



**COCHISE COUNTY**  
Arizona

**Development Services**

520-432-9300  
developmentservices@cochise.az.gov  
www.cochise.az.gov  
1415 Melody Ln, Bdg F  
Bisbee, Arizona 85603

**Rezoning Application**

The purpose of zoning is to guide the development of land in accordance with the County's Comprehensive Plan, and to promote the public health, safety and general welfare of the County's residents. Zoning districts specify permitted land uses, minimum lot sizes, and certain site development standards such as setbacks and screening. Because Cochise County encompasses a large and diverse area, there are 34 individual zoning districts, ranging from rural and residential districts to business and industrial districts. When property is rezoned, all uses permitted within the new district can be permitted on the rezoned parcel.

**Applicant Info**

Name: Brittney Meyst  
Address: Currently 214 OK St, Bisbee AZ, 85603  
Phone: 520 366 2287  
Email: BRI TTNEY BOOGLE @gmail.com

Describe your relationship to this application (select one):

Property owner (skip next question)       Authorized agent

By typing their name below, the undersigned, registered property owner of the property subject to this application, hereby grants the authorized agent noted above to act on their behalf and take all actions necessary for the processing, issuance and acceptance of this permit or application. (See final page if there are multiple property owners)

Signature: Brittney Meyst      Date: 08/16/25

**Processing Fees**

\$400 rezoning to SM-174 or SM-87, \$450 + (\$2/acre (\$1,500 max.)) rezoning to RU-2, \$500 + (\$10/acre (\$3,000 max.)) rezoning to SR, R, SM-36, SM-18, SM-9, \$500 + (\$15/acre (\$4,000 max.)) rezoning to all other districts. Applicants may pay online with a credit card or mail a check to the Development Services Department at 1415 W Melody Ln, Building F, Bisbee, AZ 85603, payable to the Cochise County Treasurer.

**Required Submittals**

- This application
- A concept plan
- A copy of the neighborhood notification letter and any information provided to the public
- A non-refundable processing fee

**Property Info**

Property Owner Name(s): Battney W. Meyst

Parcel Number(s) (APN): 4042303

Total Acreage: 5

Current Zoning Designation: RU-2

Proposed Zoning Designation: RU-4

Is the property a result of a new split or will the rezoning request result in more than one zoning district on a single tax parcel? If yes, a copy of a survey and associated legal description stamped by a surveyor or engineer licensed by the State of Arizona must be submitted with this application.

- Yes
- No

Is there a concurrent comprehensive plan amendment associated with this request?

- Yes, state proposed category/designation
- No ?(pretty sure does not apply)

**Project Info**

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
- N/A, no deed restrictions

**Project Info Continued**

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         | Utility Company/Service Provider                                                                 |
|-----------------|--------------------------------------------------------------------------------------------------|
| Water/Well      | Water Catchment + delivery +                                                                     |
| Sewer/Septic*   | once converted to RU-4 ADEQ <sup>certified alternative</sup> will be in place if <u>occupied</u> |
| Electricity     | Solar if at all + small generator                                                                |
| Fire Protection | Earthen berms & stored water + fire extinguishers                                                |
| Waste Disposal  | Carry out or only compost (sealed & RU of art approved)                                          |

\* If the property is, or will be, served by a septic system, indicate the location of the septic system and the 100% expansion area on the site plan. State whether the system is existing or proposed.

**Supplemental Questions**

1. State the reason for this request and why it should be supported.

This Request for rezoning is to allow for more flexibility legally for the intended use & Stewardship of the land which has always been my goal. I mistakenly thought this 5 acres was already zoned RU-4 at the time of purchase & have always intended to use the RU-4 outout in my favor. I purchased this parcel b/c of that and work forward to small scale regenerative practices for this land, alternative building when my body is 100% and well into the future. (so I'll get building permits for everything then so they don't expire)

2. Describe all **existing** structures/uses present on the subject parcel. Note: Show the location and size of existing structures on the accompanying site plan.

