



Cochise County

Development Services

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MEMORANDUM

TO: Cochise County Planning and Zoning Commission
 FROM: Robert Kirschmann, Planner II
 FOR: Daniel Coxworth, AICP, Development Director
 SUBJECT: Docket SU21-25 (191 Potato Processing, formerly Pieper Farms)
 DATE: November 30, 2021

APPLICATION FOR A SPECIAL USE AUTHORIZATION

The Applicant is requesting a Special Use Modification to allow an addition of approximately 38,000 square feet. The addition will be used for raw and seed potato storage and a new work area.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Applicant: PGH Holdco LLC, represented by Mr. Jim Corneillie
 Location: 1980 S Highway 191
 APN: 206-01-011J
 Parcel Size: 41.81 acres
 Current Zoning: RU-4 (Rural; one dwelling per 4 acres)
 Proposed Zoning: Same
 Growth Area: Category D
 Comprehensive Plan Designation: Light Industrial
 Area Plan: Mid Sulphur Springs Valley Area Plan
 Existing Uses: Potato processing
 Proposed Uses: Same, with additional capacity

Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	RU-4	Vacant land
South	RU-4	Vacant land
East	RU-4	Vacant land
West	RU-4	Vacant land

Planning, Zoning and Building Safety

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

1. Compliance with Duly Adopted Plans: Complies

The proposed project satisfies the criteria for Comprehensive Plan D-Rural and the Mid Sulphur Springs Valley Area Plan.

Under industrial uses the Goal of the Mid Sulphur Springs valley plan states:

Goal: To support the local economy, protect residential areas, safeguard the environment, and to assist developers in selecting appropriate locations for Industrial land uses as depicted on the Mid-Sulphur Springs Valley Community Development Map.

The site is already designated as light industrial, with an existing industrial building on the site. This is simply an expansion of that existing operation. It is separated from the populated residential area by SR191.

Policy 2 states:

Policy 2: To promote the health, welfare and safety of the Community, industrial land uses will be evaluated according to the following criteria:

- Impact of noise produced on surrounding land uses.

Under the previous special use modification there were some concerns expressed by a few neighbors, approximately 1,500 feet away that state they can hear the cooling units turning on in the evening. New units have been installed. During staff inspection the units were audible along SR191 but were largely muffled by the Highway traffic. Staff also drove down Arabian, adjacent to the Richland Ranchettes neighborhood, turned off the vehicle and listened for up to 5 minutes at each cross street. There were no noises audible above the highway at that time.

- Impact on air, floodplains, wells, water systems and aquifers;



Air: The proposed use will not have significant impact on air quality. There will only be a minor increase in truck traffic and the closest residents are approximately 1,500 feet or more away. The processing is generally clean and will not include any significant increase in discharge

Floodplains: The project is located within a FEMA designated flood zone and will be required to fully comply with the regulations, including elevating the building, and not increasing or changing existing flows from the site.

Wells, water systems and aquifers: Several neighbors have raised concerns about the water use of the facility. The applicant has stated that approximately 15,000 gallons per year will be utilized. This amount is far less than if the site was pure agriculture (~1,600 gpm for pivot) or even if it was to be developed at one home per 4 acres.

- Suitability of soils;

The building is engineered and will be evaluated by the Building Department.

- Appropriateness of transport routes

The building is located on SR191 which is already a truck route between Agua Prieta/Douglas and Interstate 10. The proposal has been evaluated by ADOT, who did not express any concerns.



- Impact upon the infrastructure of the Community
Same as above.

- Impacts upon population centers, schools, hospitals, recreation areas, food production, and wildlife.

No impacts anticipated, though some additional jobs may be available to the community.

2. Compliance with the Zoning District Purpose Statement: Complies

The proposed project satisfies the following zoning district purpose statements:

- 601.02 To encourage those types of non-residential and non-agricultural activities which serve local needs or provide a service and are compatible with rural living;
- 601.03 To preserve the agricultural character of those portions of the County capable of resource production.

With the approval of this Special Use request the project will be in compliance with the Zoning District statement.

3. Development Along Major Streets: Complies

The project site is located on State Route 191, a major transportation route in the Sulphur Springs Valley. The application was sent to ADOT for their review and comment. ADOT requested that ownership information be updated and that has been started by the Applicant. No improvements or conditions were requested.

