COCHISE COUNTY
Arizona

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

MEMORANDUM

TO: Cochise County Board of Supervisors
FROM: Matthew Taylor, AICP, Planning Manager
THROUGH: Sharon Gilman, County Administrator
SUBJECT: SUA26-03; Appeal of a Planning and Zoning Commission Decision
DATE: November 10, 2026

I. Appeal of Planning and Zoning Commission Decision

The appellants, Linas and Emily Regis, filed an appeal against a decision made by the Cochise County Planning and Zoning Commission on September 9, 2026, where the Commission approved Special Use Authorization #SU26-16 to allow Agritourism on 23.2-acres at the approximate northeast corner of W. Patton Street and N. McRae Lane in Saint David (tax parcels 120-13-004C, 120-15-006D, 120-15-006H, 120-15-009B, and 120-15-009C). The parcels are zoned R-36 (Residential District, one dwelling per 36,000 square feet) and Agritourism requires Special Use approval in Residential zoning districts per Section 2.48.220 of the Cochise County Zoning Regulations.

Co-appellants include David Daugherty; Bruce and Michelle Fenn; Bradley Scott Gartin; John Hardwick; Jonathan and Courtney Hilton; Max and Mercedes Gonzalez; Karen Goodman; Ora Goodman; Greg and Kiri Hall; Dustin and Andrea Merrill; and Rocky Warner. All but three of the co-appellants own property within the 600' notification area.

The Board of Supervisors hears appeals of Planning and Zoning Commission special use decisions at duly noticed public hearings. Following deliberations the Board shall either **affirm**, **modify**, or **reverse** the decision of the Planning and Zoning Commission. The Board may also **remand** the special use docket back to the Commission should the Board determine:

1. Additional evidence or testimony is necessary for a proper decision; or
2. New information has been submitted that was not reasonably available at the time of the Commission hearing.

II. Planning And Zoning Commission Public Hearing

Because of their unique characteristics and potential to impact surrounding properties, special uses may be authorized only if potentially negative offsite impacts are absent or can be mitigated. The Zoning Regulations include ten specific factors to evaluate special uses, and the Commission may condition an approval to reduce potential impacts of the use. The factors focus on how a proposed land use can impact neighboring properties and residents, including increased traffic, demand on services and infrastructure, and potentially negative offsite impacts such as dust, smoke, noise, odors, lighting, or stormwater runoff.

The Commission approved a Special Use Authorization request by Allred Farms, c/o Dale Allred, to allow Agritourism by a vote of 7-2. The meeting video is available https://www.youtube.com/watch?v=fpx0bNZu-Kk&t=11978s. Docket SU26-16 begins at 48:32 and ends at 2:17:20.

Staff found the following for Docket SU26-16:

Factors in Favor of Approval

1. Complies or partially complies with applicable factors.
2. Primary site access is from an existing driveway along Highway 80.
3. Promotes agriculture and supports the local economy.

Factors Against Approval

1. Neighborhood Conservation land use designation.
2. Established residential development pattern.
3. Secondary access proposed from McRae Lane, which functions as a local road.
4. Opposition from nearby property owners.

Given the above findings, staff recommended approval of Allred Farms' Special Use request to allow Agritourism with the following special conditions:

1. Applicant/property owner must obtain Agriculture Exemption and Change of Use permits from the County.
2. All parking shall be provided for onsite and shall not occur along any road or right-of-way.
3. Except for guest lodging, agritourism activities shall be limited to daylight hours Monday through Saturday.
4. Quiet hours for overnight lodging shall be observed between 10pm and 6am.
5. Outdoor amplified sound or music is not permitted.

Staff mailed 18 notices to owners within 600', receiving 11 responses in opposition and an additional response in opposition from a property owner outside the notification area. Five nearby residents spoke in opposition during the September 9th public hearing. After deliberation, the Commission approved the use by a vote of 7-2. Like most concerned nearby property owners, dissenting Commissioners also expressed concerns about the number and location of proposed guest lodging units on the 23.2-acre project site (see table below).

Commission Vote (Docket SU26-16)	
Aye	Ambriz, Benedict, DePew, Gonzalez, Montgomery, Saunders, Tucker
Nay	Fickett, Zoumis

III. Appeal Requirements

The appellant submitted their appeal application on September 18, 2026. Per Section 2.48.160.4 of the Zoning Regulations, appeal applications must include the following:

- An identification of the decision being appealed.
- A complete statement of all reasons why the appellant believes that the decision, or any part of the decision, was erroneous, arbitrary, capricious, or an abuse of discretion; and
- 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 Commission.

IV. Appellant Submittal and Staff Analysis

The appellants provide a summary in their application, explaining the nature of their collective opposition to the approved Special Use and allowance of an "evolving visitor, hospitality, gathering, and lodging program while leaving the most consequential measures of intensity to be determined later." The application identifies the decision being appealed and rationale as to why the Commission's approval of Docket SU26-16 is believed to be in error:

1. The Special Use Authorization approves an intentionally broad and evolving program without fixed outer limits on attendance, lodging, locations, capacity, traffic generation, or development sequencing.
2. The approval authorizes overnight farm stays and contemplates potential farm-stay tiny houses without establishing a maximum number of units, maximum occupancy, fixed locations, or special buffers from adjoining residences.
3. The wastewater/septic record is materially incomplete. Existing septic serves current uses, while future north and south SBR/flow-return systems are described only as future systems to be phased with development. The application does not establish final system design, capacity, locations, disposal areas, expansion areas, or demonstrate that wastewater infrastructure can serve the maximum intensity authorized because no maximum intensity is defined.
4. The Commission's conditions do not impose a wastewater-capacity limit tied to lodging, food service, gatherings, retreats, or maximum visitor occupancy and do not require the wastewater solution to be resolved before the underlying Special Use entitlement is granted.
5. The County application asks for septic location and a 100% expansion area when septic will serve the property, underscoring that wastewater siting and capacity are material site-planning issues, not merely incidental details.
6. The applicant supplied no numerical passenger-vehicle or truck counts, answering 'Variable,' yet staff concluded traffic circulation complies and off-site improvements are unlikely.
7. The applicant describes visitor access from McRae Lane while staff relied in part on Highway 80 as primary access, leaving a material inconsistency regarding traffic on a local residential road.
8. The property is R-36 Residential within a Neighborhood Conservation area that County staff describes as an established primarily residential area warranting protection from non-residential uses.
9. Staff found only partial compliance with adopted plans, zoning-district purpose, significant site development standards, and off-site impacts.
10. The official hearing record reflects five speakers in opposition and no public speaker identified in support. Written comments also document substantial opposition among adjoining and nearby residents. The record therefore does not support treating silence by other residents as affirmative community support.
11. The record raises an unresolved threshold question whether the proposed operation satisfies the statutory definition of 'agritourism' in A.R.S. § 3-111, which requires the activity to occur on qualifying agricultural real property and to be directly related to a business whose primary income is derived from producing livestock or agricultural commodities for commercial purposes.

The appellant's submittal further describes why the Planning and Zoning Commission's decision was erroneous, arbitrary, capricious, and/or an abuse of discretion:

"The Commission was required to evaluate compatibility, infrastructure, traffic, off-site impacts, public response, and the need for mitigation. Yet it approved a Special Use whose material impact-generating characteristics remain intentionally undefined.

The record establishes an R-36 residential setting, a Neighborhood Conservation designation, substantial opposition from directly affected residents, partial compliance with multiple compatibility factors, undefined lodging, undefined traffic, and future wastewater infrastructure not designed against a defined maximum demand.

Under those circumstances, the breadth of the approval exceeds the level of factual definition in the record. The decision should therefore be reversed. At minimum, the Board should decline to allow detached tourist lodging and should require the remaining proposal to return with defined maximum capacities and infrastructure before any broader entitlement is granted."

The appellants request the Board of Supervisors approve the appeal and reverse the Special Use Authorization approved by the Planning and Zoning Commission on September 9, 2026. The appellant's further request that, if the Board declines to reverse the Commission's approval in full, that the Board either modifies the Commission's approval or remands the Special Use back to the Commission and imposing the following:

1. Remove detached overnight lodging, including farm-stay tiny houses, from the authorized Special Use. If the Board nevertheless considers allowing any overnight lodging, require a separate future public review based on a specific site plan, fixed unit count, fixed occupancy, wastewater design, and demonstrated compatibility.
2. Establish maximum attendance and occupancy for every remaining visitor use, including gatherings, celebrations, retreats, classes, meals, tours, and scheduled events.
3. Require mapped, fixed locations for substantial visitor uses and meaningful buffers, screening, and setbacks from adjoining residential properties.
4. Require a complete wastewater/septic feasibility and design concept before operation or expansion, based on the maximum authorized occupancy and use. The plan should identify design flows, treatment method, disposal/reuse areas, reserve/expansion areas, relevant setbacks and separations, and demonstrate adequate space for the system without displacing required residential protections.
5. Prohibit any increase in lodging, visitor capacity, event capacity, or wastewater design flow without a publicly reviewed Special Use modification.
6. Require a traffic analysis or documented trip estimate based on maximum authorized capacity and an accurate description of routine visitor access via McRae Lane and Highway 80.
7. Require a fixed parking and circulation plan adequate for the maximum authorized visitor load.
8. Define phases and objective expansion thresholds so that later permitting cannot be used to create materially greater intensity than was evaluated at the public hearing.
9. Require verification that the operation satisfies the applicable statutory definition of agritourism, including the requirements of A.R.S. § 3-111, before relying on agritourism status as the basis for the authorization.

V. Staff Findings

Many of the perceived deficiencies associated with the approved special use are addressed during the Change of Use process that follows an approved Special Use Authorization. Additionally, site improvements require a variety of building and supplemental permits, and compliance with applicable standards contained in the Zoning Regulations, Floodplain Regulations, and other development-related regulations is also ensured during permitting, including minimum required setbacks, residential densities, maximum building height and site coverage, site

access, and water/wastewater infrastructure. Many of the guardrails identified by the appellants as inadequately addressed during the special use process are in fact addressed during subsequent permitting processes.

Staff met notification requirements required by the Zoning Regulations, ensuring the general public had timely notice of all public hearing items and both physical and remote access to the September 9, 2026, Planning and Zoning Commission regular meeting. The Commission Chair followed procedural requirements for each scheduled public hearing during the September 9th meeting, allowing time for staff presentations, applicant statements, public comments, applicant rebuttals, and Commission discussion. Staff completed the notification process for the appeal October 13-22, 2026.

Staff finds the following for this appeal:

Factors in Favor of the Appeal

1. Appellants met application submittal requirements.

Factors Not in Favor of the Appeal

1. The Zoning Regulations authorize the Planning and Zoning Commission to render Special Use Authorization decisions.
2. The Commission considered special use factors contained in the Zoning Regulations.
3. Staff recommended conditional approval of SU26-16.

VI. ATTACHMENTS

- Docket SU26-16 application and staff memo to Commission

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Special Use Application

Special Uses are activities or uses that, because of their unique characteristics, potentially could generate greater impacts than uses permitted in a zoning district. Due to these greater impacts, special uses are not granted administratively. Rather, they must be reviewed and approved by the Planning and Zoning Commission at a public hearing.

Applicant Info

Name: Dale H. Allred / Allred Farm LLC

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.

Signature: Date:

Property Info

Property Owner Name(s): Allred Farm LLC

Parcel Number (APN): 120-13-004C; 120-15-009B; 120-15-009C; 120-15-006D; 120-15-006H

Property Size (in acreage or square feet): 23.378 acres (approximately 23.38 acres)

Property Zoning Designation: R-36

Processing Fees

$500 + ($20/acre, ($2,000 acreage fee max)) 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

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

Project Info

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	Registered farm wells and three existing Saint David Domestic Water service points. See Ch. 2, §2.6; Ch. 6, §6.1; Ex. 5.
Sewer/Septic*	Existing farmhouse/orchard-house septic; future south and north SBR systems phased with development. See Ch. 2, §2.8; Ch. 6, §6.4.
Electricity	Sulphur Springs Valley Electric Cooperative (SSVEC), supplemented by existing on-site solar generation. See Ch. 2, §2.9.
Fire Protection	Three active fire hydrants supplied and pressurized by Saint David Domestic Water. See updated Exhibit 5.
Waste Disposal	County-contracted pickup or applicant self-haul to the Saint David refuse station (about 3 miles). See Ch. 6, §6.9.

* 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.

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
- [x] N/A, no deed restrictions

Supplemental Questions

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

Approval is requested for an integrated agritourism program supporting the continuing working farm. See Chapter 1, §§1.0-1.12 and Exhibits 1-2.

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

The property contains residences, a farm store, greenhouses, mature pecan orchards, irrigated pasture and crop areas, wells, irrigation and energy systems, agricultural roads, parking, storage/support areas, and mesquite woodland. See Chapter 2, §§2.2-2.12 and Exhibits 3-5.

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

Proposed uses include expanded agricultural production, direct farm marketing, education and demonstrations, meals and gatherings, retreats, limited farm stays, and related farm-support improvements. See Chapter 3, §§3.1-3.10 and Exhibit 6.

4. 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).

Existing and future farm improvements may use wood, metal, masonry, glass, polycarbonate, fabric, factory-built components, and other suitable rural/agricultural materials. See Chapter 4, §4.9.

5. Will the project be constructed/completed within one year or phased?

☐ One year ☑ Phased

Supplemental Questions Continued

5.a. If this is a phased project, describe the phases here and physically depict them on the site plan.

Phased. Development will occur incrementally as agricultural production, resources, markets, utilities, and actual demand support it; no fixed sequence or mandatory buildout schedule is proposed. See Chapter 4, §4.9 and Exhibit 7.

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

Farm products and value-added products; direct sales and U-pick; tours, education, demonstrations and classes; meals, gatherings, retreats, celebrations, and limited farm stays. See Chapter 3, §§3.3-3.6; Chapter 4, §4.4; Exhibit 6.

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

Generally 7:00 a.m.-7:00 p.m.; evening programs and lodging as appropriate. Sunday will generally have no organized activity, while necessary farm care, lodging, meals, and informal guest use may continue. See Chapter 4, §§4.1 and 4.7-4.8; Exhibit 7.

8. What are the number of employees expected to work onsite?

Initially: 4 full-time; 3 part-time

Future: As needed

9. Describe the permanent legal access to the property. State which streets or easement 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.

Permanent legal access is from public McCrae Lane through existing entrances; no new Highway 80 entrance is proposed. See Chapter 5, §§5.1-5.3 and Exhibit 8.

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

Traffic will vary with farm work, seasons, scheduled activities, meals, gatherings, and lodging. McCrae Lane connects directly to Highway 80, and on-site access/parking can adapt to activity. See Chapter 5, §5.7.

10.a. Number of passenger vehicles entering and leaving the site (per day/week)? Variable; see Ch. 5, §5.7.

10.b. Number of large trucks entering and leaving the site (per day/week)? Variable; see Ch. 5, §5.7.

Supplemental Questions Continued

10.c. At what time of day, day of week, and season (if applicable) will traffic be the heaviest?

Heavier periods may coincide with harvests, U-pick, scheduled meals, classes, gatherings, celebrations, or seasonal programs. See Chapter 5, §5.7.

11. 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 new public-road driveway cuts are proposed. Existing McCrae visitor and farm/service entrances remain; possible future pole relocation is not required. See Chapter 5, §§5.2-5.3 and Exhibit 8.

12. What is your water source? If your property is served by a well, show the existing or proposed location of the well on the site plan. State whether the well is private or shared (if applicable).

