



Cochise County

Development Services
Planning Division

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

APPLICATION FOR A SPECIAL USE

Applicant's Name: Harley Martin

Name of All Property Owner(s): MARTIN RANCH COMPANY LLC

Applicant Mailing Address:

23090 West Ash Creek Road, Willcox, Arizona 85643

Street # Town State Zip code

Subject Property Address (if different than mailing address):

SWC Highway 82 & Rascal Ranch Rd, Huachuca City, AZ 85616

Street # Town State Zip code

Email Address: hjmarti1@aol.com

Phone Number: 520-490-7784

Tax Parcel Number: 106-12-002A

Current Zoning Designation: RU-4

Comprehensive Plan Land Use Category/Growth Area: Sierra Vista Sub-Watershed

Comprehensive Plan Land Use Designation: Rural (R)

Area Plan Designation (if applicable): _____

Size of Property (in acreage or square feet): 22.29 AC

How many acres will be cleared and developed? 6.31 acres which is 28.3% of site area.

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.

1) Located outside town limits along a major transportation corridor (State Highway 82). 2) There are ~1,863 linear feet of frontage along the highway (not desirable for residential use). 3) Narrow rectangular shape supports rural RV park (cluster) design. 4) Native vegetation along highway and sloping topography (to the south) provides for a good buffer/screening from highway. It will have minimal impact to views of properties to the north (across Highway 82) and east. 5) The site abuts State land to the west and south. 6) Will not consume excessive water (see Well Impact Analysis). 7) Lastly, the park will provide a place to stay when people are traveling, and it will help to support local businesses and communities.

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	Private Well (Local Well Driller, TBD)	
Sewer/Septic	Private Septic (TBD installer)	
Electricity	Sulphur Springs Electric Co-op	
Natural Gas	Above ground natural gas tank	For store sales only
Telephone	Century Link	
Fire Protection	Private Water Supply (TBD)	
Waste Disposal	Waste Management	Commercial Dumpster service

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.

Vacant (raw) land with native desert shrub. There are no physical improvements existing on the site. There is an ingress/egress point along the northwestern portion of the site (south) from Highway 82.

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.

The site plan calls for 60 RV Spaces (pull in, and pull through), which is far less than the original 190 spaces noted in the publication sent to neighbors within 300' of the site (during the Citizens Review Process). Other site improvements include a leasing office/general store, maintenance shop, laundry/bathroom building, interior asphalt drive ways, water/fountain amenity, electrical boxes for each space with water/gray water hook ups (underground utilities). Water will come from on-site well with 10,000 holding tank. Sewer/gray water will be served by on-site septic system. There will be a perimeter fence along Highway 82 with large trees for noise/view buffering from highway. The fencing will reflect rural ranch type materials/finishes.

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

The proposed RV park has been re-designed based on input from neighbors during the Citizens Review Process. The number of planned RV spaces was reduced from 190 to to 60, focusing on developing the southwestern portion of the site with significant setbacks from property lines to the north and east. In addition, we have clustered the RV spaces to maintain open space and include drought resistant vegetation between spaces and keep a visual tree canopy covering of areas. We believe this would meet the requirements and conform to the "Rural" Land Use plan. Future tenants demand more private spaces vs. traditional RV/Campground parks.

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

Propane, Water, Soft Drinks, Small convenience items and snacks.

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).

Two buildings are planned. The office/store will be 1,000 SF in size and built of wood frame construction with a pitched roof with a stucco exterior similar to surrounding homes. The laundry/restroom building will be 1,000 SF and built of wood frame construction with a pitched roof with a stucco exterior.

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.

The entire project will consist of the office/store, laundry/restroom building, and 60 RV spaces. Both phases will be developed at the same time. No buildings are planned in Phase II since this is located on the eastern portion of site.

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

Days of the week: It is open all 7 days of the week

7 AM to 4 PM

Number of employees (if applicable):

Initially 5 Future: 5

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

How many vehicles will be entering and leaving the site (per day)? 30

Total trucks (e.g., by type, number of wheels, or weight)? RV, RV Camper, Cars/Trucks

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

East-west bound traffic will enter the site along the southern side of Highway 82.

