



Cochise County

Community Development

Planning, Zoning and Building Safety Division

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

MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Christine McLachlan, AICP, Planner II
FOR: Daniel Coxworth, AICP, Development Services Director
SUBJECT: Docket CPA 22-01 (Commercial Port)
DATE: March 1, 2022, for the March 9, 2022, Meeting

APPLICATION FOR A COMPREHENSIVE PLAN MAP AMENDMENT

This is a County-initiated request for a minor Comprehensive Plan map amendment. The request consists of forty-five (45) subject parcels that are generally located west of the City of Douglas boundaries between mileposts 359 and 363 along Highway 80 (east-west) and between Highway 80 and the international border (north-south). Subject parcels include the following: 407-68-013A, 407-69-008, 407-69-007, 407-69-006, 407-68-008A, 407-68-008B, 407-68-013B, 407-68-007, 407-68-010, 407-68-009, 407-68-006, 407-69-003, 407-69-002B, 407-69-004B, 407-69-005, 407-69-004A, 408-10-008, 408-10-014, 408-10-016, 408-01-012, 408-10-015, 408-34-009, 407-69-001, 407-69-001, 408-34-011, 408-34-005B, 408-34-008B, 408-34-008A, 408-10-018B, 408-10-020, 408-10-021, 408-01-002D, 408-01-002F, 407-69-002A, 408-10-007, 408-01-002B, 408-10-011, 408-10-022, 408-10-006, 408-34-012, 408-34-013, 408-11-001 (173.8 acre portion of the parcel south of Highway 80 and west of the current growth area limit), 408-11-009, 407-68-011, 407-68-012. The subject parcels total 1,933 acres. They are further described as being situated in Sections 12 and 13 of T24S, R26E and Section 7 of T24S, R27E with the future Port falling on the Section line between Section 24, T24S, R26E and Section 19, T24S, R27E in unincorporated Cochise County, Arizona. The request is to amend the growth area category from "D" to "B" and the land use designation from Rural to Developing on all parcels previously mentioned. This is a County-initiated request, consequently, the applicant is Cochise County, Planning.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Parcel Size:	Varies
Zoning:	RU-4 (Rural District, one dwelling per 4-acres)
Current Growth Area:	D
Proposed Growth Area:	B
Current Plan Designation:	Rural (R)
Proposed Plan Designation:	Developing (DEV)
Area Plan:	None
Existing Uses:	See Figure 3
Proposed Uses:	No changes

Planning, Zoning and Building Safety

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

Figure 1: Existing and Proposed Land Use Growth Area and Designation of Parcels Subject to this Request

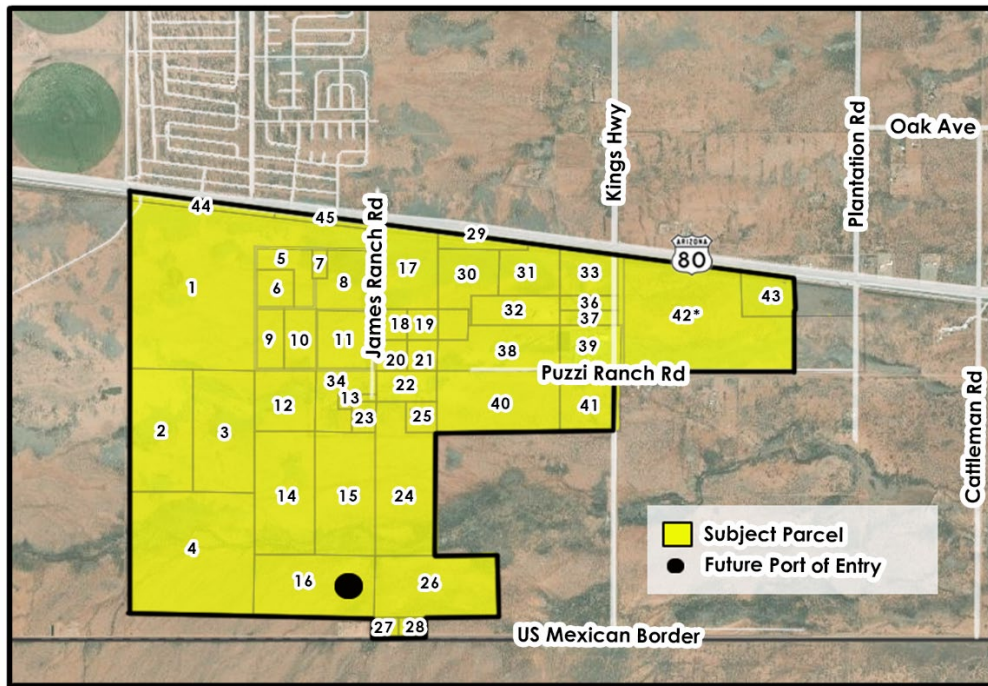
CPA 22-01:Parcels Subject to the Request

Map Key / Parcel APN	Current Growth Area Category	Proposed Growth Area Category	Current Land Use Designation	Proposed Land Use Designation
1 / 40768013A	D	B	Rural	Developing
2 / 40769008	D	B	Rural	Developing
3 / 40769007	D	B	Rural	Developing
4 / 40769006	D	B	Rural	Developing
5 / 40768008A	D	B	Rural	Developing
6 / 40768008B	D	B	Rural	Developing
7 / 40768013B	D	B	Rural	Developing
8 / 40768007	D	B	Rural	Developing
9 / 40768010	D	B	Rural	Developing
10 / 40768009	D	B	Rural	Developing
11 / 40768006	D	B	Rural	Developing
12 / 40769003	D	B	Rural	Developing
13 / 40769002B	D	B	Rural	Developing
14 / 40769004B	D	B	Rural	Developing
15 / 40769005	D	B	Rural	Developing
16 / 40769004A	D	B	Rural	Developing
17 / 40810008	D	B	Rural	Developing
18 / 40810014	D	B	Rural	Developing
19 / 40810016	D	B	Rural	Developing
20 / 40801012	D	B	Rural	Developing
21 / 40810015	D	B	Rural	Developing
22 / 40834009	D	B	Rural	Developing
23 / 40769001	D	B	Rural	Developing

