ALLRED FARM LLC

WRITTEN RESPONSE TO SPECIAL USE APPEAL

Docket SU26-16 | Cochise County Board of Supervisors

Board of Supervisors appeal hearing: November 9, 2026 • Submitted by Dale and Katrina Allred, Allred Farm LLC

Request to the Board

Allred Farm LLC respectfully requests that the Board affirm the Cochise County Planning and Zoning Commission's September 9, 2026 conditional approval of Docket SU26-16. The County's September 10, 2026 Notice of Action (Exhibit A) formally records the approval and eight conditions. The hearing record shows that the Commission addressed the matters central to the appeal—particularly overnight lodging, the proposed tiny houses, neighborhood impacts, wastewater, and access—before voting 7–2 in favor.

The applicant recognizes the concerns expressed by nearby residents and seeks a quiet, well-managed agricultural operation. The objective is to preserve and restore productive farmland, teach food-growing and self-reliance, and provide limited-purpose stays connected to farm education and personal renewal—not to establish a stand-alone hotel or entertainment venue.

The written approval: eight enforceable conditions

Exhibit A is the County's formal Notice of Action dated September 10, 2026. It identifies the five parcels covered by the special use (APNs 120-13-004C, 120-15-006D, 120-15-006H, 120-15-009B, and 120-15-009C) and lists eight conditions. Those conditions, not tentative oral suggestions, govern the approved special use.

Conditions 1–2: agricultural exemption/change-of-use permits and all parking on site, not on roads or rights-of-way. Conditions 3–5: daylight Monday–Saturday for agritourism activities except guest lodging; lodging quiet hours 10 p.m.–6 a.m.; no outdoor amplified sound or music. Condition 6: signed acceptance and waiver requirements and specified time limits for applying for and obtaining building/use permits with a site plan substantially conforming to the approved concept plan. Condition 7: all additional legally required permits and conditions. Condition 8: modifications to the approved special use may require rehearing.

The express exception for "guest lodging" in Condition 3, together with the specific quiet-hours rule in Condition 4, is direct written evidence that overnight stays were part of the approval. Conversely, Conditions 6–8 show why the approval cannot fairly be described as permission for unconstrained development.

1 The Commission specifically examined overnight lodging and tiny houses

This is the most important point in the appeal. The Commission did not simply approve a vague reference to lodging. Its questions began with the proposed location, accommodations, and purposes for overnight stays (meeting video 1:28:01–1:31:16). The applicant described modest tiny houses for participants in farm courses and work experiences and confirmed that this was a future phase, not an existing lodging operation.

Later, Commissioner Benedict pressed the applicant on the number of units, guest behavior, noise, and the possibility that an agricultural activity could evolve into hospitality (1:56:53–1:59:15). The applicant responded that lodging would be tied strictly to an agricultural experience, not offered independently to visitors seeking accommodation alone (1:57:19–1:57:37). When asked for a count, the applicant offered a tentative estimate of perhaps ten, expressly not a fixed construction plan (1:58:05–1:58:18).

The question of a numerical cap then received sustained discussion (2:01:07–2:07:38). Commissioner Benedict proposed setting a number; the applicant explained that demand, layout, and locations had not been determined. Commissioner Montgomery opposed choosing an arbitrary number without a developed plan or

supporting basis (2:03:52–2:04:59). Commissioners also explored restricting lodging to a parcel and heard the applicant's reasons for retaining flexibility among the mesquite and orchard areas (2:05:04–2:06:40).

County staff explained that the number of principal dwellings is dictated by underlying zoning, while any additional tiny-home restrictions associated with this proposal would be matters of the special use (2:07:04–2:07:38). The Commission approved without adding a numerical tiny-house cap. That was a deliberate result of discussion, not an overlooked question. It does NOT establish a right to construct an unlimited number of units: the approved concept plan, zoning classifications, permits, and Conditions 6–8 govern future proposals, and changes to the approved special use may require a new Commission hearing.

2 The proposal remains agricultural in purpose

The farm is an existing agricultural property with pecan production, irrigation, greenhouse facilities, and plans for additional year-round crop production. The applicant explained that rebuilding production and its market together is necessary for a viable small farm. Commissioner Benedict expressly recognized diversification through tours and value-added activities as a sensible strategy and identified agritourism as a strategy in the County Comprehensive Plan (1:56:36–1:56:53; 1:59:15–1:59:38).

Agricultural instruction is not incidental. The proposed activities include crop production, irrigation and water-management demonstrations, farm work experiences, food-growing education, and multi-day courses. Overnight accommodations would allow participants from outside the immediate area to attend courses and participate meaningfully. Peaceful reflection and personal renewal are compatible with that agricultural setting, but the applicant's stated operational commitment is that lodging remains tied to an organized farm experience.

The proposed irrigation reservoirs were also discussed explicitly: the applicant stated they are intended to balance solar-powered pumping and irrigation supply, not to provide swimming, fishing, or other recreational uses (1:45:02–1:46:12; 1:53:40–1:53:46).