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

50% in each direction

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

8am and 5pm. A traffic report will be necessary during the Technical Review process.

Water Use:

Estimate the total gallons of water needed for the proposed use: per day 300 per year 109500

Please indicate your water source Private well - 10,000 holding tank - Refer to Well Impact

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.

Please refer to the Addenda item for the plan to minimize water. Use of native (drought resistant) vegetation, rainwater harvesting, irrigation scheduling/controls.

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.)

There is permanent legal access to the property. Due to the use of the property and size of motor vehicles, there will be a traffic plan include a lane prior to ingress/egress points for traffic to slow down off the highway to enter the property. A Traffic study will likely be required during the Technical Review process alongside approval from ADOT.

Which streets or easements will be used for traffic entering or exiting the property? (Please label on the accompanying plan)

Highway 82 provides access. The site abuts Rascal Ranch Road to the east, which is planned for Emergency Access vehicles only.

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

The scale of the project will lead to an increase in traffic. A traffic report will be necessary during the Technical Plan review, and approval from the Arizona Department of Transportation will also be required.

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.

No relocation will be necessary of current ingress/egress point.

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.
No

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.

In response to the citizen review process, the original site plan was significantly reduced to 60 RV spaces. The new site plan calls for 60 RV Spaces (pull in, and pull through), which is far less than the original 190 spaces noted in the publication sent to neighbors within 300' of the site (during the Citizens Review Process). We received four responses from different neighbors concerning water usage, increased traffic, and noise. Using neighbors input, we had a well impact study completed as we felt this was the biggest issue amongst neighbors. The report states there is no impact to surrounding properties given the proposed plan. Refer to attached report. To address traffic & noise, we reduced the number of spaces included, used a "cluster" type design, will be installing perimeter fencing with screening, landscaping along perimeter with large trees, and will have a noise ordinance within the park to prevent noise outside regular business hours.

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

A dog park is planned. This will be a secured area.

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.

A golf cart and maintenance items will be stored inside the office/general store. There will be no visible equipment outdoors.

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?

Noise levels will not be impacted due to the open space and setbacks. There is existing noise from traffic along Highway 82 that is experienced by all neighbors of the property.

Will odors be created? If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties?

No odors will be created from the planned use.

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 activities are planned that would attract additional existing pest, etc. There will be routine pest control by a licensed (local) third party company.

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?

Interior driveways and RV spaces will be gravel and/or crushed asphalt (millings). Due to setbacks and location of RV Spaces, no dust will be created that would affect neighboring properties.

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.

The existing drainage pattern will not be changed.

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.

There will be a retention basin and additional drought resistant vegetation installed to slow drainage to help with erosion control.

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.


Applicant Signature

10-25-2024
Date

18 November 2023

Well Impact Analysis for Rain Valley RV Campground

Prepared for:

Rain Valley RV Campground
HWY 82 Rascal Ranch Rd Huachuca City, Arizona.

Prepared by:

John Hubbell
Consulting Groundwater Hydrologist

Back Ground:

Rain Valley RV Campground is seeking to obtain a permit to open a RV campground at their property near Rascal Ranch Rd. Following this, they plan to drill a water well to service an RV campground. The location of their property has no drilling restriction for wells. However, out of concern for their neighbors wells they have hired me to conduct a preliminary well impact analysis.

Purpose and Scope:

This well impact analysis report has been prepared to address neighbors' concern about potential impact to their existing wells. This report provides background information on the hydrogeologic setting of the potential new well location, determination of estimated aquifer parameters, and analysis of projected groundwater level declines after the first ten years of well operation.