Map Key / Parcel APN	Current Growth Area Category	Proposed Growth Area Category	Current Land Use Designation	Proposed Land Use Designation
24 / 40834005C	D	B	Rural	Developing
25 / 40834011	D	B	Rural	Developing
26 / 40834005B	D	B	Rural	Developing
27 / 40834008B	D	B	Rural	Developing
28 / 40834008A	D	B	Rural	Developing
29 / 40810018B	D	B	Rural	Developing
30 / 40810020	D	B	Rural	Developing
31 / 40810021	D	B	Rural	Developing
32 / 40801002D	D	B	Rural	Developing
33 / 40801002F	D	B	Rural	Developing
34 / 40769002A	D	B	Rural	Developing
35 / 40810007	D	B	Rural	Developing
36 / 40801002B	D	B	Rural	Developing
37 / 40810011	D	B	Rural	Developing
38 / 40810022	D	B	Rural	Developing
39 / 40810006	D	B	Rural	Developing
40 / 40834012	D	B	Rural	Developing
41 / 40834013	D	B	Rural	Developing
42* / 40811001	D	B	Rural	Developing
43 / 40811009	D	B	Rural	Developing
44 / 40768011	D	B	Rural	Developing
45 / 40768012	D	B	Rural	Developing

* Only the 173.8 acre portion of the parcel, as depicted on the application map, is included in this request. All remaining portions of the parcel will retain their current land use designation.

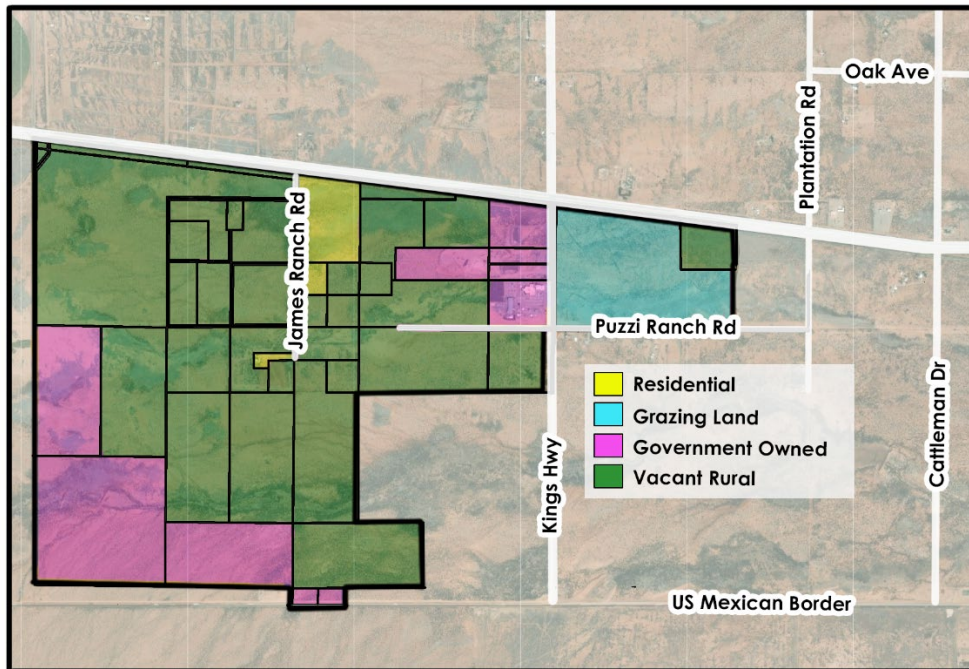
Figure 2: Subject Parcels Map



Land Use Map Amendment Boundaries
CPA 22-01



Figure 3: Existing Use of Land Map



Existing Use of Land
CPA 22-01



II. NATURE OF REQUEST

The applicant (Cochise County, Planning) requests amending the land use designation on all subject parcels indicated in Figures 1 and 2 from Rural (R) to Developing (DEV) and the land use growth area category from D to B. The area directly surrounding the site is primarily undeveloped vacant rural (see Figure 3). The proposed commercial port of entry will be approximately 5.6 miles west of the existing port of entry in Douglas and 2.5 miles east of the Cochise College Douglas Branch.

The federal government has earmarked significant funding towards the development of a new commercial port at the terminus of James Ranch Road. The General Services Administration (GSA), which is the federal agency that owns all the port of entries into the United States, will lead this construction effort. Once constructed, all commercial truck traffic will be shifted to this location, leaving the remaining non-commercial and pedestrian travel to be served by a remodeled port in downtown Douglas. Private development of industrial and commercial businesses in the area, to support the proposed new port, is similarly needed but can only occur if the land use growth area and designation are amended to a category/designation that permits their construction. Per section 402 of the Cochise County Zoning Regulations, general/neighborhood business and light industrial zoning is not permitted within the current "Rural" land use designation but is allowable within the proposed "Developing" land use designation. To reiterate, this is not a site-specific rezoning or development request. It will, however, expedite redevelopment of the parcels subject to the request by permitting a greater variety, and more intense, land use types.

This area and the individual parcels within were selected due to the presence of several key indicators that change may be warranted and beneficial. This includes the following:

- Proximity to International ports of entry
- Recent developer inquiries, including rezoning or special use requests
- Presence of large, undeveloped areas
- Planned infrastructure improvements
- Proximity to incorporated areas and urban services
- Highway access and/or major roadway intersections
- Airport access
- Major employer presence
- Availability of geographically-development incentives (such as opportunity zones and foreign trade zones)

The combination of these factors, including most significantly the development of a future commercial port of entry on the James Ranch Road corridor, suggests this is an area that would benefit from the proposed land use map amendment.

IV. ANALYSIS OF LAND USE MAP AMENDMENT (MINOR) IMPACTS

Compliance with Land Use Amendment Criteria

The Comprehensive Plan Growth Area Categories and Designations within the Cochise County Comprehensive Plan ("Plan") are designed to provide a measure of protection to the existing character of an area. The Plan may be amended, by minor or major amendment, by interested parties from time to time. An amendment is considered "major" if it results in a substantial alteration of the County's land use mixture or balance. However, because the proposed amendment falls below the threshold for a major amendment, it is a minor amendment.

Section 302A.2. of the Comprehensive Plan provides six criteria used to consider a change in a Plan Designation. All six of the criteria are applicable to this request. The request fully complies all six factors.

