be in the range of 13 to 25 vehicles trips per day, when fully occupied.

The 20.05-acre could, if developed into 4-acre residential lots have a potential range of 38.28-87.4 vehicle trips per day, if fully built out and occupied. As proposed, the site would likely have a very similar traffic impact as a full build out of the RU-4 zoning as residential units.

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Access is taken from Kansas Settlement Road, a county-maintained, federally functionally classified rural major collector roadway with an AC pavement surface and a 26-foot cross-section to a non-county maintained, native-surfaced private road known as Doe Ranch Road. Kansas Settlement has sufficient capacity to absorb this use with 2017 traffic counts of 680 vehicles per day south of the parcel and 344 vehicles per day north of the site.

Per Zoning Code 1807.02A, the applicant would be responsible to participate with other neighbors for maintenance of the private roadway access on Doe Ranch Road for their commercial venture.

Driveway Access

Commercial uses typically require a commercial driveway apron allowing for two-way traffic (minimum 24 feet per Design Standard CC2015-2). Because access is from a private roadway, no Right-of-Way/Encroachment Permit is required; however, the Commercial Permit site plan should show a commercial apron width of 24 feet with a 35-foot radius in order to accommodate the larger trucks and trailers bringing in horse trailers.

It appears that this width currently exists: the applicant is advised that the lack of a defined driveway is causing a much wider turning radii into the site to be created. Depending upon the location of legal easements rights to the site it may be desired to better define the driveway entrance to reduce the off-road travel currently occurring.

Applicant Guidance

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

- If this use is approved, it is recommended that the applicant use the vehicle trips identified in this memo on their commercial permit application (17-28 vehicles per day) rather than the 1-2 identified in the Special Use memo. Traffic analysis looks to all trips that might be generated by the use – which includes postal and delivery services, trash pick-up, emergency services, shopping and entertainment trips on and off the property, etc.
- The site plan is adequate to illustrate the concept for this Special Use authorization request. At the Commercial phase, please add dimensions of the driveway entrance onto E. Doe Ranch Rd., with the sight distance triangles illustrated. Please ensure that no fixed objects, including signs, mailboxes or vegetation, interfere with the clear zones.



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PRIVATE MAINTENANCE AGREEMENT
E. DOE RANCH RD.
SU-18-012 (SUPPLEE R.V PARK)

Charles and Ann Supplee, owners of parcel 114-01-097A, located on E. Doe Ranch Road in the Pearce area of Cochise County, Arizona; agree to participate with other property owners to maintain E. Doe Ranch Road from the driveway of my parcel to the intersection of Kansas Settlement Road, where county-maintenance begins, in a passable condition for the duration of the permitted commercial land use.

I acknowledge that the Cochise County Community Development, Public Works Department does not, and will not, maintain the access roadway to my parcel.

I acknowledge that the primary access roadways to my parcel are not currently built to a county design standard for native surfaced roadways.

I acknowledge that all-weather access is not assured to my parcel nor are any improvements planned by the Cochise County to improve wash crossings in the foreseeable future.

Signature

Date

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