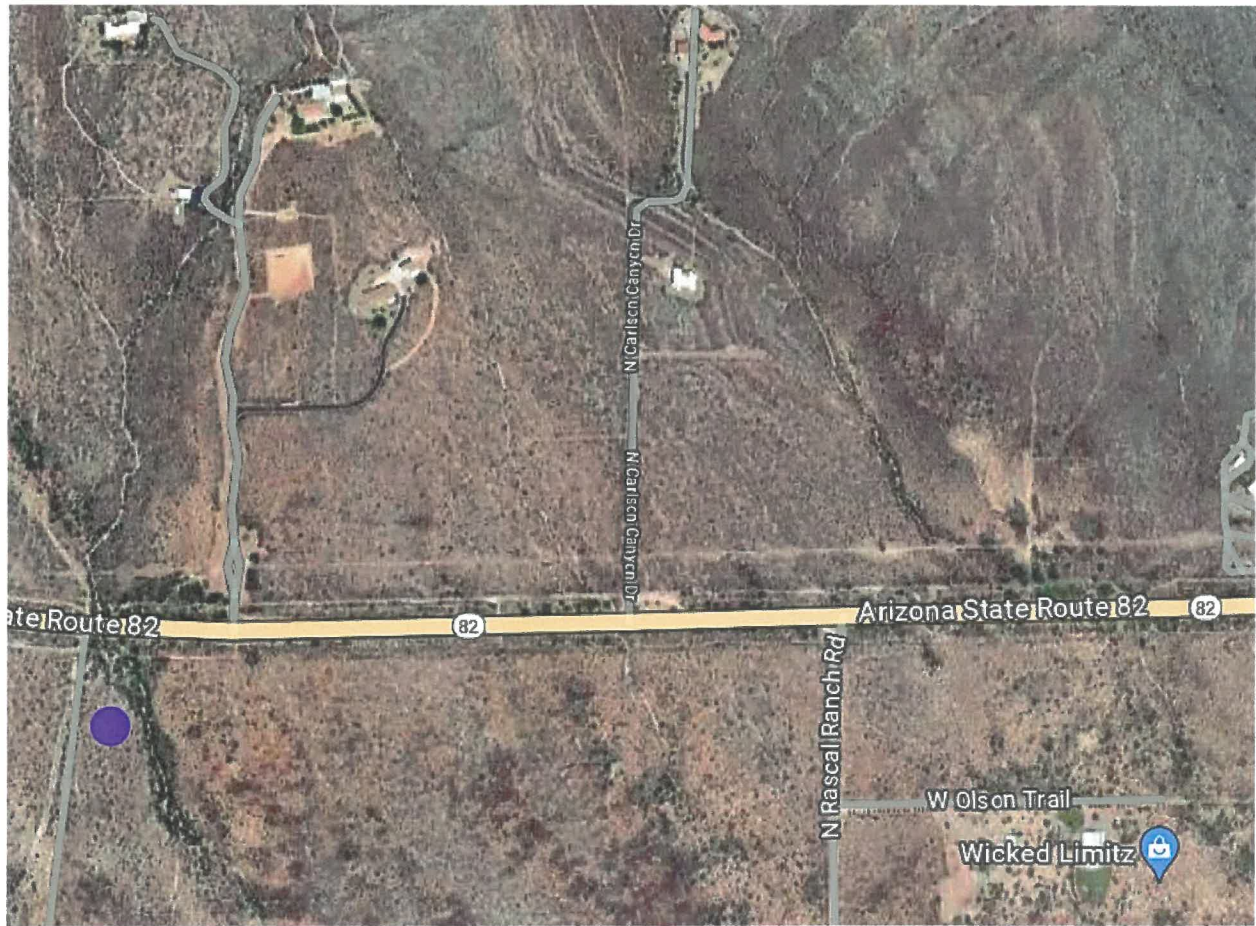


Figure 1. Proposed Well Location Map

Hydrogeology:

The proposed well is located in the Upper San Pedro Basin within the Basin and Range Physiographic Province of Arizona. The province is characterized by sediment filled basins bounded by mountains on the east and west. The impermeable mountains form hard rock boundaries of the aquifers of the Upper San Pedro Basin. Thickness of basinfill sediment increases from basin margins to basin centers, with a corresponding increase in the proportion of fine grained sediments. The area of concern consists of two principal hydrogeologic units: Basin fill including upper basin fill and uncemented portions of lower basin fill, and two the Pantano formation and the cemented portion of lower basin fill. A generalized geologic model for these units was developed by ADWR.

