



MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Christine McLachlan, AICP, Planner II
FOR: Daniel Coxworth AICP, Development Services Director
SUBJECT: SU 23-05 (Kaibab Manuf) Application for a Special Use Authorization
DATE: February 16, 2023, for the March 8, 2023, Meeting

Docket SU 23-05 (Kaibab Manuf)

The applicants, Christopher and Gloria Beth Rush, request Special Use Authorization to operate a manufacturing business, not to exceed 5,000 SF on a 5-acre parcel (APN 206-22-115) in unincorporated Cochise, Arizona. The establishment of a manufacturing business (607.17) is subject to Special Use Authorization from the Planning and Zoning Commission in a rural zoning district. The business will be co-located on a parcel with an existing home at 372 W. Kaibab Way Cochise, AZ, where indicated on the location map (Figure 1). Currently, the parcel has a manufactured home, detached garage, small storage buildings, septic and well, which will remain. The applicant proposes construction of a steel building, not to exceed 5,000 SF in size, to conduct a business that manufactures electrical components, including thermostatic switches, thermal resistors, electromagnetic solenoids, relays and PC boards.

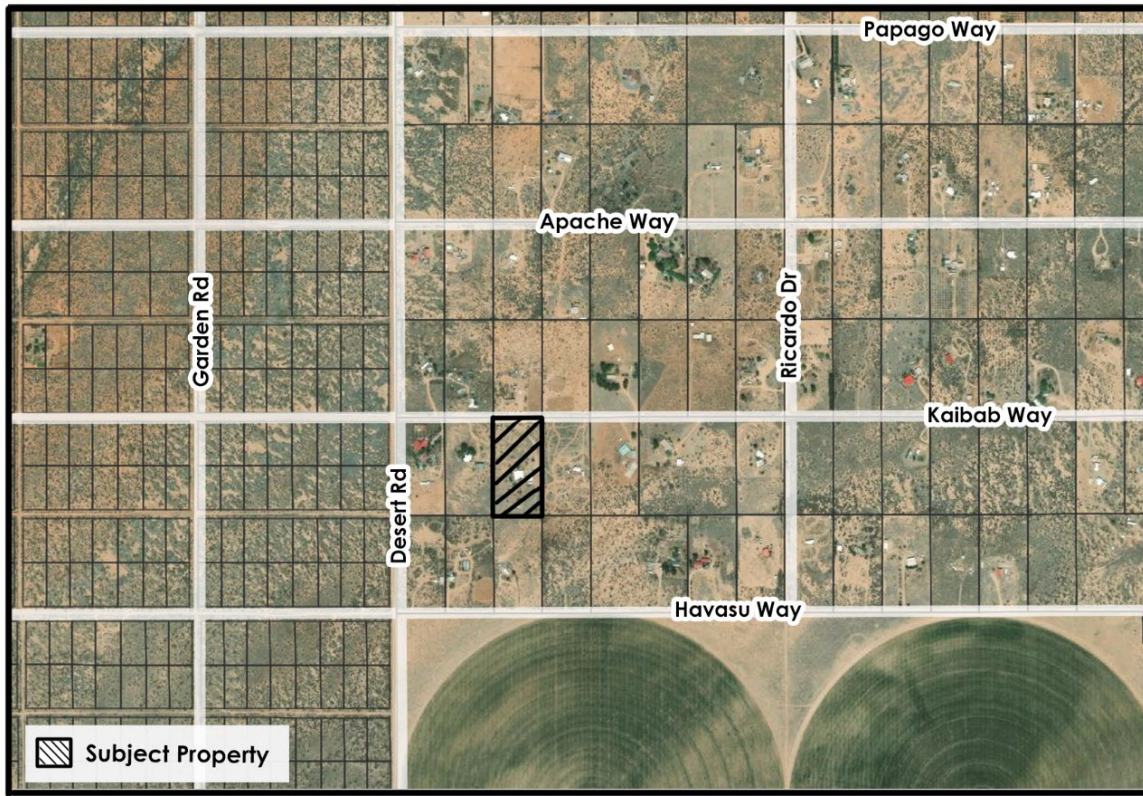
I. Description of Subject Parcel and Surrounding Uses

Parcel Size: 5.03-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: Residential
Proposed Uses: Residential, with manufacturing

Surrounding Zoning and Uses (See Figure 2)

<i>Relation to Subject Parcel</i>	<i>Zoning District</i>	<i>Use of Property</i>
North	RU-4	Low Density Residential
South	RU-4	Low Density Residential
East	RU-4	Low Density Residential
West	RU-4	Low Density Residential

Figure 1: Location Map



Location
SU 23-05 Kaibab Manufacturing

N.T.S



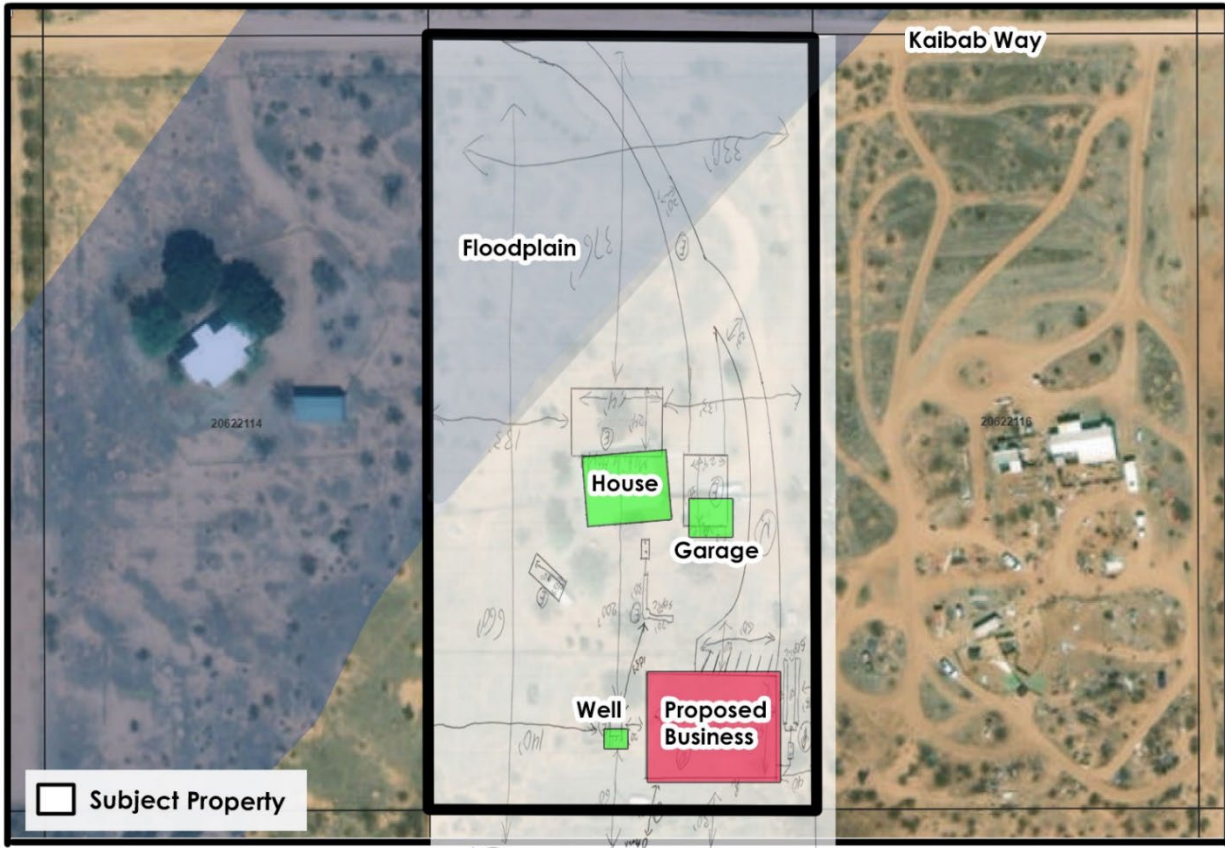
II. SITE HISTORY

- 1977: Affixed mobile home double wide
- 2002: 720 SF accessory building
- 2006: 120 SF patio, septic improvements

