



Cochise County

Development Services
Planning Division

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

APPLICATION FOR A SPECIAL USE

Applicant's Name: The X-CEL Group c/o Christine Bond

Name of All Property Owner(s): The X-Group

Applicant Mailing Address:

3001	Veazey Terr NW #1109	District of Columbia	20008
Street #	Town	State	Zip code

Subject Property Address (if different than mailing address):

4797 East Frontier Road	Willcox	AZ	85643
Street #	Town	State	Zip code

Email Address: Christine.Bond@WildCompassRetreat.com

Phone Number: 202.753.0465

Tax Parcel Number: 40188001F & 40188002A

Current Zoning Designation: R-4

Comprehensive Plan Land Use Category/Growth Area: R-Rual

Comprehensive Plan Land Use Designation: R-Rual

Area Plan Designation (if applicable): R-Rual

Size of Property (in acreage or square feet): 47.5

How many acres will be cleared and developed? Approximately 15 Acres

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.

See Attachment A: (Justification for Support)

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	Shared Well	Rain Catchment/Irrigation/Swales/Ponds
Sewer/Septic	1 Private Septic System	Approximately 16 Septic Systems
Electricity	Sulphur Springs Valley Electric Cooperative	Grid Tied Solor
Natural Gas	N/A	N/A
Telephone	Unknown	Celluar Services
Fire Protection	Sunsites-Pearce Fire Department	Fire Pond
Waste Disposal	N/A	Sulphur Springs Sanitation

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.

WCR has been notified that there are two existing structures on the property are not registered in the county records. The two single wide manufactured homes are adjoined and are situated on a non-permanent base. There is electricity connect to the structures, a connection to the shared well of a neighboring parcel, and a septic system that supports the two mobile trailers. Location of the current septic, leach field, power line path and water pipes are unknown.

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.

See Attachment B (WCR Conceptual Site Plan)

WCR plans to accommodate for the development of 28 - 45 retreat sites.
(10 RV Sites, 10 Camping sites, 8-10 Canvas Tent Sites and, 8-15 Cabin Sites).

Other proposed spaces include: (1 Open Air Venue, 2 Vista's, 1 Workshop/Garage Space, 2 Outdoor Community Kitchens and, 1 enclosed lounge/laundry area)

Is the proposed special use consistent with stated purpose of the current zoning district? Explain.
Yes.

The special use permit will allow for guest lodging, camping and RV sites.

Describe all intermediate and final products/services that will be produced/offered/sold, if applicable.
See Attachment C (Products/Services)

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).

See Attachment D (Sample Building Types/Materials)

WCR will use traditional and natural building techniques using these types of materials.

(Rammed Earth, Adobe, Strawbale, Cob and, Timber)

The existing structures are two manufactured homes. There is also a pallet wood barn on the property

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.
See Attachment E (Phases of Development)

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

Days of the week: 7

8 AM to 8 PM

Number of employees (if applicable):

Initially 2 Future: 10

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

How many vehicles will be entering and leaving the site (per day)? 5-60

Total trucks (e.g., by type, number of wheels, or weight)? 2 Pickup

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

Guest and Employees will enter and exit the property West of E Frontier Trail

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

N/A

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

11:00 am - 6:00 pm Friday-Sunday during the Spring and Fall Seasons.

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 5,800 per year 70,000

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

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

WCR will utilize the existing easement to enter/exit the property. (E Frontier Trail & S. Robison)

See Attachment B (Conceptual Site Plan)

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

WCR anticipates a minimum increased visitation by 50% (estimate) based data 2021 from the Airzona Tourism Report

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.

N/A

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.

N/A

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.

See Attachment F (Citizens Review Letter)

WCR mailed nine letters to the adjacent property owners located within 1000ft of the property line. As of today, we have not received any feedback and have provided instructions within the letter to explain how feedback can be submitted.

Describe any outdoor activity associated with your special use proposal, if applicable.

WCR is planning/proposing outdoor programs that span from camping, retreating, walking trails, workshops, classes, gardening, farmers markets, outdoor cooking, weddings, and other potential activities.

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.

WCR will use several outdoor storage areas to discretely conceal our tools, equipment and supplies with living fencing/earthen matter.

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?

WCR anticipates normal construction noise during the first three phases of the development. We are committed to honoring the established quiet times and plan to utilize power systems that produce minimal noise pollution. In addition, WCR will plant a living perimeter fence line screen of trees and vegetation to minimize noise pollution.

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

WCR will be planting native/non-native plants that produce natural odors. We plan to compost on the site and have developed solutions that minimize unpleasant odor emissions.

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?

WCR anticipates attracting additional insects, animals, rodents while farming and composting. We will use a combination of techniques to deter unwanted pests naturally, manually, and technologically. We will also use good housekeeping practices to conceal/store the bi-products. (i.e. sealed containers and screens).

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?

WCR anticipates normal dust due to the higher traffic volumes. We are proposing the implementation of Polypavement for the internal roads and will use planting strategies to reduce the dust on the property.

