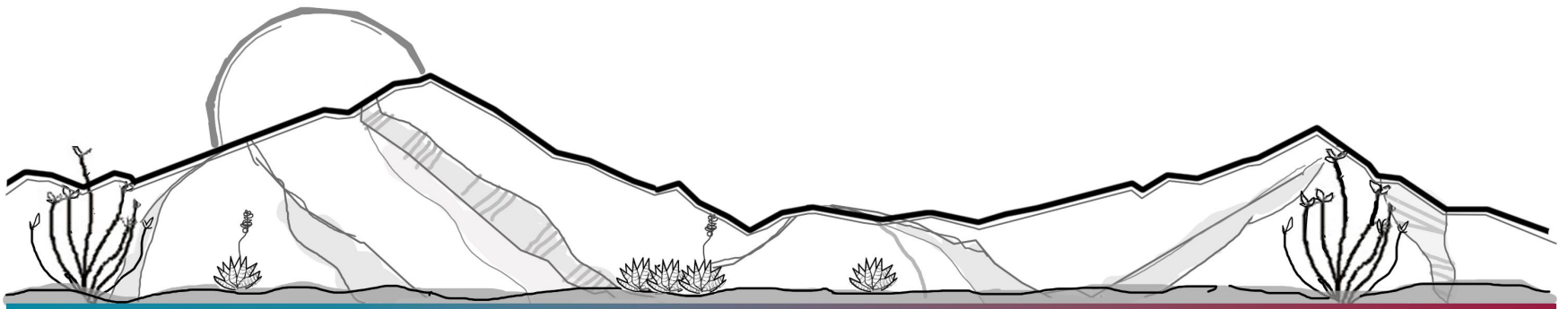


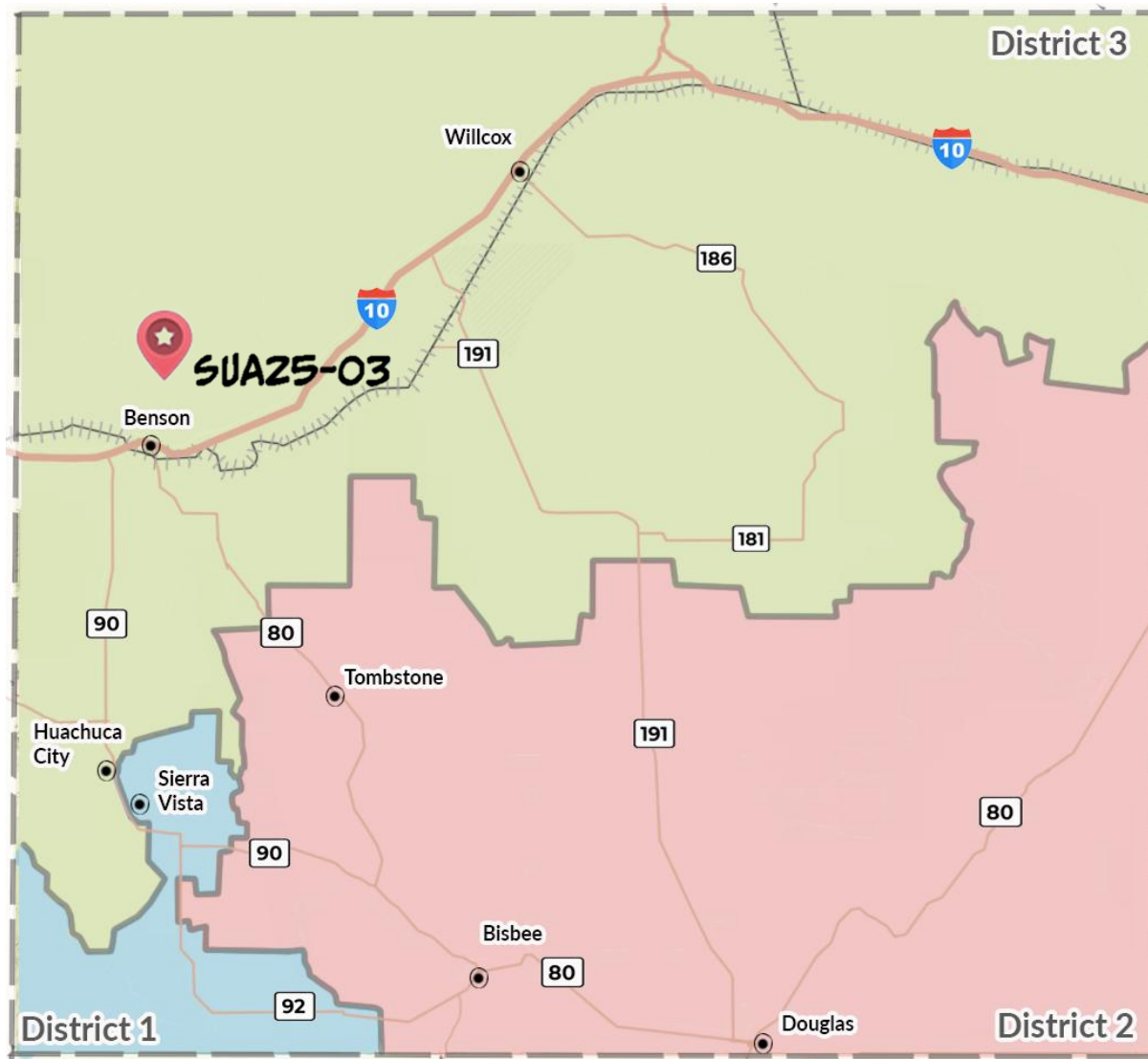
Docket SUA25-03

Appeal of Planning and Zoning Commission Decision
(Docket SU25-18)