Basin fill (Quaternary Age): Commonly divided into lower basin-fill and upper basin-fill. The lower basin consists of sand, gravel, clay layers and lenses, generally showing some degree of cementation. Upper basin-fill is mostly sandy, silty clay, often intercalated with sand, gravel, and boulder layer, generally not high levels of cementation. The thickness of this layer ranges from 12 to 1125 feet.

Pantano Formation (Mid-Tertiary Age): Cemented conglomerate. In addition to this conglomerate some Permian to Pennsylvanian sedimentary rocks may be encountered; including Interbedded shale, sandstone and limestone. The thickness of this layer ranges from 15 to 1340 feet.

Impact Analysis:

A forward analytical solution was developed using the Theis (1935) non-equilibrium equation. The aquifer testing software AQTESOLV (HydroSolv, 2012) was used to estimate water level drawdown as a function of radial distance from the well. The analysis was based on a continuous pumping rate of 15 gpm for ten years.

The impact of the proposed groundwater withdrawal on groundwater levels was calculated based on the following criteria:

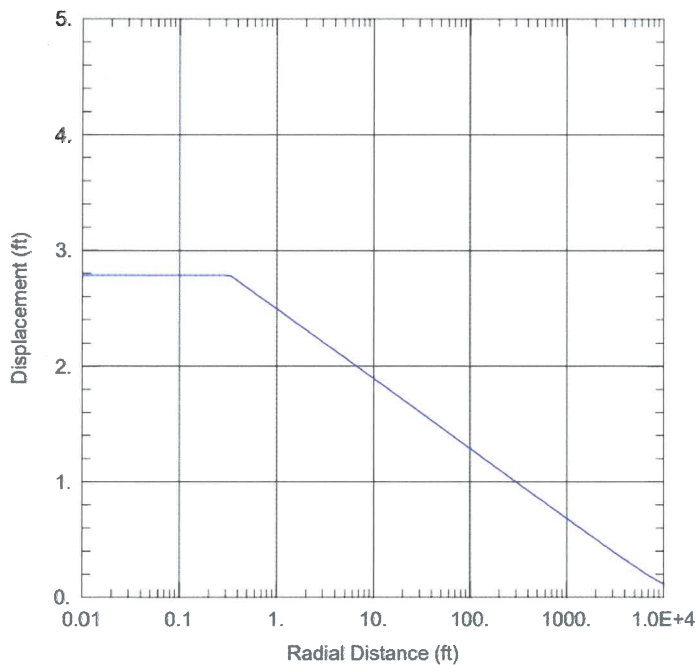
- Water level depth at well location was estimated to be 210 feet bls based on review of neighboring wells water level depths.
- Saturated aquifer thickness (b) was estimated to be 190 feet based on the difference between the depth to water and the total depth of the well.

- Aquifer transmissivity was estimated to be 1750 ft² /day based on values from Arizona's Department of Water Resources's Upper San Pedro Basin groundwater model
- Aquifer specific storage was estimated to be 1.0E-5 based on values from ADWR's Upper San Pedro Basin groundwater model.
- Aquifer hydraulic Conductivity relationship β was estimated to be 0.5 based on values from ADWR's Upper San Pedro Basin groundwater model.

The analytical solution was conducted based on a simulated pumping duration of 3,650 days (ten years.)

Results:

A chart showing the results of simulated water level drawdown versus radial distance from the pumped well is shown on Figure 2. After ten years of continuous pumping at 24.1 afy (15 gpm) calculated groundwater level drawdown is one foot at a radial distance of approximately 300 feet from the well.



WELL TEST ANALYSIS					
Data Set: C:\...\Sonoita_well_fwd.aqt			Time: 18:11:44		
Date: 12/17/23					
PROJECT INFORMATION					
Company: JHA					
Location: Sonoita,AZ					
Test Well: JH					
AQUIFER DATA					
Saturated Thickness: 190, ft					
WELL DATA					
Pumping Wells			Observation Wells		
Well Name	X (ft)	Y (ft)	Well Name	X (ft)	Y (ft)
JH Test	0	0	JH Test	0	0
SOLUTION					
Aquifer Model: Unconfined			Solution Method: Neuman		
T = 1750, ft ² /day			S = 1.0E-5		
Sy = 0.08			β = 0.5		

