



**MEMORANDUM**

**TO:** Cochise County Planning and Zoning Commission  
**FROM:** Christine McLachlan, AICP, Planner II  
**FOR:** Daniel Coxworth AICP, Development Services Director  
**SUBJECT:** SU 23-09 (Buffalo Contract Construction), Application for a Special Use Authorization  
**DATE:** May 2, 2023 2023, for the May 10, 2023, Meeting

**DRT AND AGENCY COMMENTS DOCKET SU 23-09**

On March 31, 2023, the Development Review Team for the County and relevant external agencies was transmitted case information for their review. Reviewers were given until April 21, 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:**

Comment: 1. refer to the uploaded document (Cochise County Review Checklist) in Citizen Serve for a checklist of associated permits from other agencies and departments for this development. Copies of these permits shall be required for submittal. Comment.

Not Passed: 2. a separate Floodplain Use Permit (FPUP) is required for the business location located within a FEMA Floodzone A. Not passed.

Not Passed: 3. Any fences and/or walls that are located within the floodzone must be elevated at least 2 feet above highest adjacent grade so as to allow stormwater runoff to flow freely across the site. Pending.

Not Passed: 4. Dumpsters, materials, etc. that are buoyant during times of flooding are not allowed to be located within the FEMA Floodzone A. Pending.

Not Passed: 5. A Drainage Analysis for the property is required, that proves that there are no adverse impacts to adjacent properties, fencelines, roadways, etc.

Not Passed: 6. A Location Map, complete with distances, depicting the location of the flood zones, the vehicle parking areas, etc. Partial approval.

Not Passed: 7. Are fueling sites being proposed for the property? If so, they must be located on the site plan and appropriate permits shall be forwarded. Not passed.

Not Passed: 8. The locations for vehicle maintenance, vehicle washings, etc. must be called out on the site plan. Not passed.

Not Passed: 9. Areas that could potentially contain oil/fuel spills, trash, etc. will not be allowed to flow offsite into the wash or adjacent properties, roadways, etc. Not passed.

Not Passed: 10. Onsite drainage discharge sites are not located on the site plan and must depict the proposed and historical locations of all washes. However, all discharges are anticipated to be released into Rain Valley Wash. Please elaborate. Not passed.

Not Passed: 11. Please locate the staging areas on the Site Map for storage areas, equipment fueling, and maintenance locations, Etc. Not passed.

Comment: 12. The applicant is aware that additional comments may be forthcoming.

**Cochise County ROW:** Applicant is using an existing access, no proposed new locations, nor changes to existing. This is not within CC maintenance.

**Cochise County Building:** No comments received.

**Cochise County Attorney's Office:** No comments received.

**Cochise County Environmental Health:** EH has no concerns

**Cochise County Sheriff's Office:** No comments received.

**Sulfur Springs Valley Electric Cooperative:** 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.

**Fort Huachuca:** Based on the information provided and feedback received from our internal staffing, we have no issues or concerns at this time.