III. REQUEST DESCRIPTION

The applicants, Christopher and Gloria Beth Rush, request Special Use Authorization to operate a manufacturing business, not to exceed 5,000 SF on a 5-acre parcel (APN 20622115) in unincorporated Cochise, Arizona. The business will be co-located on a parcel with an existing home at 372 W. Kaibab Way Cochise, AZ. Currently, the parcel has a manufactured home, detached garage, small storage buildings, septic and well, which will remain. "Manufacturing" is defined as follows in the Zoning Regulations: "a broad category of uses involving the use of mechanical power and machinery to produce products from raw materials, to prepare or alter materials for use in a finished product, or to assemble parts into products, including processing." More specifically, the applicant proposes construction of a steel building, not exceed 5,000 SF, to conduct a business that manufactures electrical components, including thermostatic switches, thermal resistors, electromagnetic solenoids, relays and PC boards. The location of the proposed business is on the southeastern corner of the parcel, where indicated in Figure 2: Concept Plan.

Figure 2: Concept Plan



Concept Plan
SU 23-05 Kaibab Manufacturing



Examples of Products Manufactured



IV. ANALYSIS OF IMPACTS – COMPLIANCE WITH SPECIAL USE FACTORS

Section 1716.02 of the Zoning Regulations provides a list of ten factors with which to evaluate Special Use applications. Staff uses these factors to help determine the suitability of a given Special Use request, whether to recommend approval for a Special Use Authorization, as well as to determine what Conditions and/or Modifications may be needed.

With the information provided, eight of the eight factors apply to this request. The proposal, as submitted, fully complies with five factors, and complies with conditions/waivers on three factors. The development along major streets and hazardous materials factors do not apply.

1. Compliance with Duly Adopted Plans: Complies

The project supports the goals of the Cochise County Comprehensive Plan including goals in the Economic Development and Land Use Elements. The Economic Development element supports entrepreneurship and small business development. Additionally, the proposal supports the Comprehensive Plan Rural Residential Designation. As stated in the Comprehensive Plan, “Due to the well-established residential character of these areas, rezonings or special uses to allow for more intensive developments that do not directly serve the residents of these areas are not generally appropriate. Less intensive businesses that serve area residents may be appropriate.” This is a small, establish, family-owned business that manufactures small electrical components for sale, off-site.

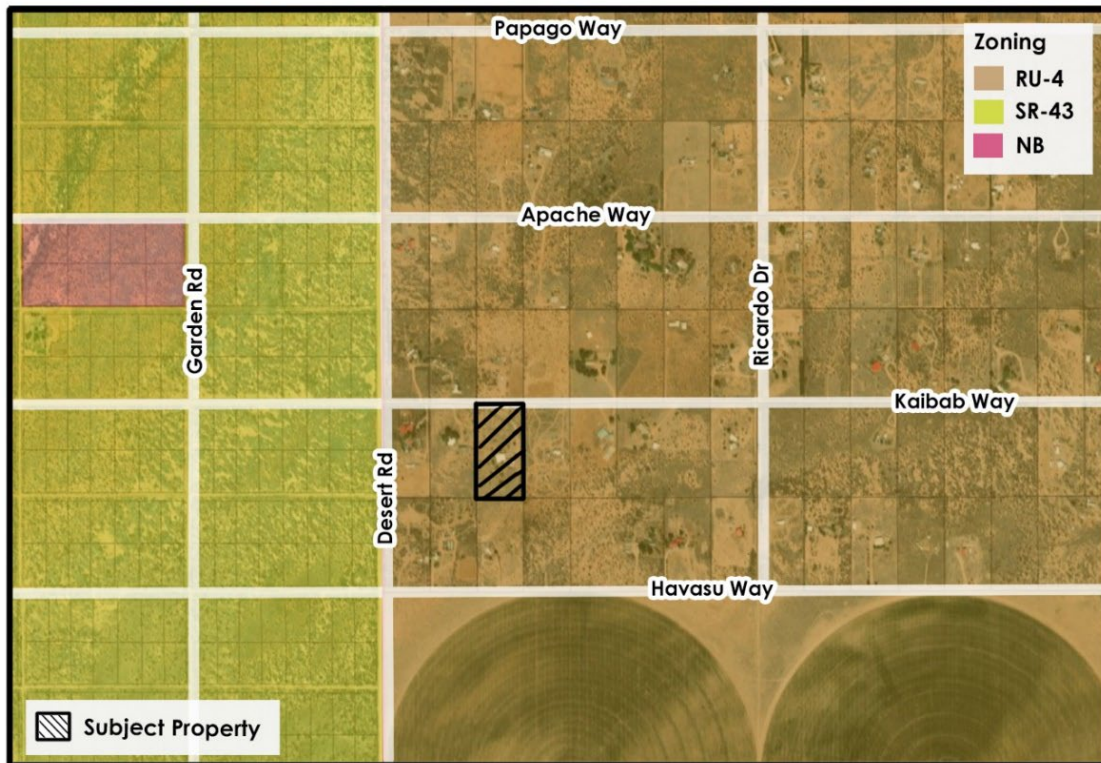
2. Compliance with the Zoning District Purpose Statement: Complies

The property is zoned RU-4, which is rural zoning, one dwelling per four acres. The surrounding area, east of Desert Road, is similarly zoned, as indicated in Figure 2. As stated in Section 601 (Purpose) of the zoning regulations: RU (Rural) Zoning Districts are established to achieve the following purposes (relevant statements cited):

- 601.01** To preserve the character of areas designated as "Rural" in the Cochise County Comprehensive Plan;
- 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;

The applicants wish to manufacture electrical components on the same parcel in which they currently live. This is an existing business in Tucson that would move to the subject parcel, if approved. The Department of Defense is America’s largest governmental agency. Military support is a key industry in Cochise County.

Figure 3: Zoning Map



Zoning
SU 23-05 Kaibab Manufacturing



3. Development along Major Streets: Not applicable

The intent of this factor is to consider limitation on the number of access points on major thoroughfares or arterial streets, and County collectors through the use of frontage roads, shared access, no access easements or other safe methods designed to minimize road cuts that create unsafe traffic conflicts, hazardous traffic congestion and obstruct the functioning of arterials. The subject parcel is on a segment of Kaibab Way that is classified as a local, dirt private road. It is not County-maintained. County-maintenance on Kaibab Way begins approximately 800 feet west at the intersection of Desert Road and Kaibab Way. This factor does not apply.