Figure 4: Current Land Use Map

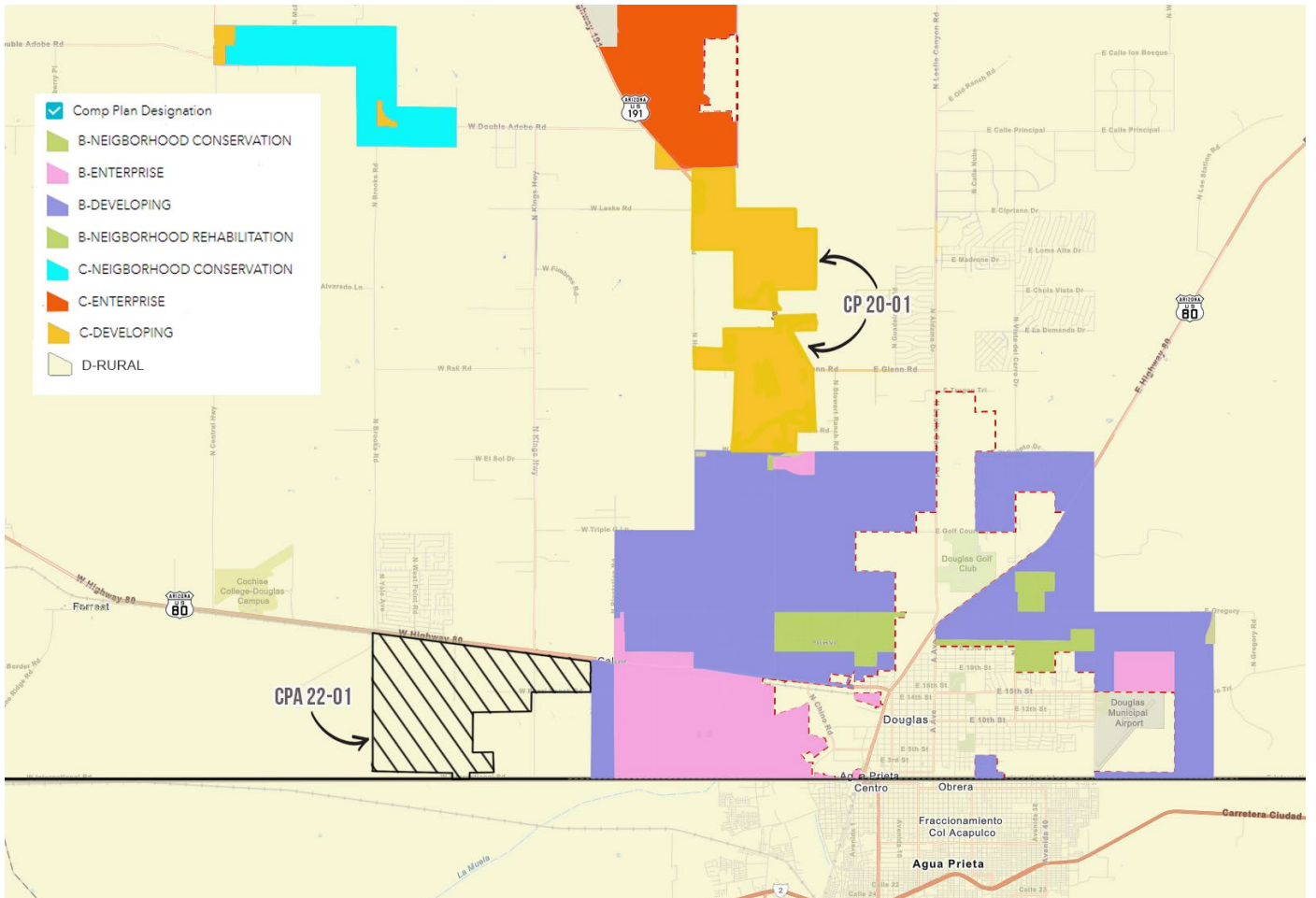
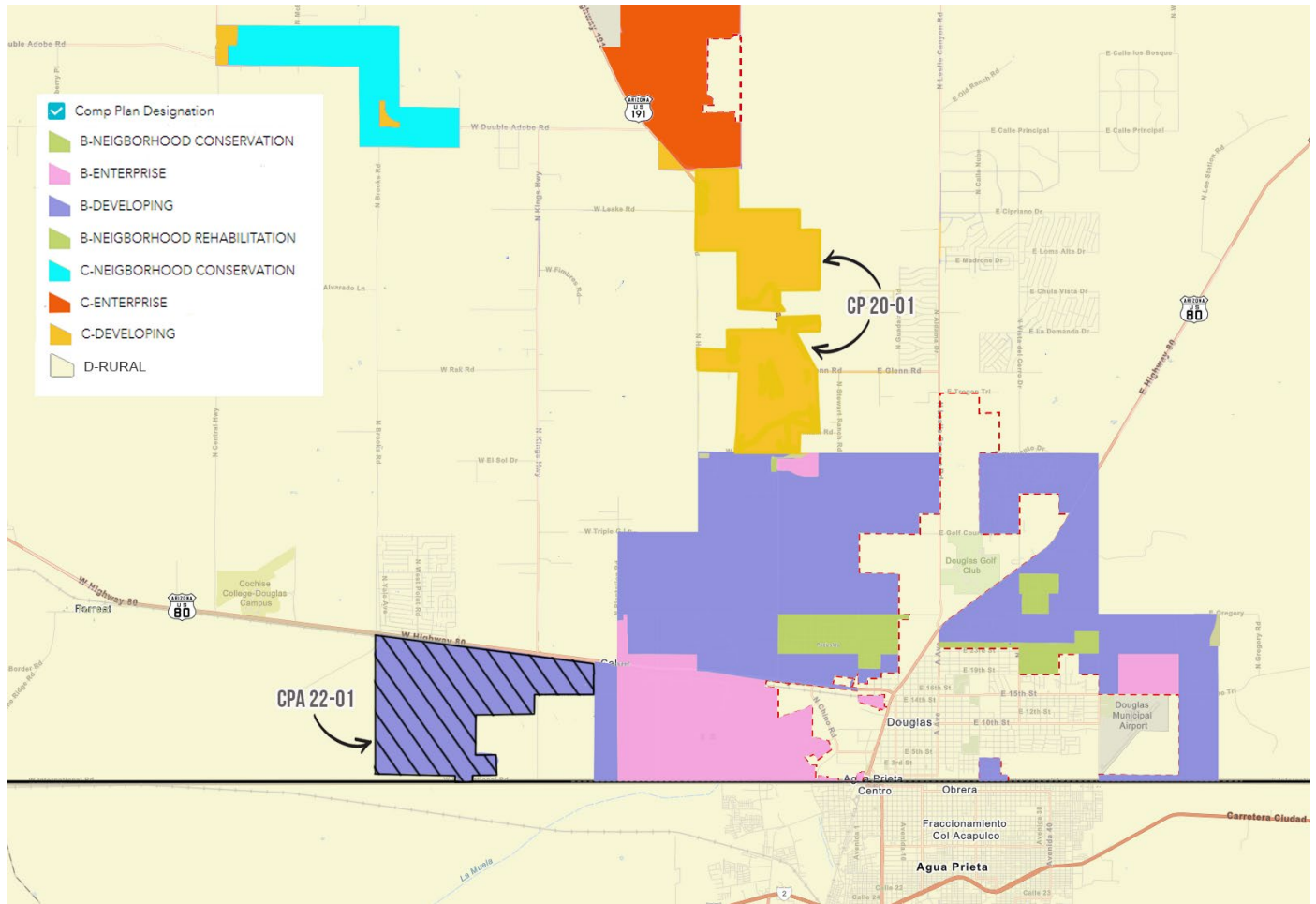


