

# DRAFT

**PROCEEDINGS OF THE COCHISE COUNTY  
BOARD OF ADJUSTMENT  
REGULAR MEETING HELD ON  
Wednesday, APRIL 30, 2025**

A regular board meeting of the Board of Adjustment was held on Wednesday, APRIL 30, 2025, at 5:00 p.m. at 102 Colonia de Salud, Building B, Room R100, Sierra Vista, Arizona.

Present: Paul Brick, Chairman; Clint Briseno, Vice Chairman

Absent: John Pintek, Member

Staff Present: Matthew Taylor, Planner II

Christine McLachlan, Interim Development Services Director/Planning Manager

Bert Whitehead, Deputy County Attorney

Attendees: Joseph Valentine, Applicant (VAR25-03)

Wanda Valentine, Applicant (VAR25-03)

Kathie Lawrence, Neighbor (VAR25-03)

Randall Barnes, Neighbor (VAR25-03)

Carl Johnson, Neighbor (VAR25-03)

JoAnn Mazza Johnson, Neighbor (VAR25-03)

Chairman Brick called the meeting to order at 5:24 p.m.

**ANY ITEM IN THIS AGENDA IS OPEN FOR DISCUSSION AND POSSIBLE ACTION**

**THE ORDER OR DELETION OF ANY ITEM IN THIS AGENDA IS SUBJECT TO  
MODIFICATION AT THE MEETING**

**CALL TO ORDER**

**ROLL CALL** (Introduce Board members and explain quorum and requirements for taking legal action).

**APPROVAL OF PREVIOUS MEETING MINUTES**

**CALL TO THE PUBLIC** – This is the time for the public to comment. Members of the Commission may not discuss items that are not specifically identified on the agenda.

**PUBLIC HEARING**

1. Docket VAR25-03: An applicant-initiated Variance request from Section 2.51.130 of the zoning regulations to reduce the minimum required fifty (50) foot setback for a horse corral and corral shade structure to zero (0) feet along the south and west property lines. The property is located at 1421 N. Cemetery Road near Benson.

Motion by Vice Chairman Clint Briseno, Second by Chairman Paul Brick

Case planner Taylor provided a presentation, which is preserved in the files. The applicants, Joseph and Wanda Valentine, provided a statement.

Chairman Brick opened the public hearing. Kathie Lawrence, 1434 N. Mulberry Lane, delivered a comment form in support of the Variance but did not request to speak. Randall Barnes, 1436 N. Cemetery Road, spoke in opposition to the Variance. Carl Johnson, 1413 N. Mulberry Lane, is in favor of the Variance but did not request to speak. JoAnn Mazza Johnson, 1413 N. Mulberry Lane, spoke in favor of the Variance. The applicants provided a rebuttal to concerns expressed by Mr. Barnes. Chairman Brick closed the public hearing.

Board discussion: Vice Chair Briseno asked the applicant how long the corral had been in place and Mrs. Valentine stated since 2011.

**Vote:** 2 - 0 Approved

2. Docket VAR25-04: An applicant-initiated Variance request from Section 2.51.130 of the zoning regulations to reduce the minimum required parcel size for keeping horses from 36,000 square feet to 23,522 square feet, minimum required setback for a horse corral from fifty (50) feet to zero (0) feet along the east, west, and south property lines, and minimum required setback for a horse corral shade structure from fifty (50) feet to zero (0) feet along the east and west property lines. The property is located at 10193 S. Rainbow Ranch Road near Hereford.

Motion by Vice Chairman Clint Briseno, Second by Chairman Paul Brick

Case planner Taylor provided a presentation, which is preserved in the files. The applicant, Rhonda Jo Wilson, provided a statement.

Chairman Brick opened the public hearing. No one spoke during the public hearing. Chairman Brick closed the public hearing.

Board discussion: Vice Chair Briseno requested confirmation of Rainbow Ranch Road right-of-way width and case planner Taylor confirmed an 80' width. Vice Chair Briseno asked the applicant how long the horses had been on the property and Ms. Wilson stated 3 years and bought the property believing it was horse property. Chair Brick asked if there was an existing shade structure and the applicant stated the trees on the property provide plenty of shade but hopes to build a structure in the future.

**Vote:** 2 - 0 Approved

**CALL TO BOARD ON RECENT MATTERS**

**ADJOURNMENT**

Chairman Brick adjourned the meeting at 6:17 p.m.

APPROVED:

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Paul Brick, Chairman

ATTEST:

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Christine McLachlan, Interim Development Services Director