



Cochise County Engineering & Natural Resources

Public Programs...Personal Service
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JACKIE WATKINS, PE
Director

INTEROFFICE MEMO

Date: April 13, 2021
To: Robert Kirschmann, Planner II
From: Teresa Murphy, Right-of-Way Agent
Subject: SU-21-011 Bickert

Background: The applicant requests Special Use Authorization to construct a private, dirt runway of approximately 4,200 feet in length and 60 feet wide. The project is located on West Lee Road, approximately 1 mile west of SR191 in McNeal. The parcel is identified as 404-31-002. 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 Lee Road
- Lee Road is a County Maintained, right-of-way has not been perfected, classified as minor access local road and designated as primitive. Cochise County Road Standards call for right-of-way for minor access local road, unpaved between 60 and 80 feet.

Recommendation:

- Further right-of-way dedication is required for Lee Road at this time. The Bickert's are currently applying to abandon a public right-of-way adjoining the west side of this parcel. Right-of-way will propose dedicating the required right-of-way for Lee Road as a land swap to offset the cost of purchasing the public right-of-way. If the applicant forgoes their request abandonment, the dedication will still be required for Lee Road through the Special Use Authorization.

Floodplain: Comments 4/27/21 SB

There are no requirements from the Floodplain Division for a Special Use Permit. However, should this request become an application for development then the following requirements will apply:

1. This parcel is located within FEMA Zone X. therefore, a FPUP will not be required.
2. A Stormwater Pollution Prevention Plan (SWPPP) and a Notice of Intent (NOI) to Clear Land will be required by the Arizona Department of Environmental Quality. Once the NOI has been obtained by the owner, then a copy needs to be submitted to Cochise County prior to start-up of any construction. Refer to: <https://azdeq.gov/AZPDES/CGP> for requirements and further information.
3. The applicant needs to contact the Arizona Department of Agriculture for a permit to remove Native Plants prior to any land clearing. Refer to: <file:/Downloads/Arizona%20Protected%20Native%20Plants%20and%20Wood%20Removal%20Application%20-%20AZ%20Dept%20of%20Ag.pdf>
4. Since more than one acre will be disturbed, a clearing permit will be required. For more information, contact: <https://www.cochise.az.gov/development-services/home>
5. At this time, a drainage analysis prepared by an Arizona registered civil engineer will not be required. However, should there be development of a more formal airstrip, additional buildings, etc., then one may be required.
6. The property owner is aware that no adverse impacts to the property, property boundaries, adjacent properties, roadways, etc. can occur as a result of this proposed development. Refer to Section 5.1.D of the Floodplain Requirements, https://www.cochise.az.gov/sites/default/files/highway_and_floodplain/FLOOD_REGS_2015.pdf



Date 22, 2021

Cochise County Community Development
Planning, Zoning and Building Safety Division
Attn: Robert Kirschmann, Planner II
1415 Melody Lane
Building E
Bisbee, AZ 85603

Electronically submitted to: planningandzoning@cochise.az.gov

RE: Project: SU21-11 (Bickert)

Dear Mr. Kirschmann:

The Arizona Game and Fish Department (Department) appreciates the opportunity to review the Special Use Project Application from Mr. Marshal Bickert (applicant), for construction and operation of a dirt airstrip for private use. The applicant states in Section A, item 6 that the runway would be for “personal use aircraft average of 5 takeoffs/landings per day” and would operate 7 days a week from 0500AM to 2200PM. The runway would be constructed simply by scraping vegetation at ground level. The resulting dirt landing strip would be 4,200 feet long by 60 feet wide.

Under Title 17 of the Arizona Revised Statutes, the Department, by and through the Arizona Game and Fish Commission (Commission), has jurisdictional authority and public trust responsibilities to protect and conserve the state fish and wildlife resources. In addition, the Department manages threatened and endangered species through authorities of Section 6 of the Endangered Species Act and the Department’s 10(a)1(A) permit. It is the mission of the Department to conserve and protect Arizona's diverse fish and wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations. For your consideration, the Department provides the following comments based on the agency's statutory authorities, public trust responsibilities, and special expertise related to wildlife resources and recreation.

