

DRAFT

PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON Wednesday, SEPTEMBER 10, 2025

A regular meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, SEPTEMBER 10, 2025, at 4:00 p.m. in the Board of Supervisors' Hearing Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

Present: Kim DePew, Chair; Robert Montgomery, Vice Chair; Larry Saunders, Member; Nathan Watkins, Member; Jim Martzke, Member; Pati Fickett, Member; Gerry Gonzalez, Member; Randall Limbach, Member

Staff Present: Matthew Taylor, Planning Manager
Christine McLachlan, Development Services Director
Bert Whitehead, Civil Deputy County Attorney

Attendees: Paul Bastien, Applicant (SU25-16 and SU25-17)
Paul Prince, Applicant (RZ25-12)
Ryan and Desiree Gerth, Applicants (RZ25-13)
Bennie Schmidt, Applicant (SU25-14)
Darryl Willhite, Applicant (SU25-20)
Joshua and Tammy Drezek, Applicants (SU25-22)
Steven Hasson, Speaker (SU25-16)
Holly Richter, Speaker (SU25-14)
Philip Clouch, Speaker (SU25-14)
Linda DeMarco, Speaker (SU25-14)
Joanne Roberts, Speaker (SU25-14)
Pamela Bouilly, Speaker (SU25-14)
Debra Chatham, Speaker (SU25-14)
Francoise Sullivan, Speaker (SU25-20)

Chair DePew called the meeting to order at 4:00 p.m.

PLEDGE OF ALLEGIANCE, ROLL CALL, AND INTRODUCTION

APPROVAL OF THE PREVIOUS MONTH'S MINUTES

Motion by Member Nathan Watkins, Second by Member Gerry Gonzalez

Vote: 7 - 0 Approved (Member Martzke abstain)

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.

No one spoke during call to the public.

PUBLIC HEARING

1. Docket SUB25-02: An applicant-initiated request for a 9-lot subdivision on APN 208-36-003. The property totals 36.44 acres and is zoned RU-4 (Rural District, one dwelling per 4 acres).

Motion by Member Jim Martzke, Second by Member Gerry Gonzalez

Member Watkins first motioned to remove Items 1, 2, and 3 from the table. Seconded by Member Martzke. Approved 8-0.

Staff and the applicant jointly request the application be tabled until the October 8, 2025, Planning and Zoning Commission meeting.

Vote: 8 - 0 Approved

2. Docket SU25-16: An applicant-initiated Special Use Authorization request to erect a billboard at 10 E. Allen Lane near Huachuca City (APN 106-16-030B). The property is zoned General Business (GB).

Motion by Member Jim Martzke

Case planner Taylor provided a presentation, which is preserved in the files. Paul Bastien, applicant representative, provided a statement.

Chair DePew opened the public hearing. Steven Hasson spoke in favor. Chair DePew closed the public hearing.

Mr. Bastien provided a rebuttal.

Commission discussion: Vice Chair Montgomery asked staff if the applicant revised the original submittal to comply with setback and height standards, and case planner Taylor confirmed the billboard will meet applicable development standards.

Case planner Taylor stated staff recommends approval with special conditions relative to development standard compliance, prohibiting illumination, and replenishing lost vegetation.

Motion to remove illumination prohibition by Member Gonzalez, Second by Member Saunders. Amendment to conditions approved 8-0.

Vote: 8 - 0 Approved

3. Docket SU25-17: An applicant-initiated Special Use Authorization request to erect a billboard at the southeast corner of Highway 90 and Pine Street near Huachuca City (APN 106-15-013C). The property is zoned General Business (GB).

Motion by Member Nathan Watkins, Second by Member Jim Martzke

Case planner Taylor provided a presentation, which is preserved in the files. Paul Bastien, applicant representative, provided a statement.

Chair DePew opened the public hearing. No one spoke during the public hearing. Chair DePew closed the public hearing.

Mr. Bastien waived rebuttal.

Commission discussion: Member Watkins asked if the applicant had renderings of what the billboards would look like and the applicant stated they were not asked by staff to provide renderings. Member Watkins asked what type of material would be used for the billboards and Mr. Bastien stated vinyl tarps would be used and switched out two to three times per year. Chair DePew asked how the property would be accessed and Mr. Bastien stated there is a gate to the property at Pine Street, and they would work with the landowners since they cannot access the property from Highway 90. Vice Chair Montgomery commented the drawings were well done, and the billboards were substantial and likely to remain for a long time.

Case planner Taylor stated staff recommends approval with special conditions relative to development standard compliance, prohibiting illumination, and replenishing lost vegetation.

Motion to remove illumination prohibition by Member Watkins, Second by Member Martzke. Amendment to conditions approved 8-0.

Vote: 8 - 0 Approved

4. Docket RZ25-12: An applicant-initiated request to rezone APNs 117-06-063, 064, 065, 066, 067, 074, 075, 076, 077, and 078 from SR -43 (Single-Household Residential District, one dwelling per 43,000 square feet) to SR-174 (Single-Household Residential District, one dwelling per 4 acres). The parcels total about 11 acres and are located between Cochise Stronghold and Palm Roads and Windsor and Yale Streets in Sunsites Unit #2.

