

COCHISE COUNTY

SU22-02 (Clovis)

**Special Use Authorization for Proposed Bitcoin Business
Planning & Zoning Commission
March 9, 2022**



Public Programs...Personal Service

Docket SU22-02 (Clovis)

COCHISE COUNTY

Parcel Size:	~4 acres of a 306 acres
Current Zoning:	RU-4 (Rural ; one dwelling per 4 acres)
Proposed Zoning:	Same
Growth Area:	Category D
Comprehensive Plan Designation:	Rural
Area Plan:	None
Existing Uses:	Ranching
Proposed Uses:	Same, with new 4 acre parcel dedicated to bit coin mining

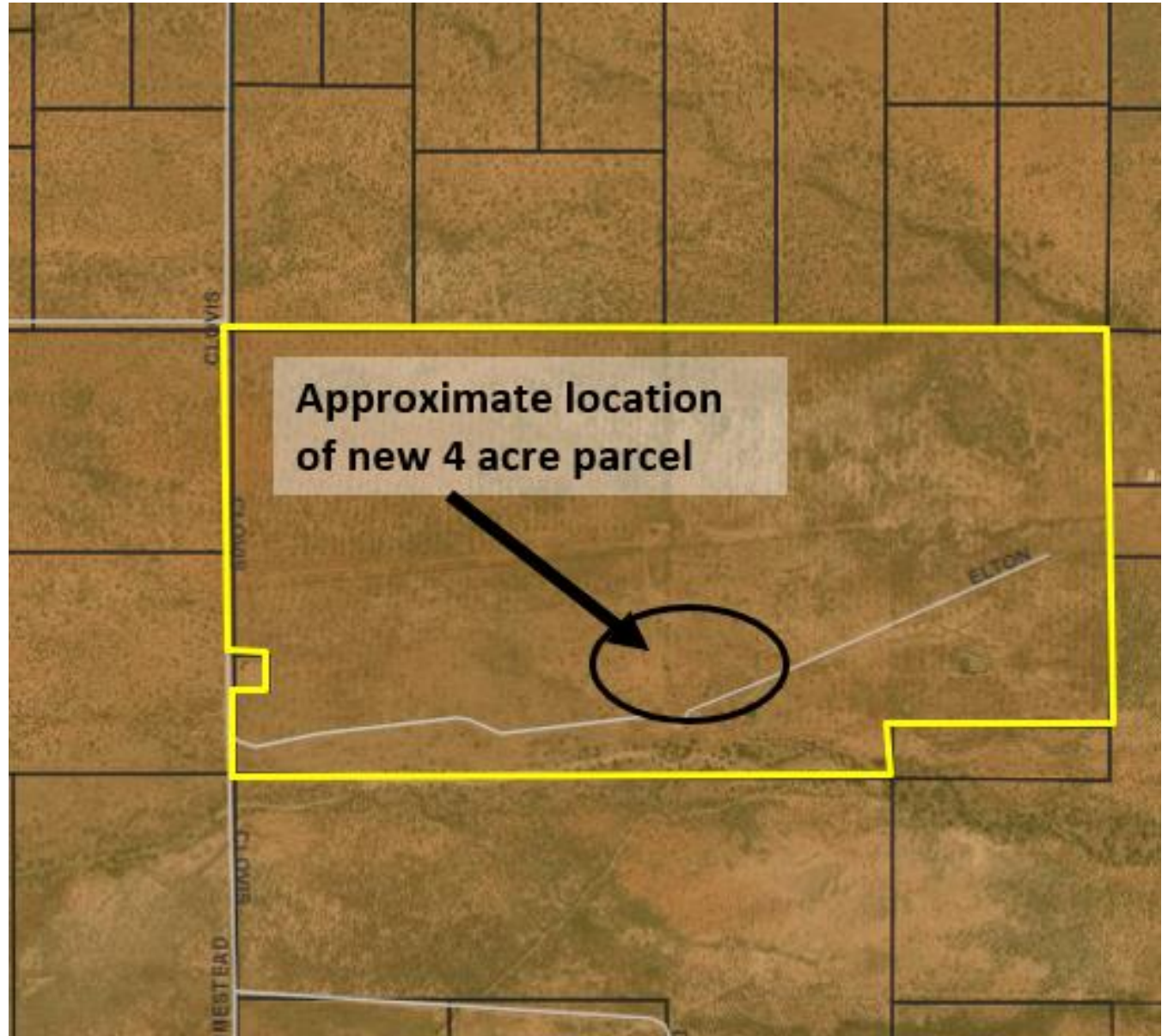


Public Programs...Personal Service

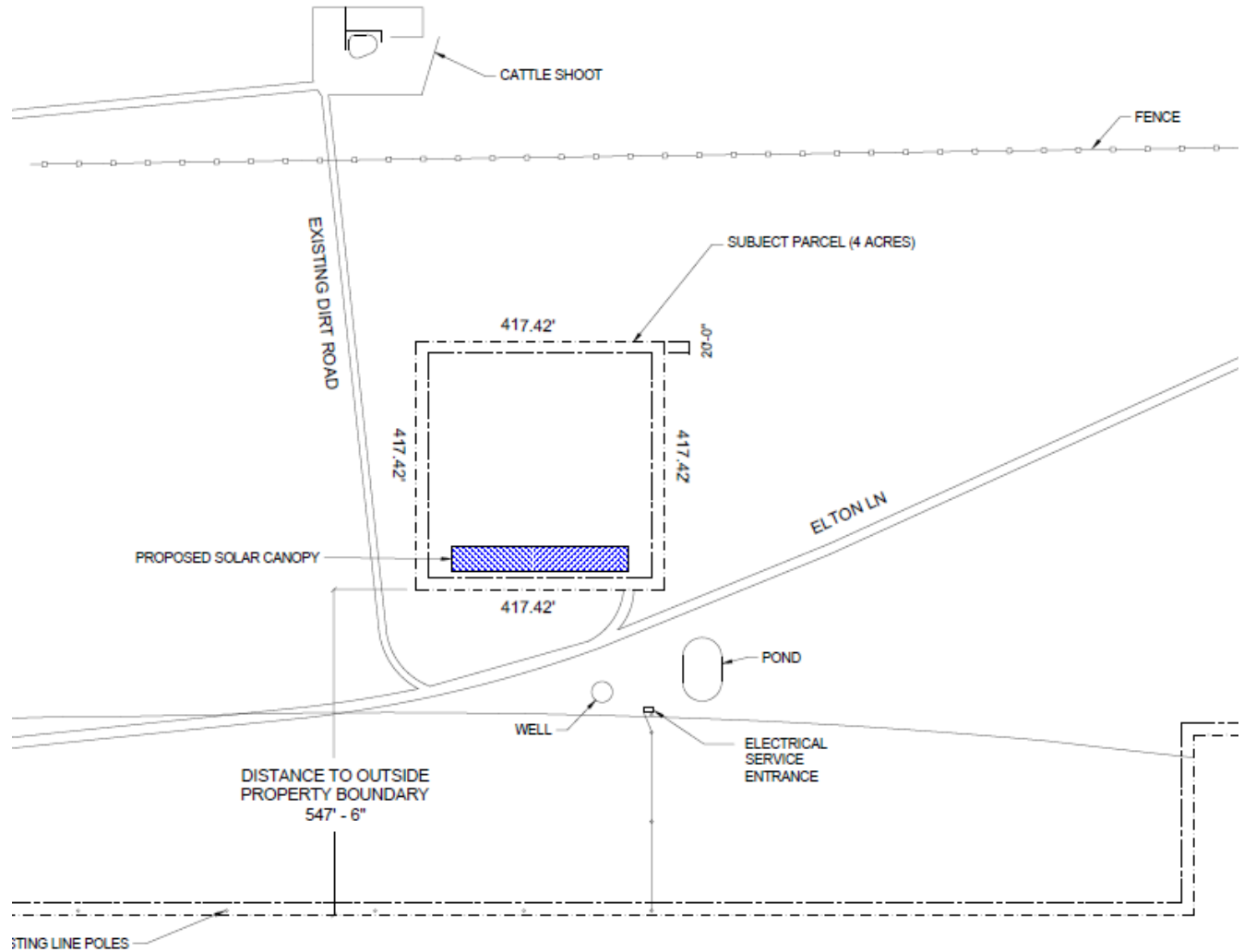
COCHISE COUNTY

Docket SU22-02 (Clovis)

Location



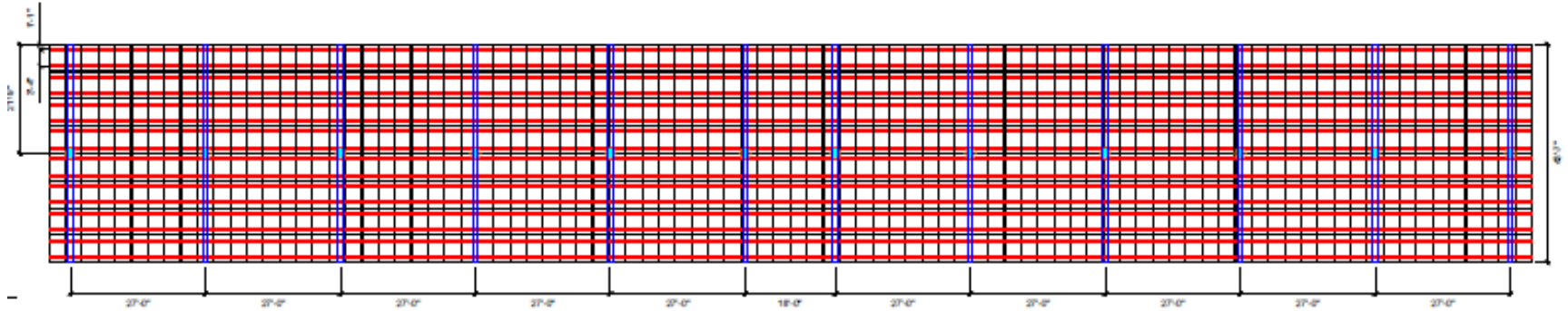
Proposed Site Plan



COCHISE COUNTY

Docket SU22-02 (Clovis)

Proposed



Factors for or Against a Proposed Special Use Authorization

- Zoning Regulations have 10 factors used to evaluate a proposal
 - Ten (10) of the criteria apply to this request
 - As submitted complies with nine (9) criteria
 - One (1) criteria complies with conditions



COCHISE COUNTY

Docket SU22-02 (Clovis)

Site Photos



COCHISE COUNTY

Docket SU22-02 (Clovis)



COCHISE COUNTY

**Development Along Major Streets/Traffic Circulation/
Adequate Services and Infrastructure: Complies with
conditions**

- Unmanned facility
- ~ six trucks for construction
- Condition requiring the applicant to contribute to or repair the road to preconstruction condition after construction

