



MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Christine McLachlan, AICP, Planner II
FOR: Daniel Coxworth AICP, Development Services Director
SUBJECT: SU 23-02 (Sirota Guest Lodging), Application for a Special Use Authorization
DATE: January 31, 2023, for the February 8, 2023, Meeting

DRT AND AGENCY COMMENTS DOCKET SU 23-02

On January 6, 2023, the Development Review Team for the County and relevant external agencies was transmitted case information for their review. Reviewers were given until January 25, 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:

- Not Passed: 1. A Site Plan was not included with the submittal. Please provide.
- Comment: 2. The application states that there is no clearing being proposed with this submittal. However, it appears that approximately ¾ of the property (11 acres) has already been cleared and developed. Therefore, prior to construction start-up and since disturbed construction area is more than one (1) acre:
- Condition: A. A Stormwater Pollution Prevention Plan (SWPPP) may be required from the Arizona Department of Environmental Quality (ADEQ). This will also include a Notice of Intent (NOI) to clear land. A copy of the NOI must be submitted to Cochise County. For more information, please contact: <https://azdeq.gov/AZPDES/CGP>
- Condition: B. A Clearing Permit must be obtained from Cochise County. Please contact: <https://www.cochise.az.gov/development-services/home>
- Condition: C. A Notice to Clear Native Plants may be obtained from the Arizona Department of Agriculture and a copy submitted to Cochise County. For more information, please contact: <https://agriculture.az.gov/plantsproduce/native-plants>
- Not Passed: D. A Drainage Analysis will be required. This includes, but not limited to, Grading Plans, Site Plans, and Drainage Reports prepared by an Arizona Registered Civil Engineer. Please contact the Cochise County Engineering and Natural Resources Department for a copy of the Floodplain Regulations for Cochise County (December 2015). https://www.cochise.az.gov/sites/default/files/highway_and_floodplain/FLOOD_REGGS_2015.pdf
- Not Passed: a). As a part of the Drainage Analysis, the engineer needs to show that no adverse impacts to the property, property boundaries, or adjacent properties, will occur as a result of this proposed development. Refer to Section 5.1.D of the Floodplain Requirements.
- Comment: 3. When these items are submitted, then the review process will continue. The applicant is aware

that additional comments may be forthcoming.

Cochise County ROW:

Access is established - not within county maintenance

Cochise County Building: No comments received.

Cochise County Attorney's Office: No comments received.

Cochise County Environmental Health: Need to determine if a septic system has been installed for the 1 lodging unit. If so, show approvals. If no septic system for the lodging unit, show where waste water is going.

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: 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.



January 20, 2023

Ms. Christine McLachlan
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, Arizona 85603

Electronically submitted to CMcLachlan@cochise.az.gov

Re: Review of the SU-23-02 (Sirota Guest Lodging) project

Dear Ms. McLachlan,

The Arizona Game and Fish Department (Department) reviewed your Project Evaluation Request dated January 6, 2023, regarding the special use authorization to permit guest lodging as part of a business in Benson, Arizona. As the proposed project is located in a previously disturbed area with no ground disturbance or modifications to wildlife habitat, the Department does not anticipate any significant adverse impacts to wildlife resources would occur as a result of this project.

Thank you for the opportunity to review this project. If you have any questions regarding this letter, please contact me at (623) 236-7222.

Sincerely,

A handwritten signature in black ink, appearing to read "Tiffany Sprague", with a long horizontal flourish extending to the right.

Tiffany Sprague
Project Evaluation Program Specialist, Habitat Branch
Arizona Game and Fish Department

AZGFD #M23-01062222

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