



# Cochise County

Development Services  
Planning Division

Public Programs...Personal Service  
www.cochise.az.gov

## APPLICATION FOR A SPECIAL USE

Applicant's Name: PGH Holdco LLC

Name of All Property Owner(s): B.Zaitz & Sons

Applicant Mailing Address:

7696 40th St NW, Williams MN 56686  
Street # Town State Zip code

Subject Property Address (if different than mailing address):

1980 South Hwy 191 Cochise, AZ 85606  
Street # Town State Zip code

Email Address: jc@pgh.farm

Phone Number: 701-335-9255

Tax Parcel Number: 206-01-011J

Current Zoning Designation: Rural/Commercial

Comprehensive Plan Land Use Category/Growth Area: Seed Potato Storage & Receiving

Comprehensive Plan Land Use Designation: Commercial / Ag

Area Plan Designation (if applicable): \_\_\_\_\_

Size of Property (in acreage or square feet): 40 + Acres

How many acres will be cleared and developed? 1.5 +/- acres (Includes Parking area

Describe your relationship to this application. (Select one)

I am the property owner

I am an authorized agent for the property owner

### Bisbee Office

1415 Melody Lane, Building F  
Bisbee, Arizona 85603  
520-432-9300  
520-432-9278 fax  
planningandzoning@cochise.az.gov

If the applicant is not the property owner, please attach a notarized letter of authorization to this application.

### **The Purpose of a Special Use**

Special Uses include uses or activities with a greater potential for impacts on neighboring properties than the permitted uses in a Zoning District. Examples of Special Uses are manufacturing, RV Parks, guest ranches, hospitals and schools. These more intense uses must be carefully reviewed to decide if they could make good neighbors to the existing uses. For this reason, a Special Use Permit requires a public hearing and approval by the Planning and Zoning Commission before it is allowed.

### **What is the Process?**

1. Pre-application meeting with County planning staff.
2. Citizen Review Process – the applicant must send notice to all property owners within a radius of no less than 300 feet of the subject parcel(s), as shown on the most recent available records of the last property tax assessment. The County Zoning Inspector may expand the mailed notification area to greater than a 300-foot radius at time of application acceptance if there are compatibility concerns associated with the request.
3. Application Submittal
4. Technical review by relevant internal staff and external agencies
5. Public Hearing – Planning and Zoning Commission (Approval/Denial)

### **Appeals**

The Commission action can be appealed to the Board of Supervisors by anyone who disagrees with the outcome. Appeals must be filed within fifteen (15) calendar days of the Commission action. The applications are available online “Appeal: Board of Supervisors.”

### **Required Submittals**

1. This application
2. Citizen Review Report
3. Site plan -drawn to scale showing the existing and proposed District boundaries and an accurate legal description of the area being petitioned for amendment. See “concept plan instructions for special uses” (included in this application). Please see our website for an example plan: <https://www.cochise.az.gov/development-services/special-uses>
4. Letter of Authorization (for authorized agents, if applicable)
5. Hazardous or polluting materials attachment (only if hazardous materials are proposed, if applicable)
6. Deed restrictions (if applicable)
7. Outdoor lighting, manufacturers specifications (if applicable)
8. Processing Fee

### **Concept Plan Instructions for Special Uses**

Sometimes, an applicant will seek approval for a particular special use or uses on a piece of property well ahead of actual construction or operation of that use. Often the exact dimensions of structures or configuration of uses on the property are not known yet until the uses have been approved and the applicant has invested resources into site planning. The Zoning Regulations allow for the submittal of a "Concept Plan" in lieu of a site plan in the case of phased special uses on one property or a special use where construction is not anticipated within one year. However, if the use(s) are approved by the Planning and Zoning Commission, then a detailed site plan meeting the requirements of the Zoning Regulations will be required for each use or phase and shall be in substantial conformance with the approved special use. If the site plan is not within substantial conformance with the approved use and concept plan, then the special use will need to be reviewed, in a public hearing, by the Commission once again to modify the original proposal. **Note: any**

**anticipated waivers of site development standards such as setbacks, screening, landscaping or parking spaces must be requested, justified, and approved by the Commission prior to the issuance of a building permit.**