Figure 5: Proposed Land Use Map



1. The Pattern of Growth No Longer Reflects the Type of Growth Expected in the Current Designation - Complies

There are four land use categories and seven land use designations within the Comprehensive Plan.

EXISTING: Rural Designation, “D” Category

Designation: All forty-five subject parcels carry the Rural (R) designation. According to the Comprehensive Plan, this designation is intended for areas “identified as those remaining lands in Category D Rural Areas that are not designated Rural Residential. They are identified by one or more of the following characteristics: sparsely populated; larger lot sizes, agricultural production or grazing, availability of sites large enough for intensive industrial uses that cannot be accommodated in other growth areas, large expanses of private and public lands, and/or have developed and un-developed recreational resources.”

Category: In addition, all subject parcels are within Category D - Rural Areas. As stated in the Comprehensive Plan, “This category includes the outlying rural areas between cities and unincorporated communities and characterized by a low rate of growth; unimproved roads; low density, large lot rural residential development; agricultural production; and large tracts of undeveloped private and public lands. Non-residential development is geared toward providing local services, tourism or intensive uses that are not appropriate in more the densely populated parts of the county, such as power plants and feedlots.”

PROPOSED: Developing Designation, “B” Category

Designation: The proposed designation of “Developing,” is described by the Plan as follows: “The “Developing” (DEV) plan designation is used to describe areas experiencing non-rural growth rates that are developed with scattered, mixed residential, business or industrial and agriculture-related uses and that ultimately will accommodate future growth as the more populated areas reach build-out. Since these areas are assumed to be in transition, the Planning Department will periodically re-evaluate these areas to determine if the rate of new development warrants a new designation or growth area that is either more or less intense. The Developing designation may occur in Growth Category A, B, and C Areas that do not meet the criteria of the other designations.”

Category: Category B– Community Growth Areas is proposed for all subject parcels. This category includes those areas adjacent to Category A Urban Growth Areas as well as the larger unincorporated communities of the County, which are experiencing growth. These are areas in transition from a traditional rural environment to something more urbanized. Category B Community Growth Areas include the areas presently identified as “Category B” and any additional areas that have been determined to meet the following criteria:

- A. The area to be designated has a moderate level of residential and/or non-residential growth.
- B. The area serves as a logical transition between urban growth and rural areas and/or has a distinctive community identity.
- C. The area has adequate water, access, drainage, and sewage disposal capability to accommodate medium to high density development.
- D. In general, residential lot sizes are one acre or less in size but may transition to larger lot sizes at the fringes of the area. Smaller lot sizes have access to sewer and/or water and are commonly found in established subdivisions and manufactured/mobile home parks or historic town sites.
- E. Improved streets designated as arterial or collectors can support limited non-residential development.
- F. There is substantial potential for further development along with opportunities to preserve undeveloped recreational resources, i.e., open space and washes.

To change the land use designation, which more directly relates to zoning and allowable uses, the land use category must also be changed. The “Developing” designation is only allowed in growth categories A, B, C. Permitted zoning districts within the existing designation (Rural) and proposed designation (developing) are as follows:

Designation	Permitted Zoning Districts
Rural (existing)	RU-36, RU-18, RU-10, RU-4, RU-2, SM-36 Acres, SM-18 Acres, SM-10 Acres, SM-174 (4-acres), SM-87 (2-acres), SR-36 Acres, SR-18 Acres, SR-10 Acres, SR-174 (4-acres), SR-87 (2-acres), HI
Developing (proposed)	RU-2, R-36, R-18, R-9, SM-87 (2-acres), SM-36, SM-18, SM-9, SR-87 (2-acres), SR-43, SR-22, SR-12, SR-8, MR-1, MR-2, NB, GB, LI, HI

The most noticeable difference between the two are the allowance of the commercial zoning of General Business (GB) and Neighborhood Business (NB) as well as Light Industrial (LI) within the Developing designation. If this amendment is approved, additional commercial development in this area could be facilitated, which is further supported by the presence of an existing highway, major employers, and future port of entry expansion.

1. Substantial Changes Have Occurred in the Area – Complies

The addition of a new port of entry, and the renovation of the existing port in Douglas, is estimated to bring an additional an \$10.8 - \$20 million per year in revenue to the region. Initially, there will be the need for approximately 110 new employees, which could double within the decade. The improvements are anticipated to increase traffic at

the local Bisbee Douglas International Airport, boost the student population at the nearby Cochise College campus, and increase demand for residential housing in the immediate area. In addition, all the parcels within this docket are considered part of, and eligible to receive the benefits of being considered within an opportunity zone, enterprise zone, and foreign trade zone. These are valuable geographically based federal programs, that are intended to encourage investment and redevelopment. Qualified Opportunity Zones were created by the 2017 Tax Cuts and Jobs Act. These zones are designed to spur economic development and job creation in distressed communities throughout the country and U.S. possessions by providing tax benefits to investors who invest eligible capital into these communities. Taxpayers may defer tax on eligible capital gains by making an appropriate investment in a Qualified Opportunity Fund and meeting other requirements.