The proposed airstrip would be located approximately 2.25 miles east of the main roost site for sandhill cranes at the Whitewater Draw Wildlife Area, owned by the Commission and managed by the Department. Sandhill cranes typically arrive on the Wildlife Area in October and remain in the area through mid-March each year. The Department brings this to your attention because of the potential for bird/aircraft strikes during crane foraging flights. These tall, heavy-bodied birds (47 inches long, up to 10 pounds, 6 ½ foot wingspan) often number over 20,000 at the Wildlife Area. The birds typically leave their roost on the Wildlife Area beginning just before

azgfd.gov | 602.942.3000

5000 W. CAREFREE HIGHWAY, PHOENIX AZ 85086

GOVERNOR: DOUGLAS A. DUCEY **COMMISSIONERS:** CHAIRMAN KURT R. DAVIS, PHOENIX | LELAND S. “BILL” BRAKE, ELGIN
JAMES E. GOUGHNOUR, PAYSON | TODD G. GEILER, PRESCOTT | CLAY HERNANDEZ, TUCSON **DIRECTOR:** TY E. GRAY **DEPUTY DIRECTOR:** TOM P. FINLEY

sunrise to approximately one hour after, and often return again after morning foraging. However, they can also not return until afternoon and evening, sometimes returning after dark.

Our concern is two-fold; firstly, bird strikes may pose a significant safety hazard during peak activity periods for the cranes. Secondly, we are concerned flights from the proposed airstrip have the potential to alter or disrupt crane foraging flight patterns, or directly impact cranes while foraging on the ground in the vicinity of the airstrip. These birds rely heavily upon waste grain from agricultural practices in the area, but due to changes in which crops are grown each year and where, and variability in rainfall and the shallow standing water preferred by cranes, we cannot say with certainty where the cranes will forage and roost during the day from year to year.

Based on the habitat in the area and the birds' habits, we recommend against early morning and late evening flights when cranes are in the area (typically October through March).

Thank you for the opportunity to provide input on the Special Use Project Application SU21-11. For further coordination, please contact me at kterpening@azgfd.gov or 520-388-4447.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristin Terpening".

Kristin Terpening
Habitat Evaluation and Lands Program Specialist

AGFD # M21-04092411

From: [Sims, Kelley B \(Kelley\)](#)
To: [Kirschmann, Robert](#)
Subject: RE: Transmittal SU21-11 (Bickert)
Date: Monday, April 12, 2021 2:55:07 PM

CAUTION: EXTERNAL EMAIL*

No comments or objections from EPNG. Thanks for asking,

Kelley Sims, SR/WA
Senior ROW Agent II
Tucson Area / Southeastern Arizona
5151 E Broadway, Ste 1680 | Tucson, AZ 85711
(520) 663-4223



**El Paso Natural Gas
Company, L.L.C.**
a Kinder Morgan company

From: Kirschmann, Robert <RKirschmann@cochise.az.gov>
Sent: Friday, April 9, 2021 11:00 AM
To: Solis, Joaquin <JSolis@cochise.az.gov>; Simmons, Bradley A <bsimmons@cochise.az.gov>; Watkins, Jackie <JWatkins@cochise.az.gov>; Brady, Shon <SBrady@cochise.az.gov>; Garcia, Teresa M <TGarcia@cochise.az.gov>; Murphy, Teresa <TMurphy@cochise.az.gov>; Cratsenburg, Diane E <dcratsenburg@cochise.az.gov>; Esparza, Paul <PEsparza@cochise.az.gov>; Roberts, Christine <CRoberts@cochise.az.gov>; Correa, Paul <PCorrea@cochise.az.gov>; McGee, Michael S <MMcGee@cochise.az.gov>; Capas, Carol <CCapas@cochise.az.gov>; James Gomes <JGomes@azdot.gov>; Richard La Pierre <RLaPierre@azdot.gov>; Leiter.Ethan@azdeq.gov; ohlfest@azdhs.gov; Richard B. Obenshain <rrobenshain@azwater.gov>; pep@azgfd.gov; patina.thompson@az.nacdn.net; Ruth Bigelow <rbigelow@ssvec.com>; Lee Mancini <lee.mancini@swgas.com>; wfdchief@cis-broadband.com; Koch, David L (Dave) CIV USARMY ID-TRAINING (USA) <david.l.koch4.civ@mail.mil>; msieras@elfridafiredistrict.com; Williams, Mike N (FAA) <Mike.N.Williams@faa.gov>; eric.odden@dhs.gov; whitewaterdraw@gmail.com; Sims, Kelley B (Kelley) <Kelley_Sims@Kindermorgan.com>
Cc: BOS-Supervisors <BOSSupervisors@cochise.az.gov>; McLachlan, Christine <CMcLachlan@cochise.az.gov>; Coxworth, Daniel <dcoxworth@cochise.az.gov>
Subject: Transmittal SU21-11 (Bickert)

