



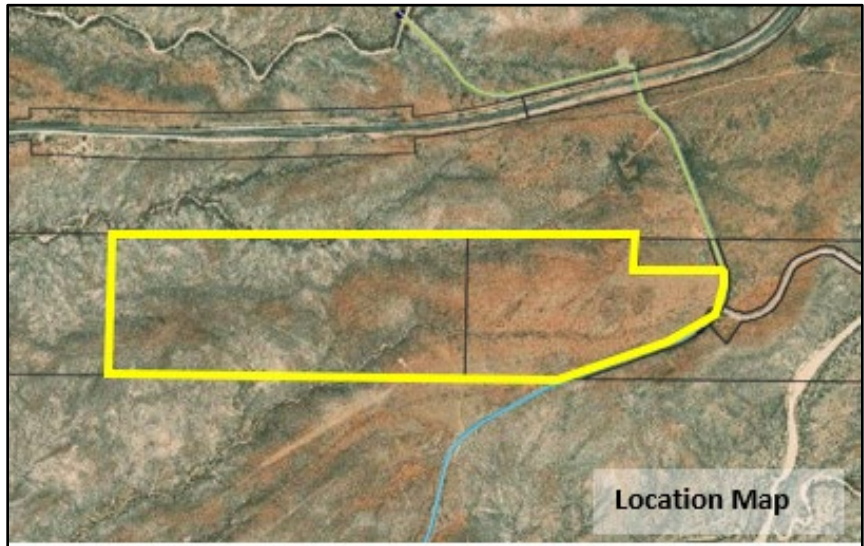
MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Robert Kirschmann, Planner II
SUBJECT: SU23-13 (Sybil Airstrip)
DATE: June 1, 2023, for the June 14, 2023 Meeting

APPLICATION FOR A SPECIAL USE

The Applicants, Mr. Brent E. and Mr. Brent C. Webb request a Special Use Authorization pursuant to Section 607.15 to legitimize a 4,000 foot by 75-foot private airstrip.

The project is on located near mile post six on N Sybil Road near Saint David, Arizona. The site consists of two (2) parcels encompassing approximately 163 acres. The parcels are identified as Assessor’s Parcel Numbers 120-01-001 K and V.



I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Site Size: 163 Acres
APN: 120-01-001 K and V
Zoning: RU-4 (Rural, 4-acres minimum parcel)
Growth Area: Category D
Plan Designation: Rural Residential
Area Plan: Saint David Area Plan
Existing Uses: Unpermitted airstrip and open range
Proposed Uses: Permitted airstrip

Surrounding Zoning and Uses

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

II. SITE HISTORY

November 28, 2022 Notice of Violation for airstrip sent
April 26, 2023 Special Use Application submitted

III. REQUEST DESCRIPTION

The Applicants, Mr. Brent E. and Mr. Brent C. Webb request a Special Use Authorization pursuant to Section 607.15 to legitimize a 4,000 foot by 75-foot private airstrip.

After site inspection, it was determined that the area cleared exceeds what is stated in the application and shown on the plans. The area cleared varies from 130 feet to 150 feet wide by approximately 4,300 feet. There is also a parking area approximately 150 feet by 200 feet. As noted above this request is a direct result of a code enforcement violation. The Applicant cleared over 13 acres without benefit of any permit and proceeded to use the area for a runway. There are no provisions for erosion control (wind or water). Numerous native plants were removed without first obtaining State permits and small washes were filled in without any drainage review by the County.



The runway is and will be used solely by the applicants who are both pilots and live in the area. The airstrip is not anticipated to be used by the public, although the applicants have offered it to local law enforcement agencies if needed for an emergency.

Section 607.15 allows for airports, airstrips, helipads, and/or heliports with approval of a special use permit. The Commission has authorized Special Uses for private airstrips on rural properties in the past.

IV. ANALYSIS OF IMPACTS – COMPLIANCE WITH SPECIAL USE FACTORS



Section 1716.02 of the Zoning Regulations provides a list of ten factors 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 and 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 eight (8) of the factors and with the recommended conditions the remaining two (2) factors.