4. Traffic Circulation Factors: Complies with Condition

Specifically, this factor stipulates that the Special Use Authorization request should not result in the use of any residential street for non-residential through traffic. The area can be characterized as developed rural with low-density residential use. The applicant wishes to erect a pre-manufactured steel building, up to 5,000 SF, to house and operate a manufacturing business. According to the application, the business attracts two additional vehicles to the parcel daily. As stated in Section 1807.02 of the Zoning Regulations, “No building permit for non-residential use shall be issued unless a site has direct permanent access to a publicly maintained street or to a street where a private maintenance agreement is in place.” Because this parcel does not access to a public road, a private maintenance agreement (PMA) is required. Through the PMA the applicant must agree to participate with the other property owners to maintain a passable roadway condition along Kaibab Way from their driveway to Desert Road for the duration of the commercial use.

Recommended Condition 1: The applicant will be required to enter into a Private Maintenance Agreement to participate in the maintenance of the non-maintained roadway.

5. Adequate Services and Infrastructure: Complies

The site currently includes the following (see figure 2):

- Manufactured home (24' x 64')
- Detached garage (24' x 30')
- Storage building (10' x 30')
- Septic tank (1,000 gallon) and well house

The property is served by SSVEC for electricity. The nearest fire district is Sunsites Fire. There is no natural gas. As stated above, the applicant forecasts two additional vehicles per day and between two to four additional employees, not including the applicants who live and work on-site. The business does not attract on-site retail customers. The amount of traffic forecasted for the use is similar in impact to residential use and can be accommodated.

6. Significant Site Development Standards: Complies with waiver and condition

The Zoning Regulations do not contain site development standards specifically for manufacturing. Consequently, only site development standards that apply to a broad range of nonresidential uses, like parking and floodplain requirements, or those that apply to uses within RU-4 zoning, apply in this case.

- Landscape/Irrigation (Section 1806): The site is within Category D growth area, making it is exempt from landscape and irrigation requirements.
- Parking and Loading (Section 1804): This use is subject to the schedule of required off-street parking in Section 1804.05 of the Zoning Regulations, which requires "1 per employee plus 1 per 1,000-square feet of gross floor area or 1-per 3-employees in the largest working shift, whichever is greater" for manufacturing. Based on this requirement, and the application, 9 parking spaces would be required. Because this is a live-work request, with a very limited number of employees and no outside customers, the applicant requests a parking reduction waiver. Staff supports the waiver request. It is a reasonable reduction commiserate with their projected need and a lesser number of parking spaces will help the use blend in with the neighborhood.
- Scale and aesthetics: 5,000 square feet is approximately double the size of a typical single-family home. Within RU-4 zoning, the maximum height for principal and accessory structures is 30' above grade, which is approximately 2-stories. Homes in this area are predominately single-story and are earth-toned. Staff recommends a condition limiting the request to one story, no higher than 20' above grade at roof peak, and the outside shall be earth toned in color.
- The proposed use complies, and/or will comply, with all remaining site development standards for RU-4 zoning, including maximum site coverage, setbacks, distance between structures.

Waiver request 1: The applicant requests a 28% reduction in the required parking (1804.05), bringing the required number of spaces from 9 to 7 total.

Recommended Condition 2: The proposed building shall be no greater size than 5,000 SF, it shall be no higher than one-story (20' above grade) and the outside shall be earth-toned in color.



View into property, looking south, from Kaibab Way



View of manufactured home and north side of property



View of eastern adjacent property from proposed site



Looking west from proposed building location

7. Public Input: Complies

Objections were received from property owners in three neighboring parcels (see Figure 4). Concerns noted included increased traffic and noise. Also noted were concerns about environmental impacts, pollutants, and the presence of a manufacturing business in a residential area. Another adjacent landowner expressed support for allowing the applicant to work from home. For more information, please see the attached public input packet and and Section IV. Public Comment for additional discussion.

8. Hazardous Materials: Not Applicable

The applicant states they do not anticipate the use of any hazardous or dangerous materials.

9. Off-Site Impacts: Complies with conditions

This factor is intended to ensure adequate measures have been taken to mitigate off-site impacts such as dust, smoke, noise, odors, lights, and/or stormwater run-off. When evaluating manufacturing, the following potential off-site impacts were identified:

- No outdoor activity or material storage (all work performed indoors)

- No odors or on-site activities that attract pests are anticipated or common with the type of manufacturing request.
- No outdoor lighting is proposed, and work activity is limited to daytime hours during weekdays.
- Up to two employees, besides the parcel owners/residents are anticipated.
- No land clearing and minimal grading is required – the building would be pre-manufactured.

As a use, manufacturing can produce noise concerns. However, this is a relatively large parcel and all manufacturing will take place indoors, within an pre-manufactured insulated building. Moreover, the products produced are small, there is no anticipated outdoor activity or storage, and hours of operation shall be limited to weekdays between 7am and 5:30pm.

Recommended Condition 3: All manufacturing activity shall be completed indoors, within the proposed insulated building, and there shall be no outdoor storage of business products.

Recommended Condition 4: Hours of operation shall be limited to weekdays between 7am and 5:30pm.

10. Water Conservation: Complies

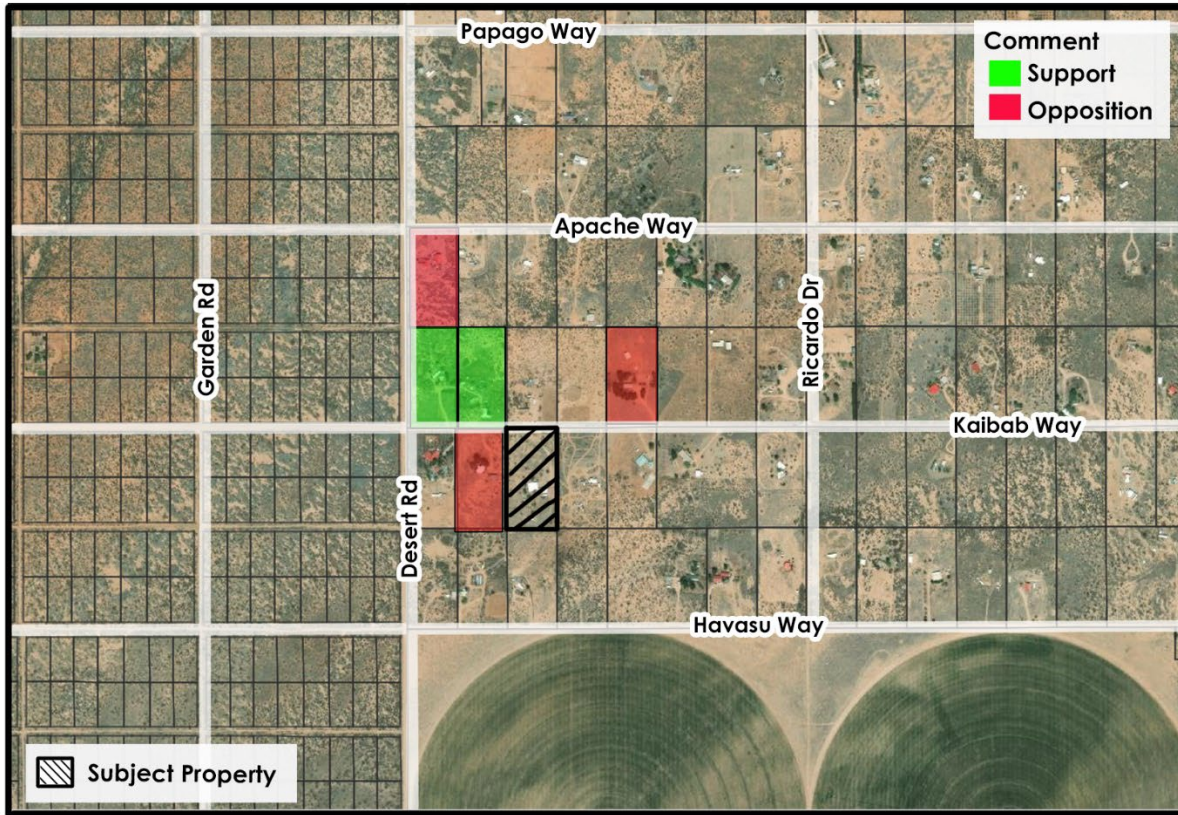
The current house is served by a private well. The proposed manufacturing use is not water intensive. Outside of normal hand washing and toilet use, water use is limited to washing of parts and similar to the water demands of residential use.