Registered farm wells and existing Saint David Domestic Water service. Principal well: AZ 55-623460. See Ch. 2, §2.6; Ch. 6, §6.1; Ex. 5.

13. Total gallons of water needed for the proposed use, either daily or annually: Variable; see Ch. 6, §6.2.

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

Existing and planned strategies include pressurized distribution, precision and subsurface drip irrigation, greenhouse delivery and recirculation, filtration and controls, reservoirs, irrigation scheduling, soil/substrate management, agrivoltaic shading, solar-powered pumping, and beneficial reuse of treated Class A effluent. See Chapter 6, §§6.3-6.4 and Exhibit 9.

15. Describe your citizen review process. 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. Upload a copy of the mailed notice to the portal.

Neighbor-notification letters were mailed July 21, 2026, using the County-provided notification list. Responses received to date have been positive. The complete narrative and exhibits provide the project description for public review. Additional comments will be considered on their facts as the public process continues. See Chapter 5, §5.10.

Supplemental Questions Continued

15.a. Date of mailing by applicant: July 21, 2026

15.b. Mailing radius: County-provided notification list

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

Farm work, walking and guided tours, U-pick and harvest participation, classes and demonstrations, animal encounters, pony/cart activities, meals, picnics, workshops, retreats, celebrations, seasonal gatherings, rest, and other farm-centered experiences. See Chapter 4, §4.5; Chapter 3; Exhibits 6-7.

17. 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.

Yes. Ordinary working-farm equipment, materials, products, and supplies will be stored in practical farm/support locations, including indoor, outdoor, covered, screened, or service areas as appropriate. See Chapter 4, §4.6; Chapter 6, §6.9.

18. 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?

Ordinary variable working-farm and visitor sounds may occur, including pumps, fans, tractors, tools, vehicles, animal care, meals, instruction, music, and periodic gatherings. No continuous industrial noise or vibration source is proposed. Acreage, agricultural land, variable scheduling, and practical placement provide separation. See Chapter 6, §6.5 and Exhibit 9.

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

Only customary agricultural and food-preparation odors are anticipated, including soil, crops, irrigation, compostable material, livestock/poultry, feed, harvested products, wood, and cooking. These are ordinary farm and hospitality conditions, not an unrelated industrial odor source. See Chapter 6, §6.6 and Exhibit 9.

Supplemental Questions Continued

20. Will any on-site activities attract pests, such as flies or mice? If yes, what measures will be taken to mitigate/discourage their presence?

Farm, crop, animal, food, water, and building operations can attract pests or vectors. Practical observation, sanitation, food/feed management, exclusion, and other suitable farm-management methods will be used according to the pest, crop, season, and conditions. See Chapter 6, §6.8 and Exhibit 9.

21. 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?

No continuous new dust source is proposed. Rural dust may vary with weather, unpaved travel, cultivation, harvest, material handling, and farm work. Visitor movement will generally use established entrances, lanes, parking areas, and destinations. See Chapter 6, §6.7 and Exhibit 9.

22. 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

23. Do you anticipate the need to clear more than one acre of vegetation? If so, describe the proposed dust and erosion control measures to be used and show their approximate location on site plan, if appropriate. Also, indicate if any drainage pattern alterations are proposed or necessary.

No specific clearing of more than one acre or drainage-pattern alteration is proposed by this SUP. Agricultural planting, pruning, harvesting, clearing, and reconfiguration may occur as ordinary farm needs change. See Chapter 6, §6.10 and Exhibit 9.

Acknowledgments

By typing their name below, the applicant certifies that all information in this application, on the site plan, and within any supplemental documents is true and accurate. They understand that if any information is false, it may be grounds for revocation of this permit. In addition, they hereby request all inspections necessary to process this application, and if the permit is issued, they request all inspections necessary to monitor progress, and document completion, at all stages of the work related to this permit.

Applicant Signature: Date:

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):  Date: **7/24/2026**

CHAPTER 1

THE VISION

1.0 Introduction

Allred Farm is envisioned as far more than a place where agricultural products are grown and sold. It is intended to become a living demonstration of how productive agriculture, responsible stewardship of natural resources, education, innovation, and community can work together to strengthen rural life.

The purpose of this Special Use Permit is not to convert agricultural land into commercial development. Rather, it seeks to preserve agriculture by allowing a working farm to diversify its activities in ways that directly support continued agricultural production.

For generations, successful farms have adapted to changing economic, environmental, and technological conditions. Today, family farms throughout Arizona face increasing pressure from fluctuating commodity prices, rising production costs, labor shortages, water limitations, and development pressures. Agritourism provides one of the few opportunities available to family farms to remain economically viable while preserving productive agricultural land.

The vision for Allred Farm is to create a destination where visitors do not simply observe agriculture—they experience it. They see where food comes from. They learn how water is managed in an arid climate. They discover how engineering, biology, stewardship, and innovation work together to produce healthy crops while conserving natural resources. In doing so, the farm becomes both a productive agricultural enterprise and an educational resource that strengthens appreciation for rural Arizona.

Agritourism is therefore not the purpose of the project. It is one of the tools that helps preserve the primary purpose: agriculture.

1.1 Purpose of Allred Farm

The primary purpose of Allred Farm has always been, and will continue to be, agricultural production.

The requested Special Use Permit does not change that purpose. Rather, it provides the flexibility necessary for a working farm to diversify income through complementary agricultural activities that strengthen the long-term sustainability of the farming operation.

At its core, Allred Farm is founded upon a simple conviction: healthy land, healthy agriculture, healthy families, and healthy communities are inseparably connected. Agriculture is not merely the production of commodities. It is the stewardship of living systems that sustain both present and future generations.

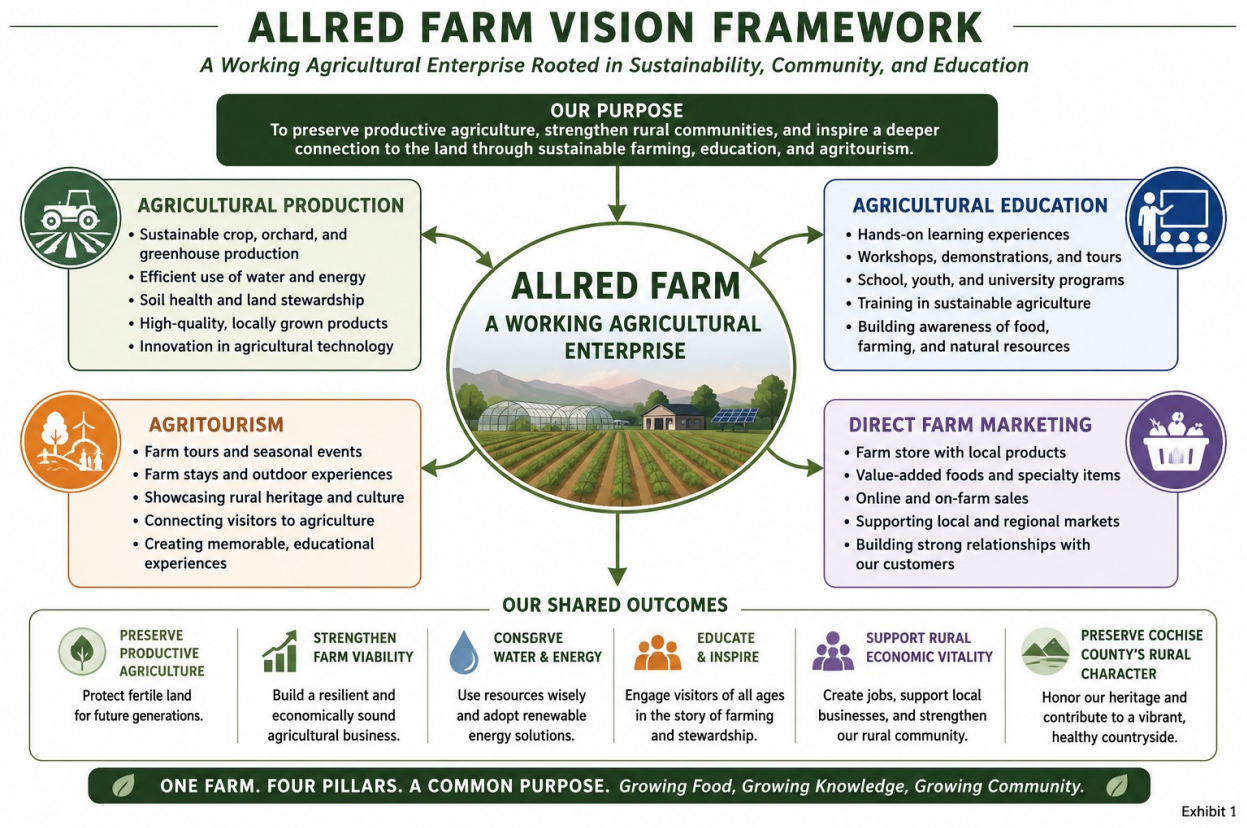
The vision is to create a model agricultural enterprise demonstrating how modern farms can preserve productive agricultural land while responsibly diversifying through education, direct marketing, agritourism, and value-added agricultural products.

The project is organized around four complementary pillars.

The relationship among these four pillars and their common purpose is illustrated in Exhibit 1, Allred Farm Vision Framework.

EXHIBIT 1

Allred Farm Vision Framework



Agricultural Production

The farm will continue producing agricultural commodities including pecans, greenhouse crops, vegetables, flowers, berries, nursery stock, honey, and other specialty agricultural products appropriate to southeastern Arizona.

Agricultural Education

Visitors will have opportunities to learn about crop production, greenhouse technology, irrigation, water conservation, renewable energy, agrivoltaics, hydroponics, soil stewardship, food production, and sustainable agriculture through tours, demonstrations, workshops, and educational programs.

Agritourism

Guests will experience authentic agricultural activities including orchard tours, greenhouse tours, seasonal harvest events, farm stays, educational retreats, U-

pick opportunities, agricultural demonstrations, and opportunities to experience life on a working Arizona farm.

Direct Farm Marketing

Agricultural products produced on the farm will be marketed directly to consumers through the farm store, value-added processing, prepared foods, seasonal events, and educational experiences that strengthen the connection between consumers and local agriculture.

These four elements support one another, creating a resilient agricultural business while preserving productive farmland for future generations.

1.2 A Philosophy of Stewardship

Every successful agricultural enterprise begins by understanding reality.

Plants cannot be persuaded to grow contrary to the laws of biology. Water cannot be conserved by ignoring the realities of hydrology. Engineering succeeds only when it works in harmony with the physical laws governing the natural world.

Agriculture teaches these lessons every day. The land responds honestly to good stewardship and honestly to neglect.

The vision for Allred Farm is built upon this same principle. The project seeks to help visitors better understand the realities of agriculture, water, food production, renewable energy, and responsible stewardship so they may return home with a deeper understanding of the natural principles that sustain healthy land, healthy communities, and ultimately their own lives.

This philosophy is reflected in a guiding principle that has shaped the long-term vision for the farm:

Receive Truth. Metabolize Truth. Become Whole.

Within the context of Allred Farm, this principle recognizes that agriculture continually reveals objective truths about the natural world. Healthy crops require healthy soil. Water must be managed according to the realities of climate and hydrology. Engineering solutions succeed only when they respect the

physical laws that govern creation. Likewise, long-term stewardship of agricultural land depends upon understanding and working in harmony with those realities.

The farm is intended to become a place where visitors encounter these principles through experience rather than theory alone. From efficient irrigation systems and greenhouse technology to orchard management, wastewater reuse, agrivoltaic production, renewable energy, and sustainable food production, every element of the farm seeks to demonstrate practical stewardship rooted in observable reality.

In this way, education becomes more than the transfer of information. It becomes an invitation to better understand the natural systems that sustain both agriculture and human communities.

1.3 Leadership and Experience

The vision presented in this application is founded upon more than four decades of professional experience in agriculture, floral design, irrigation engineering, greenhouse production, water resource management, and agricultural development throughout the United States, Mexico, Spain, Belgium, United Kingdom, Central and South America, and the Caribbean.

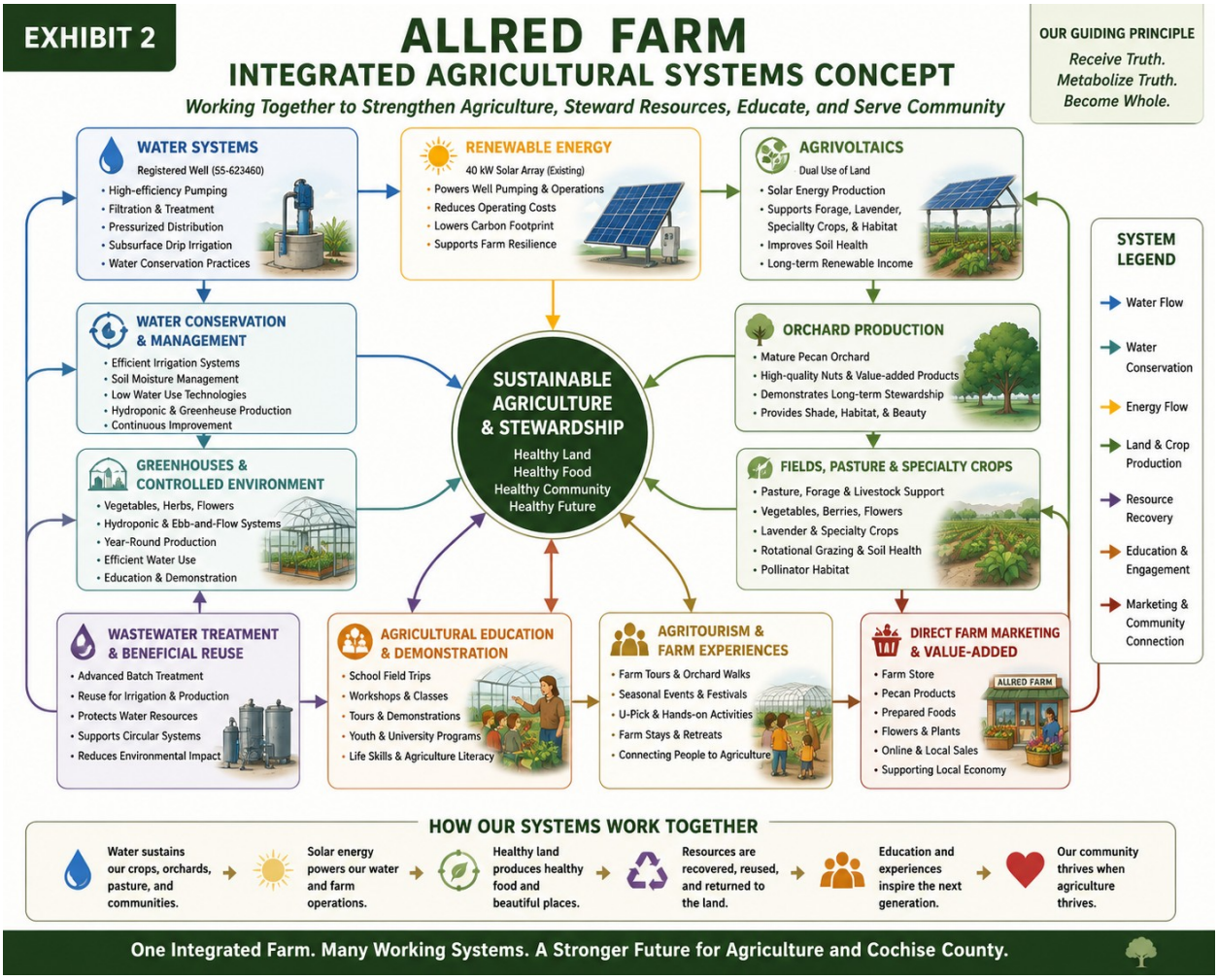
Project leadership combines practical farming experience with professional engineering expertise involving irrigation systems, greenhouse facilities, agricultural infrastructure, renewable energy systems, wastewater reuse, and sustainable agricultural development.