1. Compliance with Duly Adopted Plans: Complies

The Transportation Element of the Comprehensive Plan, under Goal 2, Policy a States: *As airport facilities are proposed, including heliports and private airstrips, compatibility with local land use patterns should be considered and adverse impact from aircraft noise minimized.*

The Saint David Area Plan states: *Non-residential development proposed as special uses or in rezonings will be small-scale and neighboring-serving businesses and/or will reflect locally owned agricultural or ranching-related businesses.*



Development in the area is sparse. The area is largely State Land with grazing leases. The aerial phot shows smaller, much older runways that have been utilized on these adjacent lands in the past.

2. Compliance with the Zoning District Purpose Statement: Complies

RU (Rural) Zoning Districts are established to achieve the following purposes:

The Zoning District purpose statement states: *601.07 To allow consideration of some more intense non-residential uses as Special Uses that are inappropriate in more densely populated urban/suburban areas that may under some circumstances be appropriate in rural areas if designed to be sensitive to the general character of rural districts and natural environment and harmonious and in scale with existing development near the proposed site and in conformance with Section 601.06.*

Airstrips associated with agriculture are commonplace in rural areas of the County. This property is over 163 acres, surrounded by State Land and other large vacant lots. With the airport being limited to personal use the impact from the planes will be minimal. However, the impacts of erosion are of concern and are addressed below.

3. Development along Major Streets: Complies with conditions

This factor seeks to minimize road cuts that create unsafe traffic conflicts, hazardous traffic congestion and obstruct the functioning of arterials. The property takes access from Sybil





Road. There are currently two driveways without right-of-way approval. The Applicant will be required to obtain a right-of-way permit for the driveways. The Applicant has indicated that one of the driveways will not be used. If this is the case the driveway shall be blocked off to the satisfaction of the County Engineer. A chipseal driveway is required to connect with N Sybil Road. Appropriate turn radius and clear sight triangle shall be provided. Gravel from the chipseal shall be provided to and including the parking area.

1. The Applicant shall obtain a right-of-way permit the driveway(s) and provide required improvements.
2. A chipseal driveway, with adequate turn radius and sight distance triangle taken into consideration is required

4. Traffic Circulation Factors: Complies

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 application states that the property owner will be using the runway for personal uses as they are both pilots and live in the area. An increase in traffic is not expected. Engineering did not express any concerns on the proposed use as related to traffic.

5. Adequate Services and Infrastructure: Complies

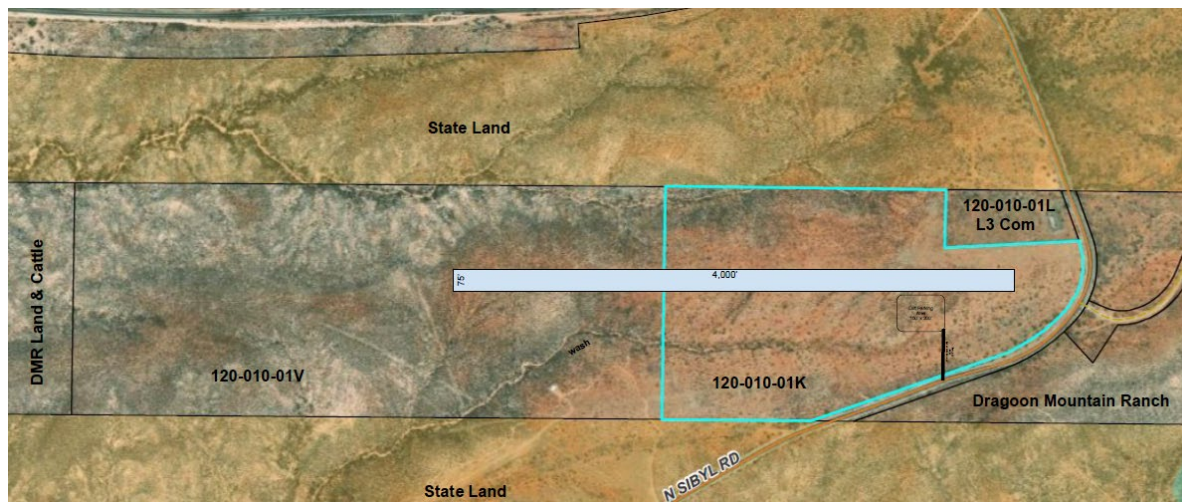
The Applicant is not planning to install any utilities on the site at this time.