4. Traffic Circulation Factors: Complies

The use primarily operates from early June to September, with more minor operations taking place into December. At completion the applicant anticipates 55-60 employees. Many of these will arrive and depart in van pool resulting in only 8-10 crew and personal vehicles entering and exiting. It is also anticipated that 20-25 5 axle trucks will arrive/depart the site. ADOT did not express concern regarding the potential traffic generated.



5. Adequate Services and Infrastructure: Complies

The site is already development with a ~100,000 square foot building. Utilities include a well, a septic systems and electric. A new septic system will be installed. SSVEC was included on the transmittal and stated they have no comments on this request.

6. Significant Site Development Standards: Complies with waivers

The Zoning Regulations do not have any specific standards for warehouses; however, they do have standards for: parking,

parking and driveway materials, screening, etc.

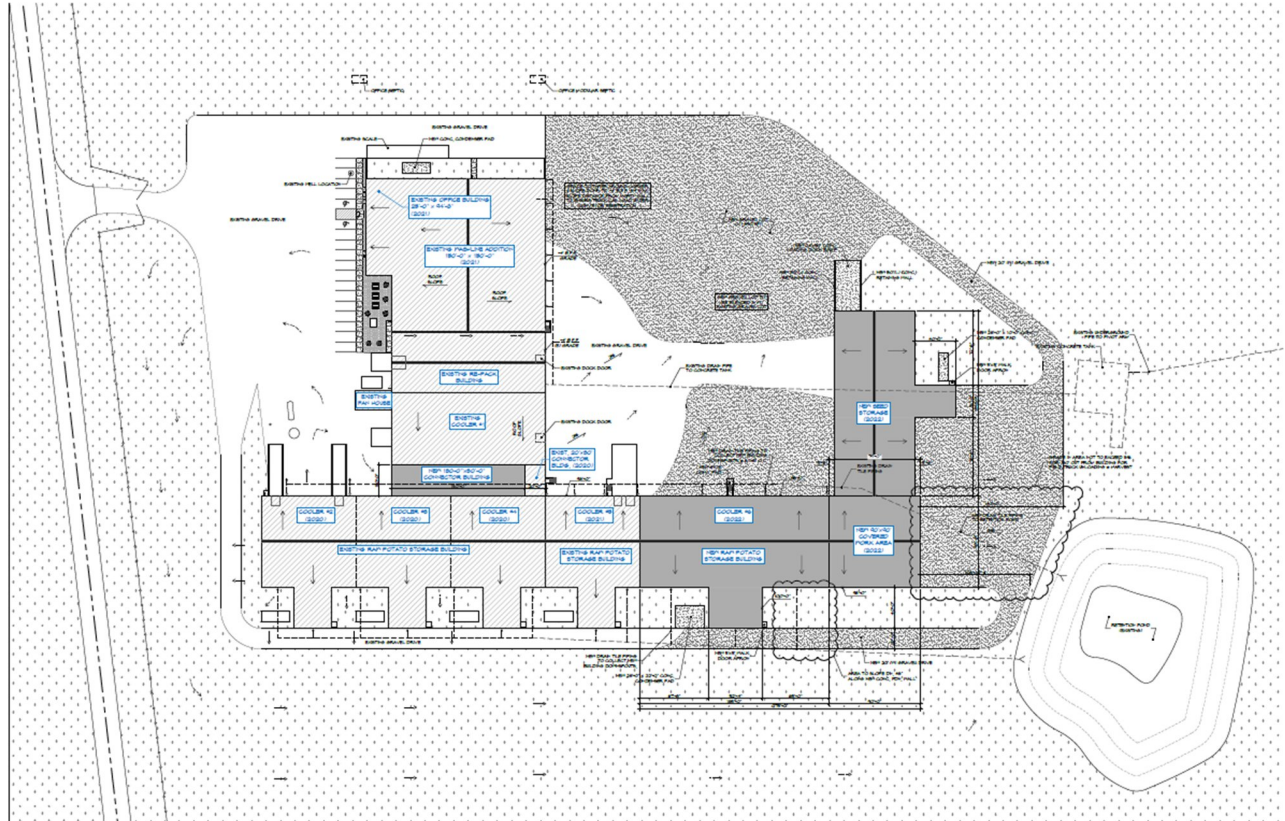
Parking(Waiver): The Zoning Regulations establish parking for manufacturing, wholesaling, warehousing, distribution, and storage of goods at 1 per employee plus 1 per 1,000 square feet. That would require a minimum of 160 spaces plus another 12 for the office(1 per 350 square feet). The site plan currently shows 18 parking spaces. There are also large gravel areas that could be used for parking if every needed. Staff believes the site plan can be approved as shown/modified.