This unique combination of agricultural and engineering experience has shaped Allred Farm as an integrated agricultural system rather than a collection of unrelated projects. Water resources, energy systems, greenhouse production, orchard management, agrivoltaics, wastewater reuse, education, agritourism, and direct farm marketing have been planned to complement and strengthen one another.

The integration of these agricultural systems is illustrated conceptually in Exhibit 2, Integrated Agricultural Systems Concept.

EXHIBIT 2

Integrated Agricultural Systems Concept



The proposed Special Use Permit reflects that integrated approach.

Rather than viewing each activity independently, the farm has been envisioned as an integrated living system—a unified agricultural enterprise in which every component contributes to the long-term success of productive agriculture while strengthening every other component.

1.4 Preserving Agriculture Through Diversification

Across Arizona and throughout the western United States, family farms face increasing financial pressure. Traditional production agriculture alone is often insufficient to sustain long-term operations, particularly for diversified family farms.

Agritourism represents one of the most effective methods available for preserving agricultural land by allowing farms to generate additional revenue directly connected to agricultural production.

Rather than converting farmland into residential subdivisions or intensive commercial development, agritourism encourages continued investment in agriculture. This grants our visitors understanding and experience, while supporting working farms.

The proposed Special Use Permit will enable Allred Farm to diversify income while maintaining agriculture as the property's primary purpose.

This approach is consistent with Arizona's recognition of agritourism as an important component of agricultural sustainability and supports Cochise County's long-standing commitment to preserving its rural heritage and agricultural economy.

1.5 Stewardship of Natural Resources

The future of agriculture in southeastern Arizona depends upon the responsible stewardship of water, soil, energy, and biological resources.

Allred Farm seeks to demonstrate practical methods for resource conservation through:

- High-efficiency irrigation systems
- Subsurface drip irrigation
- Hydroponic production
- Greenhouse agriculture
- Solar (both heat and electric) renewable energy

- Agrivoltaic production systems
- Treated wastewater reuse
- Soil improvement practices
- Pollinator habitat
- Water conservation technologies
- Sustainable land management

These systems are not independent projects. Together they form an integrated agricultural system designed to maximize productivity while minimizing environmental impacts.

1.6 Agriculture as Education

Agriculture has always been one of humanity's greatest classrooms.

Every seed planted, every crop harvested, every irrigation system designed, and every season observed teaches principles of biology, engineering, ecology, economics, and stewardship.

The educational component of Allred Farm seeks to make these lessons accessible to visitors of all ages through authentic experiences on a working farm.

Educational opportunities may include:

- School field trips
- Youth agricultural education
- Greenhouse demonstrations
- Hydroponic instruction
- Orchard tours
- Irrigation demonstrations
- Water conservation education

- Renewable energy demonstrations
- Agricultural engineering
- Gardening
- Pollinator education
- Sustainable agriculture workshops
- Beginning farmer education

The GOAL is not simply to provide information, but to cultivate greater understanding and appreciation for the essential role agriculture plays in society.

1.7 Supporting Cochise County

Agriculture has long served as one of Cochise County's economic and cultural foundations.

By expanding opportunities for visitors to experience working agriculture, Allred Farm seeks to generate economic activity that benefits not only the farm itself but also neighboring businesses, restaurants, lodging establishments, suppliers, and local service providers.

The project is expected to create employment opportunities while encouraging visitors to spend additional time in the St. David community.

Unlike many forms of commercial development, agritourism reinvests visitor spending directly into agricultural production, helping preserve working farms rather than replacing them.

1.8 Preserving Rural Character

One of the principal objectives of this project is preserving—not changing—the rural agricultural character of the property.

The orchards, fields, greenhouses, agricultural infrastructure, open space, and working landscape define the identity of Allred Farm.

Future improvements are intended to complement this agricultural setting rather than replace it. Buildings remain secondary to the agricultural landscape.

Visitors will come to experience a working farm—not an urban commercial development.

Every proposed improvement on the property has been evaluated against a single guiding question: **“Does this strengthen agriculture?”** If the answer is no, it is not part of the long-term vision for Allred Farm.

1.9 A Long-Term Commitment

This application represents more than a request for authorization to conduct agritourism activities.

It represents a long-term commitment by Allred Farm LLC to invest in agriculture, education, conservation, and rural economic vitality within Cochise County.

Future improvements will be implemented thoughtfully over many years as agricultural opportunities, market conditions, and community needs evolve.

The intent is not rapid expansion, but careful stewardship that remains faithful to the agricultural character of the property and surrounding community.

1.10 Vision Statement

The long-term vision for Allred Farm is to become one of Arizona's leading examples of integrated agriculture, demonstrating that productive farming, engineering, stewardship, education, innovation, and agritourism can work together to strengthen both agriculture and rural communities.

The farm is envisioned as a place where visitors observe modern agricultural production, learn responsible stewardship of natural resources, purchase locally produced agricultural products, participate in meaningful educational experiences, and develop a deeper appreciation for the people and practices that sustain Arizona agriculture.

Every activity proposed under this Special Use Permit is intended to reinforce agriculture as the primary purpose of the property.

1.11 Conclusion

This application is fundamentally about preserving agriculture.

The requested Special Use Permit provides the flexibility necessary for Allred Farm to strengthen its agricultural enterprise through carefully integrated educational, agritourism, and direct marketing activities that support continued farming.

The project seeks to preserve and promote agriculture, rather than replace it.

Approval of this Special Use Permit will help establish Allred Farm as a model of responsible agricultural stewardship—demonstrating that productive farming, sound engineering, conservation of natural resources, education, and rural economic vitality can work together to benefit both present and future generations.

The vision of Allred Farm is ultimately measured not by the number of visitors it attracts or the facilities it constructs, but by the strength of the agricultural enterprise it sustains and the lasting contribution it makes to the land, the community, and the future of agriculture in Cochise County.

1.12 Chapter Summary

Agriculture is the purpose. Agritourism is the tool. Stewardship is the method. Education is the legacy.

Allred Farm exists to demonstrate that productive agriculture, responsible stewardship of natural resources, engineering innovation, education, and community engagement are not competing objectives but complementary parts of one integrated agricultural enterprise. Every proposed improvement, every educational opportunity, every visitor experience, and every investment described in this Master Plan is intended to strengthen the long-term viability of

agriculture while preserving the rural character and agricultural heritage of Cochise County.

Every proposed improvement on the property has been evaluated against a single guiding question: "Does this strengthen agriculture?"

CHAPTER 2

EXISTING CONDITIONS

“To care for the land, one must first understand it.”

2.0 Introduction

Allred Farm is an existing working agricultural property in the unincorporated community of Saint David, Cochise County, Arizona. The property contains established pecan production, greenhouse and farm-store facilities, irrigated agricultural land, water and irrigation infrastructure, agricultural access roads, native mesquite woodland, renewable-energy facilities, residences, and supporting farm improvements.

The requested Special Use Permit does not begin with vacant land or create an agricultural theme upon a nonagricultural site. It builds upon an operating farm with substantial investment in crops, water delivery, energy, structures, stewardship, and direct agricultural marketing. This chapter establishes the property’s location, parcel configuration, agricultural character, and principal infrastructure while distinguishing existing assets from future improvements.

2.1 Project Location and Setting

Allred Farm fronts State Highway 80 (Patton Street) in Saint David, immediately east of the Church of Jesus Christ of Latter-day Saints property and approximately one mile west of Saint David High School and the Saint David Post Office. The farm is approximately nine miles southeast of Benson and Interstate 10 and approximately sixteen miles northwest of Tombstone along State Highway 80.

The site lies within an established rural agricultural community. Its highway frontage provides clear regional access while its agricultural parcels, orchards, fields, and native vegetation preserve the visual character of a working farm.

Exhibit 3, Project Vicinity Map, shows the regional relationship of the farm to Benson, Interstate 10, Tombstone, Saint David, and the surrounding road network, together with a close-up of the project location.

ALLRED FARM

SPECIAL USE PERMIT APPLICATION

EXHIBIT 3

PROJECT VICINITY MAP

Saint David, Cochise County, Arizona

EXHIBIT 3

Allred Farm is located within the unincorporated agricultural community of Saint David, Arizona with frontage on State Highway 80 (Patton Street). The property is approximately 9 miles northwest of Benson and Interstate 10 and approximately 16 miles southeast of Tombstone along State Highway 80.

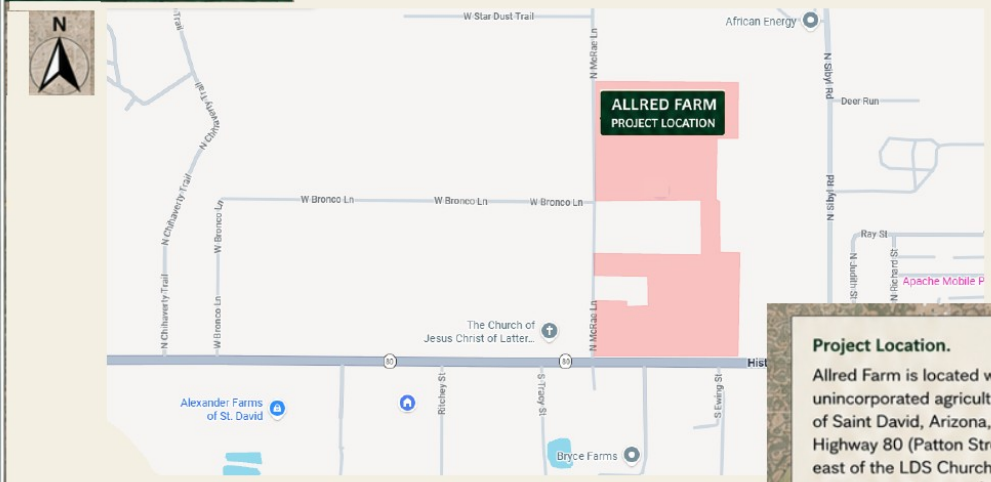
PROJECT INFORMATION

- **Project Name:** Allred Farm
- **Location:** Saint David, Arizona (Unincorporated)
- **County:** Cochise County
- **Current Zoning:** R-36
- **Existing Land Use:** Agricultural Production
- **Requested Special Use:**
  Agricultural Education
  Agritourism
  Farm Retail
  Greenhouse Production
  Potential Farm Stays

REGIONAL VICINITY MAP



SITE VICINITY (CLOSE-UP)



Project Location.

Allred Farm is located within the unincorporated agricultural community of Saint David, Arizona, fronting State Highway 80 (Patton Street), immediately east of the LDS Church and approximately one mile west of Saint David High School and the Saint David Post Office.

LEGEND

- Allred Farm (Project Location)
- Allred Farm Contiguous Parcels
- State Highway 80 (Patton Street)
- Interstate 10
- Other Highways
- LDS Church
- Saint David High School
- Saint David Post Office

2.2 Property Identification and Parcel Configuration

The Special Use Permit area consists of five contiguous agricultural parcels under common ownership and management by Allred Farm LLC. The parcels function as one integrated agricultural enterprise rather than as independent development sites.

Assessor Parcel Number	Acreage	Principal Existing Character
120-13-004C	6.388	Agricultural land and planned production area
120-15-009B	8.690	Mature pecan orchard, well, irrigation and farm support
120-15-009C	1.000	Integrated agricultural parcel and improvements
120-15-006D	5.520	Mesquite woodland, agricultural support and frontage area
120-15-006H	1.830	Farm improvements and agricultural frontage area
TOTAL	**23.378**	**Contiguous integrated farm property**

The acreage shown above is based on the parcel acreages used for this application. Together, the parcels comprise 23.378 acres (approximately 23.38 acres). Exhibit 4 depicts their physical relationship, shared boundaries, and unified agricultural configuration.

All parcels are presently identified as R-36 zoning on the project exhibits. The requested special use applies across the integrated farm so that future agricultural and agritourism improvements may be phased coherently while retaining agriculture as the primary land use.

ALLRED FARM

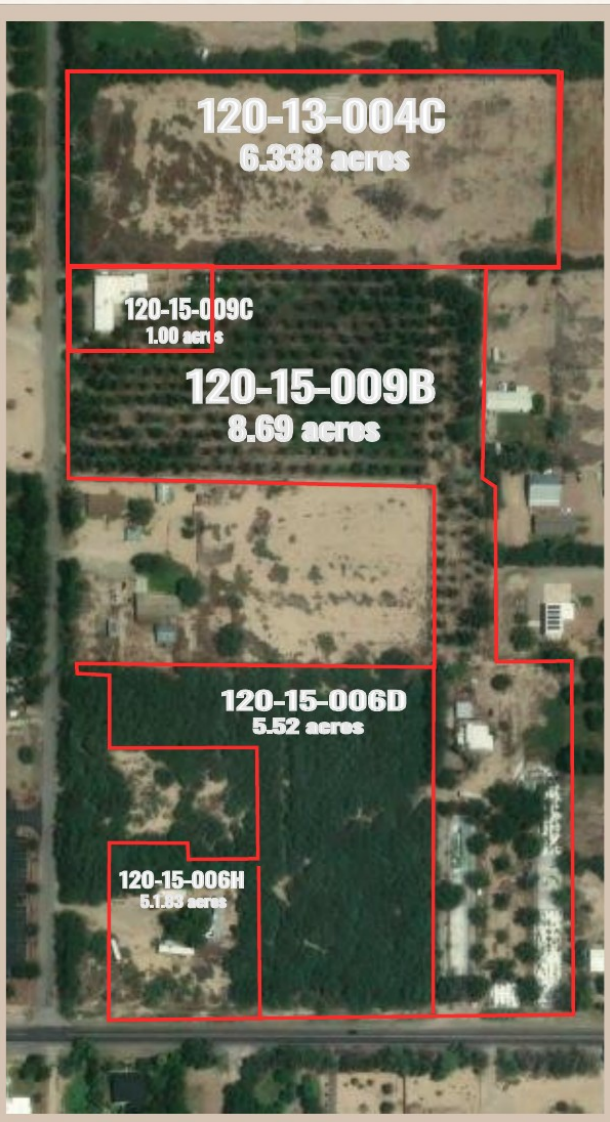
SPECIAL USE PERMIT APPLICATION

EXHIBIT 4

EXISTING PROPERTY AND PARCEL CONFIGURATION

Saint David, Cochise County, Arizona

EXHIBIT 4



PROPERTY CONFIGURATION

The Special Use Permit area includes contiguous agricultural parcels under common ownership and management that collectively comprise Allred Farm.

These parcels have been assembled over time to support an integrated agricultural enterprise including pecan production, greenhouse production, irrigated pasture, agricultural support facilities, water infrastructure, and future agricultural improvements described in this application.

Total Acreage

23.38 acres

2.3 Existing Agricultural Character

The dominant character of Allred Farm is agricultural. Mature pecan trees, production greenhouses, irrigated land, water conveyance systems, farm buildings, the farm store, equipment areas, and open agricultural parcels define the property. Native mesquite woodland and undeveloped agricultural areas provide additional open space and a rural visual buffer.