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From: [Koch, David L \(Dave\) CIV USARMY ID-TRAINING \(USA\)](#)
To: [Kirschmann, Robert](#)
Subject: RE: [Non-DoD Source] Transmittal SU21-11 (Bickert) (UNCLASSIFIED)
Date: Friday, April 23, 2021 11:24:31 AM

CAUTION: EXTERNAL EMAIL*

CLASSIFICATION: UNCLASSIFIED

Robert,

Fort Huachuca, has no issues with SU21-11 (Bickert), proposed dirt runway based on the information provided.

Have a great weekend.

Dave

/r

David L. Koch
Director, PAIO
USAG, Fort Huachuca, AZ
Office: (520) 533-3135
DSN: 821-3135
Gov Cell: (520) 678-8433

From: Kirschmann, Robert <RKirschmann@cochise.az.gov>

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Cc: BOS-Supervisors <BOSSupervisors@cochise.az.gov>; McLachlan, Christine <CMcLachlan@cochise.az.gov>; Coxworth, Daniel <dcoxworth@cochise.az.gov>

Subject: [Non-DoD Source] Transmittal SU21-11 (Bickert)

All active links contained in this email were disabled. Please verify the identity of the sender,

From: [Ruth Bigelow](#)
To: [Kirschmann, Robert](#)
Subject: RE: Transmittal SU21-11 (Bickert)
Date: Friday, April 23, 2021 11:37:06 AM

CAUTION: EXTERNAL EMAIL*

Robert,

SSVEC will require the installation of Aerial Marker Balls along the existing 3 phase distribution line that's located at the North end of Parcel 404-31-002. This distribution line is located on the South side of W Lee Road.

Please refer to the Sulphur Springs Valley Electric Cooperative website at www.ssvvec.org then the "Services" tab for information about Service Conditions, Service Entrance Requirements, how to establish a new service, and for the New Service/Line Extension Application.

You can also contact one of our Engineering Services Representatives for assistance:

- o Sierra Vista- 520-515-3465
- o Willcox: 520-384-5469

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

Ruth Bigelow

Lead Line Extension ROW Agent

[Sulphur Springs Valley Electric Cooperative](#)

(520) 384-5513

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expense.

CLARK ANITA
155654 1978
155644 1984
179477 2014
171683 2014
5122 2014
FIRST AMERICAN TITLE INSURANCE COMPANY
W. LEE RD

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COCHISE COUNTY

J1234
T-21 S.R. 26 E
Sec 34

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BICKERT/MARSHAL AARON &
JENNIFER NICHOLE

ON 40431006
COCHISE COUNTY

K1203
T-22 S.R. 26 E
Sec 03

40501004
GARMAG
PROPERTIES

Ruth Bigelow

Lead Line Extension ROW Agent

Sulphur Springs Valley Electric Cooperative

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Subject: Transmittal SU21-11 (Bickert)

[CAUTION] This email originated from outside of SSVEC. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Attached please find a transmittal for an application requesting a Special Use for a proposed dirt runway. Comments are due back by **Monday, April 26, 2021**.

A one mile notification radius was used for this project.

Best regards,

Robert Kirschmann

Planner II

Cochise County Community Development

Development Services Department