VI. PUBLIC COMMENT

The applicant mailed letters to property owners within 750 feet of the property prior to application submittal and received no written responses.

The case planner mailed letters to the same property owners within 750 feet of the subject property, published a legal ad in the *Sierra Vista Herald*, and posted legal notices on the property. To date, staff has received six responses, from five neighboring parcels. Two of the parcels, owned by one property owners, expressed support. The remaining four responses, from three property owners, were not in support of the request. They expressed concern regarding the non-residential aspect of the use, possible noise and additional traffic. There were also concerns about environmental and health impacts noted.

Figure 4: Public Input



Public Input
 SU 23-05 Kaibab Manufacturing



VII. WAIVERS

The applicant requests a 28% reduction in the required parking (1804.05), bringing the required number of spaces from 9 to 7 total.

VI. SUMMARY AND CONCLUSION

This is a request for Special Use Authorization to construct and operate a manufacturing business, in a building not to exceed 5,000 SF on a 5-acre parcel (APN 206-22-115) in unincorporated Cochise, Arizona.

Factors in Favor of Approving the Special Use

1. The project is consistent with goals and policies of the Comprehensive Plan and the purpose of the Zoning District;
2. The project complies with seven of the criteria used to evaluate special use requests;
3. This is an established, family-owned business; and
4. The project would bring additional employment to Cochise County.

Factors Against Approving the Special Use

1. Generally, there can be compatibility issues between residential and manufacturing if not properly conditioned.

VII. RECOMMENDATION

Based on the factors in favor of approval, staff recommends **conditional approval** of the Special Use request, subject to the following conditions*:

1. *The applicant will be required to enter into a Private Maintenance Agreement to participate in the maintenance of the non-maintained roadway.*
2. *The proposed building shall be no greater size than 5,000 SF, it shall be no higher than one-story (20' above grade) and the outside shall be earth-toned in color.*
3. *All manufacturing activity shall be completed indoors, within the proposed insulated building, and there shall be no outdoor storage of business products.*
4. *Hours of operation shall be limited to weekdays between 7am and 5:30pm.*
5. *The commission grants a parking requirement waiver granting a 28% reduction in the required parking, bringing the required number of spaces from 9 to 7 total.*

* Standard conditions related to acceptance of conditions, permitting timeframes, and modifications apply, and have not been modified by this request

Sample Motion:

Madam Chair, I move to approve Docket SU-23-05 (Kaibab Manufacturing), with the Conditions of Approval recommended by staff; the Factors of Approval constituting Findings of Fact.



Cochise County

Development Services
Planning Division

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

APPLICATION FOR A SPECIAL USE

Applicant's Name: Christopher and Gloria Beth Rush

Name of All Property Owner(s): Christopher Rush

Applicant Mailing Address:

372 W. Kaibab Way Cochise, AZ 85606

Street #	Town	State	Zip code

Subject Property Address (if different than mailing address):

Street #	Town	State	Zip code

Email Address: Office@REMPRODUCT.COM

Phone Number: 520-260-2756

Tax Parcel Number: 20622115

Current Zoning Designation: RU4

Comprehensive Plan Land Use Category/Growth Area: D-RURAL AREA

Comprehensive Plan Land Use Designation: RURAL

Area Plan Designation (if applicable): _____

Size of Property (in acreage or square feet): 5 ACRES

How many acres will be cleared and developed? LESS THAN AN ACRE

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.

We own a Small Business that does light manufacturing in Tucson for the Department of Defense. We manufacture Electrical Components such as Thermostatic Switches, Thermal Resistors, Electromagnetic Solenoids, Relays and PC Boards. We currently have 4 employees including ourselves. We are hopeful to hire at least 2 more local employees. We are now and have always been a family owned and operated business since beginning in 1995. We value family and community. Moving our business to our home property in Cochise we believe will benefit not only our family life but those of our employees, with ending the long stressful daily commute to Tucson.

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	WELL	
Sewer/Septic	SEPTIC	
Electricity	SSVEC	
Natural Gas	PROPANE	
Telephone	NONE	VTC
Fire Protection	SUNSITE FIRE	
Waste Disposal	SULPHER 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.

Our Property is 330' x 660'. Our Manufactured home 24' x 64' is located in the center , with a detached garage 24' x 30' east of the home. We have a storage out building 10' x 30' located approx 75' Southwest to the back of the home. Our septic tank is located approx 75' from the rear of our home and is 1000 gal tank. We have a Well house located approx 200' from the rear of our home.

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.

We would like to put a 5000 SQ Foot pre-engineered Steel Building located in the south-east corner of our property. We would have a new Septic Tank installed approx 20' to the east of the proposed building. We would also like to have a dedicated parking area approx 20' x 60' with 7 parking spots located north of the proposed building.

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

Yes- According to section 601.02 states to encourage non-resident and non-agricultural activities which serves local needs or provides a service and are compatable with world living. We will be hiring local employees to assemble our products for the Department of Defense which are maintance parts for Government vehicles / planes and other Government equipment .

There will be very low impact on our neighborhood because we are assembling the final product from purchased goods, with no noise or chemical contaminates involved in assembly. There will be little foot traffic from employees and occasional UPS/FEDEX deliveries.

Describe all intermediate and final products/services that will be produced/offered/sold, if applicable.

We manufacture Electrical Componets such as Thermostatic Switches, Thermal Resistors, Electromagnetic Soloids , Relays and PC Boards. Our only customer is the Department of Defense so there will not be any customers or show room involved. All of the contracts we are awarded with the Department of Defense are BID on and delivered on line.

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).

Factory Built Steel Building

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.

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

Days of the week: Monday- Thursday

7 AM to 5:30 PM

Number of employees (if applicable):

Initially 4 Future: 6

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

How many vehicles will be entering and leaving the site (per day)? 2

Total trucks (e.g., by type, number of wheels, or weight)? 0

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

Desert Road North to Dragoon, east to 191, South to Treasure for one employee

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

Kaibab west to Stronghold North to Dragoon west for second employee

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

Water Use:

Estimate the total gallons of water needed for the proposed use: per day <100 per year <20,800

Please indicate your water source Private Well

If your property is served by a private well, show the existing or proposed location on the site plan.

List any strategies you will employ, on site, to minimize water use, recycle water, and/or enhance onsite natural recharge.

The only resources that will be used would be water compatible with world living.

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)

Kaibab Way, Desert Rd, Cochise Stronghold, Dragoon Rd. HWY 191 South

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

Little to none

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.

None

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

Yes No

Are you requesting any modifications or waivers from site development standards? If yes, explain.
Yes- Since the requirement typically is one spot per employee and one spot per 1,000 sq ft (9 parking spots), Since 2 of the employees live at the home located at the prosed site there would only be 2-4 additional people reporting for work and there is not any customers coming on-site we would request a total of 7 parking spots.