The existing farm operation includes the following principal agricultural elements:

- mature precision-irrigated pecan orchards distributed across the farm;
- greenhouse and screen-house production for plants, flowers, vegetables, propagation, and controlled-environment agriculture;
- an established farm store supporting direct sale of farm products;
- pressurized irrigation mainlines, wells, pumps, filters, and agricultural water distribution;
- irrigated pasture and land prepared for agrivoltaic agricultural production;
- a mesquite woodland used for agricultural wood products and future low-intensity farm experiences;
- agricultural work, refrigeration, poultry, storage, office, and equipment facilities; and
- residential and farm-management improvements associated with operation of the property.

These are not incidental remnants. They are the productive foundation upon which the proposed educational and agritourism uses depend. Visitors will encounter actual crops, irrigation, greenhouse production, orchard management, renewable-energy systems, livestock or poultry activities, and direct farm marketing.

2.4 Existing Agricultural Assets and Future Improvements

Exhibit 5, Existing and Future Agricultural Assets, is the principal site inventory for this chapter. It identifies the assets presently in operation and separately identifies future agricultural improvements proposed under the Special Use Permit. The exhibit therefore prevents existing facilities from being confused with later phases of the master plan.

Existing assets shown on Exhibit 5 include pressurized irrigation mains; the prepared greenhouse site; installed agricultural pipeline; automated subsurface drip irrigation

and the first agrivoltaic phase; the well, pump, and filter station; mature pecan orchards; the farmhouse, garage, and spa; side-yard pasture; mesquite woodland; agricultural buildings; screen houses and greenhouses; the farm store; the orchard house, office, and shop; commercial outdoor refrigeration; the poultry coop; and associated farm infrastructure.

Future improvements shown in a distinct column include additional U-pick and agrivoltaic production, a new greenhouse, upper and lower reservoirs, a second agrivoltaic pasture phase, potential farm-stay tiny houses, north and south sequencing batch reactor facilities, an equipment building, expanded farm-store and retreat facilities, commercial-kitchen conversion, developed parking, and related agricultural site improvements.

The future improvements build upon the existing farm; they do not replace it. Their location and timing will be refined through engineering, building permits, health and safety review, and other applicable approvals as individual phases proceed.

ALLRED FARM

SPECIAL USE PERMIT APPLICATION

EXHIBIT 5

EXISTING AND FUTURE AGRICULTURAL ASSETS

Saint David, Cochise County, Arizona

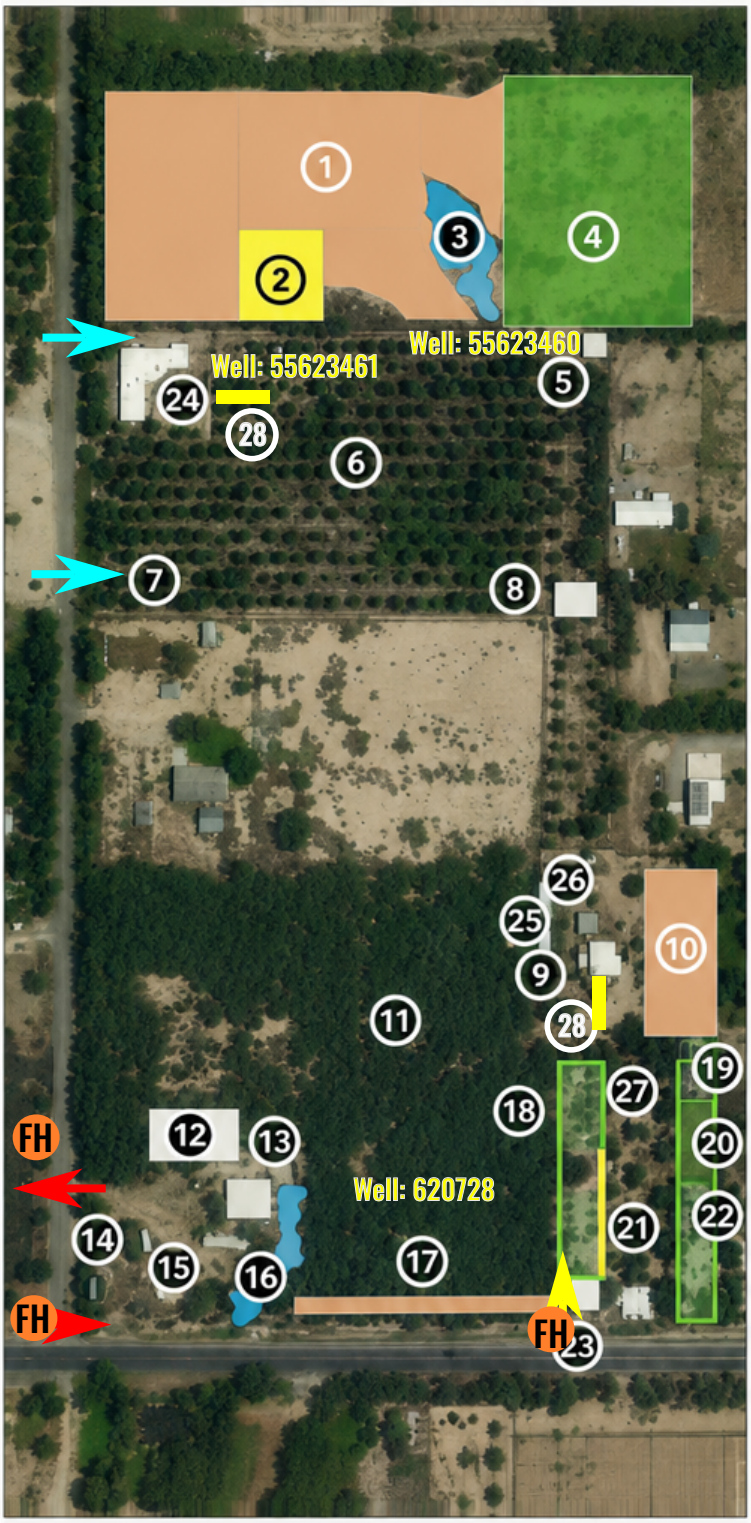
EXHIBIT 5

INTEGRATED AGRICULTURAL ENTERPRISE

This exhibit illustrates the existing agricultural assets currently in operation at Allred Farm together with planned agricultural improvements proposed under the Special Use Permit.

The future improvements build upon substantial existing agricultural infrastructure, including orchards, irrigation systems, water resources, greenhouse production, and farm support facilities.

Collectively, these assets demonstrate the evolution of an integrated agricultural enterprise designed to support sustainable production, agritourism, education, and agricultural stewardship.



LEGEND – AGRICULTURAL ASSETS

ASSET #	EXISTING AGRICULTURAL ASSETS	FUTURE AGRICULTURAL IMPROVEMENTS
1	Pressurized Irrigation Mainlines (6", 3", & 2" Service)	3.1-acre U-Pick Partial Agrivoltaic & Potential Farm Stay Tiny Houses (Perimeter)
2	Greenhouse Site Prepared (Excavator & Man Lift Ready)	New Greenhouse
3	New 6-inch Service Pipeline Installed Onsite	Upper Reservoir
4	2.1 Acres Automated SDI & Phase 1 Agrivoltaics (40 kW)	Phase 2 Agrivoltaic Pasture
5	Well, Pump & Filter Station	Phase 2 Well & Control Building
6	6+ Acres Mature Precision-Irrigated Pecan Orchard	Potential Farm Stay Tiny Houses
7	—	Upper Sequencing Batch Reactor (SBR)
8	—	50 ft x 60 ft Equipment Building
9	Farm House, Garage & Spa	New Yard & Pool
10	Side Yard Pasture with Pressurized 6" & 3" Irrigation Mainlines	0.4-acre U-Pick Agrivoltaic
11	5 Acres Mesquite Forest & Wood Production (4" & 3" Pressurized Mainlines)	Deer Fence, Flower Production, Permanent Gravity Streams, Paths & Potential Farm Stay Tiny Houses
12	—	Farm Store & Retreat
13	20 ft x 22 ft Building	Phase 2 Conversion to Commercial Kitchen
14	—	Lower Sequencing Batch Reactor (SBR)
15	—	Developed Parking
16	—	Lower Reservoir
17	2-inch Irrigation Mainline	0.4-acre U-Pick Agrivoltaic
18	0.37-acre Peach Screen House	—
19	0.15-acre Cherry Screen House	—
20	East Greenhouse System (0.11 acres)	—
21	Store Tunnel Greenhouse System (0.07 acres)	—
22	0.20-acre Cherry Screen House	—
23	38 ft x 42 ft Farm Store	—
24	Orchard House, Office, and Shop	—
25	10 ft x 10 ft x 8 ft Commercial Outdoor Refrigerator	—
26	Chicken Coop and 24 laying hens	-
27	3+ acres mature pecans with precision irrigation installed and automated	-
28	Existing septic systems serving farmhouse and orchard house	-

Prepared for:
COCHISE COUNTY
PLANNING DEPARTMENT

Prepared by:
AES INTERNATIONAL PLLC
Dale H. Allred, PE 75344
Consulting Engineer

Date:
July 17, 2026

Source: Cochise County GIS

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2.5 Existing Production Areas and Facilities

2.5.1 Pecan Orchards

Mature pecan orchards are among the farm's principal productive and visual assets. They are served by precision irrigation infrastructure and support commercial pecan production, orchard management, harvesting, direct sales, value-added pecan products, shade, and future orchard-based educational experiences. The orchards will remain in agricultural production and are not proposed for conversion to conventional residential or commercial development.

2.5.2 Greenhouses and Screen Houses

The farm contains multiple existing protected-culture facilities, including the store-tunnel greenhouse system, the east greenhouse system, peach and cherry screen houses, and a prepared site for additional greenhouse development. These facilities support or may support vegetables, flowers, herbs, nursery plants, hydroponic crops, microgreens, propagation, and agricultural demonstrations.

The existing Farm Store Greenhouse is approximately 18 feet by 165 feet and opens into the north end of the farm store. The East Greenhouse is approximately 50 feet by 95 feet. Additional controlled-environment facilities will be constructed in phases as agricultural production expands.

2.5.3 Farm Store and Direct Marketing

The existing farm store is approximately 38 feet by 42 feet and serves as the public point of connection between agricultural production and direct farm marketing. It supports sales and display of pecans, produce, flowers, value-added products, and other farm goods, together with customer service and informal agricultural education.

The proposed permit will allow this existing relationship between farm production and the public to be expanded in an orderly manner. Any future farm-store or retreat expansion will remain subordinate and directly connected to the agricultural enterprise.

2.5.4 Pasture, Agrivoltaics, and Open Agricultural Land

Existing irrigated pasture and automated subsurface-drip areas support forage, livestock, specialty crops, and agrivoltaic production. Other open areas are reserved for agricultural expansion, including berries, flowers, U-pick crops, demonstration gardens, pasture, nursery production, and seasonal crops.

Agrivoltaics integrates agricultural production with renewable-energy generation on the same land. The first phase is part of the existing agricultural system; later phases are identified as future improvements. This approach protects productive use while demonstrating water, energy, and land stewardship appropriate to southeastern Arizona.

2.5.5 Mesquite Woodland and Agricultural Open Space

Approximately five acres contain mesquite woodland or native vegetative cover. The woodland contributes shade, habitat, agricultural wood products, walking opportunities, visual buffering, and locations for compatible low-intensity production. Native vegetation will be retained where practical and integrated into the farm plan rather than cleared indiscriminately.

2.6 Water Supply and Irrigation Infrastructure

Water is one of the farm's most important existing resources. The agricultural operation is served by registered wells and an established pressurized irrigation network. The principal well, Arizona Well Registration No. 55-623460, is located on parcel 120-15-009B and has a reported production capacity of approximately 800 gallons per minute. A second well, Arizona Well Registration No. 55-623461, located on parcel 120-15-009C, is currently connected to the pressurized mainline network. The well identified as Arizona Well Registration No. 55-620728, located on parcel 120-15-006D, may also be connected to the network in the future. The existing mainline and distribution system currently provide agricultural water service throughout the project property.

The existing water infrastructure includes wells, pumps, controls, filtration, pressurized mainlines, orchard irrigation, automated subsurface drip irrigation, greenhouse distribution, and installed service pipelines. The system supplies the pecan orchards, pasture, greenhouse production, other crop areas, poultry, and related agricultural uses.

An existing photovoltaic system of approximately 40 kilowatts supports agricultural pumping. The planned first phase of the agrivoltaic system will provide additional renewable-energy capacity. Future reservoirs, additional well connections, controls, and extensions of the irrigation distribution system will be incorporated as needed to support the farm's planned agricultural improvements.

2.7 Access, Circulation, and Parking

Allred Farm is accessed from the State Highway 80 and McCrae Lane area through existing farm entrances and internal agricultural roads. These roads presently serve the farm store, greenhouses, orchards, wells, fields, residences, poultry and storage areas, and other improvements. They are used by farm vehicles, employees, deliveries, customers, and agricultural equipment.

Existing customer and farm parking occurs on stabilized farm surfaces near the farm store and active areas. As visitor use expands, developed parking, accessible spaces, service access, emergency circulation, and overflow areas will be formalized in later phases. The generally level terrain allows circulation improvements to be incorporated with limited grading.

2.8 Wastewater and Sanitation

The long-term wastewater approach does not rely on conventional septic disposal for the proposed agritourism development. Wastewater will be managed through engineered sequencing batch reactor (SBR) treatment systems serving the north and south portions of the property. The systems will include appropriate equalization, biological treatment, filtration, disinfection, controls, and storage.

Treated effluent will be brought to Class A quality and beneficially reused for agricultural irrigation through controlled subsurface distribution, subject to Arizona Department of Environmental Quality requirements and final engineering. The north and south systems will be phased with actual demand so that treatment capacity grows with the facilities it serves.

This approach converts wastewater from a disposal liability into a managed water resource while protecting public health, groundwater, and the agricultural character of the site. Detailed design, permitting, setbacks, monitoring, and operation requirements will be addressed in the applicable engineering and regulatory submittals.

2.9 Energy and Utility Systems

Existing electrical service is supplemented by on-site photovoltaic generation used for agricultural pumping and related farm operations. The energy system reduces agricultural operating costs and provides a foundation for future demonstrations of agrivoltaics, solar electricity, solar heat, energy storage, and efficient controlled-environment agriculture.

Other farm utilities and support systems include agricultural refrigeration, irrigation controls, water piping, greenhouse electrical and mechanical systems, communications, solid-waste handling, and fire-access provisions. Utility details will be coordinated with the responsible providers and reviewing agencies as future phases are designed.

2.10 Topography, Drainage, and Environmental Character

The property consists of agricultural terrain that slopes gradually toward the southwest. This topography is favorable for irrigation, greenhouse construction, internal circulation, parking, agrivoltaics, and phased farm improvements. The existing orchard, pasture, native vegetation, and open soils provide substantial opportunities for stormwater infiltration compared with an urbanized or heavily paved site.

Future site design will preserve or enhance established drainage patterns, avoid concentrating or directing runoff onto adjacent properties, and incorporate grading, swales, surface stabilization, detention, or other appropriate drainage measures where needed.

2.11 Relationship to Surrounding Uses

The surrounding area is rural in character and includes agricultural land, scattered residences, community and institutional uses, public roads, and open land. The proposed use is compatible with that setting because agriculture remains the organizing purpose of the property. Orchards, open space, mesquite woodland, setbacks, phased development, and controlled circulation provide separation between active visitor areas and neighboring property.