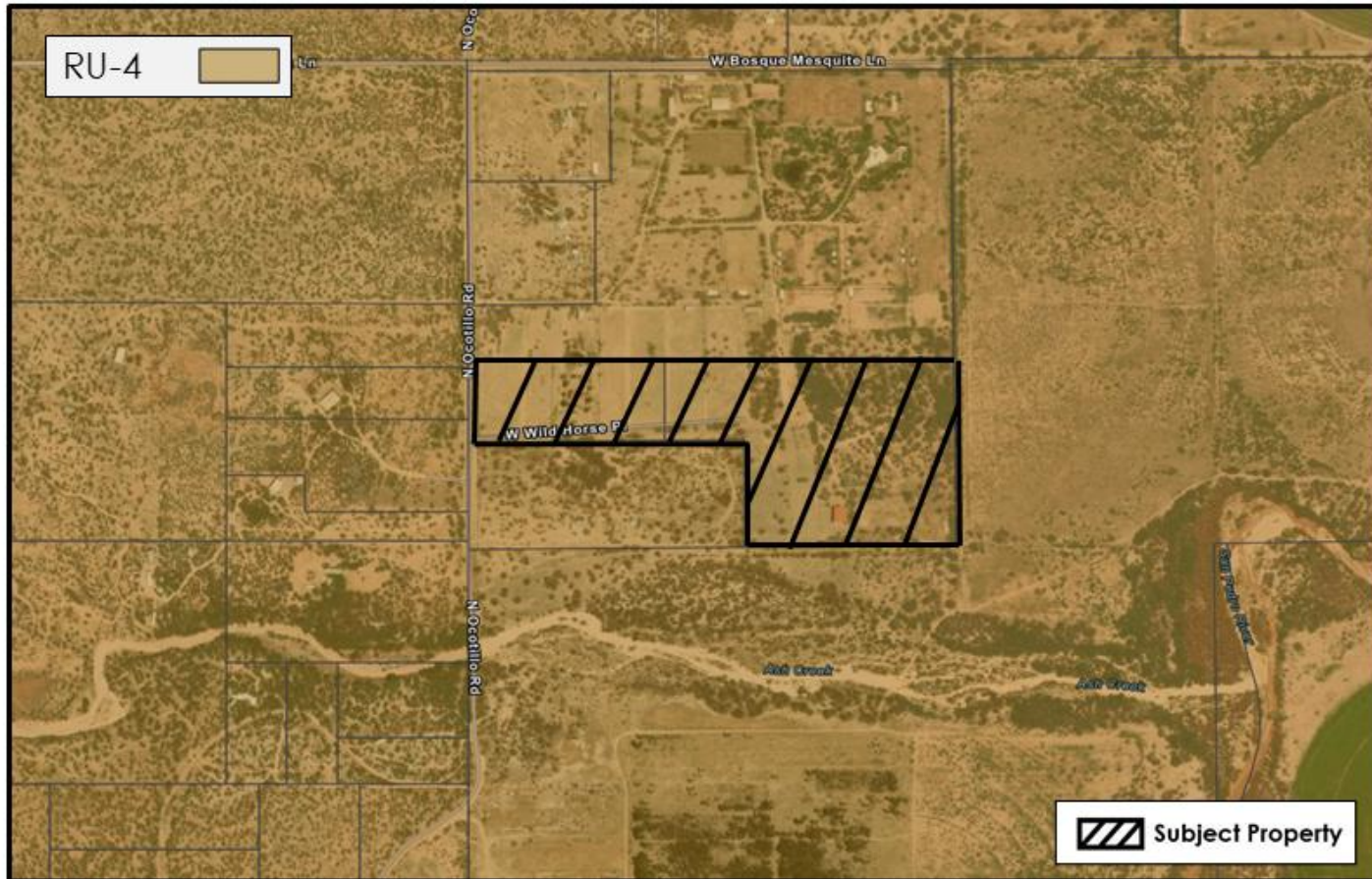
Board of Supervisors
October 21, 2025



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SUA25-03 (Appeal of SU25-18 – Guest Lodging/Events)