Screening: Section 604.06 requires screening in Category D only when the non-residential use abuts a Rural Residential Category. In this case all surrounding categories are Light Industrial or Business. Therefore, screening of the use is not required.

Lighting: The lighting will be required to comply with the Outdoor lighting regulations.

Setbacks: The Zoning Regulations require a minimum of a 20-foot setback. Though it appears that the structures exceed the setbacks, the site plan submitted for the non-residential permit shall clearly show all setbacks.

Height(Waiver): The Rural Zoning District limits height to 30 feet. The Planning Commission approved a modification to the height for the previous structure at 33' 5". Although the new proposed structures are



approximately 30 feet staff would once again support a modification allowing height up to 35 feet incase issues are to arise during the permitting or flood plain reviews.

7. Public Input: Complies

The applicant mailed letters to property owners within 1,000 feet of the property prior to application submittal. The Planning Department mailed letters to the same property owners within 1,000 feet of the subject property, published a legal ad in the Sierra Vista Herald, and posted a legal notice on the property. To date, staff has received no response to the request.

8. Hazardous Materials: Not applicable

No hazardous waste will be used or stored onsite.

9. Offsite Impacts: Complies

As previously discussed, the previous modification had neighborhoods voice concerns over the noise impact. No letters were received or Code Compliance complaints on the property.



10. Water Conservation: Complies

The parcel could be developed with single family homes or an agricultural pivot. The pivot could produce 1,600 gallons per minute and the County has no jurisdiction over this. The proposed use is estimated to use 1,200,000 gallons per year.

V. PUBLIC COMMENT

The applicant mailed letters to property owners within 1,000 feet of the property prior to their application submittal.

The case planner mailed letters to the same property owners within 1,000 feet of the subject property, published a legal ad in the Sierra Vista Herald and posted a legal notice on the property. To date, no responses were received.

VI. WAIVERS

Parking:

As discussed above staff supports a waiver approving the parking as currently shown on the site plan.

Height:

The RU-4 Zoning District limits building heights to thirty feet. Staff recommends approval of a waiver allowing the building to be constructed at approximately thirty-five feet if necessary.

VII. SUMMARY AND CONCLUSION

This request is for a Special Use authorization to approve an expansion of approximately 38,000 square feet.

Factors in Favor of Approving the Special Use

1. The project is consistent with the applicable policies of the Comprehensive Plan and the Purpose of the Rural Zoning Districts;
2. The project complies with nine (9) the criteria used to evaluate special use requests. With waivers it complies with one additional criterion;
3. The project would generate employment.
4. The Special Use complies with the Mid Sulphur Springs Valley Area Plan;

Factors Against Approving the Special Use

1. None identified

VIII. RECOMMENDATION

Based on the factors in favor of approval, staff recommends Conditional Approval of the Special Use request. If the Commission chooses to approve the request, staff recommends the approval be subject to the following conditions:

1. Within 30-days of approval of the Special Use, the applicant shall provide the County a signed Acceptance of Conditions form, and a Waiver of Claims form from ARS Section 12-1134. Prior to operation of the Special Use, the applicant shall apply for a building/use permit for the project within 18-months of approval. The building/use permit shall include a site plan in conformance with all applicable site development standards (except as modified) and with Section 1705 of the Zoning Regulations, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 24-months of the Special Use approval. Otherwise, the Special Use may be deemed void upon 30-day notification to the applicant;

2. It is the applicant's responsibility to obtain any additional permits or meet any additional conditions that may apply to the proposed use pursuant to other federal, state, or local laws or regulations;
3. Any changes to the approved Special Use may be considered a Modification to this Special Use and may require review and approval of the Planning and Zoning Commission;
4. All parking areas, drive aisles, and staging areas shall be treated with a minimum 2" of gravel.
5. The applicant shall comply with all Floodplain requirements.

Sample Motions:

Mr. Chairman, I move to approve Docket SU21-25, on parcel 206-01-011J with the Conditions of Approval recommended by staff; the Factors of Approval constituting Findings of Fact.