



Cochise County

Community Development

Planning, Zoning and Building Safety Division

Public Programs...Personal Service
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MEMORANDUM

TO: Cochise County Board of Supervisors
FROM: Christine McLachlan, AICP, Planner II
FOR: Daniel Coxworth, AICP, Development Services Director
SUBJECT: Docket Z-19-07 & CP-19-02 (Hereford92) Agency Comments Summary
DATE: December 26, 2019 for the January 7, 2020 Meeting

AGENCY COMMENTS DOCKET Z-19-07 & CP-19-02 (Hereford92)

On Wednesday, November 6, 2019, the Development Review Team for the County was transmitted case information for their review. Reviewers were given until Friday, November 22, 2019 to respond and were notified that a failure to respond by that date would result in an automatic approval by their agency/Department. While most comments were received prior to the submission deadline a few were received afterwards. Consequently, this memo contains a few more comments than were attached to Planning and Zoning Commission Memo (meeting date December 7, 2019). The following is a summation of all the comments that were received by the date of this memo.

Cochise County, Floodplain: Proposing improvements on five lots, totaling 1.9 acres plus the alley will require a drainage analysis to demonstrate the proposed development on the rezoning, if passed, will not result in adverse impacts (increasing water surface elevations and increasing velocities) on adjacent parcels. Detention/retention requirements shall follow Arizona Department of Water Resources (ADWR) Standard 8-99. The building structures finished floors, electrical and mechanical equipment are required to be elevated one foot above the 100-yr water surface elevation determined by the drainage analysis.

If proposing retention basins, the dry wells will need to be registered with the Arizona Department of Water Resources (ADWR). A maintenance plan for the detention/retention basins shall be required.

If sound walls are proposed, they will need to be designed so that they do not divert, retard or obstruct stormwater flow.

A Stormwater Pollution Prevention Plan (SWPPP) will be required by Cochise County for the proposed improvements since the area is within Cochise County's Municipal Separate Storm Sewer System (MS4) area and more than one acre may be disturbed.

Cochise County ROW: No comments received.

Cochise County Engineering: this could potentially reduce the number of driveways/access points on Hereford Road, but a change of use from residential to commercial would also increase the volume of traffic accessing that particular area. The westernmost Hereford Road access point is a 20' wide alley and the other two are residential driveway aprons at 4770 E HEREFORD RD for parcel 104-10-090. Engineering will provide further comments once a site plan has been submitted.

Cochise County Building: No comments received.

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Cochise County Attorney's Office: At this time, there are no comments from a legal perspective.

Cochise County Environmental Health: There exists the potential of not being able to use conventional septic systems on these parcels. This is primarily due to the size of the parcels and the need to have a primary and a secondary (reserve) leaching area delineated for each parcel, not necessarily the use of the parcel. Title 18, Chapter 9 of the AAC gives us alternatives to potentially make these lots work, but are usually much more expensive to install and maintain. Given that there are existing septic tanks on site, EH would prefer newer septic systems. To that end though, it might be prudent to have a condition that the lots be combined to make sure a conventional septic system with reserve area can fit.

Cochise County Sheriff's Office: No comments received.

Sulfur Springs Valley Electric Cooperative: SSVEC has no comments to submit for this rezoning request.

Southwest Gas: No comments received.

City of Sierra Vista: No comments received.

Arizona Department of Transportation: ADOT supports the zoning change, and sees no issues as long as the access along SR-92 remains the same. As with any new development or change in Land Use, the new owner will be required to submit an Encroachment Permit Application which may initiate the need for a Traffic Study.

Arizona Game and Fish: Due to the rural nature of the surrounding area, with wildlife habitat nearby, the Department offers the following general recommendation:

-Artificial lighting could impair the ability of nocturnal animals to navigate (e.g., owls, migratory birds, bats, and other nocturnal mammals), and may negatively affect reptile populations. The Department recommends using only the minimum amount of light needed for safety, especially in areas immediately adjacent to open space or undeveloped lands. Motion sensing lighting and narrow spectrum bulbs should be used as often as possible to lower the range of species affected by lighting. All lighting should be shielded, canted, or cut to ensure that light reaches only areas needing illumination.

National Resources Defense Council: No comments received.

Arizona Department of Environmental Quality: No comments received.

Arizona State Lands Trust: There is no State Trust land within a mile of this rezoning. ASLD has no objections.

Arizona Department of Water Resources: No comments received.