Taylor, Matthew

From: noreply@civicplus.com
Sent: Wednesday, October 28, 2026 3:26 PM
To: McLachlan, Christine; Taylor, Matthew; Larsala, Sharon
Subject: Online Form Submittal: Public Hearings - Public Comment Form

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number	SUA26-03 (St. David Agritourism Appeal)
Select one of the following:	Yes, I support this request
Explanation	I do not support this event. The traffic that will possibly come to this event. There is barely any parking at the site in question. Which could pose problems as they could end up blocking our driveway or to much traffic could lead to vehicle accidents.
Name	John Berliew
Email Address	berliewjohn69@gmail.com
Address	527 W. Patton St
City	Saint David
State	AZ
Zip Code	85630
Phone Number	*Field not completed.*
Your Tax Parcel Number	121-15-001L7
How did you learn about this public hearing? (Select all that apply.)	Mailed notice from Cochise County
File Upload	*Field not completed.*
Electronic Signature Agreement	I agree.
Electronic Signature	John G Berliew

Your comments will be made available to the public board responsible for reviewing them. Submission of this form or any other correspondence becomes part of the public record and is available for review by the Applicant or other members of the public.

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This E-mail is from an EXTERNAL address. DO NOT click on links or open attachments unless you trust the sender and know the content is safe. If you suspect this message to be phishing, please report it using the Phish Alert Button at the top of the email, or forward to cochise.az.gov@missedspam.com or contact IT support at 520-432-8301.

DOCKET SUA26-03: SPECIAL USE APPEAL (SU26-16 – ST. DAVID AGRITOURISM)

____ YES, I SUPPORT THIS APPEAL (please state your reasons below)

X NO, I DO NOT SUPPORT THIS APPEAL (please state your reasons below)
We need the Business opportunities for the Town of St. David along Hwy. 80. Also feel what is needed is a left turn Lane for Hwy 80 turning onto Sibley Rd and the Business area. to address the traffic issues.

PRINT NAME(S): Michael Butler

SIGNATURE(S): Michael R. Butler

YOUR TAX PARCEL NUMBER: 120-15-01001 (eight-digit identification number found on your property tax statement)

Your comments will be made available to the Board of Supervisors prior to the public hearing if received no later than noon on November 3, 2026. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public.

RETURN COMMENTS TO:

Matthew Taylor, Case Planner
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
mtaylor@cochise.az.gov

Scan the QR code to the right to submit comments online.

SCAN ME

DOCKET SUA26-03: SPECIAL USE APPEAL (SU26-16 – ST. DAVID AGRITOURISM)

X YES, I SUPPORT THIS APPEAL (please state your reasons below)
I AM OPPOSED TO THE AGROTOURISM PROPOSAL. I DO NOT FEEL IT IS WELL THOUGHT OUT AND THERE ARE TOO MANY UNANSWERED QUESTIONS THAT IF IT IS IMPLEMENTED CHANGES CAN BE MADE THAT ARE NOT PART OF THE ORIGINAL PROPOSAL. SEEMS TO ME IT IS A TRAIN WRECK READY TO HAPPEN.

____ NO, I DO NOT SUPPORT THIS APPEAL (please state your reasons below)

PRINT NAME(S): BRETT CLERC

SIGNATURE(S): Brett Clerc

YOUR TAX PARCEL NUMBER: 120-14-00401 & 120-14-005F8 (eight-digit identification number found on your property tax statement)

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Matthew Taylor, Case Planner
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
mtaylor@cochise.az.gov

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SCAN ME

Taylor, Matthew

From: noreply@civicplus.com
Sent: Sunday, October 18, 2026 9:06 AM
To: McLachlan, Christine; Taylor, Matthew; Larsala, Sharon
Subject: Online Form Submittal: Public Hearings - Public Comment Form

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number	SUA26-03 (St. David Agritourism Appeal)
Select one of the following:	Yes, I support this request
Explanation	We live adjacent to Allred's pecan orchard and value the privacy, security, and quiet enjoyment of our home and property. The proposed agritourism use would bring visitors along or near our property line, creating direct visibility into our private space and introducing a rotating number of unknown or unvetted individuals. Increased foot traffic and the potential for trespassing beyond normal farm operations would negatively impact our safety and quality of life. For these reasons, we respectfully support this appeal.
Name	David M Daugherty
Email Address	dsdaugherty@cox.net
Address	446 West Grove Pond Lane
City	SAINT DAVID
State	AZ
Zip Code	85630
Phone Number	5203607423
Your Tax Parcel Number	12015001G
File Upload	*Field not completed.*
Electronic Signature Agreement	I agree.
Electronic Signature	David M Daugherty