N.T.S

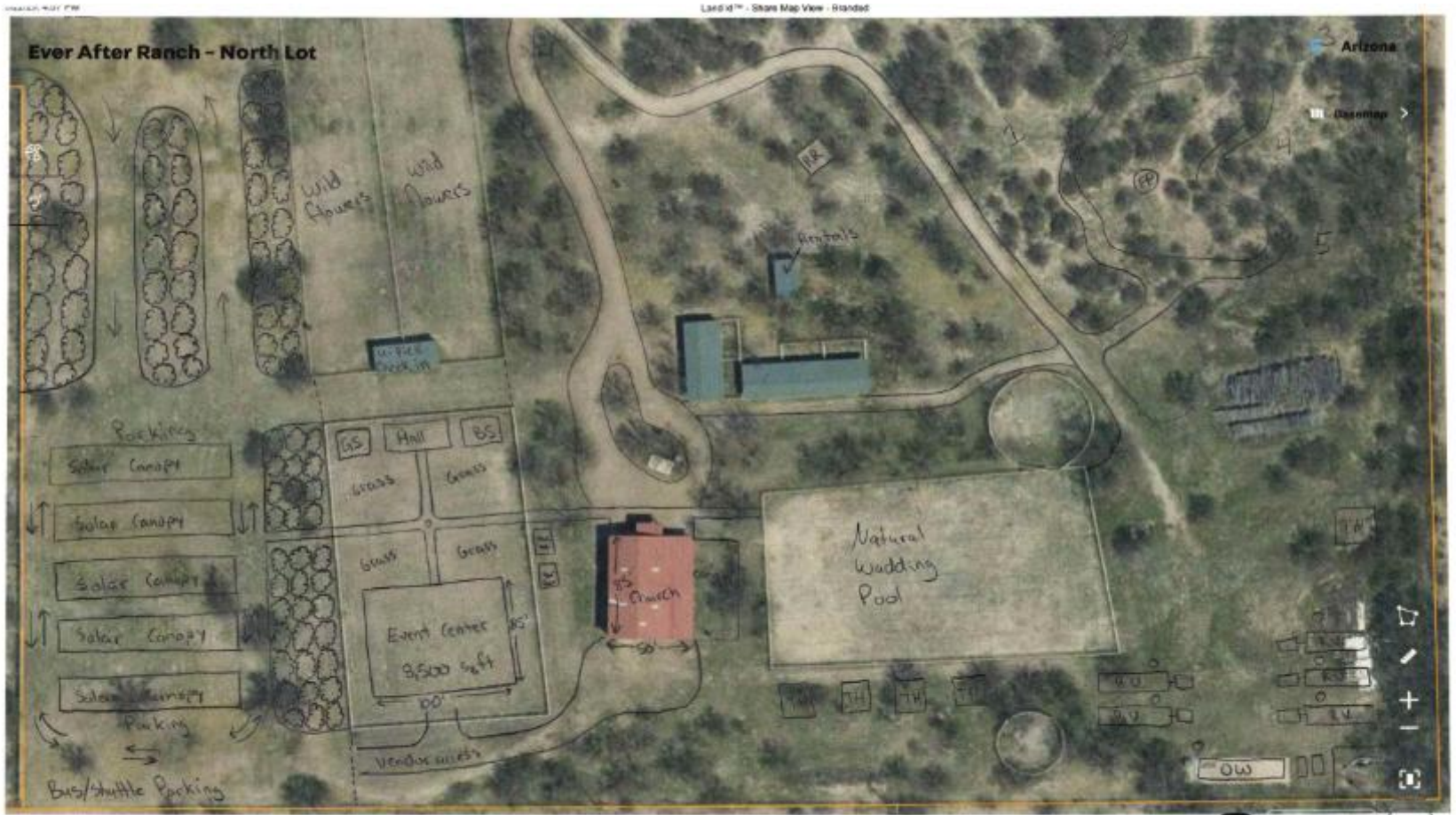
Wild Horse Lane (APNs 208-28-001N and 202-28-001P)



Docket SU25-18 (Wild Horse Lane Guest Lodging/Events)

- Project Site
 - 108 acres total (40 acres require special use for guest lodging and special events)
- Proposed Uses
 - Up to 15 guest lodging units, event facilities, specialty farming, recreation
 - Guest Lodging - A building or group of buildings furnishing rooms or an area for accommodation for overnight or short-term lodging such as a hotel or motel, resorts, guest ranches, group camps, and campgrounds and may include recreational facilities, restaurants, meeting rooms, or similar facilities. This definition does not include Recreational Vehicle Parks or Bed and Breakfast land uses.
- Staff recommended conditional approval; Commission voted 2 to 5 (motion to approve failed)
 - Neighborhood opposition; incompatible with rural residential land uses; inconsistent with Tres Alamos Area Plan

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Appeal Criteria

- All reasons why the appellant believes the decision, or any part of the decision was erroneous, arbitrary, capricious, or an abuse of discretion.
- Written presentation of additional testimony and evidence, a full explanation of the additional testimony and evidence that will be submitted, with an explanation of why this was not presented to the Planning and Zoning Commission.

Appellant Claims

All reasons why the appellant believes the decision, or any part of the decision was erroneous, arbitrary, capricious, or an abuse of discretion.

- The Commission focused on public input and area plan consistency, overlooking applicant's plans to address neighbor concerns.
- An arbitrary and capricious decision due to selective interpretation and disproportionate weight given to public comment.
- Insufficient time to review and respond to public input prior to the Commission meeting.

Appellant Claims

Written presentation of additional testimony and evidence, a full explanation of the additional testimony and evidence that will be submitted, with an explanation of why this was not presented to the Planning and Zoning Commission.