Figure 2. Analytical forward solution for proposed well

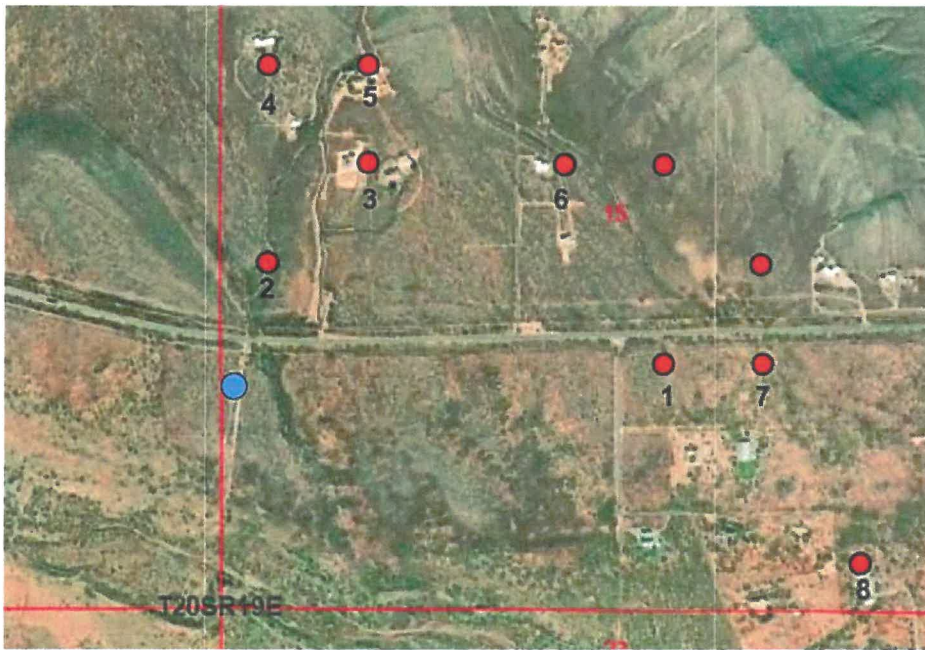


Figure 3. Areas current well field (Proposed well shown by blue dot)

Well	Depth	Static	GPM	Distance from proposed well in miles	Distance in ft
#1 55-589912	305	170	18	0.56 mi	2956
#2 55-537200	260	206	N/A	0.2	1056

#3 55-230955	354	273	N/A	0.35	1848
#4 55-529896	320	258	12	0.41	2164
#5 55-574137	320	268	18	0.46	2428
#6 55-212625	305	N/A	N/A	0.44	2323
#7 55-559274	360	260	N/A	0.66	3484
#8 55-214990	305	180	N/A	0.84	4435

Table 1. Information on Areas current well field

Summary and Conclusion:

The well impact analysis presented in this report indicates that groundwater withdrawal of 24.1 acre feet per year (15 gpm of continuous pumping) from the proposed well will not adversely impact any existing nearby wells. The water level in a well located 1,000 feet away from the proposed well site would not even be impacted a foot based on the results shown in figure 2. It is also important to note that the simulation solved in figure 2. is solved simulating that the proposed well is pumping 15 gallons a minute 24 hours a day for ten years straight. In reality the well will only pump 15 gallons a minute for only a few hours a day. So the actual impact from the proposed well will likely be less than the impact shown in figure 2.