Is the subject property within Sierra Vista Sub-Watershed Overlay Zone? If so, please indicate this, and that you understand that it may 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.

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

None

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?

No

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

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

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.

No Change

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.

Not more than one acre

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

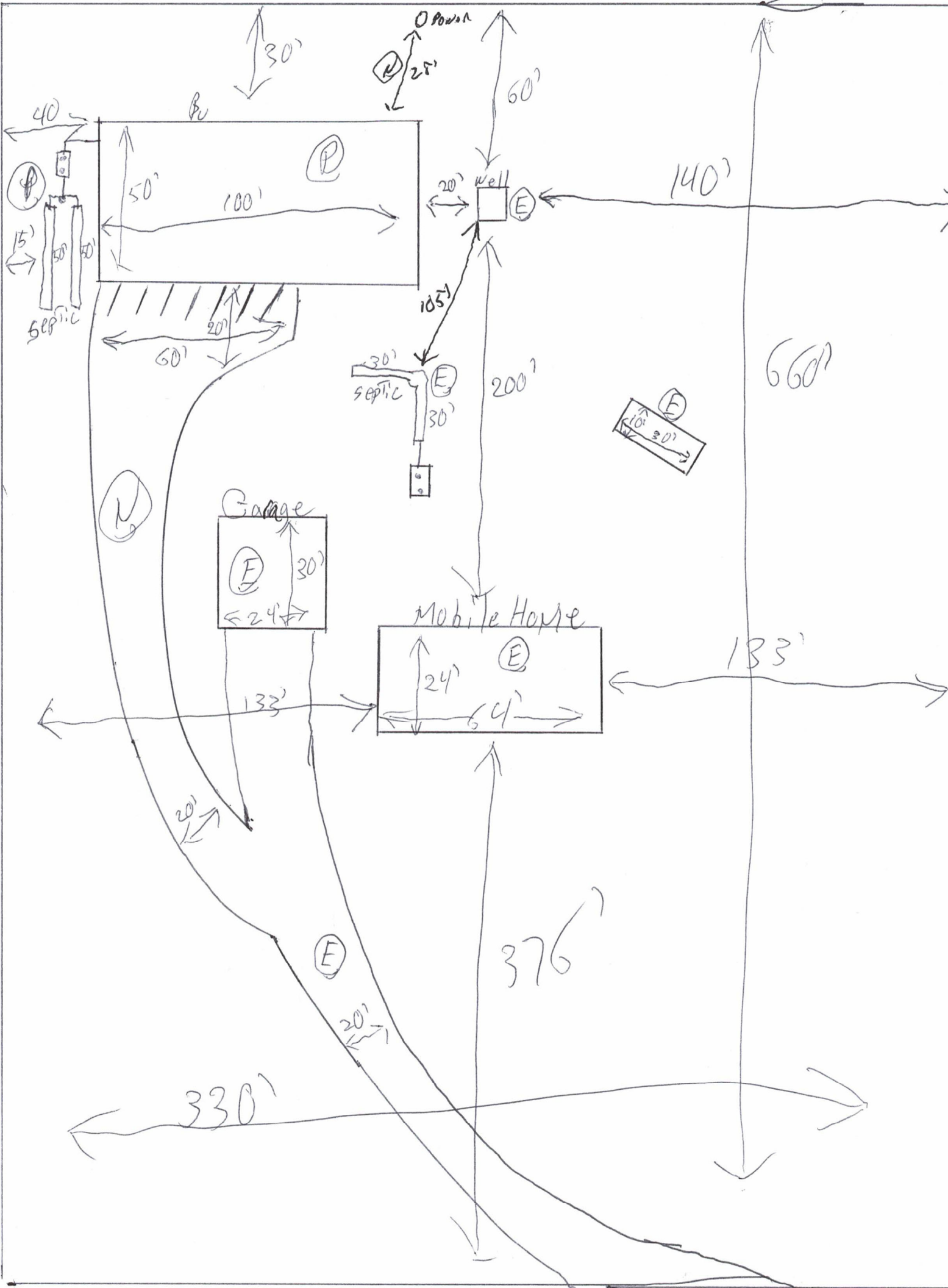
I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Special Use 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.

GLORIA BETH RUSH

01/24/2023

Applicant Signature

Date



Special Use Docket SU 23-05 (Kaibab Manufacturing)

Cochise
County
FEB 10 2023
Development
Services

YES, I SUPPORT THIS REQUEST
Please state your reasons:

*I'm glad to help make someone's life
easier working from home.*

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

PRINT NAME(S):

Daniel C. Murdock

SIGNATURE(S):

[Handwritten Signature]

YOUR TAX PARCEL NUMBER: 428 6411 Kaibab (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. 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 **February 27, 2023** to be included in the staff report to the Board.

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

Special Use Docket SU 23-05 (Kaibab Manufacturing)

Cochise
County
FEB 09 2023
Development
Services

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

I WOULD NEED MORE INFORMATION ON "SPECIAL USE AUTHORIZATION TO OPERATE A MANUFACTURING BUSINESS"! WOULD NEW ZONING RAISE TAXES? DESERT RD. IS POORLY MAINTAINED AND THE ADDITIONAL TRAFFIC IS UNEXCEPTUAL. (DELIVERY TRUCKS). THIS IS A RESIDENTIAL AREA NOT THE DEPARTMENT OF DEFENCE AREA!

PRINT NAME(S): JAMES BRUMMETT

SIGNATURE(S): 

YOUR TAX PARCEL NUMBER: #206-22-09709 (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. 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 February 27, 2023 to be included in the staff report to the Board.

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

Special Use Docket SU 23-05 (Kaibab Manufacturing)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

Bought the property zoned as farming and livestock and rural area, away from any industrial, manufacturing, and technological industry. We want to maintain as it is just like majority of my neighbors. Clean air, quiet and peaceful.

PRINT NAME(S):

CYNTHIA NAVARRO

SIGNATURE(S):

Cynthia Navarro

YOUR TAX PARCEL NUMBER: 206 22 11405 (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. 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 **February 27, 2023** to be included in the staff report to the Board.

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Special Use Docket SU 23-05 (Kaibab Manufacturing)

~~YES, I SUPPORT THIS REQUEST~~

~~Please state your reasons:~~

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

6 MARCH 2023

I'M WILLIE NAVARRO OF 408 KAIBAB WAY, COCHISE, AZ 85606.

I'M A DISABLED USMC VETERAN AND UNDER THE CARE AND MONITORING OF THE VETERANS ADMINISTRATION HEALTH CARE SYSTEM. I WAS DIAGNOSED WITH A BLOOD DISORDER CAUSED BY ENVIRONMENTAL POLLUTANTS INCLUDING HAZARDOUS CHEMICALS AND ELECTRO MAGNETIC FIELDS (EMF)

PRINT NAME(S):

WILLIE NAVARRO

FROM BIG CITY, AWAY FROM INDUSTRIES & OTHER SOURCES AND THE POLLUTIONS THEY

SIGNATURE(S):

Willie Navarro

GENERATE, TO PREVENT WORSENING OF MY HEALTH ISSUES. ANY CHANGES THAT COULD POTENTIALLY IMPACT MY HEALTH WILL BE REPORTED/DOCUMENTED ACCORDINGLY.