- Applicant will provide additional information that expands testimony and evidence that was either not provided or overlooked during Commission deliberations

Public Notice

19 Sept – 1 Oct

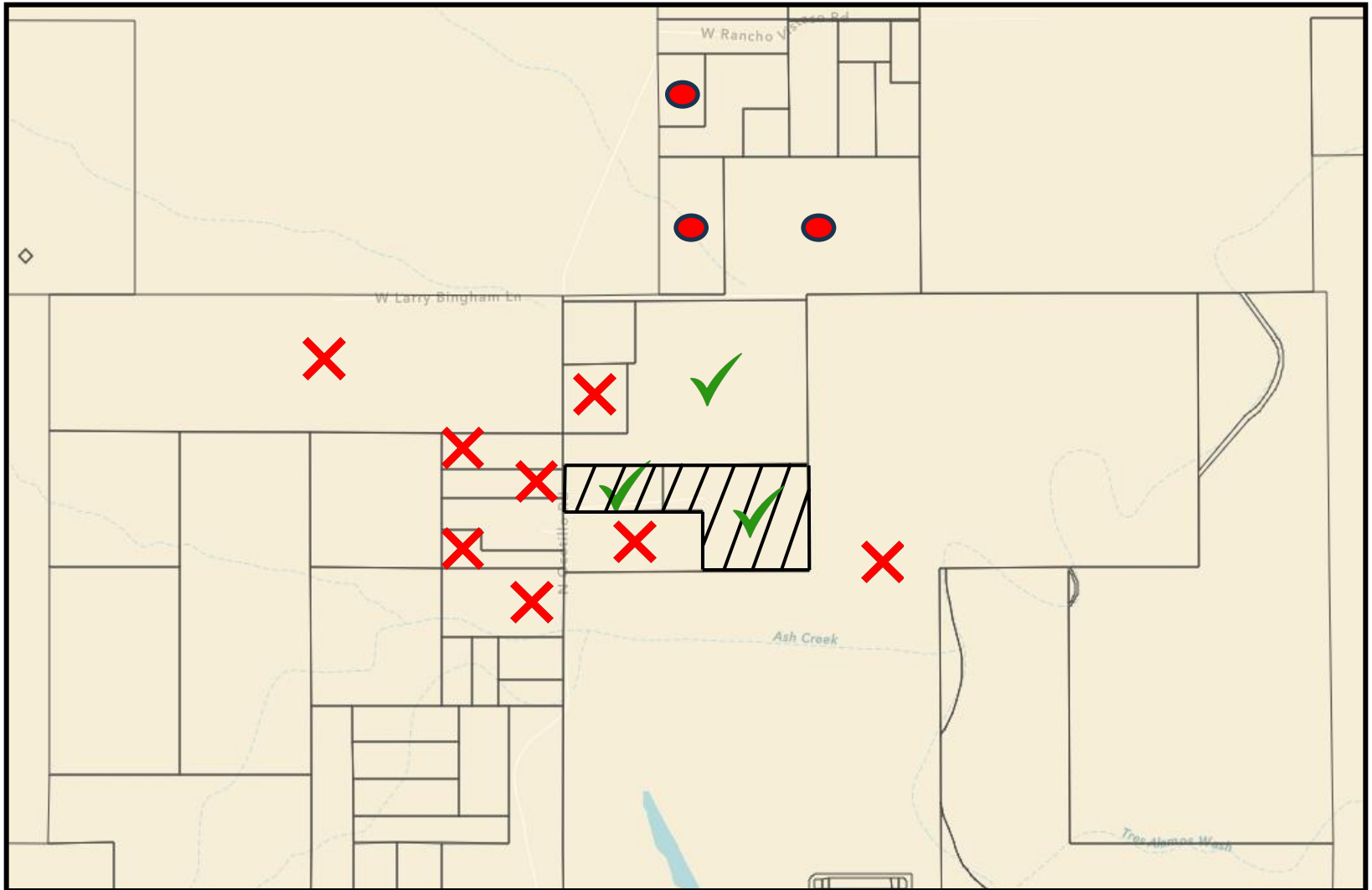
Notices

Posting

Legal ad



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Factors in Favor of Appeal

1. Appellant met application submittal requirements.
2. Staff recommended conditional approval of Docket SU25-18.

Factors Not in Favor of Appeal

1. The Zoning Regulations allows the Planning and Zoning Commission to render Special Use Authorization decisions.
2. The Commission considered special use factors contained in the Zoning Regulations.

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Approval

Reverses the Commission's decision and approves Docket SU25-18. Staff recommends including conditions of approval.

Denial

Upholds Commission disapproval Docket SU25-18.

Modification

Modifies the Commission's decision (approve fewer guest units, approve guest lodging but not special events, etc.).

Remand

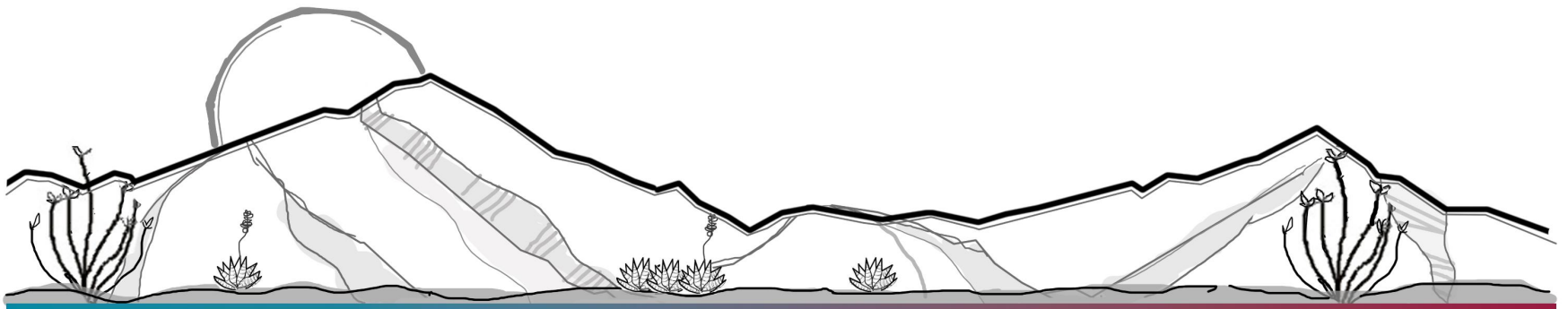
Remands back to the Commission to consider new information.

**The Board must provide a basis for affirming, reversing, or modifying the Planning and Zoning Commission's decision per the Zoning Regulations.*

Docket SUA25-03

Appeal of Planning and Zoning Commission Decision
(Docket SU25-18)

Board of Supervisors
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Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of **Docket SU25-18** to allow guest lodging with events and outdoor recreation subject to the following conditions:

Outdoor activities after 10pm shall be conducted indoors.

The main access point will be upgraded to a dual-lane entrance/exit to support better flow and reduce congestion. Dust suppression methods (e.g., water treatment) will be used during events and in dry seasons.

Obtain approvals from the Cochise County Environmental Health Division and/or the Arizona Department of Environmental Quality and/or for any required upgrades or expansions to the existing wastewater system.

No more than 15 tiny homes for guest lodging shall be placed on site.

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Staff Recommendation (Continued)

5. Obtain approval for the location and design of the proposed wading pool area from Cochise County Engineering and Natural Resources and Environmental Health Division prior to construction. Additional permits or exemptions from the Arizona Department of Environmental Quality (ADEQ) and the Arizona Department of Water Resources (ADWR) may also be required.

**Standard conditions related to conditions, permitting, and modifications apply to this request.*