Within Foreign Trade Zone (FTZ), merchandise can be brought duty-free for purposes of storing, repacking, display, assembly, or manufacturing. Imports may be landed and stored without full customs formalities. Arizona is the only state that provides an 80 percent reduction in real and personal property taxes for companies qualifying for FTZ or sub-zone designation.

Finally, the Enterprise Zone (EZ) Program is designed to enhance opportunities for private investment by offering property tax benefits, income, or premium tax credits. This, in turn, strengthens property values, and encourage quality job creation to promote the vitality of the local economies.

2. The Extension of Urban Standard Facilities and Services Have Changed the Optimum Type of Appropriate Development –Complies

This criterion is intended to apply to situations where major road improvements, extensions of waste disposal systems and water service have recently occurred. The proposed location for the commercial port is on undeveloped land without roadway or utility infrastructure in place to support the intended purpose. There is no water supply, wastewater treatment or reuse, road right-of-way or road connecting to SR-80, power supply, internet/communication service, or natural gas supply. Studies are currently underway by various agencies to make all the improvements necessary to serve the future port and the surrounding area. In December of 2020, Stantec Engineering completed a “Water and Wastewater Feasibility Report” for the commercial port. All improvements, including substantial right-of-way improvements to James Ranch Road, are anticipated to be in place either prior or in conjunction with the construction of the commercial port of entry. These improvements are designed to serve the future commercial port as well as infill development in the subject area.

3. Substantial Support from Property Owners –Complies

On January 31, 2022, all property owners within a 1,500 feet radius of the subject parcels were sent a letter with information about land use map amendment request. They were provided relevant case information, public hearing dates as well as a form in which they could indicate support or non-support of the request. In addition, a public hearing notice was provided in the Sierra Vista Herald on February 11, 2022. As of March 1, 2022, staff has received nineteen (19) letters in support, which represents the views of at least twenty-four of the property owners in the subject area. Staff received zero (0) letters in opposition to the request. More discussion of this item is included in Section 5 of this report.

4. Change in Developing Designation Following a Distinguishable Pattern of Development - Complies

The Douglas port of entry is the second-largest commercial port in Arizona. It is also the sole port of entry between the cities of Douglas, Arizona and Agua Prieta, Sonora. Unlike the San Luis and Nogales ports of entry, where commercial and non-commercial traffic is separated, both modes of traffic most currently compete at the Douglas port. The continual flow of oversized and overweight trucks that support major mining and smelter developments in Cananea, Nacozari de Garcia, and Moctezuma, Sonora, often disrupts cross-border traffic within Douglas and can pose an environmental threat due to the nature of the hazardous materials being transported. Within the Infrastructure

and Investment Jobs Act of 2021, \$216 million of federal funding was dedicated to the development of a new Douglas Commercial Port of Entry. A second commercial port of entry in the Douglas area will improve safety, security, and overall operations at the border. It will simultaneously reduce:

- overcrowding and commercial truck traffic in downtown Douglas;
- queueing times for everyone, heading north or south; and
- conflicts between commercial trucks and non-commercial vehicles, which will increase pedestrian safety.

5. New Designation Provides a Harmonious Transition Between Existing Designations - Complies

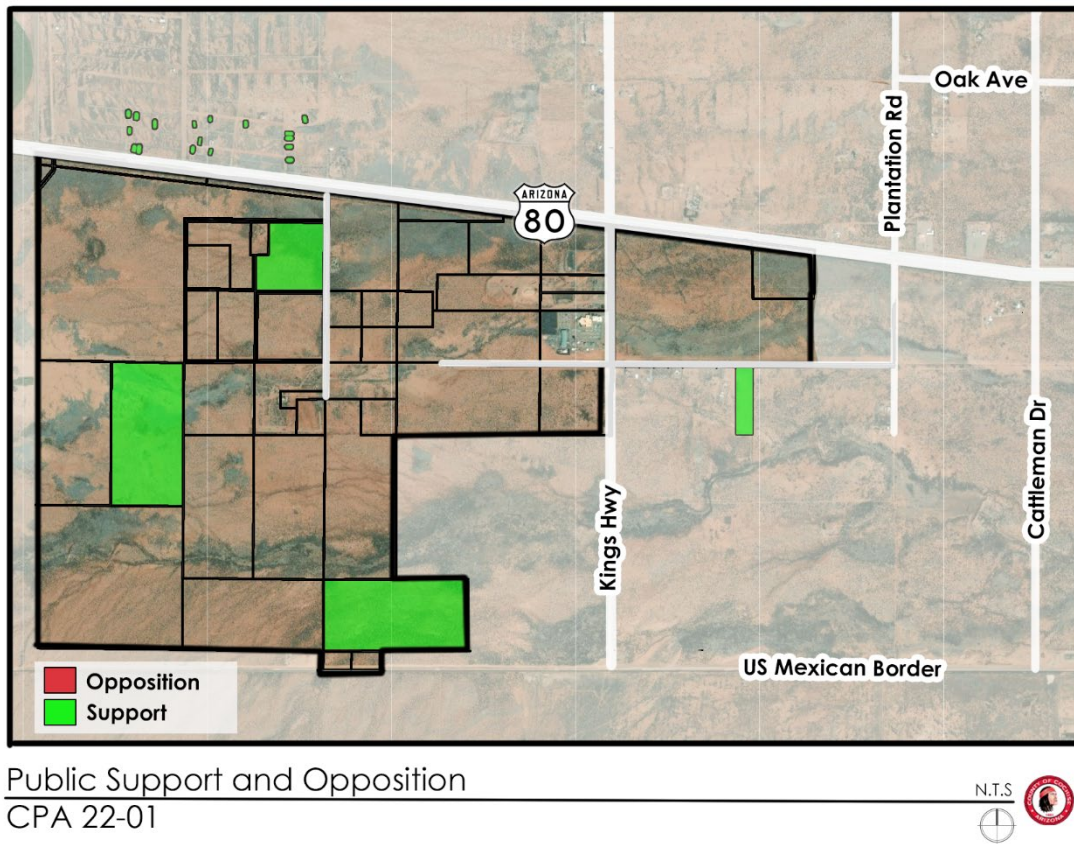
The proposed growth area category of “B” is a logical extension from category “B” area already present to the west of Douglas City boundaries. The parcels subject to this amendment are large parcels, directly south of the Highway 80 corridor. The redesignation of the parcels subject to this amendment, therefore, would create a connection to the existing growth area categories.