We plan to work as good land stewards to maintain the common roads and to preserve the quality of the neighborhood roads.

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.

WCR has no plans to alter the drainage patterns. We do plan to effectively use swales and greywater filtering systems for better soil percolation and less soil erosion.

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.

WCR's approach is to clear as little land as possible. Any native plants located near building areas will be transplanted and, any earth moved will be watered to minimize dust and erosion. We will also prepare/propose planting natural ground covering systems that will aid in the reduction of erosion.

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.

See Attachment G (Water Conservation Strategy)

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.

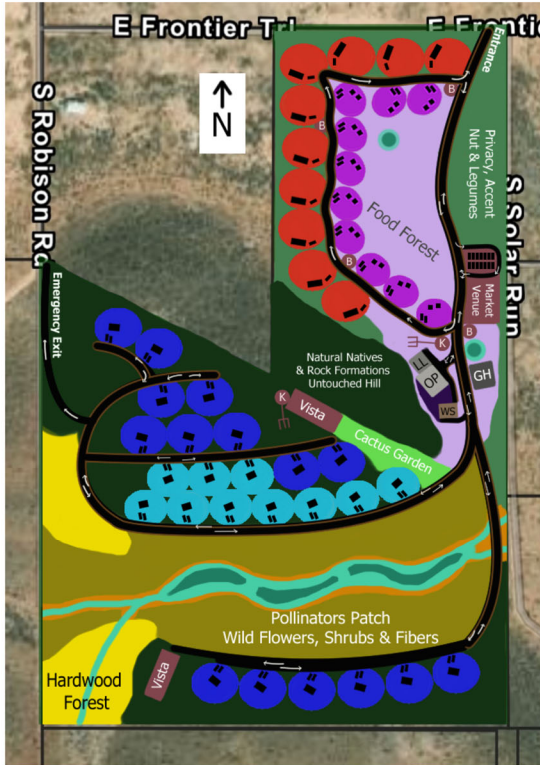
March 24, 2022

Applicant Signature

Date

Attachment B (WCR Site Conceptual Plan)

WCR Arizona Eco-Retreat



- Notes:
- Guest Sites 28 - 45 = ≤15 Acres
 - 10 RV - .33 Acre Spacing
 - 10 Dry Camping - .25 Acre Spacing
 - 10 Tents - 170 - 300 sqft each .33 Acre Spacing
 - 15 Cabins - 300 - 500 sqft each .33 Acre Spacing
 - Communal Areas = ≤ 1 Acre
 - Open Kitchen - 200 - 300 sqft
 - Open Venue - 300 - 1000 sqft
 - 2 Open Vista/ Gazibo - 200 - 300 sqft
 - 4 Public Restrooms & Showers
 - Parking Guest Spaces - 84 - 110
 - Roads = 12' - 24' Wide
 - Trails/ Paths = TBD
 - Proposed Leach Field = Size TBD
 - * All Structures are ≤ 20 ft in height
 - * Relaxation, Creativity & Learning Nooks Scattered Throughout Property
- Retreat Center/ OP = ≤ .5 Acre
 - Greenhouse - 2,000 sqft
 - Office/ Existing Structure - 2,100 sqft
 - Laundry & Lounge - 400 - 1000 sqft
 - Workshop/ Garage - 2,500 sqft
 - OP Storage Area
- Plant Zones = ≤ 31 Acres
 - Privacy & Accent
 - Native & Rock Formations
 - Food Forest
 - Cactus Garden
 - Pollinators Patch
 - Hardwood Forest
 - Wetland & Water Plants
 - Natural Ponds

- Year 1
- Phase 1: Permits and Infrastructure Development
 - Phase 2: Site Development 1
 - Phase 3: Site Development 2
- Year 2
- Phase 4: Site and Agricultural Development
 - Phase 5: Site Development 3
- Year 3
- Phase 6: Site Development 4
 - Phase 7: Wow's & Adjustments *

Attachment C (Products and Services)

WCR is planning and proposing an eco-friendly destination community where you can learn to stimulate soil health, water retention, agroforestry, economic development, and culture exchange. WCR anticipates accommodating guest and volunteers for up to 14 days per stay. Our goal is to provide a venue for the following types of events: (Retreats, Workshops/Classes, Walking Trails, Astronomy/Bird Observation, Conferences and, Special Events i.e., Weddings).

WCR will offer products for sale in a convenience store/giftshop, market garden, seed bank programs, you pick self-service, seed to tables programs, and agriculture products.