YOUR TAX PARCEL NUMBER: 206 2211405

(statement from the Assessor's Office)

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

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Bisbee, AZ 85603
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Special Use Docket SU 23-05 (Kaibab Manufacturing)

Cochise County
FEB 23 2023
Development Services

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

NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons: *I do not want a business in our residential area. The roads here are not maintained. We don't need any additional traffic. This is a quiet neighborhood. Not a business area. Move the business to Sunsites!*

PRINT NAME(S): Alan D. & Nancy J. Thomas

SIGNATURE(S): Alan D. Thomas
Nancy J. Thomas

YOUR TAX PARCEL NUMBER: 20622108 (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. 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 **February 27, 2023** to be included in the staff report to the Board.

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Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
(Or scan and email to: cmclachlan@cochise.az.gov)

Special Use Docket SU 23-05 (Kaibab Manufacturing)

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



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

BOTH MYSELF & HUSBAND ARE OSHA
30 CERTIFIED AND DO NOT BELIEVE THAT IT IS SAFE TO HAVE
THIS TYPE OF PRODUCTION IN SUCH CLOSE PROXIMITY TO OUR
FAMILY, OUR LIVESTOCK & HOME, WE ARE NEXT DOOR AND
DOWN HILL SO OUR WELL COULD BE AFFECTED WITH TOXIC MATERIALS
ALSO OUR GOATS ARE RIGHT NEXT TO THE AREA AND DOWN HILL,
WE CAN'T BELIEVE THERE AREN'T LOCAL LAWS AGAINST INDUSTRIAL
MANUFACTURERS IN NEIGHBORHOODS, RURAL OR NOT. WHEN ASKED IF
THEY DID RESEARCH CONCERNING THE EFFECT ON GOATS, HORSES
AND CHICKENS THEIR ANSWER WAS NO, WHICH SEEMS TO ME TO POINT TO
A FUTURE WHERE IF THERE ARE ISSUES WE JUST ARE STUCK
WITH THEM

PRINT NAME(S):

JAYNA AND RUSTY ULM

SIGNATURE(S):

Jayna ULM
Rusty ULM

YOUR TAX PARCEL NUMBER:

20622116

(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. 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 **February 27, 2023** to be included in the staff report to the Board.

RETURN TO:

Christine McLachlan
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
(Or scan and email to: cmclachlan@cochise.az.gov)

It seems unfair to residents in the immediate area that such a short amount of time was given to research this, but in that short time I have found that their product list is a bit larger than stated in their letter.

I also am always suspicious when there are so many associates of someone protesting simple questions concerning the safety of their disposal and water processes. THE D.O.D. HAS VERY SPECIFIC RULES AND REGULATIONS SO EITHER THEY AREN'T FOLLOWING THEM OR THEY ARE LYING TO YOU AND EVERYONE INVOLVED IN THIS VOTE.

ALL 7 OCCUPIED HOUSES AROUND THEM HAVE LIVESTOCK SO THEM NOT RESEARCHING OR CONSIDERING THAT IS DISTURBING, TO SAY THE LEAST. I WOULD HAVE BEEN A LITTLE MORE COMFORTED IF THEY HADN'T BEEN SO NONCHALANT ABOUT MY CONCERNS. THIS ISNT SOME SMALL BUSINESS IT GENERATES UPWARDS A MILLION DOLLARS SO WHY WOULDN'T THEY CONDUCT THE SAME TYPE OF INVESTIGATION INTO THE PROPOSED LOCATION AS ANY OTHER BUSINESS WOULD. IT SHOWS TOTAL DISREGARD FOR ANYONE ELSE, AND THATS BEFORE THE VOTE I BELIEVE THAT SHOWS THAT IF SOMETHING HAPPENED OR THEY CAUSE HARM TO NEIGHBORS THEY WOULD DO THE SAME, DISREGARD THEM (us).

INDUSTRIAL AREAS EXIST FOR A REASON, THERE ARE PLENTY OF PROPERTIES AVAILABLE WITHOUT NEIGHBORS WITHIN A HALF MILE OF THEIR HOME, WHERE IT WOULDN'T HARM ANYONE.

I REALIZE WITH ALL THE FRIENDS THEY HAVE EMPLOYED BY THE COUNTY MY OBJECTIONS MAY BE FUTILE AND THAT ALSO DISTURBS ME.



MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Christine McLachlan, AICP, Planner II
FOR: Daniel Coxworth AICP, Development Services Director
SUBJECT: SU 23-05 (Kaibab Manufacturing), Application for a Special Use Authorization
DATE: February 16, 2023, for the March 8, 2023, Meeting

DRT AND AGENCY COMMENTS DOCKET SU 23-05

On January 30, 2023, the Development Review Team for the County and relevant external agencies was transmitted case information for their review. Reviewers were given until February 24, 2023 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:

Portions of this parcel lie within FEMA Zones A and X. A FPUP is not required. Comment.

The North Arrow on the site plan was not included. Comment.

Proposed and existing buildings, fences, site grading etc. cannot divert, retard, or obstruct the flow of stormwaters. Comment.

Since this proposed development is less than one acre (including both existing and proposed development), a drainage analysis is not required at this time. Should the impervious content (such as parking lot paving or increased building rooftops) be increased by more than 50%, then a drainage analysis will be required. Comment.

Cochise County ROW: This portion of Kaibab Way is beyond maintenance. Applicant is using an existing driveway.

Cochise County Building: No comments received.

Cochise County Attorney's Office: No comments received.

Cochise County Environmental Health: Will need a separate permit and Discharge authorization for the septic system as mentioned in the application.

Cochise County Sheriff's Office: No comments received.

Sulfur Springs Valley Electric Cooperative: SSVEC has no special conditions to submit regarding this special use permit request. If the property owner/applicant requires an upgrade in service or a new line extension, please have them refer to the Sulphur Springs Valley Electric Cooperative website at www.ssvec.org then the "Services" tab for information about Service Conditions, Service Entrance Requirements, how to establish a new service, and for Line Extension/New Service Applications. They can also contact our Willcox Engineering Services Representatives for assistance at 520-384-5469.

El Paso Gas: No comments received

Arizona Game and Fish: See attached

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.



February 27, 2023

Christine McLachlan, AICP
Planner II
Cochise County, Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603

Electronically submitted to CMcLachlan@cochise.az.gov

Re: Review of the Cochise County SU-23-05 Kaibab Manufacturing project

Dear Ms. McLachlan:

The Arizona Game and Fish Department (Department) reviewed your Project Evaluation Request dated January 31, 2023, regarding the special use authorization request to establish a manufacturing business, not to exceed 5,000 SF on a developed 5-acre parcel (APN 20622115) in unincorporated Cochise, Arizona. Current land cover appears to be disturbed/developed land with semi-desert grassland and Chihuahuan Desert Scrub vegetation present.