The proposed land use designation of “Developing” designation is used to describe areas experiencing non-rural growth rates that are developed with scattered, mixed residential, business. This category seems both more indicative of the current development pattern and would connect the existing pattern of parcels currently designated “Developing” directly to the west of the parcels subject to this amendment. In both the case of the category and designation, their extension is being proposed to include the area that will be most positively impacted by the future commercial port of entry.

V. PUBLIC COMMENT

In response to County mailings, the Planning Department has received 19 letters, representing at least 24 property owners, in support and zero letters in opposition to this request. A copy of all correspondence received as of March 1, 2022, is included in the packet and a map of the geographic distribution of responses is included in this section (see Figure 6). The color green indicates support of the property owner, while the color red indicates opposition to the request. The County also received numerous calls requesting additional information.

Figure 6: Public Input Map



VI. SUMMARY AND CONCLUSION

The request is a County-initiated minor land use change request, amending the land use designation on all subject parcels from Rural (R) to Developing (DEV) and the land use growth area category from D to B. The request consists of forty-five (45) subject parcels that are generally located west of the City of Douglas boundaries between mileposts 359 and 363 along Highway 80 (east-west) and between Highway 80 and the international border (north-south). Subject parcels include the following: 407-68-013A, 407-69-008, 407-69-007, 407-69-006, 407-68-008A, 407-68-008B, 407-68-013B, 407-68-007, 407-68-010, 407-68-009, 407-68-006, 407-69-003, 407-69-002B, 407-69-004B, 407-69-005, 407-69-004A, 408-10-008, 408-10-014, 408-10-016, 408-01-012, 408-10-015, 408-34-009, 407-69-001, 407-69-001, 408-34-011, 408-34-005B, 408-34-008B, 408-34-008A, 408-10-018B, 408-10-020, 408-10-021, 408-01-002D, 408-01-002F, 407-69-002A, 408-10-007, 408-01-002B, 408-10-011, 408-10-022, 408-10-006, 408-34-012, 408-34-013, 408-11-001 (173.8 acre portion of the parcel south of Highway 80 and west of the current growth area limit), 408-11-009, 407-68-011, 407-68-012. The subject parcels total 1,933 acres.

Factors in Favor of Approval

1. The request promotes redevelopment. Private commercial investment along Hwy 80 and James Ranch Road is needed to support the future commercial port of entry.
2. Private commercial investment along Hwy 80 and James Ranch Road is needed to support the future commercial port of entry.
3. It supports other geographically based federal incentives, such as the Opportunity Zone, Enterprise Zone, and Foreign Trade Zone designations. The fact that all the parcels in this amendment are eligible for this important economic development incentives suggests this area is a federal priority for redevelopment.

4. This docket is the result of a focused analysis of the land use pattern within the Douglas area and it provides a much-needed update to the Comprehensive Plan’s Growth Areas Map.
5. It satisfies the Balance of Land Use Amendment Analysis - There are six factors to consider in every land use map amendment request. This request complies with all the criteria used to evaluate Comprehensive Map Amendments, including support from surrounding property owners.

As previously elaborated in this memo, this request complies with all six land use amendment factors. Figure 7 lists each criterion and whether the request complies, partially complies, complies with conditions, or does not comply.

Figure 7: Land Use Factor Compliance Table

Criterion	Compliance	Partial Compliance	Compliance with Conditions	Non-Compliance
The Pattern of Growth No Longer Reflects the Type of Growth Expected in the Current Designation (Land Use Factor 1)	✓			
Substantial Changes Have Occurred in the Area (Land Use Factor 2)	✓			
The Extension of Urban Standard Facilities and Services Have Changed the Optimum Type of Appropriate Development (Land Use Factor 3)	✓			
Substantial Support from Property Owners (Land Use Factor 4)	✓			
Change in Developing Designation Following a Distinguishable Pattern of Development (Land Use Factor 5)	✓			
New Designation Provides a Harmonious Transition Between Existing Designations (Land Use Factor 6)	✓			

Factors Against Approval

1. This development of the port is contingent on external Federal funding in cooperation with the Mexican government. These are factors that are not directly under control of County government.
2. Future upgrades to area infrastructure and utilities will be necessary. The cost, timing, and means for their inclusion are currently being studied.
3. Non-residential development in this location will invariably produce higher traffic volumes, noise, odors and increased light levels than the existing uses. This is, in large part, because a substantial amount of the parcels that are vacant/undeveloped. Any potential impacts will be addressed and mitigated through the development review process pending the submittal of site plans for these parcels. Staff is generally supportive of clustering future industrial uses and buffering them from any current or future residential development.

VII. RECOMMENDATION

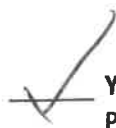
Based on the factors in favor of approval, Staff recommends forwarding the request for a Comprehensive Map amendment, which will change the current land use designation from to Rural (R) to Developing (DEV) and the existing growth area category from D to B to the Board of Supervisors with a recommendation of **Approval**.

VIII. ATTACHMENTS

- A. Public Comments
- B. Agency Comments

Cochise
County
FEB 11 2022
Development
Services

Comprehensive Map Amendment Docket CP-22-01 (Commercial Port)



YES, I SUPPORT THIS REQUEST
Please state your reasons:

_____ **NO, I DO NOT SUPPORT THIS REQUEST:**
Please state your reasons:

PRINT NAME(S):

Cindy Huang & Pa L Ma LP

SIGNATURE(S):

~~40768-0077~~
Cindy Huang

YOUR TAX PARCEL NUMBER: 40768-0077 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning and Zoning Commission and the Board of Supervisors. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than **5 PM on Monday, March 1, 2022** to be included in the staff report to the Commission, and by **Thursday, March 24, 2022** to be included in the staff report to the Board of Supervisors. You may also personally make a statement at the **public hearing on March 9, 2022 for the Planning and Zoning Commission and April 5, 2022 for the Board of Supervisors**. NOTE: Please do not ask the Commissioners or Board members to accept written comments or petitions at the meeting - your cooperation is greatly appreciated.