3 Neighborhood compatibility and legitimate concerns

The applicant takes seriously concerns about noise, privacy, traffic, safety, property appearance, and the pace of development. Commissioners heard and discussed those concerns, including letters submitted in opposition (1:59:38–2:00:09; 2:14:33–2:16:39). Two commissioners voted against approval, and another expressed reservations about tiny-house numbers. Those concerns deserve a respectful response; they should not be characterized as having been ignored.

Noise and privacy

The official Notice of Action resolves the conditions precisely: Condition 3 limits agritourism activities, except guest lodging, to daylight hours Monday through Saturday; Condition 4 establishes overnight-lodging quiet hours of 10 p.m. to 6 a.m.; and Condition 5 prohibits outdoor amplified sound or music. These enforceable restrictions address important aspects of neighborhood compatibility. The applicant will not characterize the approval as authorizing general 7 a.m.–9 p.m. activities; that is not the wording of the County's formal action.

Access, parking, and road safety

The applicant described visitor access at the Highway 80/McCrae Lane corner, with no operational need for visitors to continue north on McCrae Lane through the residential neighborhood (1:25:10–1:27:08; 2:00:09–2:00:35). Condition 2 of the Notice of Action requires ALL parking on site, not along any road or right-of-way. This requirement applies independently of the final access design.

The Commission considered a proposed additional condition prohibiting McCrae Lane as an entry point. Discussion established that the corner parcel's actual entrance is from McCrae Lane and that the right-of-way/engineering process would address access details; the maker expressly withdrew the motion (2:11:20–

2:14:14). No such blanket access prohibition appears among the eight adopted conditions in Exhibit A. The applicant nevertheless commits to managing visitor circulation so traffic does not unnecessarily extend into the residential neighborhood, subject to County access review.

Appearance and stewardship

Commissioners questioned the applicant about deteriorated screenhouse materials, pruning debris, and pecan-tree condition (1:47:20–1:50:18). The applicant explained the restoration work and agricultural priorities, including keeping trees alive and preparing new greenhouse production. Restoration is ongoing; the applicant does not ask the Board to treat current appearance concerns as imaginary.

4 Wastewater infrastructure will precede lodging use

The applicant specifically proposed a centralized sequencing batch reactor (SBR) wastewater-treatment approach, with treated-water reuse contemplated, rather than relying on ordinary individual septic systems (1:31:16–1:32:06; 1:57:37–1:58:05). This was discussed during the hearing, including the need to construct infrastructure and comply with regulations.

The hearing record does not establish final SBR engineering plans, treatment capacity, effluent classification, or discharge/reuse authorizations. The applicant will seek the approvals applicable to the actual design before occupancy or reuse. Condition 7 expressly preserves all other federal, state, and local requirements. The SUP is not a wastewater construction or reuse permit; no claim is made that an SBR automatically produces water eligible for unrestricted reuse.

5 A phased project, subject to later approvals

The applicant identified orchard restoration and year-round greenhouse production as immediate priorities, with lodging as a possible future phase (1:41:31–1:42:17). The Notice of Action provides concrete controls: Condition 1 requires agricultural exemption and change-of-use permits; Condition 6 requires signed acceptance/waiver documents and a building/use permit application within the stated period, with substantial conformance to the approved concept plan; Condition 7 preserves other applicable permits and regulations; and Condition 8 provides that changes to the approved special use may require rehearing. Those requirements are material limits on future development.

The applicant requests that the Board distinguish authorization of the overall agricultural use from later site-specific approvals. Future plans must still demonstrate compliance with the zoning, access, wastewater, fire, building, and other requirements applicable to the actual facilities proposed. This position is not a request to waive those safeguards.

6 Neighbor outreach and good-faith commitments

Dale and Katrina Allred prepared and distributed personal invitations to neighbors in October 2026, offering to meet at their homes or on the farm, listen to concerns, and discuss practical protections for the neighborhood. Their companion neighbor statement identifies food security as the primary mission, a peaceful setting for learning and renewal, farm economic sustainability, and respectful neighbor relations. This outreach is an offer of dialogue; it is not presented as evidence that concerns have been resolved or withdrawn.

Allred Farm is willing to work constructively with County staff on practical implementation measures concerning parking, access, screening, lighting, quiet hours, wastewater, and phased construction, consistent with the scope of the approved use and applicable law.

7 Conclusion

The record reflects a substantive public hearing, express consideration of neighbors' objections, detailed examination of lodging and a possible numeric cap, withdrawal of a proposed access restriction, staff's recommendation for approval, and a recorded 7–2 vote. Exhibit A confirms that the resulting authorization is conditional, not open-ended. Allred Farm respectfully asks the Board to affirm Docket SU26-16 with the eight conditions documented in the County's September 10 Notice of Action and the further permitting protections those conditions preserve.