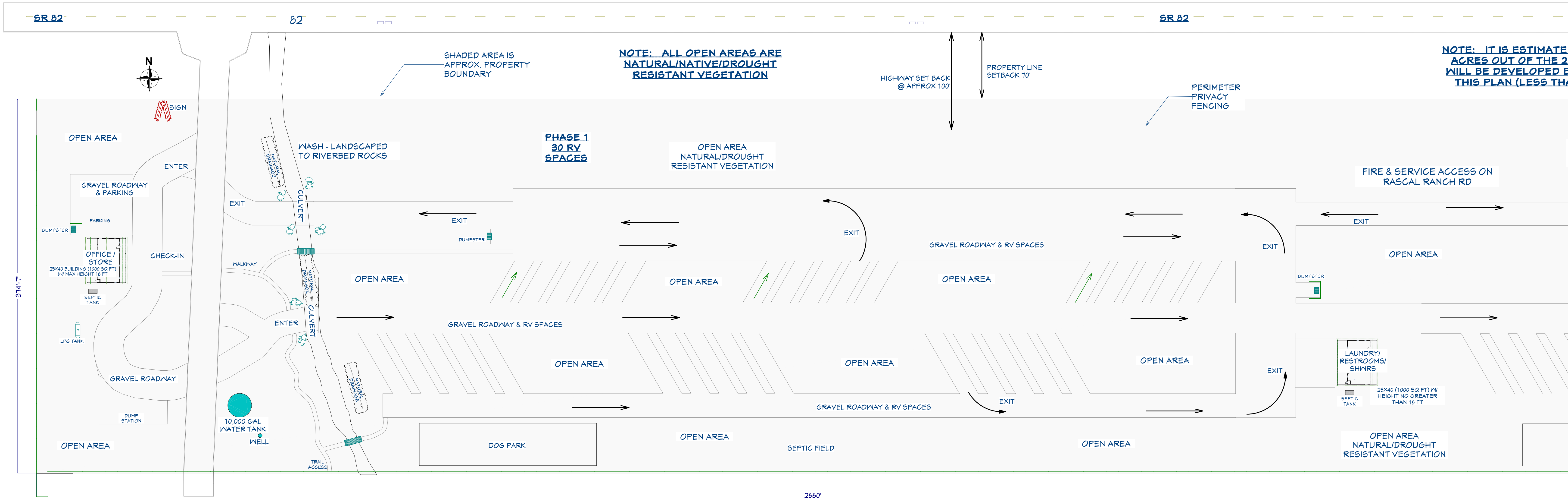
References:

ADWR. 2022, Arizona Well Registry Interactive Map.
<https://gisweb.azwater.gov/WellRegistry/Default.aspx>

HydroSOLVE, Inc., 2012, AQTESOLV for Windows 95/98/NT/2000/XP/Vista:
HydroSOLVE, Inc., Reston, Virginia, version 4.51.002

San Pedro Model | Arizona Department of Water Resources. (n.d.).
<https://www.azwater.gov/san-pedro-model-0>

Theis, C.V., 1935. The relationship between the lowering of the piezometric surface and the rate and duration of discharge of a well using ground-water storage, American Geophysical Union.



2660'

SR 02

NOTE: IT IS ESTIMATED THAT 10 ACRES OUT OF THE 22 ACRES WILL BE DEVELOPED BASED ON THIS PLAN (LESS THAN 50%)

NOTE: ALL OPEN AREAS ARE NATURAL/NATIVE/DROUGHT RESISTANT VEGETATION

PROPERTY LINE SETBACK 70'

HIGHWAY SET BACK @ APPROX 100'



RASCAL RANCH RD

PERIMETER PRIVACY FENCING

OPEN AREA NATURAL/DROUGHT RESISTANT VEGETATION

FIRE & SERVICE ACCESS ON RASCAL RANCH RD

OPEN AREA NATURAL/DROUGHT RESISTANT VEGETATION

PHASE 2 30 MORE SPACES (60 TOTAL)

OPEN AREA NATURAL/DROUGHT RESISTANT VEGETATION

FIRE & SERVICE ACCESS ONLY

EXIT

EXIT

EXIT

EXIT

OPEN AREA

DUMPSTER

OPEN AREA

OPEN AREA

GRAVEL ROADWAY & RV SPACES

RASCAL RD SET BACK 300'
300'

GRAVEL ROADWAY & RV SPACES

OPEN AREA

OPEN AREA

OPEN AREA

EXIT

LAUNDRY/RESTROOMS/SHOWERS

SEPTIC TANK

25X40 (1000 SQ FT) W/ HEIGHT NO GREATER THAN 16 FT

OPEN AREA

GRAVEL ROADWAY & RV SPACES

EXIT

OPEN AREA NATURAL/DROUGHT RESISTANT VEGETATION

DOG PARK

OPEN AREA

SEPTIC FIELD

OPEN AREA

OPEN AREA NATURAL/DROUGHT RESISTANT VEGETATION