Normal agricultural activity will continue. Agritourism and education will be managed as extensions of the farm rather than as unrelated urban commercial uses. Buildings will remain secondary to the landscape, and future operations will be designed to manage traffic, noise, lighting, waste, dust, and public safety in a manner appropriate to Saint David and Cochise County.

2.12 Existing-Conditions Findings

The existing conditions support the requested Special Use Permit for five principal reasons:

- The property is already a genuine working farm with established production and direct agricultural marketing.
- The five parcels form one contiguous, integrated agricultural enterprise under common ownership and management.
- Substantial water, irrigation, greenhouse, orchard, energy, access, and farm-support infrastructure is already in place.
- Future improvements are identified separately and will be phased upon this existing agricultural foundation.
- The rural setting, open land, existing vegetation, and agricultural character provide an appropriate context for agricultural education and agritourism.

2.13 Chapter Statement

Allred Farm is not a proposed agricultural theme placed upon vacant land; it is an existing working farm with the land, water, crops, infrastructure, experience, and long-term commitment necessary to support authentic agritourism.

2.14 Conclusion

The existing conditions demonstrate that the property is already well suited for agricultural education and agritourism. It contains active production, mature agricultural features, direct farm marketing, water and energy infrastructure, greenhouse capacity, open land, highway access, and sufficient space for thoughtful phasing.

The requested Special Use Permit will build upon these assets. It will not create an artificial agricultural setting. It will allow the public to experience, learn from, and support a genuine working farm while enabling Allred Farm to preserve productive land, invest in agricultural innovation, and remain economically sustainable for future generations.

2.15 Chapter Summary

The land is agricultural. The infrastructure is established. The future improvements build upon real production. The Special Use Permit provides the framework to connect the public with a working farm while preserving the rural character of Cochise County.

CHAPTER 3

PROPOSED USES AND ACTIVITIES

“The farm is the purpose; agritourism is the connection.”

3.0 Introduction

This chapter identifies the agricultural and agritourism uses included within the requested Special Use Permit. Allred Farm will remain a working agricultural enterprise. The requested uses allow the public to encounter, learn from, purchase from, participate in, gather upon, and in limited circumstances stay upon that working farm.

The program is intentionally broad because agriculture changes with seasons, crops, markets, weather, available resources, and new production opportunities. The permit is therefore requested for the overall range of compatible agricultural and agritourism uses described below, rather than for a fixed collection of buildings, a single operating format, or a predetermined development sequence.

3.1 Scope of the Requested Use

The requested Special Use Permit encompasses active agricultural production together with the farm-related activities that allow visitors to experience and support that production. These uses include direct farm marketing, U-pick and harvest activities, agricultural education, tours and demonstrations, product-based food service, workshops, retreats, farm gatherings, celebrations, and limited overnight farm stays.

The uses may occur individually or in combination. A farm tour may conclude at the farm store; a class may include a greenhouse demonstration and a meal using farm products; a retreat may include orchard, animal, irrigation, energy, food-production, or harvesting experiences. These relationships are part of one integrated agritourism program rather than separate unrelated commercial enterprises.

3.2 Agriculture as the Continuing Foundation

Agricultural production is the continuing foundation of the project. Current and anticipated production includes pecans, fruit, berries, grapes, vegetables, herbs,

flowers, mushrooms, microgreens, nursery and propagated plants, forage, seasonal field crops, sheep, goats, ponies, poultry, eggs, honey, and value-added agricultural products.

Production may occur in orchards, greenhouses, screen houses, crop fields, pasture, U-pick areas, controlled-environment facilities, animal areas, apiary areas, and other suitable portions of the integrated farm. Crops, livestock, production methods, and the use of individual growing areas may change as the farm evolves.

Agritourism adds economic value to this production through direct sales, education, participation, hospitality, and visitor experiences. It does not require the farm to stop being adaptable. The agricultural operation remains free to respond to seasons, markets, resources, and improved farming methods.

3.3 Direct Farm Marketing and Agricultural Products

The farm store and related sales areas provide the principal direct-marketing connection between production and the public. Products may include farm-grown crops, plants, flowers, pecans, eggs, honey, animal products, wood products, prepared foods, preserved foods, baked goods, beverages, meals, and other value-added or locally produced agricultural goods.

Sales may take place within the farm store, greenhouses, seasonal stands, harvest areas, event or dining areas, and other locations suited to the activity. U-pick, cut-your-own, select-your-own, and seasonal harvest opportunities may be offered for crops appropriate to direct visitor participation.

Food preparation and service may showcase farm products through tastings, demonstrations, classes, farm meals, baked or prepared goods, catered gatherings, retreats, and celebrations. The specific menu, service style, and relationship between farm and locally sourced ingredients may vary with availability and the nature of the occasion.

3.4 Agricultural Education and Visitor Experiences

Educational and participatory activities may interpret the farm’s crops, orchards, greenhouses, animals, water systems, irrigation, soil, renewable energy, agrivoltaics, food preparation, conservation practices, and agricultural history. Activities may include tours, classes, demonstrations, workshops, tastings, harvest participation, planting, animal encounters, and other hands-on farm experiences.

Programs may serve individuals, families, youth, school groups, community organizations, agricultural professionals, retreat participants, and other visitors. Some experiences may be informal and available during ordinary farm-store hours; others may be organized around a season, crop, instructor, group, event, or special agricultural activity.

3.5 Farm Gatherings, Retreats, and Celebrations

The requested use includes farm-centered gatherings such as workshops, meetings, classes, meals, retreats, reunions, celebrations, seasonal festivals, and community or educational events. These activities create additional opportunities for visitors to experience the farm and for agricultural products, spaces, knowledge, and rural character to generate value.

Gatherings may occur indoors or outdoors and may use farm-store, kitchen, greenhouse, orchard, pasture, garden, shaded, retreat, dining, teaching, or other compatible areas. The mix and location of activities may change as crops, facilities, weather, seasons, and farm needs change.

3.6 Limited Farm Stays

Limited overnight accommodations are included as part of the agritourism program. Farm stays may allow guests, families, students, instructors, volunteers, retreat participants, or other visitors to remain on the property while participating in agricultural, educational, restorative, or farm-centered experiences.

Accommodations may consist of small detached units, retreat lodging, rooms, or other forms suited to the farm setting. Their number, arrangement, character, and relationship to other farm uses may evolve with the agricultural and agritourism program.

3.7 Flexibility of the Agritourism Program

Agriculture is dynamic. A crop may be added or discontinued; a greenhouse may serve a different product; an animal area may move; a class may become seasonal; a harvest experience may depend upon weather; and a market opportunity may lead to a new farm product or visitor activity. The requested permit is intended to accommodate that normal evolution.

The uses described in this chapter and shown on Exhibit 6 are representative of the anticipated program. They may be introduced, modified, relocated, combined, suspended, discontinued, or supplemented as agricultural production, seasons, markets, visitor opportunities, and farm needs evolve. The exhibit does not establish fixed attendance, schedules, capacities, locations, dimensions, construction types, or development sequencing.

3.8 Proposed Uses and Activities Exhibit

Exhibit 6 summarizes the principal use families included in the request and shows their connection to active agriculture. It is a guide to the scope and character of the agritourism program, not a fixed operating schedule or development plan.

EXHIBIT 6

PROPOSED USES AND ACTIVITIES

Agricultural purpose, operating character, and anticipated visitor pattern

PROGRAM STANDARD

EVERY PROPOSED USE SUPPORTS, INTERPRETS, MARKETS, OR SUSTAINS THE WORKING FARM.

PROPOSED USE	AGRICULTURAL CONNECTION	TYPICAL LOCATION	OPERATING CHARACTER	VISITOR PATTERN
A. ACTIVE AGRICULTURAL PRODUCTION — PRIMARY AND CONTINUING USE				
Orchards, field crops, pasture & U-pick crops	Produces pecans, fruit, herbs, flowers, forage & seasonal crops	Orchards, pasture, crop fields and designated harvest areas	Routine farm work; seasonal harvest cycles	Farm operations daily; visitors seasonally
Greenhouses, mushrooms & controlled production	Year-round produce, flowers, microgreens & propagation	Greenhouse and controlled-environment production areas	Continuous production; guided access where appropriate	Workers routinely; small guided groups
Livestock, poultry, eggs & honey production	Animal husbandry and direct production of farm goods	Pasture, orchard rotations, coops and managed apiary areas	Daily care; controlled visitor contact and demonstrations	Farm operations daily; scheduled encounters
B. DIRECT FARM MARKETING AND PRODUCT-BASED FOOD SERVICE				
Farm store, seasonal sales & U-pick	Sells farm-grown and locally produced agricultural goods	Farm store, greenhouse and designated harvest areas	Regular retail hours plus seasonal harvest periods	Individuals and families; variable seasonal demand
Farm meals, prepared foods & value-added products	Creates additional markets for farm ingredients and products	Farm store, commercial kitchen and designated dining areas	Limited service, scheduled meals and event-related food service	Walk-in retail or reserved groups
C. AGRICULTURAL EDUCATION AND VISITOR EXPERIENCES				
Farm tours, classes & demonstrations	Interprets crops, water, energy, food systems and farm practices	Production areas, farm store, classroom and outdoor spaces	Guided, supervised and aligned with active farm operations	Individuals or small scheduled groups
Youth, school and community programs	Builds agricultural literacy and hands-on understanding	Designated teaching, garden, animal and gathering areas	Supervised programs with advance scheduling	Organized groups; scheduled attendance
D. FARM GATHERINGS, RETREATS AND LIMITED OVERNIGHT STAYS				
Workshops, retreats, events & celebrations	Farm-centered programming, meals, products and rural experience	Retreat/event building and designated outdoor gathering areas	Reservation-based; timed and managed to available capacity	Scheduled groups; periodic attendance
Limited farm stays & overnight retreats	Extends agricultural immersion, education and farm participation	Designated tiny farm-stay units and retreat accommodations	Reservation-based; part of the farm and retreat program	Limited overnight occupancy

OPERATING FRAMEWORK

- Agricultural production remains active independent of visitor attendance.
- Visitor activities may vary by schedule, location, staffing, season, farm conditions, and visitor demand.
- The uses shown do not establish fixed locations, capacities, schedules, or development sequencing.
- Final programming may vary with crops, seasons, markets, and demonstrated operational demand.

HOW TO READ THIS EXHIBIT

"Visitor pattern" describes the general operating form—not a fixed or guaranteed attendance level. Activities may be introduced, modified, combined, relocated, suspended, or discontinued as agricultural production, seasons, markets, farm needs, and visitor opportunities evolve.

3.9 Relationship to the Overall Farm Plan

Exhibit 5 identifies existing and representative future agricultural assets across the integrated property. Exhibit 6 identifies the range of uses that those and other farm areas may support. Together, they explain both the physical setting and the requested agritourism program while preserving the ability of the working farm to evolve.

Not every listed use will occur continuously, simultaneously, or at every location. Some will be routine, some seasonal, some occasional, and some may never be pursued. Their inclusion establishes the breadth of the requested agritourism use without converting possible future activities into commitments.

3.10 Conclusion

The proposed uses arise from and return value to a genuine agricultural operation. They create markets for farm products, invite public understanding of agriculture, support agricultural education, broaden the farm's economic base, and provide meaningful rural experiences within the setting of Allred Farm.

CHAPTER 4

OPERATIONS AND MANAGEMENT

A working farm whose public activities follow agriculture, seasons, and opportunity.

4.0 Introduction

This chapter describes the general operating character of the agricultural and agritourism uses included in the Special Use Permit request. Allred Farm is an active farm rather than a single-purpose attraction. Its daily pattern therefore includes agricultural production, animal care, irrigation, harvesting, processing, maintenance, direct marketing, education, hospitality, gatherings, and overnight farm stays in combinations that change over time.

The descriptions below explain how the program is expected to function without establishing fixed operating limits. Hours, staffing, activities, locations, and intensity may vary with seasons, weather, crops, animals, markets, scheduled programs, guest needs, and the practical requirements of the farm.

4.1 General Operating Pattern and Hours

The farm store and ordinary visitor-facing activities are generally expected to operate between 7:00 a.m. and 7:00 p.m. This is the anticipated regular operating pattern rather than an absolute restriction. Agricultural work, animal care, irrigation, harvesting, deliveries, food preparation, maintenance, lodging activity, scheduled gatherings, and other farm needs may occur outside those general hours.

Evenings are an important part of the intended farm experience. The cooler temperatures, sunsets, orchard and garden setting, lighting, meals, gatherings, retreats, and rural atmosphere make evening use especially suitable. Classes, meals, celebrations, workshops, retreats, and other scheduled activities may therefore continue into the evening when appropriate.

4.2 Seasonal and Variable Activity

The operating pattern will change throughout the year. Harvest periods, U-pick crops, greenhouse production, flowers, orchard work, livestock activities, farm-store offerings,

educational programs, outdoor gatherings, and visitor demand will not follow one uniform schedule. Some uses may be continuous, some seasonal, some periodic, and some offered only when a crop, instructor, group, occasion, or market opportunity supports them.

Individual activities may be added, changed, combined, relocated, suspended, or discontinued without changing the overall agricultural and agritourism character of the use. The farm may also respond to new crops, production methods, products, educational opportunities, and visitor interests as they develop.

4.3 Staffing and Management

Allred Farm is owner-operated by Dale and Katrina Allred. At present, the operation includes four full-time workers, including Dale and Katrina, and three part-time workers, some of whom are family members. Duties may include crop and animal care, irrigation, harvesting, greenhouse work, product preparation, sales, cleaning, maintenance, visitor assistance, food service, instruction, lodging support, and event or retreat activity.

Future staffing will be provided in the number needed for the work and activities occurring at the time. Staffing may include owners, family members, employees, instructors, agricultural specialists, food-service personnel, contractors, community volunteers, interns, or other persons suited to the activity. The requested use does not depend upon a fixed employee count or staffing ratio.

4.4 Products and Services

The farm may grow, raise, prepare, demonstrate, serve, and sell the agricultural products described in Chapter 3. Related services may include direct farm sales, U-pick and harvest opportunities, tours, classes, demonstrations, workshops, meals, food preparation, retreats, gatherings, celebrations, youth and community programs, and limited overnight stays.

Products and services may be offered separately or together. Their availability will reflect actual production, seasonal conditions, customer interest, scheduled programs, and farm capacity at the time rather than a fixed catalog of offerings.

4.5 Outdoor Activities

Outdoor activity is inherent to both farming and agritourism. Agricultural work may occur throughout the property, including in orchards, crop areas, pasture, greenhouses, animal areas, irrigation and energy systems, harvest areas, and agricultural support areas.

Visitor activities may include walking and guided tours, U-pick and harvest participation, classes, demonstrations, animal encounters, pony and cart activities, meals, picnics, workshops, retreats, celebrations, seasonal gatherings, rest and contemplation, and other farm-centered experiences. The location and form of outdoor activity may change with weather, crops, shade, seasons, agricultural work, and the needs of a particular program.

4.6 Outdoor Storage and Agricultural Support Areas

A working farm requires outdoor and sheltered storage for equipment, implements, vehicles, trailers, irrigation components, pipe, growing supplies, containers, feed, bedding, compostable materials, harvested products, wood and orchard materials, maintenance supplies, and other agricultural or agritourism support items.