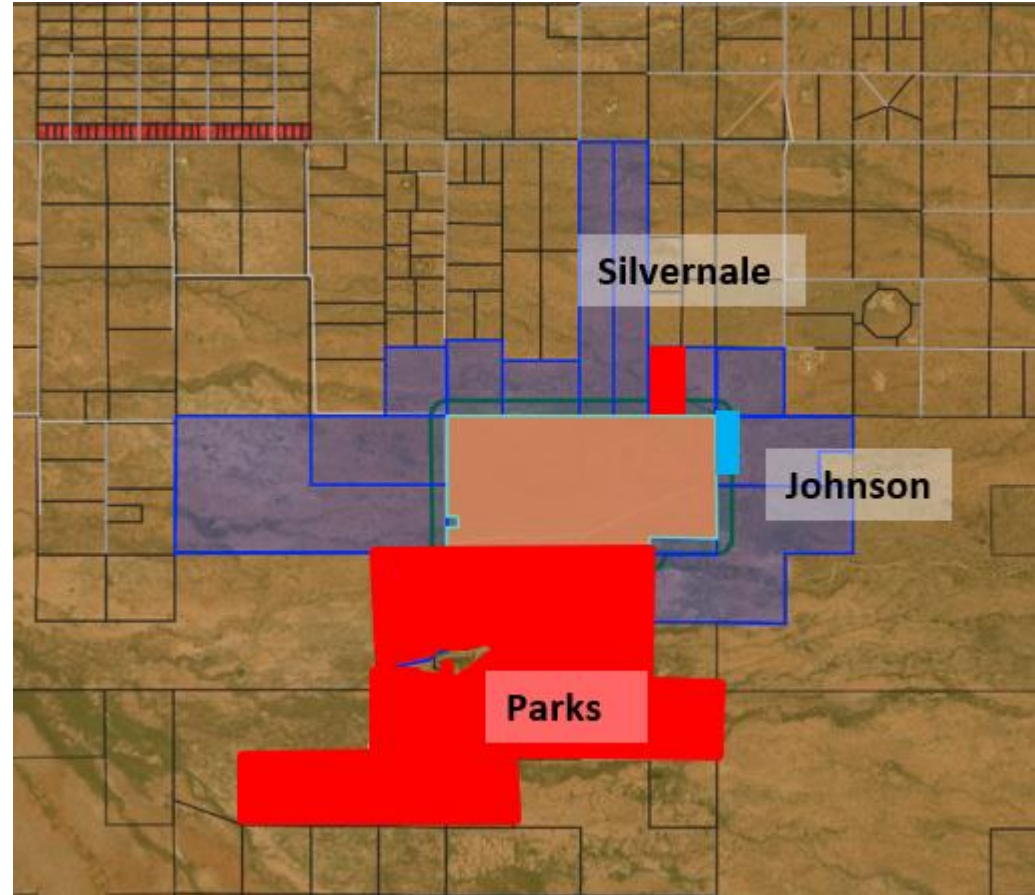


Docket SU22-02 (Clovis)

COCHISE COUNTY

Public Input: Complies

- Two letters in opposition
- One letter in support



Factors in Favor of Approval

1. With the recommended Conditions of Approval/modification, the proposed use would fully comply with nine of the ten Special Use factors used by staff to analyze this request and would comply with one additional factors if the Conditions of approval are met;
2. This project will provide the diversity of business discussed within the Comprehensive Plan by providing support of entrepreneurship of a different type of business in the County.
3. The Comprehensive Plan states: *Education, creativity, and entrepreneurship are essential and should be encouraged as part of an economy-based land use policy. Supporting small businesses will not only spur diversified income opportunities and ensure economic competitiveness but will also foster resilience in the face of economic challenges such as natural disasters.* This business adds to that diversity.
4. The Comprehensive Goals and Policies support renewable energy;
5. One letter of support received.

Factor Against Approval

1. Two (2) letter in opposition to the request have been received

COCHISE COUNTY

Docket SU22-02 (Clovis)

Discussion



Public Programs...Personal Service

Recommendation: Conditional Approval

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 arising 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 12-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 18-months of the Special Use approval. Non-compliance can result in the Special Use being revoked upon a 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 shall be subject to review by the Planning Division and may require additional modification and approval by the Planning and Zoning Commission;
4. Following construction, the applicant shall contribute to or repair the road to pre-construction condition.



Sample Motions

Mr. Chairman, I move to approve Special Use Docket SU22-02 (Clovis) located on parcel, 401-27-001A with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.