RETURN TO: Christine McLachlan, AICP, Planner II
Cochise County Planning Department
1415 Melody Lane, Building F
Bisbee, AZ 85603
(Or scan and email to: cmclachlan@cochise.az.gov)

Cochise
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FEB 09 2022
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YES, I SUPPORT THIS REQUEST
Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

PRINT NAME(S): Ronald Swartz (Son)

SIGNATURE(S): Katie Swartz (Descendant)
Ronald Swartz

YOUR TAX PARCEL NUMBER: 407-78-34603 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning and Zoning Commission and the Board of Supervisors. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than **5 PM on Monday, March 1, 2022** to be included in the staff report to the Commission, and by **Thursday, March 24, 2022** to be included in the staff report to the Board of Supervisors. You may also personally make a statement at the **public hearing on March 9, 2022 for the Planning and Zoning Commission and April 5, 2022 for the Board of Supervisors**. NOTE: Please do not ask the Commissioners or Board members to accept written comments or petitions at the meeting - your cooperation is greatly appreciated.

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Bisbee, AZ 85603
(Or scan and email to: cmclachlan@cochise.az.gov)

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YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

PRINT NAME(S): JESUS S. NAVARRO

SIGNATURE(S): 

YOUR TAX PARCEL NUMBER: 407-78-20607 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning and Zoning Commission and the Board of Supervisors. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than **5 PM on Monday, March 1, 2022** to be included in the staff report to the Commission, and by **Thursday, March 24, 2022** to be included in the staff report to the Board of Supervisors. You may also personally make a statement at the **public hearing on March 9, 2022 for the Planning and Zoning Commission and April 5, 2022 for the Board of Supervisors**. NOTE: Please do not ask the Commissioners or Board members to accept written comments or petitions at the meeting - your cooperation is greatly appreciated.

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YES, I SUPPORT THIS REQUEST
Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

PRINT NAME(S): MARINE VANDERLINDA

SIGNATURE(S): Marine Vanderlinda

YOUR TAX PARCEL NUMBER: 407-18-03602 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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RETURN TO: Christine McLachlan, AICP, Planner II
Cochise County Planning Department
1415 Melody Lane, Building F
Bisbee, AZ 85603
(Or scan and email to: cmclachlan@cochise.az.gov)

Comprehensive Map Amendment Docket CP-22-01 (Commercial Port)

Cochise
County
FEB 15 2022
Development
Services

YES, I SUPPORT THIS REQUEST
Please state your reasons:

*I believe in reducing overcrowding and
commercial truck traffic*

NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

PRINT NAME(S): Rod Sewell (deceased) Sharon Sewell (wife)

SIGNATURE(S): Sharon Sewell

YOUR TAX PARCEL NUMBER: 40774133 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Cochise
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FEB 15 2022
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Comprehensive Map Amendment Docket CP-22-01 (Commercial Port)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

I am supporting this request because I feel that when the border wall came to a halt the economy took a big hit. I am hoping this port will help stimulate the economy a little.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

PRINT NAME(S):

JOE RENDON

SIGNATURE(S):

Joe Rendon

YOUR TAX PARCEL NUMBER: 468-33-007D8 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Cochise
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Development
Services
FEB 15 2022

YES, I SUPPORT THIS REQUEST
Please state your reasons:

*I see this as positive action and
am pleased to know this area will
be developed with help from the federal
government.*

NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

PRINT NAME(S): MERILOU EFFINGER

SIGNATURE(S): *Merilou Effinger*

YOUR TAX PARCEL NUMBER: 407-78-313 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Cochise
County
FEB 15 2022
Development
Services

Comprehensive Map Amendment Docket CP-22-01 (Commercial Port)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

PRINT NAME(S): Phyllis Clausen

SIGNATURE(S): Phyllis Clausen

YOUR TAX PARCEL NUMBER: 407-78-31500 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Cochise
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FEB 15 2022
Development
Services

Comprehensive Map Amendment Docket CP-22-01 (Commercial Port)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

PRINT NAME(S):

Jean Tracey / Robert Deceased

SIGNATURE(S):

Jean Tracey

YOUR TAX PARCEL NUMBER: _____ (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Cochise
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Comprehensive Map Amendment Docket CP-22-01 (Commercial Port)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

PRINT NAME(S):

RON BOWERS

SIGNATURE(S):

RON BOWERS

Mary Jalisco

YOUR TAX PARCEL NUMBER: ⁴⁰⁷⁻74-27500 ⁴⁰⁷⁻74-22603 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Comprehensive Map Amendment Docket CP-22-01 (Commercial Port)

Cochise
County
FEB 14 2022
Development
Services

X YES, I SUPPORT THIS REQUEST
Please state your reasons:

_____ NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

PRINT NAME(S): Susan Schwan Shroy

SIGNATURE(S): Susan Schwan Shroy

YOUR TAX PARCEL NUMBER: 40778311 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Comprehensive Map Amendment Docket CP-22-01 (Commercial Port)

X

YES, I SUPPORT THIS REQUEST
Please state your reasons:

COCHISE COUNTY, AZ PROPERTY TAX 2012

PROPERTY

PARCEL #

407-74-13007

407-74-06708

407-74-06605

407-74-12905

NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

PRINT NAME(S):

PETER H JUMP HARRISTON E JUMP

SIGNATURE(S):

[Handwritten signature]

YOUR TAX PARCEL NUMBER: SEE ABOVE

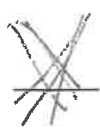
(the eight-digit identification number found on the tax statement from the Assessor's Office)

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Cochise
County
FEB 23 2022
Development
Services

Comprehensive Map Amendment Docket CP-22-01 (Commercial Port)



YES, I SUPPORT THIS REQUEST
Please state your reasons:

*We support the land use designation to "Developing"
This will provide economic benefit to the residents
of Cochise County and provide employment and opportunity -*

NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

PRINT NAME(S):

MICHAEL ANTONOVICH MARY CHRISTINE ANTONOVICH

SIGNATURE(S):

Michael Antonovich
Mary Ant

YOUR TAX PARCEL NUMBER: 408-34-005B7 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Comprehensive Map Amendment Docket CP-22-01 (Commercial Port)

Cochise County
Development Services
FEB 23 2022

X YES, I SUPPORT THIS REQUEST
Please state your reasons:

Stimulate the economy. Bring jobs to Douglas

____ NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

PRINT NAME(S): Reynaldo & Marissa Gonzalez

SIGNATURE(S): [Handwritten Signature]
[Handwritten Signature]

YOUR TAX PARCEL NUMBER: 401-74-207-08 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Comprehensive Map Amendment Docket CP-22-01 (Commercial Port)

LL YES, I SUPPORT THIS REQUEST
Please state your reasons:

I would like to hear, that something good is happening to that land. I am unable to travel anymore. So here is my agreement for a part of entry.

____ NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

PRINT NAME(S):

Logan Oliver & Lola Logan

SIGNATURE(S):

Oliver Logan Deceased
Lola Logan Trustee for estate

YOUR TAX PARCEL NUMBER: 407-72-02003 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Feb. 2021

Comprehensive Map Amendment Docket CP-22-01 (Commercial Port)

Cochise County
FEB 18 2022
Development Services

YES, I SUPPORT THIS REQUEST

Please state your reasons:

Harvey Lattreel passed away 2001
Shirley Lattreel passed away 2017
Mary Fisher - Has nothing to do with
this - Thank you - please send nothing
more to this address,

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

Mary Fisher

PRINT NAME(S):

SIGNATURE(S):

YOUR TAX PARCEL NUMBER: (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Cochise
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Development
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FEB 24 2022

Comprehensive Map Amendment Docket CP-22-01 (Commercial Port)

X

YES, I SUPPORT THIS REQUEST

Please state your reasons:

Good For AREA

_____ NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

PRINT NAME(S):

JAVIER V Sanchez

SIGNATURE(S):



YOUR TAX PARCEL NUMBER: 40778235 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Comprehensive Map Amendment Docket CP-22-01 (Commercial Port)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

PRINT NAME(S): STEVEN H. MEYERS

SIGNATURE(S): Steven H. Meyers

YOUR TAX PARCEL NUMBER: 407 39007 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Comprehensive Map Amendment Docket CP-22-01 (Commercial Port)

Cochise
County
FEB 24 2022
Development
Services

X **YES, I SUPPORT THIS REQUEST**
Please state your reasons:

_____ **NO, I DO NOT SUPPORT THIS REQUEST:**
Please state your reasons:

PRINT NAME(S): SARA JANE HAUFF

SIGNATURE(S): *Sara Jane Hauff*

YOUR TAX PARCEL NUMBER: 407-78-048-5 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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*Lamin Arrejo at
return address from
the end of October to the
middle of April yearly.
April to October address
is Box 295
Merrill, Iowa
51038*



Cochise County

Community Development

Planning, Zoning and Building Safety Division

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

MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Christine McLachlan, AICP, Planner II
FOR: Daniel Coxworth, AICP, Development Services Director
SUBJECT: Docket CPA 22-01 (Commercial Port) Agency Comments Summary
DATE: March 1, 2022 for the March 8, 2022 Meeting

DRT AND AGENCY COMMENTS DOCKET CPA 22-01

On February 2, 2022, the Development Review Team for the County and relevant external agencies was transmitted case information for their review. Reviewers were given until March 25, 2022 to respond. At that time, they were notified that a failure to respond by that date would result in an automatic approval by their agency/Department. The following is a summation of all the comments that were received by that date.

Cochise County, Floodplain:

1. This parcel is located within FEMA Zone A & X. However, there may also be regulatory discharge greater than 500cfs. therefore, a FPUP will be required.
2. Prior to construction start-up (and disturbed construction area is more than one (1) acre):
3. A Stormwater Pollution Prevention Plan (SWPPP) may have already been required from the Arizona Department of Environmental Quality (ADEQ). This will also include a Notice of Intent (NOI) to clear land. A copy of the NOI must be submitted to Cochise County. For more information, please contact: <https://azdeq.gov/AZPDES/CGP>
4. A Clearing Permit may have already been obtained from Cochise County Development Services. Please contact: <https://www.cochise.az.gov/development-services/home>
5. A Notice to Clear Native Plants may have already been obtained from the Arizona Department of Agriculture and a copy submitted to Cochise County. For more information, please contact: <https://agriculture.az.gov/plantsproduce/native-plants>
6. A Drainage Analysis may have already been required. This includes, but not limited to, Grading Plans, Site Plans, and Drainage Reports prepared by an Arizona Registered Civil Engineer. Please contact the Cochise County Engineering and Natural Resources Department for a copy of the Floodplain Regulations for Cochise County (December 2015).
https://www.cochise.az.gov/sites/default/files/highway_and_floodplain/FLOOD_REGS_2015.pdf

Planning, Zoning and Building Safety

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

- A. As a part of the Drainage Analysis, the engineer needs to show that no adverse impacts to the property, property boundaries, or adjacent properties, will occur as a result of this proposed development. Refer to Section 5.1.D of the Floodplain Requirements.
- B. The hired consultant should be familiar and comfortable with working interchangeably between English and Metric units as offsite watersheds may impact the site from Sonora.

7. When these items are submitted, then the review process will continue.

Cochise County ROW: No comments received.

Cochise County Engineering: No comments received.

Cochise County Building: No comments received.

Cochise County Attorney's Office: No comments received.

Cochise County Environmental Health: Any septic systems will need to go through EH.

Cochise County Sheriff's Office: No comments received.

Sulfur Springs Valley Electric Cooperative: No comments received.

Southwest Gas: SWG has no concerns with this proposal.

El Paso Gas: El Paso Natural Gas owns and operates three high pressure natural gas pipelines within this Amendment Project Area. EPNG does not object to the Development status of the parcels changing, however, I would like to be included on the distribution list for the more specific Site Plan/Development reviews on properties within this area so that we can ensure that any new developments are compatible with the safe operation of the existing pipelines serving the community.

Arizona Department of Transportation: No comments received.

Arizona Game and Fish: No comments received.

National Resources Defense Council: No comments received.

Arizona Department of Environmental Quality: No comments received.

State Lands Department: No comments received.

Arizona Department of Water Resources: No comments received.