

Docket SU25-32

Special Use Authorization for
Guest Lodging

Planning and Zoning Commission
February 11, 2026



Sample Motion

I move to approve Docket SU25-32 with conditions of approval recommended by staff, the factors in favor constituting the findings of fact.

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Applicant: Michael Dewsbury

Location: Middlemarch Road (Tombstone)
APN 121-51-031 (36 acres)

Zoning: RU-4

Plan Designation: Rural

Growth Area: D – Rural Areas

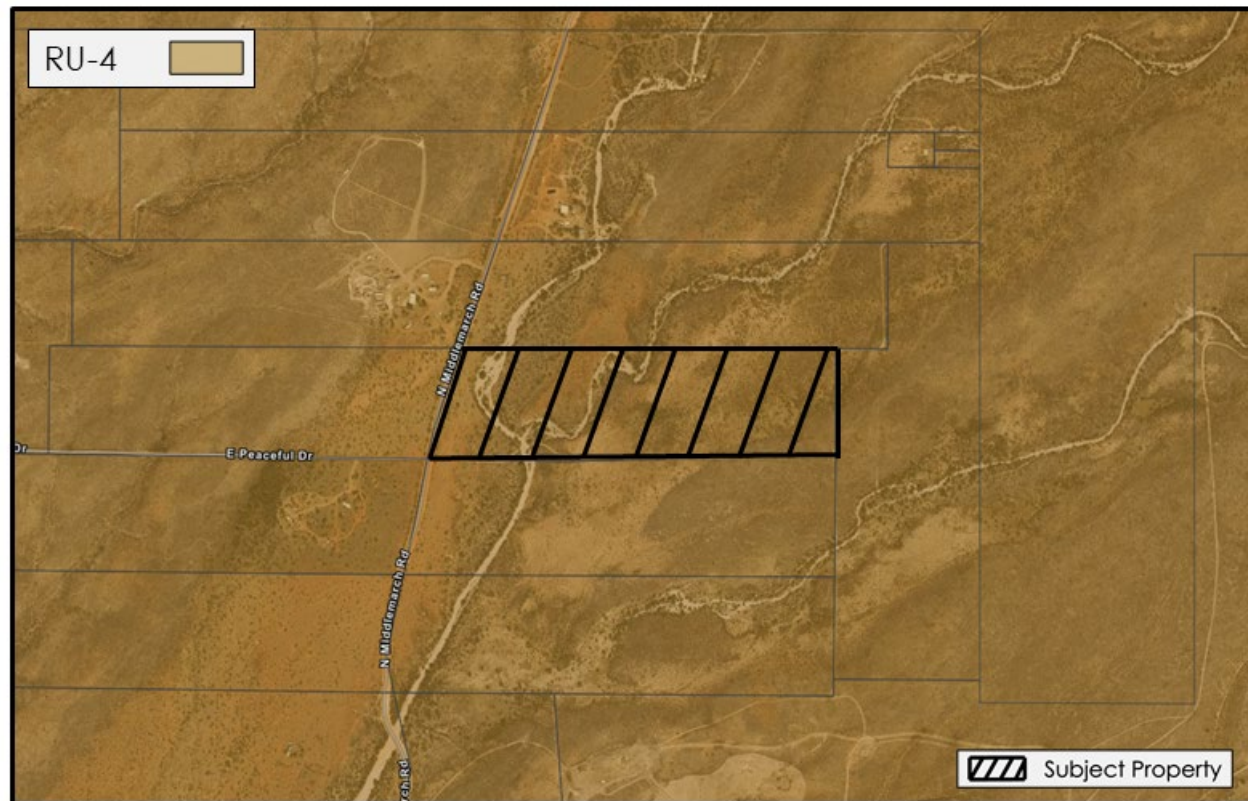
Current Use: Undeveloped

Proposed Uses: Guest Lodging

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Property Location and Zoning



SU25-32 (Middlemarch Road Guest Lodging)
Middlemarch Road (APN 121-51-031)

