



# Cochise County

## Development Services

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### MEMORANDUM

**TO:** Cochise County Planning and Zoning Commission  
**FROM:** Robert Kirschmann, Planner II  
**FOR:** Daniel Coxworth, AICP, Development Director  
**SUBJECT:** Docket SU22-27 (191 Potato Processing Expansion), Formerly SU21-25  
**DATE:** January 18, 2023, for the February 8, 2023 Meeting

### APPLICATION FOR A SPECIAL USE AUTHORIZATION

The Applicant, PGH Holdco LLC, represented by Mr. Jim Corneillie is requesting a Special Use Modification to allow a phased addition of approximately 150,000 square feet. The additions will include the following(all approximate):

- 10 Greenhouses 43,200 sf (4,320 sf each)
- West Addition 10,600 sf
- Residential 4 additional units (4,000sf each)
- Complex Center (6,400sf)
- Cooler (24,700sf)
- Pallet Racking Room (11,960sf)
- Work Alley (11,960sf)
- Wash line addition (22,500)

The subject property is located at 1980 S Highway 191 in Cochise and identified as APN 206-01-011J.

### I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

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

#### **Planning, Zoning and Building Safety**

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**Zoning/Use of Surrounding Properties**

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

**II. PARCEL HISTORY**

1997: Special Use for Metal Building (Truck cover and strap manufacturing)

2000: Permit for existing building

2020, 21,22: Permits for expansion

**III. NATURE OF REQUEST**

The Applicant requests a Special Use modification to approve multiple expansions the facility. These include adding greenhouses, adding to the existing processing building, a new office area and onsite housing. The specific breakdown is provided above.



A Special Use is required pursuant to Section 607.03, Agricultural-Processing with less than a 300-foot minimum setback: *A facility that packages, sorts, or grades livestock or livestock products, agricultural commodities, or plants or plant products into goods for intermediate or final consumption, including goods for nonfood use. Agricultural processing services do not include slaughterhouses/meat packing plants, commercial feedlots, bone yards, or facilities for reducing animal matter.*

**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, ten (10) factors apply to this request. The project, as submitted, fully complies with nine (9) of the factors. With the recommended waiver, the project complies with one (1) additional factor.

**1. Compliance with Duly Adopted Plans: Complies**

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

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

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

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

Policy 2 states:

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

- *Impact of noise produced on surrounding land uses.*



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

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

**Air:** The proposed use will not have significant impact

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

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

**Wells, water systems and aquifers:** in the past some neighbors have raised concerns about the water use of the facility. The applicant has stated that approximately 2 million gallons per year will be utilized. This amount is less than if the site was pure agriculture (~1,600 gpm for pivot). The facility also reuses water on an existing pivot and will continue doing so.

- *Suitability of soils;*





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

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

- *Appropriateness of transport routes*

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

- *Impact upon the infrastructure of the Community*

Same as above.

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

**2. Compliance with the Zoning District Purpose Statement: Complies**

The proposed project satisfies the following zoning district purpose statements:

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

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

**3. Development along Major Streets: Complies**

The project site is located on State Route 191, a major transportation route in the Sulphur Springs Valley. The application was sent to ADOT for their review and comment. ADOT provided no comments on the application.

**4. Traffic Circulation Factors: Complies**

The use primarily operates from early June to September, with more minor operations taking place into December. At completion the applicant anticipates 35-55 employees. Many of these will arrive and depart in van pool resulting in only 8-10 crew and personal vehicles entering and exiting. It is also anticipated that 10-15 5 axle trucks will arrive/depart the site. ADOT did not express concern regarding the potential traffic generated.



**5. Adequate Services and Infrastructure: Complies**

The site is already development with an ~150,000 square foot building. Utilities include a well, a septic systems and electric. A new septic system will be installed. SSVEC was included on the transmittal and stated they have no comments on this request.