Storage may occur in barns, sheds, greenhouses, service areas, screened areas, containers, covered areas, equipment yards, or other practical farm locations. Materials and equipment may be moved as operations change. This ordinary agricultural storage is part of the functioning farm and is not intended as unrelated commercial storage.

4.7 Overnight Stays and Daily Farm Life

Limited farm stays and overnight retreat accommodations may operate any day of the week. Overnight guests may participate in agricultural, educational, restorative, family, retreat, or farm-centered activities and may use appropriate indoor and outdoor areas throughout their stay.

Lodging naturally involves arrivals, departures, meals, quiet outdoor use, and guest movement outside ordinary farm-store hours. The scale and form of overnight activity may evolve as the farm program develops.

4.8 Sunday Character

Sunday will generally have no organized activity and a quieter, more reverent tone. Necessary agricultural work, animal care, irrigation, lodging, meals, informal guest use,

and appropriate farm experiences may continue. This weekly rhythm is part of the character the owners intend for the farm rather than a closure of the agricultural or hospitality operation.

4.9 Incremental Development

The agritourism program will develop incrementally as agricultural production, resources, markets, opportunities, and farm needs support it. There is no fixed construction schedule or required sequence of future assets. Some activities may begin using existing agricultural areas and facilities; others may be introduced, expanded, revised, or never pursued.

This incremental approach allows the farm to remain responsive without turning possible future improvements into commitments. The Special Use Permit is requested for the overall range of agritourism operations, not for a mandatory buildout program.

4.10 Operations and Management Exhibit

Exhibit 7 summarizes the principal operating characteristics described in this chapter. It is an informational overview of the expected program and does not establish maximum attendance, fixed hours, staffing ratios, or a development schedule.

EXHIBIT 7

OPERATIONS AND MANAGEMENT SUMMARY

A flexible operating pattern responsive to agricultural seasons, farm needs, and visitor opportunities

OPERATING PRINCIPLE
STAFFING, ACTIVITIES, AND SCHEDULES ADAPT TO THE WORKING FARM.

GENERAL OPERATING PATTERN

Farm store and visitor activities generally occur between **7:00 a.m. and 7:00 p.m.**

Evening programs may extend the farm experience and take advantage of the property's rural atmosphere and ambiance.

Hours may vary with season, activity, weather, farm conditions, and visitor demand.

STAFFING

The farm is presently operated by:

- **Four full-time** family members/employees
- **Three part-time** employees, including family

Additional family members, employees, contractors, or service providers may be used **as needed** for farm and visitor activities.

DAYS, EVENINGS, AND STAYS

Farm activities and overnight stays may occur **on any day of the week.**

Evenings are an important part of the anticipated farm experience.

Sunday activities will generally be limited, creating a quieter, more reverent farm setting.

HOW OPERATIONS MAY OCCUR

Products and services Farm goods and farm-centered visitor offerings	Production, direct sales, prepared foods, tours, classes, demonstrations, gatherings, retreats, farm meals, U-pick activities, animal encounters, and overnight farm experiences may be offered individually or in combination as crops, seasons, markets, and farm opportunities develop.
Outdoor activities An inherent part of the agricultural setting	Crop production, harvest, U-pick, tours, demonstrations, animal activities, meals, classes, celebrations, markets, recreation, and informal enjoyment of the farm may occur outdoors in appropriate areas throughout the property.
Outdoor storage Normal to a working farm	Agricultural equipment, implements, vehicles, materials, supplies, harvested products, containers, soil amendments, irrigation components, construction materials, and similar farm-related items may be stored outdoors where practical for agricultural and agritourism operations.
Incremental development No fixed construction schedule	Activities, structures, and supporting improvements may be introduced, modified, relocated, combined, expanded, suspended, or omitted in response to agricultural production, farm needs, available resources, market conditions, and demonstrated visitor opportunities.

FLEXIBLE MANAGEMENT FRAMEWORK

- The hours shown are general operating characteristics, not fixed daily opening or closing requirements.
- Staffing will be adjusted to the scale and character of the agricultural or visitor activity taking place.
- Activities may vary by day, season, weather, crop cycle, farm conditions, and visitor demand.
- This summary describes anticipated operations without establishing fixed capacities or schedules.

The farm will be staffed with as many people as are reasonably needed for the activities being conducted.

4.11 Management Approach

Management will remain closely connected to the owners and the agricultural operation. Activities will be organized according to the needs of the farm, the nature of the visitor experience, available personnel, and actual conditions. This permits the operation to remain personal, adaptable, and grounded in genuine farm life.

The farm's different functions are intended to reinforce one another: production supplies products and experiences; direct marketing returns value to production; education interprets the farm; meals and gatherings showcase the setting and its products; and farm stays allow a deeper encounter with agriculture and rural life.

4.12 Conclusion

Allred Farm will operate as a flexible, owner-led agricultural enterprise with agritourism activities integrated into its normal production, marketing, educational, hospitality, and seasonal rhythms.

The operating description is intentionally broad enough to accommodate the normal evolution of a working farm while clearly identifying the products, services, hours, staffing, outdoor activities, storage, lodging, and management character included in the requested use.

CHAPTER 5

ACCESS, TRAFFIC, PARKING, AND CITIZEN PARTICIPATION

Practical access for an evolving working farm and its visitors.

5.0 Introduction

This chapter describes how visitors, farm personnel, service vehicles, and agricultural equipment reach and move through Allred Farm. The property has existing access from McCrae Lane, existing areas suitable for present parking, and ample land on which circulation and parking can adapt as agricultural and agritourism activity develops.

The access arrangement is intended to remain practical and flexible. Exhibit 8 identifies the visitor access points, the separate agricultural and service access points, general parking areas, and internal connections. It explains the circulation concept without establishing fixed driveway geometry, parking-space counts, paving requirements, or permanent internal travel routes.

5.1 Roadway Setting

The farm lies at the northeast corner of McCrae Lane and Highway 80, also known locally as Patton Street. McCrae Lane runs north–south along the west side of the southern farm parcels, while Highway 80 runs east–west along the south. The farm's visitor entrances are from McCrae Lane; no new Highway 80 entrance is proposed as part of this request.

McCrae Lane provides direct local access to the farm and connects immediately with Highway 80. This setting permits visitors to leave the highway and enter the property from the local road rather than requiring a new direct-access connection from Highway 80.

5.2 Existing McCrae Lane Access

Two visitor access points from McCrae Lane serve the southern portion of the property. The southern access is located slightly north of the Highway 80 corner. It is an existing McCrae Lane entrance and is usable, although an existing SSVEC power pole near the entrance presently makes the opening tighter than ideal.

A second entrance is located approximately 170 feet north of the southern entrance. It is wider and presently functions as both an entrance and an exit. This northern access can continue serving ordinary farm and visitor movement under the current arrangement.

Two additional entrances from McCrae Lane provide agricultural, equipment, and service access to the farm. These are working-farm access points rather than public visitor entrances. Their availability allows agricultural traffic to use routes suited to farm operations without directing public traffic through those entrances.

5.3 Evolving Entrance and Exit Pattern

The anticipated long-term circulation pattern is to use the southern McCrae entrance principally for arriving visitors and the wider northern McCrae access principally for departing visitors. This simple directional pattern would support convenient movement through the future principal visitor area on the corner parcel.

The existing power pole may be relocated in the future if doing so becomes useful, but relocation is not necessary to establish access for the requested agritourism use and is not a condition of this application. Both McCrae access points remain available to function according to actual farm and visitor needs.

5.4 Present Parking

Present visitor parking is available in front of the existing 38-by-42-foot farm store. Additional parking is available near the farmhouse, which can serve as the temporary retreat location. These existing areas allow current farm-store, farmhouse, retreat, and visitor activity to occur without relying upon the future principal parking area.

Parking may be organized within suitable farm areas according to the activity occurring at the time. The amount and location used on a particular day may vary with the number and type of visitors, agricultural work, weather, ground conditions, and the destination being served.

5.5 Future Principal Visitor Parking

The corner parcel is intended to become the principal visitor-arrival area as the program develops. The future retreat and farm-store area, commercial kitchen, shaded outdoor restaurant setting, large pine tree, and lower reservoir are located or anticipated within this general area. The parcel provides room for a substantial visitor-parking area close to these destinations and to both McCrae access points.

Exhibit 8 shows the general parking opportunity rather than a final parking layout. Parking may be arranged, enlarged, reduced, divided, relocated, or used in combination with other suitable areas as the farm and its visitor activities evolve.

5.6 Internal Circulation

Internal movement will use existing farm drives, lanes, and open travel areas, supplemented or adjusted as needed. Shady Lane provides the connection toward the farmhouse and temporary retreat. From the southern visitor area, the lane passes on the west side of the existing store and continues north toward the farmhouse. It does not run through the middle of the pecan orchard.

Visitors may move among the farm store, greenhouse and production areas, retreat settings, farmhouse, farm-stay areas, and other destinations by vehicle, farm cart, or on foot as appropriate. Agricultural equipment and service vehicles will continue to use practical routes suited to the work being performed.

5.7 Traffic Characteristics

Traffic generated by the farm will vary rather than occur at one continuous intensity. Ordinary activity will include farm owners and workers, farm-store customers, suppliers, deliveries, service vehicles, small groups, retreat guests, and visitors arriving for particular agricultural or agritourism activities.

Busier periods may occur for harvests, U-pick opportunities, scheduled meals, classes, gatherings, celebrations, or seasonal programs. Other days and seasons may be quiet. Arrivals and departures may be distributed among ordinary farm hours, scheduled activity times, evenings, and overnight stays rather than concentrated into a single daily peak.

The direct connection from McCrae Lane to Highway 80, the availability of two McCrae access points, and the amount of land available for on-site parking and circulation provide a practical setting for this variable pattern.

5.8 Agricultural, Service, and Emergency Movement

The access and circulation system must continue serving normal agricultural functions, including tractors, implements, trailers, deliveries, maintenance vehicles, harvest movement, and animal or crop support. These uses may share internal routes with visitor traffic or use separate practical paths depending upon the activity and conditions.

The two visitor entrances, the two additional agricultural and service entrances from McCrae Lane, and the property's interconnected farm lanes provide practical access suited

to different activities. Internal routes and open areas can also accommodate service and emergency movement according to the location and circumstances involved.

5.9 Access, Parking, and Circulation Exhibit

Exhibit 8 depicts the access, parking, and circulation relationships described in this chapter. The arrows and shaded areas identify general functions and connections; they do not establish surveyed alignments, engineered dimensions, fixed parking boundaries, or an obligatory traffic pattern.

5.10 Citizen Participation and Neighbor Information

The County's citizen-participation and public-notice process provides surrounding property owners and interested citizens an opportunity to receive information about the request and offer comments. The applicant's notice, contact, and participation records will accompany the application materials as applicable.

The application and its exhibits are intended to give neighbors a clear understanding of the requested use: continued agriculture together with a broad range of farm-connected visitor, educational, direct-marketing, hospitality, and overnight activities. The request does not change the working-farm foundation described throughout this package.

Questions or concerns raised through the participation process can be addressed on their facts. The purpose of citizen participation is to inform the County's review and clarify the proposal; it does not require the application to define every future agricultural improvement, activity, or internal operating decision.

5.11 Conclusion

Allred Farm has direct access from McCrae Lane, two visitor access points, two additional agricultural and service access points, existing parking for present operations, internal farm connections, and ample room for parking and circulation to adapt over time.

The arrangement shown in Exhibit 8 supports present use and explains how access may function as the agritourism program develops, while preserving the flexibility appropriate to a working agricultural property.

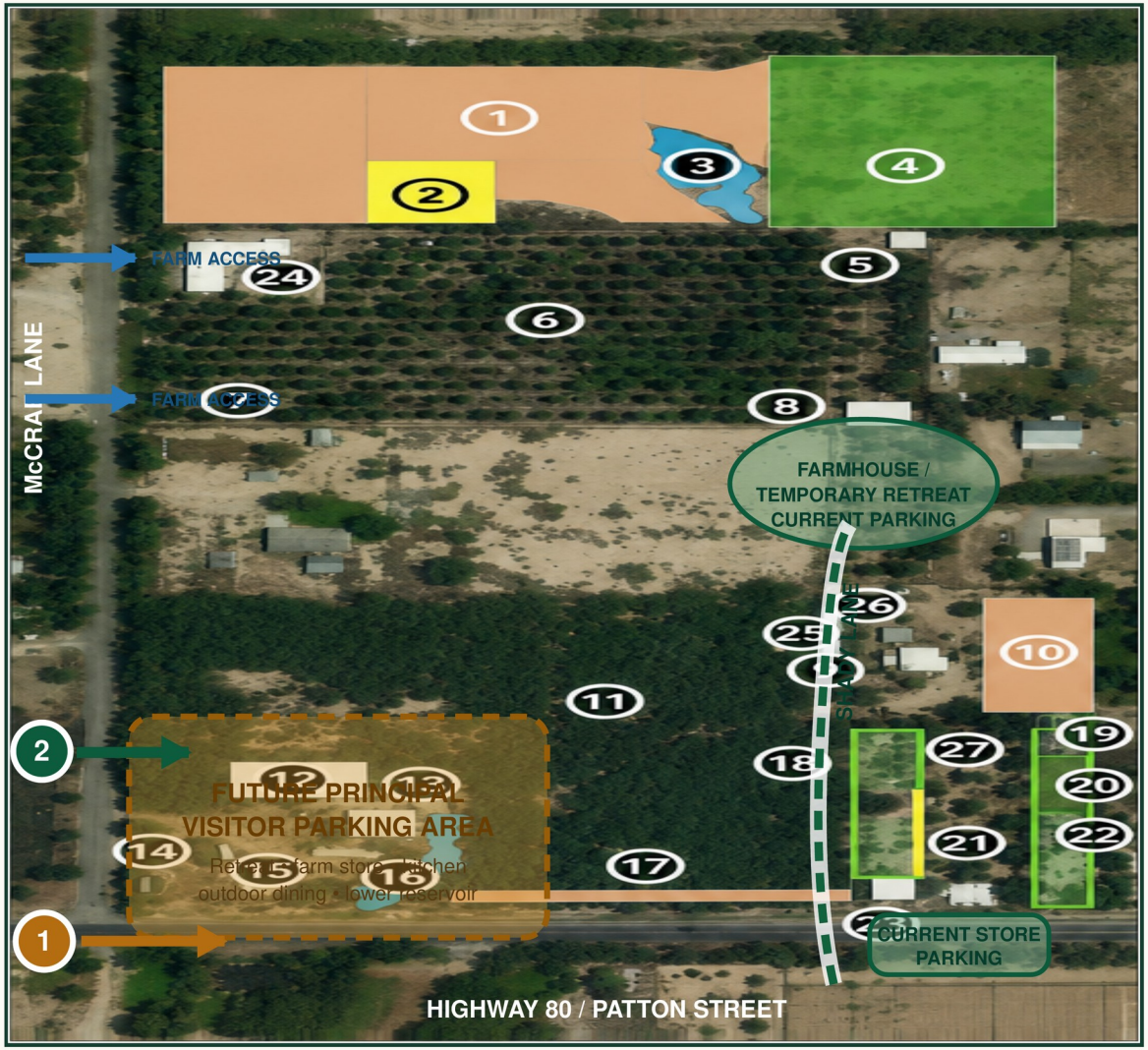
ALLRED FARM

SPECIAL USE PERMIT APPLICATION

EXHIBIT 8

ACCESS, PARKING, AND INTERNAL CIRCULATION

Saint David, Cochise County, Arizona



ACCESS AND CIRCULATION

1 South McCrae Entrance

Existing visitor access from McCrae Lane, slightly north of Highway 80. The existing SSVEC power pole makes this access tighter than ideal.