N.T.S



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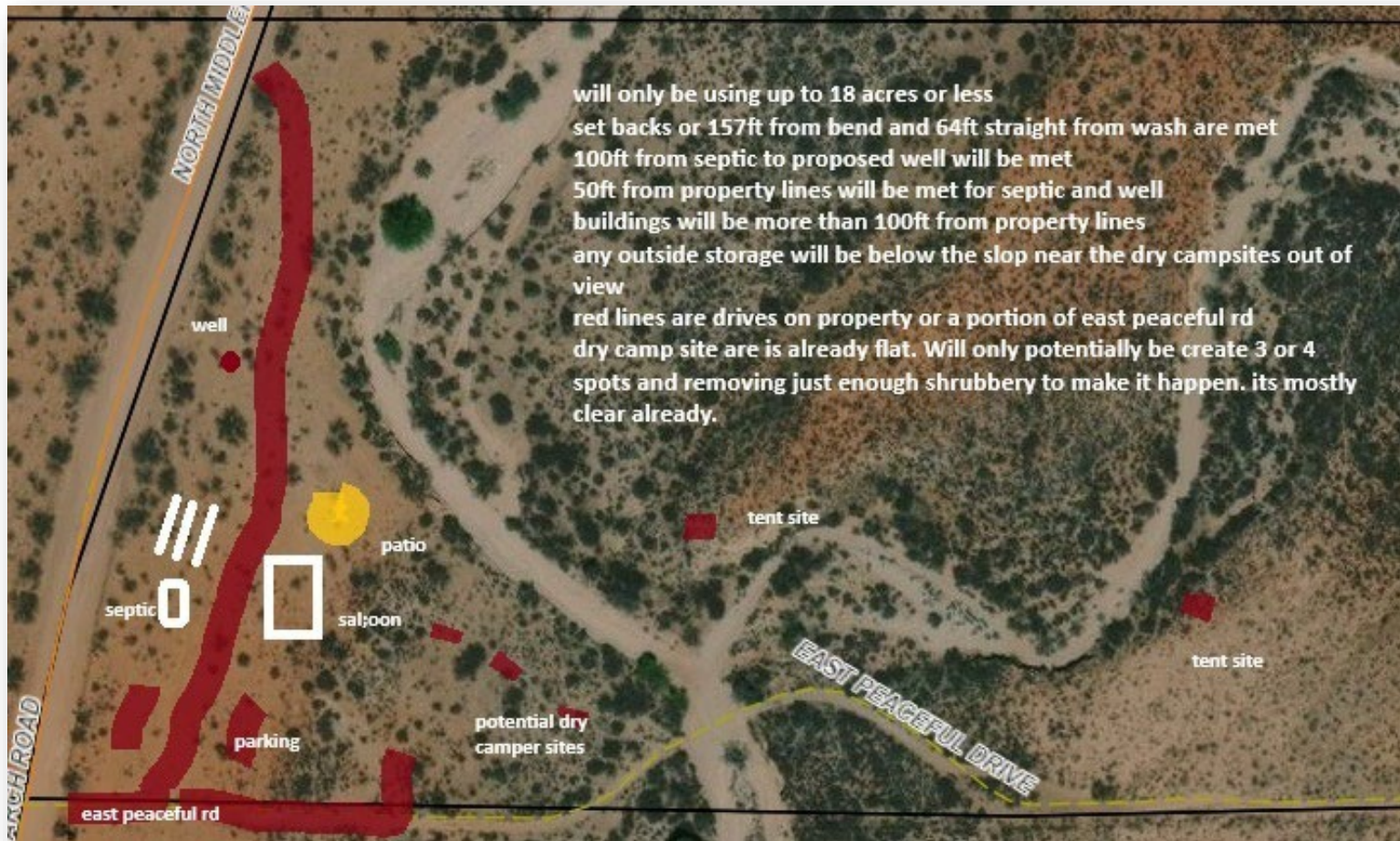
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Site Plan



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Special Use Authorization Factors

- | | |
|--|-----------------------|
| 1. Compliance with adopted plans | Complies |
| 2. Compliance with zoning district purpose | Complies |
| 3. Development along major streets | Not Applicable |
| 4. Traffic circulation | Complies |
| 5. Adequate services and infrastructure | Complies |
| 6. Significant site development standards | Complies |
| 7. Public input | Complies |
| 8. Hazardous materials | Not Applicable |
| 9. Off-site impacts | Complies |
| 10. Water conservation | Complies |

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Factors in Favor of Approval

- Complies with applicable factors
- No opposition from nearby property owners

Factors Not in Favor

- None identified

Citizen Review / Public Notice

- 9 December
 - Applicant letters
- 20-21 January
 - Notices
 - Posting
 - Legal ad



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Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor, staff recommends approval of Docket SU25-32 to allow a guest lodging with the following conditions:

1. A County ROW permit is required.
2. Guest lodging is limited to nine (9) camp sites.
3. Quiet hours are observed from 10pm to 6am seven days per week.
4. Guest areas shall be kept in sanitary condition. Temporary refuse and animal waste receptacles shall be appropriately sized and designed to avoid creating an attractive nuisance for wildlife or pests.

Standard conditions relative to condition acceptance, permitting timelines, and modification to an approved special use apply to this request.

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