**6. Significant Site Development Standards: Complies with waiver**

The Zoning Regulations do not have any specific standards for warehouses; however, they do have standards for: parking, parking and driveway materials, screening, etc.

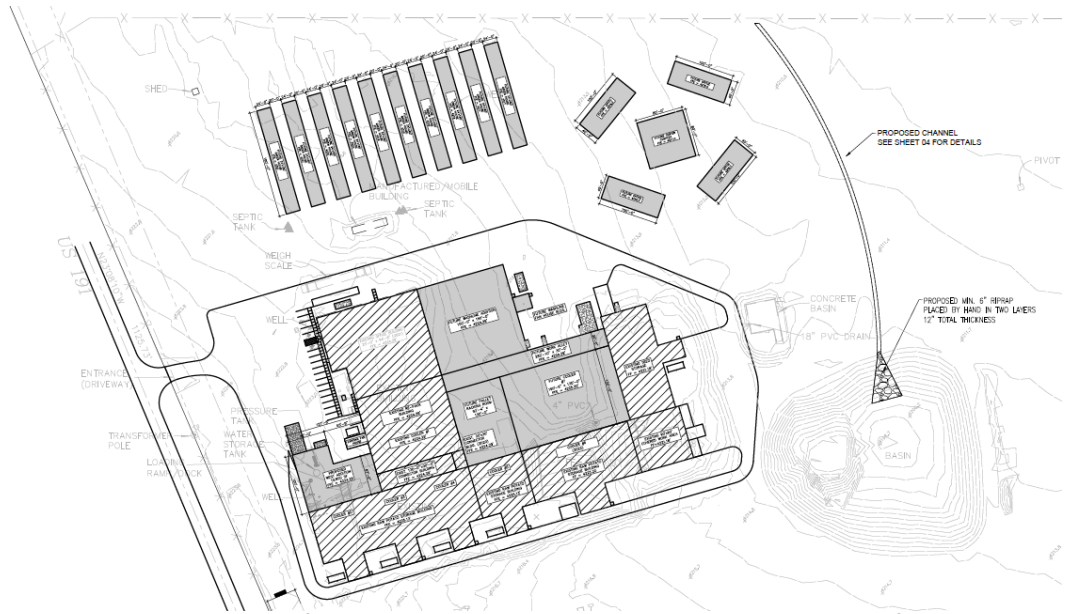
**Parking(Waiver):** The Zoning Regulations establish parking for manufacturing,

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

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

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

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



**Height(Waiver):** The Rural Zoning District limits height to 30 feet. The Planning Commission approved a modification to the height for the previous structure at 33' 5". Although the new proposed structures are approximately 30 feet staff would once again support a modification allowing height up to 35 feet incase issues are to arise during the permitting or flood plain reviews.

**7. Public Input: Complies**

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



**8. Hazardous Materials: Complies**

There are no proposed hazardous materials.

**9. Off-Site Impacts: Complies**

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

**10. Water Conservation: Complies**

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

**V. WAIVERS**

Parking:

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

**VI. SUMMARY AND CONCLUSION**

This request is for a Special Use authorization to allow up to three short term rentals.

**Factors in Favor of Approving the Special Use**

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

**Factors Against Allowing the Special Use**

1. None identified

**VII. RECOMMENDATION**

Based on the factors in favor of approval, staff recommends **Approval** of the Special Use modification.

Should the Commission approve the Applications, staff recommends the following Conditions:

1. The Applicant shall bring all lighting into compliance with the Outdoor Lighting Regulations within 6 months of this approval
2. The Applicant shall maintain a minimum of a 20-foot setback along all property lines. This includes the cargo container and pallet/crate storage.
3. All storage including but not limited to pallets, crates, and trash shall be screened by a minimum of a 6-foot highway wall, fence, or vegetative barrier.

**Sample Motion:**

*Madam Chair, I move to approve Special Use Docket SU22-27(191 Potato Processing Expansion) located on parcel, 206-01-011J with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*