In order to adequately review the proposed special use(s) on a piece of property, a Concept Plan must include at a minimum the following information:

- Parcel boundaries and adjacent roads;
- The general location, size and height of all structures and uses (existing and proposed), including minimum setbacks from parcel boundaries, washes and roads;
- The general location and minimum number of parking spaces to be provided, including proposed surface and width of driveways;
- Proposed screening and landscaping;
- Any significant topographical features (washes, hills, rock outcroppings, wetlands) and cultural features of the property and adjacent parcels;
- If applicable, project phasing (approximate schedule of uses and construction) and any other information deemed necessary to effectively review the Special Use.

Please state the reason for this request and why it should be supported.

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Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

Service Provider	Service Provider	Additional Provisions Required
Water/Well	Private Well / PGH Holdco LLC	None Required
Sewer/Septic	Private Well / PGH Holdco LLC	None Required
Electricity	SSVEC	Design plan in progress with SSVEC
Natural Gas	Southwest Gas	None Required
Telephone	Valley Telecom Group	None Required
Fire Protection	Rural / A-Frame Fire & Safety	Additional fire extinguishers for new storage
Waste Disposal	South West Disposal	None Required

Is this request consistent with all deed restrictions or private covenants in effect for this property? If applicable, please include a copy of these restrictions/covenants with this application.

Yes
  No
  Not applicable (no deed restrictions or covenants)

Describe all **existing** structures/uses present on the subject parcel. Note: the size and location of existing structures must be shown on the accompanying site plan.

There was the original building that was on site when property was purchased, which was converted into a bulk potato storage until 2019. At which time there was the need for an expansion which include three refrigerated storages, and an equipment wash line in original. Which in the 2020 crop year with some challenges, we were able to establish customer base that required the 2021 expansion.

Describe all **proposed** structures/uses on the parcel that to be placed on the parcel. Note: the size and location of proposed structures must be shown on the accompanying site plan.

2022 Expansion will consist of the following. One new refrigerated which will be attached to the 2021 addition, 180'x90', A receiving area for raw product from the field, 90'x90' ground level. Last one additional seed storage that will be perpendicular to the new receiving area will be 180'x79' ground level, with two load out docks which will be on the northern end of the building, which this will also be a refrigerated Storage

Is the proposed special use consistent with stated purpose of the current zoning district? Explain. Based on previous years usage and purpose, yes.

Describe all intermediate and final products/services that will be produced/offered/sold, if applicable. The products that will be harvested and received at the facility, will be sized in many ways to supply other potato farmers across the US, and the oversize and undersize potatoes that are not used for seed production, these will be washed and packed for consumption across the US and Canada.

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

Standard poured concrete slabs and factory designed and engineered all steel buildings,

all to code and plans. Insulation will be sprayed on foam to value in engineered plans.

Electrical will be built to electrical design and standards, as per existing codes at time of

Construction.

Will the project be constructed/completed within one year or phased?

One year

Phased

If this is a phased project, describe the phases here and physically depict them on the site plan.

As in the 2021 expansion plans it is possible that future expansion may be required but

our plan would be to build needed structures for the foreseeable future expansions now,

if needed changes after we would plan for internal changes only but not limited if growth

continues. See attached site planes and buildings depictions.

What are the days and hours of operation (if applicable)?

Days of the week: Monday - Friday with some Saturdays if weather, & supply customers.

6 AM to 7 PM

Number of employees (if applicable):

Initially 25-30 Future: 55/60

Total average daily traffic generated (non-residential uses):

How many vehicles will be entering and leaving the site (per day)? 8-10 Crew & personal

Total trucks (e.g., by type, number of wheels, or weight)? 20-25 5 axles trucks 80,000 ma:

Estimate which direction(s) and on which road(s) the traffic will travel from the site.

North & South bound on Hwy 191 & to I 10 and then East and West bound

If more than one direction, estimate the percentage that travel in each direction.

Inbound from South hwy 191 5-10% Outbound North Hwy 191 90% +

At what time of day, day of week and season (if applicable) is traffic the heaviest?