Based on the information provided, the Department offers the following general recommendations:

- The Department recommends that a qualified biologist conduct a survey for nesting birds within the project area prior to removal or trimming of trees/vegetation, if the removal or trimming occurs during the breeding season. The trees and/or vegetation within the project area may provide nesting opportunities for avian species that are regulated under the Migratory Bird Treaty Act (MBTA) and protected under state law. Breeding season for birds in the project vicinity is generally mid-February through late September, depending on the species and habitat, and for raptors it is generally January through late June. If it is anticipated the project will not be in compliance with MBTA, the Department also recommends that you contact the [U.S. Fish and Wildlife Service](#)¹ (USFWS) for their technical assistance. The USFWS will provide options to comply with the MBTA.
- Artificial lighting could impair the ability of nocturnal animals to navigate (e.g., owls, migratory birds, bats, and other nocturnal mammals) and may affect wildlife behavior and populations. The Department recommends using only the minimum amount of light needed for safety, especially in areas immediately adjacent to open space or undeveloped lands. The Department encourages the use of motion sensing lighting and narrow

¹ <https://www.fws.gov/office/arizona-ecological-services/contact-us>

azgfd.gov | 602.942.3000

5000 W. CAREFREE HIGHWAY, PHOENIX AZ 85086

GOVERNOR: KATIE HOBBS **COMMISSIONERS:** CHAIRMAN JAMES E. GOUGHNOUR, PAYSON | TODD G. GEILER, PRESCOTT | CLAY HERNANDEZ, TUCSON
MARSHA PETRIE SUE, SCOTTSDALE | LELAND S. "BILL" BRAKE, ELGIN **DIRECTOR:** TY E. GRAY **DEPUTY DIRECTOR:** TOM P. FINLEY

spectrum lighting wherever possible to lower the range of species affected by lighting. Also, please consider shielding, canting, or cutting all lighting, where possible, to ensure that light reaches only areas needing illumination and to minimize impacts to nocturnal wildlife.

- Minimize the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects and pathogens. Precautions should be taken to wash and/or decontaminate all equipment utilized in the project activities before entering and leaving the site. Please review the Arizona Department of Agriculture's website for a list of prohibited and restricted [noxious weeds](#)² and the [Arizona Native Plant Society](#)³ for recommendations on control methods.
- To further limit the spread of non-native, invasive plant species, the Department recommends landscaping with drought-tolerant species that are native to the area. Landscaping with native plants can help support wildlife and pollinator species that inhabit rural and urbanized areas. Visit the [Arizona Native Plant Society's website](#)⁴ for information on preferred native plants to utilize in landscaping.

The Department appreciates the opportunity to provide an evaluation of impacts to wildlife or wildlife habitats associated with the Cochise County SU-23-05 Kaibab Manufacturing project. If you have any questions regarding this letter, please contact me at (623) 236-7615 and visit our [website](#)⁵ for additional guidelines.

Sincerely,

Cheri Bouchér

Cheri Bouchér
Project Evaluation Program Specialist, Habitat Branch
Arizona Game and Fish Department

AZGFD #M23-02010213

² <https://agriculture.az.gov/pestspest-control/agriculture-pests/noxious-weeds>

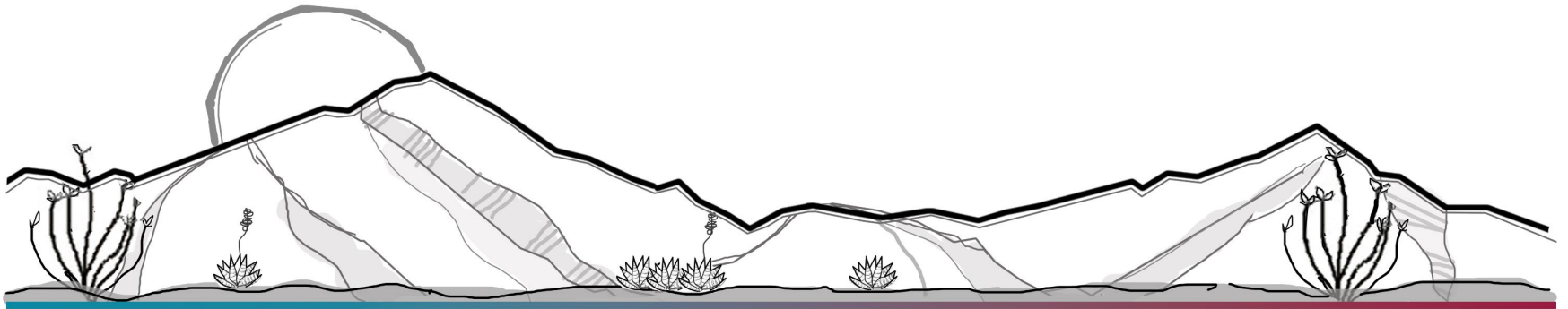
³ <https://aznps.com/invas>

⁴ <https://aznps.com/grow-native/>

⁵ <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/>

SU 23-05 **(Kaibab Manufacturing)**

**Special Use Authorization to operate a
manufacturing business on a rural-zoned parcel**
Planning & Zoning Commission
March 8, 2023



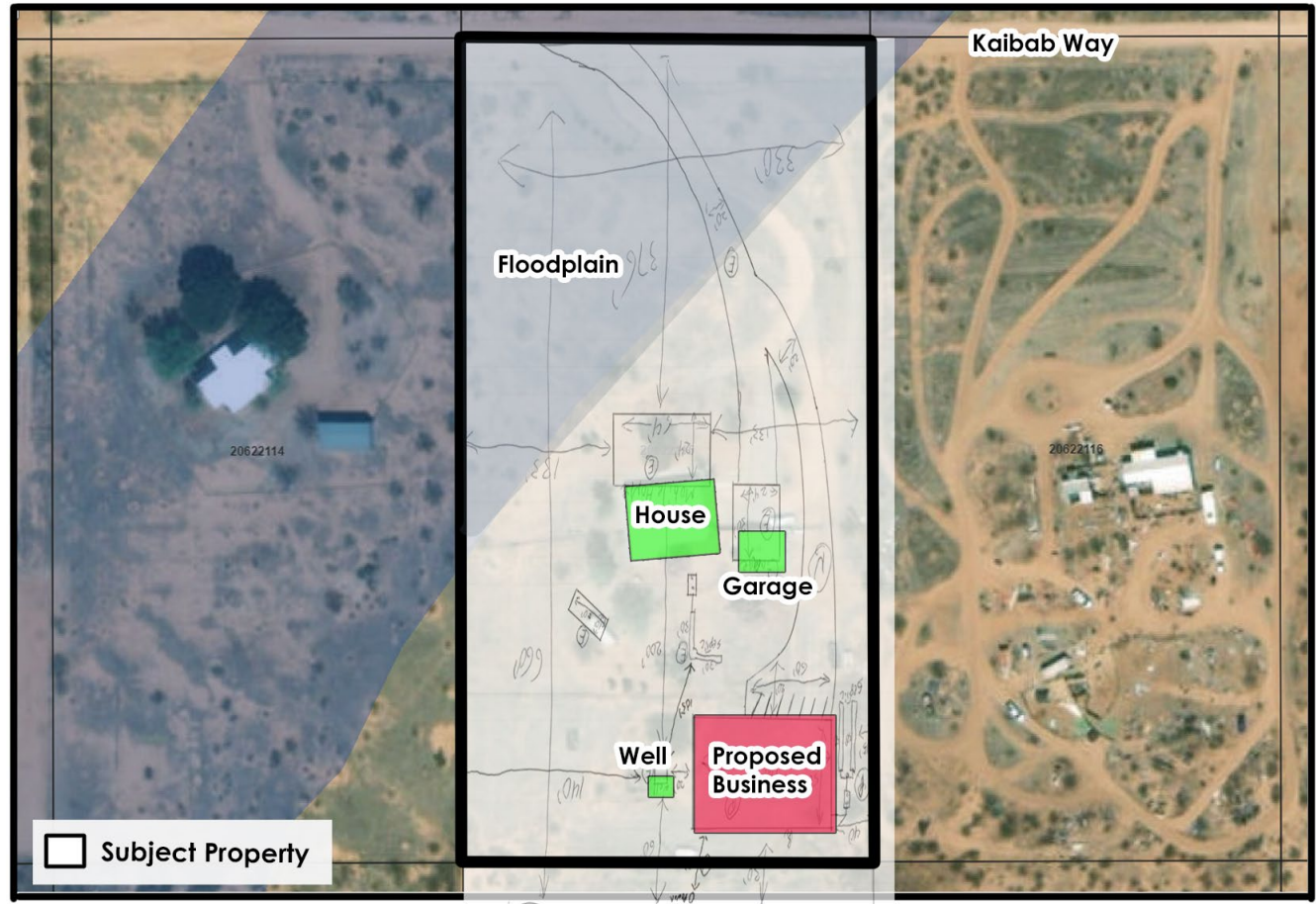
DEVELOPMENT SERVICES

- This is a request to allow manuf in a building not to exceed 5,000 SF, zoned RU-4
- Parcel 206-22-115/372 W. Kaibab Way
- Currently has manufactured home, detached garage, small storage buildings, septic and well
- The Applicants are Christopher and Gloria Beth Rush