• IF allowed to remain: 1956 Champion Trailer, 272 Sq. Ft. w/ proposed variance, & sub permit as a functioning off grid historic art display/studio for art. (non-habitable)

**Supplemental Questions Continued**

3. Describe all proposed structures/uses that will be placed on the parcel. Note: Show the location and size of proposed structures on the accompanying site plan.

1. 1956 Champion Trailer "Blue Whale" under as a historic art display functioning off grid art studio.

2. Single Sloped off grid Greenhouse / bathhouse w/ greywater system Compost, eventual temporary ADEQ Certified septic + ADEQ/BMP compost toilet

3. Accessory shed for bathhouse + general <sup>leach field</sup>  
 (4 ft long, 7 ft tall, 3 ft wide)

4. Is the property adjacent to, or near, other parcels with the same zoning designation as what is being proposed? Explain.

Yes. A couple recently bought the parcel directly beside me that they bought off a land "investment" company & went through RU-4 rezoning to also use that permit for alternative, off grid living.

5. Is the proposed zoning district more intense than the one in place currently? Please select one of the following statements:

Not applicable, this is a request to a LESS intense zoning district.

The proposed zoning is an extension of a similar density zoning within the area.

The proposed zoning provides a transition between an existing less intense district and a more intensive district or an arterial street.

The property can provide adequate protection to the adjacent less intense development in the form of enhanced screening, landscaping, setbacks, large lot size, building orientation, or other design measures.

6. What is the existing or proposed water source? If the property is, or will be, served by a private or shared well, show the existing or proposed location on the site plan.

Water Catchment & delivery.

7. Estimate the total gallons of water needed for the existing use of the site (daily or annual usage)

The leaching field I intend on having for the bathhouse is approved for up to 400 gallons per day but I intend to go out there not even twice a week

8. Estimate the total gallons of water needed for the proposed use of the site (daily or annual usage)

This is a non-habitable property & agriculture is only a hopeful future endeavor

@ less than 40 gallons weekly

**Supplemental Questions Continued**

9. List any strategies you will use, on site, to minimize water use, recycle water, and/or enhance onsite natural recharge.

- water catchment , • recycled building materials
- grey water + eventual black water & compost toilet w/ "humaneur" systems
- green waste compost
- bathroom grey water feeds greenhouse, hydroponic greenhouse
- solar system
- regenerative farming practices that help restore & give nutrients to soil.
- burms ~~to~~ + swales , • planting + seeding natural native plants + pollinators

10. Describe the permanent legal access to the property. State which streets or easements will be used by traffic to enter or exit the property. Specify whether the vehicular access is from a public road, private road, or easement, and label all legal access on the concept plan.

In directly on Moonbeam.

11. What impact will this request have on the traffic volume of roads that serve the subject property?

None

12. 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.

You can just drive on my land. no drive way needed.

**Supplemental Questions Continued**

13. Describe your citizen review process (if applicable). Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your rezoning application has incorporated the feedback you received. Submit a copy of any material provided to the public.

*Waiting on all of the above that are relevant.*

14. Date of mailing by applicant:

*Sept. 29 2025*

15. Mailing radius:

16. Indicate whether the subject property occurs within the following (select at least one):

Within the Sierra Vista Sub-Watershed Overlay Zone

Within two miles of the San Pedro Riparian National Conservation Area

Within one mile of the Babocomari River

None of the above

I'm not sure

17. If the subject property is within one of the previously mentioned zones, are you interested in a voluntary retirement of development rights in exchange for a concomitant density increases elsewhere in the County?

Yes

No

Not Applicable



**Acknowledgments Continued, Prop 207 Waiver**

By typing their name below, the property owner acknowledges that the approval being sought by this application may cause a reduction in the existing rights to use, divide, sell or possess the private property that is the subject of this application. The property owner further acknowledges that it is the property owner who has requested the action sought by the filing of this application. Therefore, with full knowledge of all rights granted to the property owner pursuant to A.R.S. §12-1132 through 1138, the property owner does hereby waive any and all claims for diminution in value of the property with regard to any action taken by Cochise County as result of the filing of this application.

Signature (Property Owner): Brittney Meyst Date: ~~Sept 29 2025~~ Sept. 29 2025