June / July Heaviest during harvest & shipping, August > May Lightest by 50-60%

Will your property be served by a private well? If private well, show the location on the site plan. Also, please answer the following:

Estimated total gallons of water used: per day 10,000 per year 1,200,00

Will your property be served by a septic system?  Yes  No

If yes, show the septic tank, leach field and 100% expansion area on the site plan, and indicate whether the system is existing or proposed.

Does your parcel have permanent legal access\*? If no, what steps are you taking to obtain such access? (\*Our Zoning Regulations state that no building permit for a nonresidential 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. 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.)

Yes

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Which streets or easements will be used for traffic entering or exiting the property? (Please label on the accompanying plan)

Hwy 191 North and South

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What impact will this have on the traffic volume of roads serving this subject property?

Minimal at most, no more than a standard agriculture operation, during harvest season.

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How many driveway cuts are proposed along streets or easements to allow site access? State whether this is an increase/decrease and whether any existing cuts will need relocation.

There will be one existing drive way off of Hwy 191, with no additional proposed or requested

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Does the subject parcel have site access onto a major road?

Yes

No

Are you requesting any modifications or waivers from site development standards? Please explain.

No

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Is the subject property within Sierra Vista Sub-Watershed Overlay Zone? If so, please indicate this, and that you understand that it will be subject to additional plan reviews and inspections whenever a building permit is required.

Yes, and I understand the permitting requirements

No, it's outside the boundaries

Please describe your citizen review process (if applicable). Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your special use application has incorporated the feedback you received.

On the 2021 expansion there was very little concern or negative responses, with an overwhelming number of positive responses. The negative responses were noise from coolers starting and we have taken the proper measure in using more efficient systems and they are quieter units. Positive responses of bring a great work environment with several new positions for local personal.

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Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

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Sewer/Septic	Private Well / PGH Holdco LLC	None Required
Electricity	SSVEC	Design plan in Progress
Natural Gas	Southwest Gas	None Required
Telephone	Valley Telecom Group	None Required
Fire Protection	A-Flame fire & Safety	Additional Extingisher as required
Waste Disposal	South West Disposal	None Required

Describe any outdoor activity associated with your special use proposal.

Incoming product from the field, and trucks being loaded and shipped out of facility.

We have installed an irrigation pivot to water a 5 acre field that will grow cattle feed & will allow us to discharge water from facility on to the field as reclaimed use.

Will outdoor storage of equipment, materials or products be needed? If yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties.

No

Will any noise or vibrations be produced that can be heard or felt on neighboring properties on a regular basis? 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?

Possability of refidgertion fans, we have taken the same measurments as in the 2021 expansion with more efficant, and quieter units. Which these improvments will also be used in the new exspansion in 2022. We have not had any complaints to date that we are awhere of.

Will odors be created? If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties?

No

Will any on-site activities attract pests, such as flies or mice? If yes, what measures will be taken to prevent a nuisance on neighboring properties?

No Also we have a complete hired pest control system in place.

Will additional dust be created on a regular basis? If yes, what measures will be taken to prevent this dust from escaping onto neighboring properties or roadways?

No

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Is outdoor lighting proposed? If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please submit manufacturer's specifications for all light fixtures.

Yes  No

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

Yes  No

Show on-site drainage flow on the site plan. Will drainage patterns on site be changed? If so, please indicate on the site plan and describe below.

See attached site plans

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

As for the 2022 expansion requirements

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See attached site plan

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If the developed portion of the site is one acre or larger, specific measures to conserve water on-site must be provided. 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. What specific water conservation measures are proposed (for applicable site 1+ acres)? Describe here and/or show on the site plan submitted with this application.

As 2021 requirements

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Retention ponds and Irrigation system

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See attached site plans

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Do you anticipate the use of any hazardous or dangerous materials? If yes, please complete a "Hazardous or Polluting Materials Attachment" and attach it to this application.

Yes  No

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. In addition, I hereby request all inspections necessary to process this application, and if the permit is issued, I request all inspections necessary to monitor progress, and document completion, at all stages of the work related to this permit. Failure to obtain permits may result in fines or other penalties.

James Corneillie

10-27-21

Applicant Signature

Date