Concept Plan

- Current private/residential uses to remain
- Proposed pre-fab metal building
- All construction outside floodplain
- 5-acre parcel



Concept Plan
SU 23-05 Kaibab Manufacturing

DEVELOPMENT SERVICES

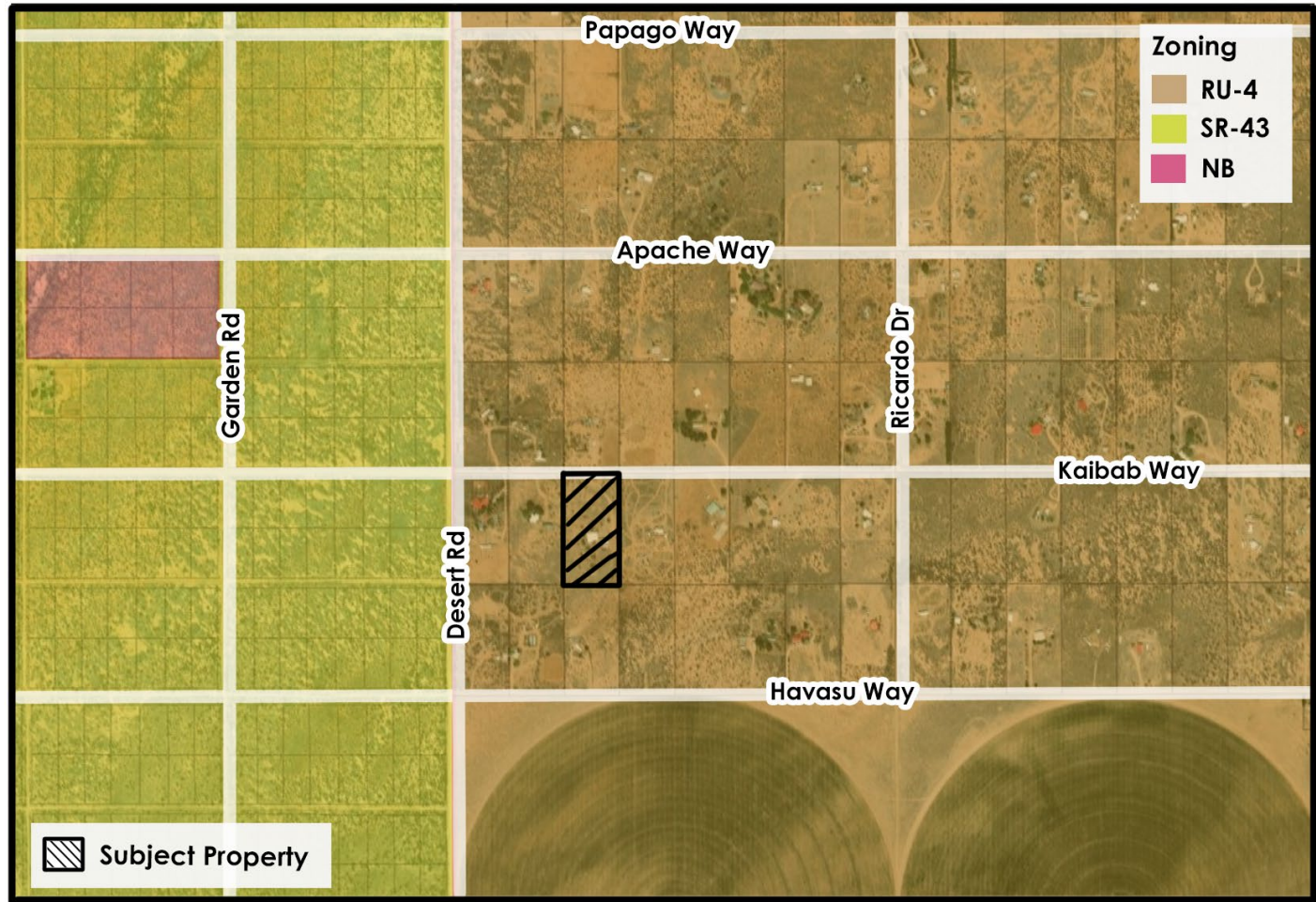


DEVELOPMENT SERVICES

Zoning

RU-4:

Encourage those types of non-residential and non-agricultural activities which serve local needs or provide a service and are compatible with rural living.



Zoning
SU 23-05 Kaibab Manufacturing

N.T.S



DEVELOPMENT SERVICES

There are 10 factors used to evaluate all special use proposals. As submitted, the application:

Complies: 5 factors

- Compliance with Duly Adopted Plans
- Compliance with the Zoning District Purpose
- Adequate Services and Infrastructure
- Water Conservation
- Public Input

Complies with Conditions/waiver: 3 factors

- Traffic Circulation
- Significant Site Development Standards
- Offsite Impacts

Not applicable: 2 factors

- Development Along Major Streets
- Hazardous Materials



Factors in Favor of Request

1. The project is consistent with goals and policies of the Comprehensive Plan and the purpose of the Zoning District;
2. The project at least partially complies with all applicable criteria used to evaluate special use requests;
3. This is an established, family-owned business; and
4. The project would bring additional employment to Cochise County.

Factors Against Approving the Request

1. There can be compatibility issues between residential and manufacturing if not properly conditioned.



Applicant Presentation/Discussion



Staff Recommendation

Docket SU-23-05, Staff recommends **Conditional Approval**

If the Commission wishes to grant approval, staff recommends the following conditions:



Recommended Conditions and Waivers*

1. The applicant will be required to enter into a Private Maintenance Agreement to participate in the maintenance of the non-maintained roadway.
2. The proposed building shall be no greater size than 5,000 SF, it shall be no higher than one-story (20' above grade) and the outside shall be earth-toned in color.
3. All manufacturing activity shall be completed indoors, within the proposed insulated building, and there shall be no outdoor storage of business products.
4. Hours of operation shall be limited to weekdays between 7am and 5:30pm.
5. The commission grants a parking requirement waiver granting a 28% reduction in the required parking, bringing the required number of spaces from 9 to 7 total.

* Standard conditions related to acceptance of conditions, permitting timeframes, and modifications apply, and have not been modified by this request



Sample Motion

Madam Chair, I move to approve Docket SU 23-05, Kaibab Manufacturing, with the Conditions of Approval recommended by staff; the Factors of Approval constituting Findings of Fact.