Attachment D (Sample – Building Types/Materials)



Attachment E (Phases of Development)

Phase I Permits and Infrastructure Site Development (Summer 2022) Develop the 20 dry camping site (10 RV and 10 Camping) Dig water catchment and drainage swales Build first public bathroom for volunteers with composting toilets, greywater recycling, and rainwater collection roofs Plant cover crops on north lot Build base camp garage structure (possibly moved to phase 2 depending on timing) Host volunteers

Phase II Site Development I Build 4 - 5 canvas tent sites Grade and build natural roads with PolyPavement developed parking area Dig water catchment and drainage swales on southern lot Plant cover crops on south lot Build wash/pond crossing Build natural style cabin Build public bathroom with composting toilets, greywater recycling, and rainwater collection roofs Build a recirculating pond system Host building and systems design workshops Host Retreat Guest

Phase III Site Development II Build 4-5 Canvas tent sites Build Greenhouse Build public bathroom with composting toilets, greywater recycling, and rainwater collection roofs Build traditional style cabin Host building and systems design workshops Host retreat guests Host Retreat Guests

Phase IV Site/Agriculture Development Host planting party for each of the 8 planting zones Define walking trails Build first community outdoor kitchen Build a public bathroom with composting toilets, greywater recycling, and rainwater collection roofs Build 1 traditional and 1 natural style cabin Build outdoor venue/ farmers market site Host building and systems design workshops Host Retreat Guests

Phase V Site Development III Build 4-5 natural and traditional cabins Build community outdoor kitchen Build common laundry and lounge site Host building, systems design, and permaculture workshops Host Retreat Guest

Phase VI Site Development IV Build 4-6 natural and traditional cabins Build hilltop vista Host building, systems design, and permaculture workshops Host Retreat Guests

Phase VII Site Improvements/Upgrades WOW's & Adjustments (Fall/ Winter 2024) Built Retreat center Create relaxation/art/learning nooks Host Retreat Guest



Attachment F (Citizens Review Letter)

3.18.2022

Greetings, Neighbors!

It's our distinct pleasure to share with you an idea that will not only address immediate water concerns in Cochise County but educate, inform, and empower more sustainable communities across the nation.

Imagine an off-grid, eco-friendly destination community where individuals, business owners, working teams, and community leaders can come to **learn** the foundations of rainwater harvesting, **co-create** sustainable agriculture and architectural solutions, and **rest** from the hustle of life to re-align with their purpose. You're envisioning the future of eco-leisure, **The Wild Compass Retreat Center (WCR)**.

After a solid year of research, development, and due diligence, WCR and partner The X-CEL Group (TXG) were led to a nearly 50-acre property on the aptly named *East Frontier Trail* in Willcox. As sustainability pioneers, we believe this is an answer to prayer. We've finally found a place where our collective skill, passion, and purpose could meet the *exact* needs of neighboring communities. With the help of our friends at Tombstone Real Estate, we anticipate a closing date on the property of Good Friday, April 15.

We believe Cochise County deserves to have equal access to water. *Everyone does.* That's why we're leaving our hometowns behind to go west and settle into Willcox for the common good. Our projections show rainwater harvesting at WCR could provide water for more than 530 people per year—*with no water loss*. And we want you to share in the benefits of this sustainable, whole-systems thinking.

While our primary goal at WCR would be to teach our retreat center guests to replicate their off-grid experiences in their own communities, we are simultaneously proposing a community model that will enhance water retention strategies in Cochise County using rechargeable water tables and more. Our hope is to bring innovative, hands-on, collaborative education to a community seeking practical and affordable water, energy, and agriculture solutions. We believe this community to be Willcox and the whole of Cochise County, Arizona—and we'd love your blessing.

We're new here, and we're eager to serve you well. We promise to stay *transparent*, just as we have been with the county. We promise to stay *compliant*, securing necessary approvals before development begins. And we promise to stay *engaged*, inviting you into each step of the WCR development process.

We're eager for your feedback on our attached site plan. You'll receive a letter from the county explaining the best ways to submit questions, ideas, or concerns, but feel free to contact us directly at 202.753.0456 or info@wildcompassretreat.com. We're in this together—and together, we can work to create well-independent, sustainable communities in Cochise County and beyond.



Christine Bond
Founder &
Chief Business Architect
The X-CEL Group (TXG)
Co-founder
Wild Compass Retreat



Janell Simpson
CEO & Co-founder
Wild Compass Retreat (WCR)

TXG |



Attachment G (Water Conservation Strategy)

WCR is planning/proposing a variety of water conservation systems. Our projections indicate that approximately 15 million gallons of water touch 4797 E Frontier Trail annually. We are preparing to harvest, store and use the monsoon rainwater in multiple capacities. WCR will use rainwater harvesting as the main source of irrigation using ponds, swales, and greywater filtering systems for irrigation. Through planting we will use cover crops and other vegetation for better soil health and water percolation. Our plans include rainwater harvesting for showers, laundry, and for cleaning. With the addition of filters, rainwater will be cleaned for portable uses. We believe that by implementing this innovation will recharge the water table, aid to alleviate flooding and, help stop the soil erosion on the property. We will teach surrounding communities to be well-independent and embrace other sustainable strategies including solar energy production, eco-friendly construction, mobile infrastructures, and more.