2 North McCrae Entrance

Existing wide two-way entrance approximately 170 feet north of the corner. It presently serves both entering and exiting traffic and may become the principal exit over time.

AGRICULTURAL ACCESS

Two additional McCrae entrances serve farm, equipment, and service access. They are not identified as public visitor entrances.

CURRENT PARKING

- In front of the existing 38 × 42 ft farm store
- At and near the farmhouse, which serves as the temporary retreat
- Connected by Shady Lane on the west side of the existing store

FUTURE PARKING EMPHASIS

The corner parcel provides the general area for principal visitor parking serving the future retreat, farm store, kitchen, outdoor dining, and lower-reservoir area.

GENERAL CIRCULATION CONCEPT

Routes and parking may evolve with farm needs.

Prepared for:
COCHISE COUNTY PLANNING DEPARTMENT

Prepared by: AES INTERNATIONAL PLLC
Dale H. Allred, PE 75344

Date: July 23, 2026
Source: Cochise County GIS

CHAPTER 6

WATER, RESOURCE STEWARDSHIP, AND COMPATIBILITY

Agritourism integrated with the resources and character of an established working farm.

6.0 Introduction

This chapter addresses the resource and compatibility subjects associated with the requested agritourism use. Allred Farm is an established agricultural property with existing wells, irrigation, orchards, greenhouse production, pasture, native vegetation, renewable energy, farm roads, buildings, and residences. Agritourism will occur within that working-farm setting rather than replacing it with a separate urban or industrial use.

The conditions described here are general characteristics of the property and the requested use. They do not prescribe one permanent operating method or require particular future improvements. Farm management will continue to respond to crops, seasons, weather, animals, visitors, available technology, and the practical needs of the operation.

6.1 Existing Water Supply

The farm is served by registered wells and an established pressurized irrigation network described in Chapter 2. The principal well, Arizona Well Registration No. 55-623460, is located on parcel 120-15-009B and has reported production capacity of approximately 800 gallons per minute. Additional registered wells, pumps, filtration, mainlines, controls, reservoirs, and distribution facilities form or may become part of the integrated farm-water system.

Agricultural production is and will remain the dominant water use. The system already serves mature pecan orchards, pasture, greenhouse and crop production, poultry, and related farm needs. Visitor-related demand will arise principally from drinking water, restrooms, food preparation, cleaning, limited lodging, landscape use, and the incidental needs of farm activities open to the public.

6.2 Water Demand and Capacity

Water demand will vary with the crops being grown, seasonal irrigation requirements, weather, the activities offered, and the number of employees and visitors present. Because the agritourism program will develop incrementally and does not have a fixed buildout schedule, a single ultimate daily-demand figure would imply a precision that the application does not support.

The requested visitor uses are supported by the existing agricultural water system and will be introduced in relation to the facilities and production then operating. Domestic and hospitality demand is expected to remain small relative to agricultural irrigation demand. This application therefore identifies the available water resources and the nature of anticipated uses without committing the farm to a fixed visitor count, crop plan, or ultimate water-demand figure.

6.3 Water Conservation and Beneficial Use

Water stewardship is already embedded in the agricultural operation. Existing practices and systems include pressurized distribution, precision orchard irrigation, automated subsurface drip irrigation, greenhouse water delivery, filtration, controls, and solar-powered pumping. Crop selection, irrigation timing, recirculating production, soil and substrate management, reservoirs, and other efficient practices may be used or adjusted as the farm develops.

Agrivoltaic production can provide crop and soil shading while generating energy on the same land. Greenhouse and controlled-environment systems permit water to be applied closely to crop requirements. These measures support productive use of water without requiring one technology or irrigation method for every crop or future activity.

6.4 Wastewater and Reuse

Wastewater and sanitation will correspond to the facilities and activities actually operating. Chapter 2 describes the long-term concept of treatment serving the north and south portions of the property, with treated water beneficially reused for agricultural irrigation. Existing facilities may continue to serve uses within their practical capacity, and additional treatment may be introduced as actual demand develops.

The purpose of the reuse concept is to retain water as a productive farm resource rather than treat it solely as waste. The SUP request does not depend upon one fixed treatment configuration, capacity, location, or construction sequence.

6.5 Noise and Vibration

The existing sound environment is that of a working farm and rural transportation corridor. Ordinary sounds may include pumps, fans, tractors, tools, vehicles, deliveries, animal care, harvest and maintenance activity, customers, meals, instruction, music, and periodic gatherings. Highway 80 also contributes to the existing background environment.

Agritourism will add people and farm-centered activities, but it does not introduce a continuous industrial noise or vibration source. Activity will vary by season and occasion, and substantial portions of the property will continue as orchards, fields, pasture, mesquite woodland, and open agricultural land.

6.6 Odor

Agricultural odors may arise from soil, crops, irrigation, compostable material, livestock or poultry, feed, harvested products, wood, and ordinary farm maintenance. Food preparation and meals may also produce customary cooking odors. These are components of agricultural production and hospitality rather than an unrelated industrial odor source.

6.7 Dust

Unpaved travel, cultivation, wind, harvest, material handling, and equipment movement are normal rural agricultural conditions. Visitor movement will generally use established entrances, lanes, parking areas, and destinations. The amount of dust will vary with weather, ground conditions, agricultural work, and traffic rather than remain at one constant level.

6.8 Pests and Vectors

Pest and vector management is already part of operating the farm. Crops, animals, stored products, water, food handling, buildings, and landscaped areas each require practical observation and management. Agritourism relies upon that same farm management to protect production, products, workers, guests, and animals.

Methods may change with the crop, pest, season, weather, technology, and applicable agricultural practice. The SUP does not require a single prescribed pest-management system.

6.9 Materials, Equipment, and Storage

Fuel, fertilizers, crop inputs, cleaners, tools, equipment, feed, maintenance supplies, irrigation materials, food-service supplies, and other working materials are typical components of an agricultural property. Their presence supports farming, maintenance, food preparation, landscaping, and visitor activities and does not constitute an unrelated hazardous-materials or commercial-storage use.

As described in Chapter 4, storage may occur in practical indoor, outdoor, covered, screened, or service locations and may move as operations change. Materials will remain associated with the farm and its activities.

6.10 Vegetation, Open Land, and Rural Character

The property includes mature pecan orchards, irrigated pasture, crop and greenhouse areas, windbreak and shade trees, approximately five acres of mesquite woodland, reservoirs, and open agricultural land. These features provide production, shade, habitat, visual buffering, stormwater infiltration, and the physical setting for visitor experiences.

Agricultural use necessarily permits planting, pruning, harvesting, clearing, replacement, and reconfiguration of vegetation as farm needs change. At the same time, the mesquite woodland and other useful vegetation may be retained and integrated where they contribute to production, shade, habitat, safety, circulation, and the farm experience.

6.11 Compatibility with Surrounding Property

The requested activities are compatible with the property's established agricultural identity and rural setting. They arise from crops, animals, greenhouse production, orchard management, direct marketing, education, food, hospitality, retreats, and overnight encounters with farm life. Highway 80 frontage and direct access from McCrae Lane support visitor arrival while the property's acreage provides room for production, parking, circulation, and varied activity.

The proposal does not convert the farm to a conventional subdivision, shopping center, or industrial facility. Its purpose is to keep agriculture productive by connecting farming with customers, education, experiences, meals, gatherings, retreats, and limited farm stays. The agricultural landscape remains the organizing feature of the property.

6.12 Resource Stewardship and Compatibility Exhibit

Exhibit 9 summarizes the relationship between existing farm conditions and the requested agritourism use. It should be read with Chapter 2 and Exhibit 5, which provide the detailed property and agricultural-resource context.

6.13 Requested Approval

Allred Farm requests approval of the overall agritourism use described in this application: a flexible range of agricultural, educational, direct-marketing, food, hospitality, gathering, retreat, recreational, and limited overnight activities integrated with the continuing operation of the farm.

The improvements and activities shown or described are representative of the anticipated agritourism program. Their location, combination, form, and timing may evolve as agricultural production, visitor opportunities, and farm needs develop.

Exhibit 10, Application-to-Narrative Cross-Reference, identifies where each substantive item in the County application is addressed in this narrative and its supporting exhibits.

6.14 Conclusion

Allred Farm has the land, water, agricultural production, infrastructure, access, vegetation, renewable energy, and operating experience necessary to support authentic agritourism. The requested use is a compatible extension of the working farm and a means of preserving its productive agricultural identity.

ALLRED FARM

SPECIAL USE PERMIT APPLICATION

EXHIBIT 9

RESOURCE STEWARDSHIP AND COMPATIBILITY SUMMARY

Working-farm conditions and the general character of the requested agritourism uses

COMPATIBILITY PRINCIPLE

Agritourism remains integrated with the land, resources, activities, and operating character of the working farm.

TOPIC	EXISTING FARM AND PROPERTY CONDITION	AGRITOURISM RELATIONSHIP
WATER SUPPLY & CONSERVATION	Existing registered well, reservoirs, irrigation system, and solar-powered pumping support the established agricultural operation.	Efficient irrigation, recirculating production, crop-appropriate scheduling, and beneficial reuse may be used as farm needs and systems develop.
NOISE & VIBRATION	Existing sounds are those of a working farm: pumps, vehicles, tools, livestock, harvest, maintenance, customers, and ordinary gatherings.	Agritourism adds farm visits, instruction, meals, retreats, and periodic gatherings within the same rural agricultural setting.
ODOR	Agricultural odors may arise from soil, crops, compost, livestock, food preparation, irrigation, and other ordinary farm activities.	The requested uses do not introduce an industrial odor source; food, animals, and production remain components of the working-farm experience.
DUST	Unpaved travel, cultivation, wind, harvest, and equipment movement are existing rural and agricultural conditions.	Visitor movement is concentrated near established access routes, parking areas, production areas, and farm destinations.
PESTS & VECTORS	Pest and vector management is already part of crop production, animal care, water management, food handling, and property maintenance.	Agritourism relies on the same practical farm management used to protect crops, animals, products, workers, and visitors.
MATERIALS & STORAGE	Fuel, fertilizers, crop inputs, cleaners, tools, equipment, feed, and maintenance materials are typical components of an operating farm.	Materials and outdoor storage remain associated with agricultural production, maintenance, food service, landscaping, and visitor operations.
VEGETATION & LANDSCAPE	The property contains pecan orchards, pasture, mesquite, production areas, windbreak trees, reservoirs, and water-wise rural landscape.	The program uses the farm landscape as its setting; crops, shade, habitat, production, and visitor experience remain closely integrated.
SURROUNDING COMPATIBILITY	The site is an established working farm in a rural area with Highway 80 frontage and direct access from McCrae Lane.	The requested activities are farm-centered and expand public participation in agriculture without changing the property's agricultural identity.

PURPOSE OF EXHIBIT

This summary describes compatibility in general terms. Detailed physical resources and existing/future farm assets are shown in Chapter 2 and Exhibit 5.

EXHIBIT 10

APPLICATION-TO-NARRATIVE CROSS-REFERENCE

Allred Farm LLC - Cochise County Special Use Permit

References are to the 46-page *Allred Farm Cochise County SUP Complete Application Narrative*. This sheet supplements the concise answers typed into the County application.

Q.	Application subject	Concise response	Narrative reference	Exhibit / supporting reference
1	Reason for request	Integrated agritourism supporting a continuing working farm.	Ch. 1, §§1.0-1.12 (pp. 1-11)	Exhibits 1-2 (pp. 3, 6)
2	Existing structures and uses	Residences, store, greenhouses, orchards, pasture/crops, wells, irrigation, energy, roads, parking, storage, mesquite.	Ch. 2, §§2.2-2.12 (pp. 15-23)	Exhibits 3-5 (pp. 14, 16, 18-19)
3	Proposed structures and uses	Agricultural expansion, direct marketing, education, meals, gatherings, retreats, limited stays, support improvements.	Ch. 3, §§3.1-3.10 (pp. 25-30)	Exhibit 6 (p. 29)
4	Construction materials	Wood, metal, masonry, glass, polycarbonate, fabric, factory-built components, and other suitable rural/agricultural materials.	Ch. 4, §4.9 (p. 34)	Exhibit 7 (p. 35)
5	Phasing / 5a phases	Incremental development without a fixed sequence or mandatory buildout schedule.	Ch. 4, §4.9 (p. 34)	Exhibit 7 (p. 35)
6	Products and services	Farm/value-added products; sales, U-pick, tours, classes, meals, gatherings, retreats, limited stays.	Ch. 3, §§3.3-3.6 (pp. 26-27); Ch. 4, §4.4 (p. 32)	Exhibits 6-7 (pp. 29, 35)
7	Days and hours	Generally 7 a.m.-7 p.m.; evenings/lodging as appropriate; generally no organized Sunday activity.	Ch. 4, §§4.1, 4.7-4.8 (pp. 31, 33-34)	Exhibit 7 (p. 35)
8	Employees	Initially four full-time and three part-time; future staffing as needed.	Ch. 4, §4.3 (p. 32)	Exhibit 7 (p. 35)
9	Permanent legal access	Existing access from public McCrae Lane; no new Highway 80 entrance.	Ch. 5, §§5.1-5.3 (pp. 37-38)	Exhibit 8 (p. 41)
10	Traffic / 10a-10c	Variable farm and visitor traffic; busier periods may coincide with harvests and scheduled/seasonal activities.	Ch. 5, §5.7 (p. 39)	Exhibit 8 (p. 41)
11	Driveway cuts	No new public-road cuts; existing McCrae visitor and farm/service entrances remain.	Ch. 5, §§5.2-5.3 (pp. 37-38)	Exhibit 8 (p. 41)
12	Water source	Registered farm wells plus existing Saint David Domestic Water service; principal well 55-623460.	Ch. 2, §2.6 (p. 21); Ch. 6, §6.1 (p. 42)	Exhibit 5 (pp. 18-19); updated utility sheet
13	Water demand	Variable with crops, weather, activities, and incremental development; no false fixed ultimate demand.	Ch. 6, §6.2 (pp. 42-43)	Exhibit 9 (p. 46)
14	Water conservation/reuse	Precision irrigation, SDI, greenhouse controls/recirculation, reservoirs, shading, solar pumping, treated-water reuse.	Ch. 6, §§6.3-6.4 (p. 43)	Exhibit 9 (p. 46)
15	Citizen review / 15a-15b	Notices mailed July 21, 2026, using County list; responses received to date positive.	Ch. 5, §5.10 (p. 40)	Notice and response records
16	Outdoor activities	Farm work, tours, U-pick, classes, demonstrations, animals, pony/cart, meals, retreats, gatherings, rest.	Ch. 4, §4.5 (p. 33); Ch. 3 (pp. 25-30)	Exhibits 6-7 (pp. 29, 35)
17	Outdoor storage	Ordinary working-farm storage in practical indoor/outdoor/covered/screened/support areas.	Ch. 4, §4.6 (p. 33); Ch. 6, §6.9 (p. 44)	Exhibits 7, 9 (pp. 35, 46)
18	Noise and vibration	Ordinary variable farm/visitor sounds; no continuous industrial noise or vibration source.	Ch. 6, §6.5 (p. 43)	Exhibit 9 (p. 46)
19	Odors	Customary agricultural and food-preparation odors, not an unrelated industrial source.	Ch. 6, §6.6 (p. 44)	Exhibit 9 (p. 46)
20	Pests/vectors	Practical management according to pest, crop, season, food/feed, buildings, and conditions.	Ch. 6, §6.8 (p. 44)	Exhibit 9 (p. 46)
21	Dust	No continuous new source; variable rural dust associated with weather, travel, and farm work.	Ch. 6, §6.7 (p. 44)	Exhibit 9 (p. 46)
22	Hazardous/polluting materials	No hazardous material is present or anticipated; ordinary farm materials remain associated with farm operations.	Ch. 6, §6.9 (p. 44)	Exhibit 9 (p. 46)
23	Vegetation clearing/drainage	No specific clearing over one acre or drainage alteration proposed by the SUP.	Ch. 6, §6.10 (pp. 44-45)	Exhibit 9 (p. 46)

Prepared for:

COCHISE COUNTY PLANNING DEPARTMENT

Prepared by:



Dale H. Allred, PE AZ 75344

Date: July 24, 2026

Source: Final SUP Application Narrative



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MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Matthew Taylor, AICP, Planning Manager
FOR: Christine McLachlan, AICP, Director
SUBJECT: SU26-16 (St. David Agritourism)
DATE: September 9, 2026

Docket SU26-16 (St. David Agritourism)
A Special Use Authorization request to allow Agritourism.