Motion by Member Jim Martzke, Second by Member Gerry Gonzalez

Case planner Taylor provided a presentation, which is preserved in the files. Paul Prince, applicant, provided a statement.

Chair DePew opened the public hearing. No one spoke in favor or opposition. Chair DePew closed the public hearing.

Mr. Prince waived rebuttal and there was no Commission discussion.

Case planner Taylor stated staff recommends approval without special conditions.

Vote: 8 - 0 Approved

5. Docket RZ25-13: An applicant-initiated request to rezone APN 202-81-169 from SR-8 (Single-Household Residential District, one dwelling per 8,000 square feet) to RU-10 (Rural District, one dwelling per 10 acres). The property totals about 39 acres and is located at 3123 E. Morris Ranch Road near Willcox.

Motion by Member Larry Saunders, Second by Member Randall Limbach

Case planner Taylor provided a presentation, which is preserved in the files. Ryan and Desiree Gerth, applicants, provided a statement.

Chair DePew opened the public hearing. No one spoke in favor or opposition. Chair DePew closed the public hearing.

The applicants waived rebuttal and there was no Commission discussion.

Case planner Taylor stated staff recommends approval without special conditions.

Vote: 8 - 0 Approved

6. Docket SU25-14: An applicant-initiated Special Use Authorization request to allow a 30-space recreational vehicle park on 30.7-acres located along the west side of Hereford Road, about 4.5 miles north of E. Highway 92 (APN 104-34-010A). The property is undeveloped and zoned RU-4 (Rural District, one dwelling per 4 acres).

Motion by Member Jim Martzke, Second by Member Randall Limbach

Case planner Taylor provided a presentation, which is preserved in the files. Bennie Schmidt, applicant, provided a statement.

Chair DePew opened the public hearing.

Holly Richter spoke in opposition. Philip Clouch is a contractor on the project and spoke in favor. Linda DeMarco spoke in opposition. Joanne Roberts spoke in opposition. Pamela Bouilly spoke in opposition. Debra Chatham spoke in opposition.

Chair DePew closed the public hearing.

Commission discussion: Vice Chair Montgomery discussed concerns about ingress and egress onto Hereford Road and the layout of the RV spaces. Mr. Schmidt stated the spaces would be pull-throughs with no backing out of the spaces and that the County would require a turn lane. Vice Chair Montgomery asked the applicant about the use of generators and Mr. Schmidt said generators would not be needed or allowed since power would be provided and that a large building on his property to the north would be available to guests for storage. Vice Chair Montgomery also spoke about the volume and nature of received public input. Chair DePew asked if there would be restrictions on length of stay and Mr. Schmidt stated visits would be short-term. Member Watkins clarified that the property is within the APS service area and asked if battery backup would be used for the solar panels powering the RV park. Mr. Schmidt replied that battery backup would be used for the park and for their future residence to the south. Member Watkins also commented on water usage and residential density allowed by the zoning. Member Fickett expressed concerns about

water usage and Mr. Schmidt stated there is an existing 500 gallon/minute well on the property and another well on his adjacent property. Member Saunders asked the applicant about plans for a septic system and Mr. Schmidt confirmed the site will have septic systems and that he is acquiring the property to the south to build a homestead. Member Gonzalez stated there will be impacts, but those concerns are brought up with most proposed projects in the County and complimented the applicant on his awareness of the sensitivity of the area, expressing his support for the project. Member Limbach stated he shared concerns regarding traffic and environmental impacts on a complex ecosystem and would have preferred to see a more comprehensive written plan. The applicant reiterated preliminary conversations with the County on project requirements, including access and traffic. Chair DePew commented on the rights of the property owner to develop the land and future land uses identified in the Southern San Pedro Valley Area Plan. Member Watkins stated the property owner could develop a full irrigation system on his property and the applicant stated the impacts of some uses would be far worse than what he is proposing. Mr. Schmidt further stated guests would not have direct access to the San Pedro River from his property and would have to go north to the single-lane bridge. Vice Chair Montgomery commented on the amount of public input for this special use request and how public input is considered by the Commission in land use decisions.

Case planner Taylor stated staff recommends approval with special conditions relative to number of spaces, required County permits, hours of operation, park maintenance, perimeter vegetation, and minimizing dust and soil erosion.

Vote: 2 - 6 Disapproved

AYE: Member Jim Martzke
Member Gerry Gonzalez

7. Docket SU25-20: An applicant-initiated Special Use Authorization request to allow a charitable service with a residential component at 8688 E. Madera Drive near Sierra Vista (APN 107-15-037B). The property totals about 4 acres and is zoned RU-4 (Rural District, one dwelling per 4 acres).

Motion by Member Randall Limbach, Second by Member Jim Martzke

Case planner Taylor provided a presentation, which is preserved in the files. Darryl Willhite, applicant, provided a statement.

Chair DePew opened the public hearing.