6. Significant Site Development Standards: Complies with Conditions

Site Plan:

The site plan depicts a 75 foot by 4,000-foot airstrip and a 150 foot by 200-foot parking area.

Setbacks:



The site plan shows the use setback at least 150 feet from the surrounding properties.

Lot Coverage:

No buildings or impervious surface is proposed at this time.

The residential Land Use district restricts lot coverage to a maximum of 25%. As proposed, less than 1% is proposed to be covered with impervious surfaces.

Height:

No structures are proposed, however Arizona State Lands expressed concern regarding cattle and the surrounding State grazing leases. In fact, while staff was visiting the site there were cattle being round up on the airstrip. Therefore, Staff is recommending a condition that requires the entire special use to be fenced to keep cattle off of the runway and parking area.

3. Prior to issuance of the non-residential permit that applicant shall fully fence the entire special use area.
4. The Applicant shall provide documentation of a permit from the State for removal of native vegetation



Lighting:

No lighting is proposed or approved as part of this Special Use.



Landscaping: No landscaping or screening is required by code.

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 responses .

8. Hazardous Materials: Complies

The Applicant states that the use of hazardous materials is not anticipated on site.

9. Off-Site Impacts: Complies

As previously mentioned, staff is concerned about the long-term erosion potential from this project due to wind and water. The Applicant states that the soil in the area does not generate dust. During the site inspection, with a mild breeze dust was blowing across the site towards Sybil Road and Dragoon Mountain Ranches. To mitigate these concerns, the applicant is conditioned to provide a drainage analysis and Storm Water Pollution Prevention Plan (SWPPP). Recommendations contained in those documents shall be implemented onsite. Additionally, the driveway and parking area shall consist of gravel or other approved dust proof material. The runway shall be treated with approved dust control measures such as a dust polymer. This shall be clearly shown on the site plan provided for the non-residential permit and verified at final inspection.



5. A drainage analysis, Storm Water Pollution Prevention Plan (SWPPP), and consent to remove native plants is required.
6. A site plan, grading plan is required to be submitted with the non-residential permit.
7. A Floodplain Use Permit(FPUP) may be required.
8. All disturbed areas shall be treated to mitigate erosion from wind and dust. All driveways and parking areas shall be paved or gravel. Other areas, such as the runway and clear areas adjacent can be treated with other options such as hydroseeding or dust polymers. These shall be demonstrated on the non-residential permit, approved by the County, and verified at final inspection.

10. Water Conservation: Complies

The applicant is not proposing to use any water on the site.

V. WAIVERS

None requested.

VI. SUMMARY AND CONCLUSION

This request is for a Special Use authorization to approve a slaughterhouse.

Factors in Favor of Approving the Special Use

1. The project complies nine of the nine criteria used to evaluate special use requests; and
2. Complies with the Saint David Area Plan.

Factors Against Approving the Special Use

1. The Special Use is in response to Code Enforcement action

VII. RECOMMENDATION

Based on the factors in favor of approval, staff recommends **conditional approval** of the Special Use request.

1. The Applicant shall obtain a right-of-way permit the driveway(s) and provide required improvements.
2. A chipseal driveway, with adequate turn radius and sight distance triangle taken into consideration is required
3. Prior to issuance of the non-residential permit that applicant shall fully fence the entire special use area.
4. The Applicant shall provide documentation of a permit from the State for removal of native vegetation
5. A drainage analysis, Storm Water Pollution Prevention Plan (SWPPP), and consent to remove native plants is required.
6. A site plan, grading plan is required to be submitted with the non-residential permit.
7. A Floodplain Use Permit(FPUP) may be required.
8. All disturbed areas shall be treated to mitigate erosion from wind and dust. All driveways and parking areas shall be paved or gravel. Other areas, such as the runway and clear areas adjacent can be treated with other options such as hydroseeding or dust polymers. These shall be demonstrated on the non-residential permit, approved by the County, and verified at final inspection.
9. In conjunction with the non-residential permit the applicant shall provide documentation that the FAA has provided appropriate approval.

Sample Motion:

Chair, I move to approve Docket SU23-13 (Sybil Airstrip), on parcels 120-01-001 K and V ; the Factors of Approval constituting Findings of Fact.