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DOCKET SUA26-03: SPECIAL USE APPEAL (SU26-16 – ST. DAVID AGRITOURISM)

___ YES, I SUPPORT THIS APPEAL (please state your reasons below)

X NO, I DO NOT SUPPORT THIS APPEAL (please state your reasons below)

I believe Agritourism will be a benefit to our small community and will support other small businesses in our town.

PRINT NAME(S): Jacqueline Latham (Latham Trust)

SIGNATURE(S): Jacqueline Latham

YOUR TAX PARCEL NUMBER: 121-15-057 B3 (eight-digit identification number found on your property tax statement)

Please Deny this appeal!

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RETURN COMMENTS TO:

Matthew Taylor, Case Planner
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
mtaylor@cochise.az.gov

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SCAN ME

DOCKET SUA26-03: SPECIAL USE APPEAL (SU26-16 – ST. DAVID AGRITOURISM)

X YES, I SUPPORT THIS APPEAL (please state your reasons below)

___ NO, I DO NOT SUPPORT THIS APPEAL (please state your reasons below)

PRINT NAME(S): ERNEST PESQUEIRA Marla Pesqueira

SIGNATURE(S): [signature] [signature]

YOUR TAX PARCEL NUMBER: 121-15-001 (eight-digit identification number found on your property tax statement)

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RETURN COMMENTS TO:

Matthew Taylor, Case Planner
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
mtaylor@cochise.az.gov

Scan the QR code to the right to submit comments online.

SCAN ME

Docket SUA26-03: Special Use Appeal

(SU26-16 St. David Agritourism

Our Comments

October 28, 2026

Dear Cochise County Board of Supervisors

We would like to address our comments to the Cochise County Board of Supervisors for their review. Initially we did not see the special use permit an issue however, after seeing the increased volume of traffic using Highway 80 for the last several months going to and from Tombstone and Bisbee for tourism we feel there is too much traffic traveling along the area in question. The speed limit is 45 miles per hour which it appears that the tourists traveling along the highway don't follow. They go faster. Some of that area is shaded from the beautiful trees that St. David is known for and there is a designated deer crossing in our section of the highway. However our biggest concern is there will not be enough parking at the special use site which will require vehicle parking along Highway 80. This parking will block our view of pulling out of our driveway onto Highway 80. Sometimes it's difficult under normal conditions but with parked vehicles along the highway, shaded areas, and speeding traffic we are concerned of potential accidents.

Thank you for considering our concerns.

Sincerely yours,

Ernest Pesqueira Maria Pesqueira

Property ID: 121-15-001F6

DOCKET SUA26-03: SPECIAL USE APPEAL (SU26-16 – ST. DAVID AGRITOURISM)

X YES, I SUPPORT THIS APPEAL (please state your reasons below)
We live directly East of the allred property and have filed the appeal SUA26-03 (St. David Agritourism appeal - along with 11 other parties/neighbors who signed on to the appeal and object to the permit.

___ NO, I DO NOT SUPPORT THIS APPEAL (please state your reasons below)

PRINT NAME(S): Linas & Emily Regis

SIGNATURE(S): Emily Regis

YOUR TAX PARCEL NUMBER: 120-15-004 (eight-digit identification number found on your property tax statement)

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RETURN COMMENTS TO:

Matthew Taylor, Case Planner
Cochise County Development Services
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Bisbee, AZ 85603
mtaylor@cochise.az.gov

Scan the QR code to the right to submit comments online.

SCAN ME

Public Hearing Statement: Appeal of Planning & Zoning Commission Approval for Docket SU26-16 (St. David Agritourism)

Good morning/afternoon, Members of the Board of Supervisors.

My name is Emily Regis, residing at 444 West Patton Street in St. David. My husband Linas and I live directly east of the subject property, sharing a common fence line, where our home sits roughly 30 feet from the boundary. We have lived at this location for the past 30 years.

We do not oppose agriculture. We oppose approving an open-ended, commercial hospitality destination inside an established residential neighborhood without basic guardrails.