Francoise Sullivan spoke in opposition.

Chair DePew closed the public hearing.

Mr. Willhite provided a rebuttal.

Commission discussion: Vice Chair Montgomery asked about the residence and Mr. Willhite described living conditions within the home and how residents come to reside at the site. Vice Chair Montgomery asked about the gender of clients and Mr. Willhite stated homelessness doesn't know race, creed, color, or gender and that it's personal decisions that puts individuals in that situation. Vice Chair Montgomery asked if the residents have pets and Mr. Willhite stated that pets are not allowed and that the premises are kept very clean. Vice Chair Montgomery asked if potential residents have been rejected and Mr. Willhite stated residents have been rejected but it's rare. Vice

Chair Montgomery asked about the program's success and Mr. Willhite stated the majority become productive members of society. Vice Chair Montgomery asked if law enforcement is contacted to remove residents and Mr. Willhite answered on occasion individuals have to be removed but there have been no problems with neighbors. Member Limbach stated he is sensitive to the concerns of the neighbors and doesn't believe the neighborhood is an appropriate location for the facility. Chair DePew asked about response calls by the Cochise County Sheriff's Office and case planner Taylor stated there were about ten incidents between March and August 2025. Member Watkins asked if the application was the result of a complaint and case planner Taylor responded there is an active code compliance action that resulted from a neighbor complaint. Member Watkins asked the applicant how long the average resident stays at the site and Mr. Willhite replied that some residents return to society sooner than others and there are no restrictions on length of stay. Member Fickett asked how many bedrooms are within the residence and Mr. Willhite stated a total of five for himself and up to ten residents and that the residence has about 3,000 square foot of living. Member Fickett asked if the residence is always full and Mr. Willhite said the number of residents varies. Vice Chair Montgomery asked the applicant if he owned the house and Mr. Willhite said yes. Vice Chair Montgomery asked if there were a large profit motive involved and Mr. Willhite stated that he is retired military at 80% disability and also receives Social Security so bills get paid regardless of what residents pay.

Case planner Taylor stated staff recommends approval with special conditions relative to resident payments, revocation upon verified violations of conditions, on-site staffing, and a requirement for a 1,500 gallon septic system.

Vote: 6 - 2 Approved

NO: Member Pati Fickett
Member Randall Limbach

8. Docket SU25-22: An applicant-initiated Special Use Authorization request to allow a 1,008 square foot Accessory Living Quarter (ALQ) on a 4.7-acre parcel at 3154 W. Cactus View Lane in Mescal (APN 124-02-037N).

Motion by Member Randall Limbach, Second by Member Nathan Watkins

Case planner Taylor provided a presentation, which is preserved in the files. Joshua Drezek, applicant, provided a statement.

Chair DePew opened the public hearing. No one spoke in favor or opposition. Chair DePew closed the public hearing.

Mr. Drezek waived rebuttal.

Commission discussion: Vice Chair Montgomery asked the applicant about the recreational vehicles on the site and Mr. Drezek stated two fifth-wheel vehicles are going to be sold and will be removed when the accessory dwelling is in place. Chair DePew asked about permitting for the existing recreational vehicles on the site and case planner Taylor stated a temporary use permit was issued with the residential opt-out permit and the zoning regulations allow two recreational vehicles for stays of up to 15 days without a permit.

Case planner Taylor stated staff recommends approval without special conditions.

Vote: 8 - 0 Approved

9. Docket SU25-23: An applicant-initiated Special Use Authorization request to allow a marijuana establishment on 25-acres located at 5655 E. Gaskill Road near Willcox (APN 305-43-056G).

Withdrawn by applicant prior to the meeting.

Member Gonzalez motioned to remove from the agenda, Seconded by Member Watkins

Vote: 8 - 0 Approved

10. Docket R25-04: A staff-initiated text amendment to Section 2.48.160.4 (Special Use Authorization Appeals) of the Cochise County Zoning Regulations, to allow the Board of Supervisors to remand a special use authorization Planning Commission decision being appealed if new information or additional evidence is submitted.

Motion by Vice Chair Robert Montgomery, Second by Member Nathan Watkins

Director McLachlan provided a presentation, which is preserved in the files.

Chair DePew opened the public hearing. No one spoke in favor or opposition. Chair DePew closed the public hearing.

Commission discussion: Vice Chair Montgomery asked if the amendment requires the Board of Supervisors to remand a special use appeal to the Planning and Zoning Commission and Director McLachlan stated that a remand was an additional option for the Board and not a requirement. Vice Chair Montgomery asked if an applicant could request a remand without filing an appeal and Director McLachlan stated remands back to the Commission will come from the Board.

Vote: 8 - 0 Approved

PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS.

Director McLachlan provided a report and Chair DePew requested staff to include docket notification areas as a discussion item on a future meeting agenda.

CALL TO COMMISSIONERS ON RECENT MATTERS.

ADJOURNMENT

Chair DePew adjourned the meeting at 7:23 p.m.

APPROVED:

Kim DePew, Chair

ATTEST:

Christine McLachlan, Development Services Director