I. Description of Subject Parcel and Surrounding Uses

Applicant: Allred Farm LLC c/o Dale Allred
Location: Patton Road/McRae Lane (St. David)
APN: 120-13-004C; 120-15-006D, 006H, 009B, 009C
Property Size: 23.2 acres
Zoning: R-36
Plan Designation: Neighborhood Conservation
Growth Area: C
Existing Use: Residential, Agriculture
Proposed Use: Agritourism

Surrounding Zoning and Uses

North	R-36	Residential, Agriculture
South	R-36	Residential
East	R-36	Residential
West	R-36	Residential, Church

II. Site History

- Mobile home and yard improvements, septic (1977, parcel 009C); mobile home yard improvements (1982, parcel 006D); single family residence, septic (1983, parcel 009B); wells on parcels 006D, 009B
- No active code compliance actions

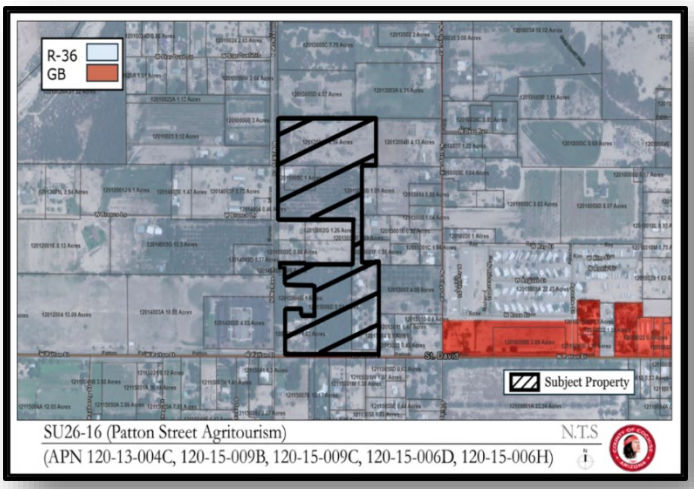
III. Special Use Authorization Request

The applicant requests a Special Use Authorization to allow Agritourism to integrate farm marketing, U-pick and harvest activities, agricultural education, tours and demonstrations, product-based food service, workshops, retreats, farm gatherings, celebrations, and overnight farm stays into an existing and operational farming use.

IV. Analysis of Impacts – Compliance with Special Use Factors

Special Use Authorizations may be granted to allow certain uses requiring additional review, ensuring they fit withing a zoning district's objectives and any established land use development patterns. The County will recommend a rezoning in those cases where a proposal includes more than two special use requests on one or more parcels unless they are closely related components of a single type of use. Because these uses can have unique characteristics and potentially significant impacts on adjacent properties, applicants should demonstrate mitigation strategies, or agree to implement mitigation strategies through special conditions, to reduce negative off-site impacts.

Section 2.48.160 of the Zoning Regulations identifies ten (10) factors the Planning and Zoning Commission considers when evaluating a special use request. These factors help determine whether the proposal supports or conflicts with County policies and planning goals, but no single factor automatically determines the outcome. A proposal may still be approved despite failing to meet an individual factor if it aligns with the broader goals of the Comprehensive Plan. Conversely, unusual circumstances or strong public opposition may lead to denial. The Commission weighs all factors together, recognizing that some may carry more importance than others depending on the proposal.



In summary, these factors determine the suitability of a special use request, whether to recommend approval, and to determine if conditions and/or modifications are needed to mitigate potentially negative impacts on surrounding properties. With the information provided, nine (9) factors apply to this Special Use request with applicable factors complying or partially complying.

1. Compliance with Duly Adopted Plans: Partially Complies

The project site is designated *Neighborhood Conservation* by the Comprehensive Plan and falls within *Growth Area C*. The property's R-36 zoning is consistent with both Plan designations. Establishment criteria for *Neighborhood Conservation* is as follows:

- *The area to be designated is a developed residential neighborhood that warrants protection from non-residential uses; or,*
- *The area is an approved subdivision for which all the improvements are in place and constructed to minimum County standards.*

The Plan's *Neighborhood Conservation* designation identifies an area as having an established, primarily residential character that needs special rezoning protections to maintain land use character that generally occurs on parcels one acre of less. Parcels in this area range from less than one acre to ten acres or more with established residential uses, being created over the course of several years by a series of minor land divisions by multiple land owners. *Growth Area C* is applied to less populated rural communities like St. David, characterized by slow rates of growth with clusters of residential and non-residential development where non-residential uses are intended to serve the local community. While Agritourism is allowed by right in Rural zoning districts, a special use is required when proposed in residential districts given the

commerce-related nature of some permitted activities (temporary lodging, farm tours, outdoor recreation, and retail).

The *St. David Area Plan*, adopted in 2005, serves to maintain St. David's "small scale, quiet, and rural lifestyle while sustaining a safe and stable community characterized by country lifestyles and neighborliness." The area plan specifically references rezoning and special use requests for commercial uses, limited neighborhood business uses in neighborhood conservation areas to "small scale, locally owned and operated neighborhood-serving businesses." Agritourism activities would be available to local residents and groups but would also be marketed to those living outside the area as a recreational, educational, and commercial activity.

2. Compliance with the Zoning District Purpose: Partially Complies
Residential zoning districts are established for the following purposes:

- *To provide an area for families living at a variety of low to medium densities.*
- *To provide an area where single-household dwellings, rehabilitated mobile homes, and manufactured homes can co-exist.*

All R districts facilitate residential development and, like all other rural and residential districts, have multiple districts based on minimum site area: R-9, R-18, and R-36 (in square feet). These districts also allow non-residential uses provided they comply with applicable site development standards of the district and include:

- *Churches or places of religious worship*
- *Civic, social, fraternal, or business associations (approved by the subdivision process for residents/guests)*
- *Community gardens*
- *Emergency vehicle stations*
- *Mobile, manufactured, and recreational vehicle parks*
- *Residential care homes (maximum 6 residents)*
- *Commercial riding stables (approved by the subdivision process for residents/guests)*
- *Utility installations (excluding electric generation, sewage treatment, landfills, incinerators)*

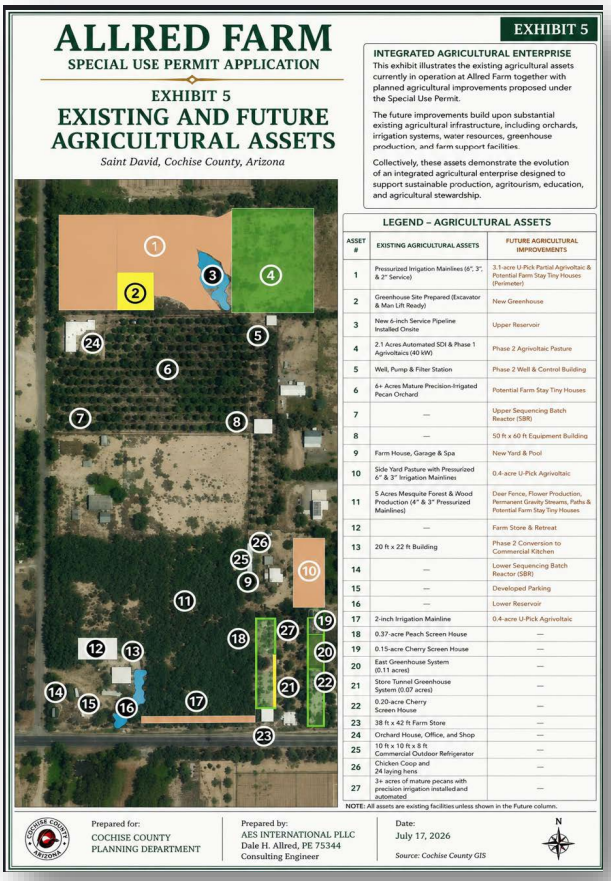
Numerous non-residential land uses are allowed in Residential districts with special use approval either as a standalone use or in conjunction with an established principal use, including personal and professional services, day care facilities, farmers markets, grocery stores, health clinics, mini-warehouses, recreational facilities, and veterinary clinics/animal hospitals. Agritourism specifically requires special use approval as development in R districts is typically low density residential and some allowed commerce-related uses may not be appropriate, especially if these uses are proposed within an established residential area.

3. Development Along Major Streets: Complies
This factor encourages reduction in the number of access points along major thoroughfares, arterial streets, and county collector roads by using frontage roads, shared access, no access easements, and other measures. The project site has primary access along Highway 80, a Rural Arterial under Arizona Department of Transportation (ADOT) jurisdiction. The applicant proposes additional access from McRae Lane, a County-maintained major access local road, which requires a County right-of-way (ROW) permit and possible compliance with commercial standards.

4. Traffic Circulation: Complies
This Special Use Authorization factor stipulates:

1. The request is consistent with the preservation of the functions of surrounding streets as defined in the County Comprehensive Plan.
2. The request does not result in the use of any residential street for non-residential traffic.
3. Consideration of future circulation needs in the surrounding area has been considered through right-of-way dedication and off-site improvements if warranted.

The property takes access from Highway 80 which is under ADOT jurisdiction with secondary access proposed along McRae Lane, a local road. Traffic associated with the proposed Agritourism operation is unlikely to generate enough traffic to require any off-site improvements but the project will be further evaluated at permitting. The proposed use does not jeopardize existing street classifications though proposed access from McRae Lane will result in increased trips along this street, which is limited to residential traffic except for traffic to and from the church at the northwest corner of Highway 80 and McRae Lane. Future driveways along McRae Lane are subject to minimum distance criteria from Highway 80 and, provided the new entry complies with applicable standards, a County ROW permit is required.



5. Adequate Services and Infrastructure: Complies
The site is developed with numerous structures and existing infrastructure, including private farm and domestic wells and septic system. The site has power provided by Sulphur Springs Valley Electric Cooperative (SSVEC) and supplemented by on-site solar and is located within the St. David Fire District with the nearest fire station located about 1.5 miles to the east.

6. Significant Site Development Standards: Partially Complies
R-36 zoning has numerous development standards such as building size and height, lot coverage, and setbacks (*Section 2.18 of the Zoning Regulations*) though *Growth Area C* requires modest improvements with respect to development standards. An approved agricultural exemption would allow some structures used for agricultural purposes to be built without County-issued building permits.

7. Public Input: Complies
Section 2.48.160 of the Zoning Regulations states, "If public concerns have been raised, it is fair to ask if the applicant has made a reasonable effort to address these concerns through the Citizen Review Process." The applicant mailed notices to property owners within 750' on July 21, 2026.

8. Hazardous Materials: Complies

Hazardous materials are not proposed though agriculture operations commonly use herbicides, pesticides, and fertilizers. There are several occupied residential structures within the 750' notification boundary.

9. Off-Site Impacts: Partially Complies

This factor is intended to ensure adequate measures are taken to mitigate off-site impacts such as noise, outdoor lighting, odors, smoke, traffic, and dust. See also Section 6 (Significant Site Development Standards):

- Noise: The applicant anticipates Agritourism activities six days per week excluding Sundays. Noise is likely generated by existing agricultural activities and could increase with implementation of other uses such as guest lodging, educational tours, and workshops/retreats/gatherings.
- Lighting: New outdoor lighting is not proposed but any new exterior lighting is subject to Article 2.45 (Outdoor Lighting) of the Zoning Regulations.
- Odors and Smoke: Agricultural uses can generate odors depending on the herbicides, pesticides, and types of fertilizers used. There are several small properties with single family residences that could be impacted by continued agricultural activities on the property but the area has a historic presence in this community.
- Parking: The project site is located within Growth Area C, which requires a chip-sealed surface for driveway and parking areas.
- Landscaping: Growth Area C does not require landscaping.
- Traffic: Applicant information does not suggest traffic levels requiring a traffic statement or off-site improvements. If the special use is approved, a change of use permit is required where potential site improvements will again be evaluated. Staff has not received comments from ADOT indicating improvements to the existing Highway 80 driveway will be required.



10. Water Conservation: Complies

County water conservation requirements apply to non-residential uses and properties. Section 2.51.170 of the zoning regulations requires water saving strategies such as low-flow fixtures, and applicable water conservation regulations and policies identified in the zoning regulations and comprehensive plan are typically identified at permitting. The subject property has multiple existing farm and domestic wells.

V. Public Comment

Staff mailed notices to property owners within 750', published legal notice, and posted the property August 18-23, 2026.

VI. Waivers

The applicant has not requested any waivers from applicable development standards.

VII. Summary and Conclusion

The applicant requests special use authorization to allow Agritouism which is a commercial activity closely related to the existing agricultural use of the parcels. Agritourism is allowed in Rural zoning districts but requires Special Use Approval in Residential zoning districts. As submitted, the special use request complies or partially complies with applicable factors identified in the Zoning Regulations to evaluate special use authorization requests.



Factors in Favor of Approval

1. Complies with applicable factors.
2. Primary site access is from an existing driveway along Highway 80.
3. Promotes agriculture and supports the local economy.

Factors Against Approval

1. Neighborhood Conservation land use designation.
2. Established residential development pattern.
3. Secondary access is proposed from McRae Lane, which functions as a local road.
4. Opposition from nearby property owners.

VIII. Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU26-16 to allow Agritouism with the following conditions:

1. Applicant/property owner must obtain Agriculture Exemption and Change of Use permits from the County.
2. All parking shall be provided for onsite and shall not occur along any road or right-of-way.
3. Except for guest lodging, agritourism activities shall be limited to daylight hours Monday through Saturday.
4. Quiet hours for overnight lodging shall be observed between 10pm and 6am.
5. Outdoor amplified sound or music is not permitted.
6. Within 30 days of approval of the Special Use, the applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. Prior to operation of the Special Use, the applicant shall apply for a building/use permit for the project within 12 months of approval. The building/use permit shall include a site plan in substantial conformance with the approved special use concept plan, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 18 months of approval or within time limits specified by the Planning and Zoning Commission.
7. It is the applicant's responsibility to obtain any additional permits, or meet any additional Conditions, that

may apply to the proposed use pursuant to other federal, state, or local laws or regulations.

8. Any changes to the approved Special Use will be considered a Modification to this Special Use and may require re-hearing before the Planning and Zoning Commission.