The Planning & Zoning Commission's September 9 approval of Docket SU26-16 grants a Special Use permit for an intentionally broad, evolving project with no fixed limits on lodging, attendance, traffic, or development sequencing. Of primary concern to all appellants is the applicant's proposal to install detached "farm-stay tiny houses" for overnight guests around the property.

I ask the Board to consider four critical factual, planning, and legal deficiencies in the approved record:

1. **The County's Own Planning Framework Mandates Protection for this Residential Setting:** County staff identified the property as R-36 Residential under a **Neighborhood Conservation** designation—a classification specifically designed to protect established residential neighborhoods from non-residential encroachment. Staff cited the St. David Area Plan's explicit objective to maintain a "small scale, quiet, and rural lifestyle". Staff also acknowledged that this agritourism venture will be marketed outside our community as a commercial recreation destination, and consequently rated the project as only **"Partially Complies"** with both adopted plans and the R-36 zoning purpose. This isn't just continued farming; it is an influx of commercial lodging, retreats, celebrations, and external traffic directly into a protected residential neighborhood.
2. **Complete Lack of Guardrails or Placement Limits on Overnight Lodging:** The approved permit sets no cap on the total number of tiny houses, no maximum overnight guest occupancy, no mapped location or envelope for these lodging units, and no required setbacks or buffer zones from adjoining residential fence lines. The applicant admits that locations and buildout sequences are undefined and incremental. Leaving the placement of transient lodging completely open-ended creates direct impacts—including light pollution, noise, loss of privacy, and outdoor guest activity—right up against our bedroom windows.
3. **Materially Incomplete Wastewater and Septic Record:** The application acknowledges that existing septic only serves current residential and farm-store uses. The proposed solution for future overnight guests, commercial kitchens, events, and retreats relies on conceptual north and south SBR wastewater systems. However, the record contains no final engineering design, no defined capacity, no approved disposal areas, and no designated 100% expansion areas as specifically required by the County's own Special Use application. The Commission authorized overnight lodging and event uses *before*

establishing maximum wastewater loads or verifying that the land can safely support the required septic infrastructure.

4. **Inconsistent Traffic Plans and Unverified Statutory "Agritourism" Status:** The application leaves passenger car and truck trip counts as "Variable," yet County staff concluded traffic complies without establishing a maximum traffic ceiling. Furthermore, while staff relied on Highway 80 as primary access, the applicant explicitly states routine visitor movement will occur via McRae Lane—a narrow, local residential road. Finally, under **A.R.S. § 3-111**, legal "agritourism" must occur on qualifying agricultural property and be directly related to a business whose *primary income* is derived from commercial agricultural production. The record before you contains no evidence establishing that this property meets that statutory primary-income requirement.

In an R-36 Residential zone designated Neighborhood Conservation, authorizing broad commercial lodging without defined capacity or infrastructure plans is arbitrary, premature, and contrary to the County's own planning policies.

We respectfully request that the Board of Supervisors **REVERSE and DENY Docket SU26-16**. At minimum, we request that you remove detached overnight tiny-house lodging from the Special Use permit and require full wastewater, traffic, and capacity plans before any remaining entitlement is considered.

Thank you for your time and consideration.

Emily Regis

Taylor, Matthew

From: noreply@civicplus.com
Sent: Wednesday, October 28, 2026 4:17 PM
To: McLachlan, Christine; Taylor, Matthew; Larsala, Sharon
Subject: Online Form Submittal: Public Hearings - Public Comment Form

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number	SUA26-03 (St. David Agritourism Appeal)
Select one of the following:	Yes, I support this request
Explanation	We agree with the appeal against the decision to grant special use authorization for Agritourism. The area in question should remain residential as it is too close to a church and existing homes. A Business should not trump and benefit at the expense of homeowners who purchased land and homes in an area zoned residential. We are also concerned in increased traffic congestion and the strain on public resources like water. There are plenty of areas outside the city limits that would make an excellent area for this business venture, but not in the middle of a small town community.
Name	Margaret Trejo
Email Address	trejo9@sbcglobal.net
Address	2833 , Bear Spring Trail
City	Austin
State	TX
Zip Code	78748
Phone Number	5124842896
Your Tax Parcel Number	12115039
How did you learn about this public hearing? (Select all that apply.)	Mailed notice from Cochise County
File Upload	*Field not completed.*

Electronic Signature Agreement	I agree.
Electronic Signature	Margaret Trejo

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