Respectfully submitted,

Dale and Katrina Allred
Allred Farm LLC
Saint David, Arizona

Exhibits and supporting materials

- Exhibit A — Cochise County Notice of Action, September 10, 2026 (four pages), documenting the eight conditions of approval.
- Exhibit B — Allred Farm neighbor outreach: "A conversation with our neighbors" and October 24, 2026 personal invitation letter.
- Exhibit C — Current farm photographs documenting orchard restoration, agricultural infrastructure, and greenhouse production (to be provided as a separate photo exhibit).

COCHISE COUNTY
Arizona

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

September 10, 2026

Allred Farm, LLC
c/o Dale Allred
510 W. Patton Street
Saint David, AZ 85630
dale5790@gmail.com
Sent via email only

RE: Docket SU26-16 (St. David Agritourism)

Mr. Allred,

As you are aware, on Wednesday, September 9, 2026, the Cochise County Planning and Zoning Commission **conditionally approved** your special use request to allow agritourism at 510 W. Patton Street and 15/35/37/59/145 N. McRae Lane in St. David (APNs 120-13-004C, 120-15-006D, 120-15-006H, 120-15-009B, and 120-15-009C). The Commission imposed the following conditions of approval:

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.*

Per the Cochise County Zoning Regulations, appeals of special use decisions made by the Planning and Zoning Commission during the September 9, 2026, meeting may be filed through September 24, 2026; consequently, the special use will take effect until September 25, 2026.

Please sign and notarize the attached conditions acceptance and diminution waiver forms and return the originals to me within 30 days for recording.

If you have any questions, contact me at (520) 432-9256 or mtaylor@cochise.az.gov.

Sincerely,

Matthew Taylor

Matthew Taylor
Planning Manager

ACCEPTANCE OF CONDITIONS

Docket No. SU26-16 (St. David Agritourism)

We, the undersigned, are the property owners and/or authorized agents for Docket SU26-16. Tax parcels 120-13-004C, 120-15-006D, 120-15-006H, 120-15-009B, and 120-15-009C are the subject properties identified in Docket SU26-16, a Special Use Authorization request to allow Agritourism. On September 9, 2026, the Cochise County Planning and Zoning Commission approved Docket SU26-16 subject to the following conditions of approval to which we agree to adhere:

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.

Print Name:_____ Signature:_____

Print Name:_____ Signature:_____

STATE of _____)

COUNTY of _____)

The foregoing instrument was acknowledged before me on _____,

2026, by _____.

_____
Notary Public

My commission expires:

_____

WAIVER FOR DIMINUTION OF VALUE
Docket No. SU26-16 (St. David Agritourism)

We, the undersigned, are the property owners and/or authorized agents for Docket SU26-16. Tax parcels 120-13-004C, 120-15-006D, 120-15-006H, 120-15-009B, and 120-15-009C are the subject properties identified in Docket SU26-16, a Special Use Authorization request to allow Agritourism. By signing this document, we waive any right to compensation for diminution in value pursuant to Arizona Revised Statutes §12-1134 that may now or in the future exist because of Docket SU26-16 approval.

Print Name:_____ Signature:_____

Print Name:_____ Signature:_____

STATE of _____)

COUNTY of _____)

The foregoing instrument was acknowledged before me on _____,

2026, by _____.

_____
Notary Public

My commission expires:

_____

ALLRED FARM

Saint David, Arizona

October 24, 2026

Dear Neighbor,

Katrina and I would like to personally reach out to you regarding the concerns that have been expressed about our plans for Allred Farm.

We recognize that our neighbors value the peace, privacy, and rural character of Saint David. We value those same things, and we certainly do not want our efforts to restore and develop the farm to become a source of unnecessary concern or conflict within our community.

Our vision for Allred Farm may be somewhat different from what you have understood from the Special Use application and public hearings. We are working to restore a productive agricultural operation that can also provide opportunities for education, wholesome family experiences, and peaceful retreats in a beautiful farm setting. Our intention is not to create an entertainment venue or disrupt the quiet character of our neighborhood.

We also understand that you may have specific concerns about traffic, privacy, overnight accommodations, or other aspects of our plans. Rather than make assumptions about those concerns, we would appreciate the opportunity to hear them directly from you.

Would you be willing to arrange a convenient time for Katrina and me to visit with you? We would be happy to come to your home, or welcome you to the farm if you would prefer. We are not asking you to make any commitments or change your position. We simply hope to understand one another better and explore whether we can address concerns in a way that respects everyone's interests.

Regardless of what happens with the appeal, we will continue to be neighbors. We believe a friendly, personal conversation is a much better foundation for that relationship than communicating only through public hearings and written objections.

We would sincerely appreciate the opportunity to visit with you.

Warm regards,

Dale and Katrina Allred

Allred Farm

Saint David, Arizona

Telephone: 435-571-1161 Email: katrinapetersen99@gmail.com

EXHIBIT C | ALLRED FARM

Existing farm facilities, agricultural operations, and property views



Farm store and greenhouse



Pecan orchard



Strawberries in hydroponic pipe



Farm tractor and orchard



Farmhouse



Highway frontage and farm landscape