



COCHISE COUNTY
Arizona

Development Services

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

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:	Kathryn Switzer
Address:	5048 E Bevers St
Phone:	
Email:	
Describe your relationship to this application (select one):	
<input checked="" type="checkbox"/>	Property owner (skip next question)
<input type="checkbox"/>	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:	Kathryn Switzer
Date:	1/24/2026
Property Info	
Property Owner Name(s):	Kathryn Switzer
Parcel Number (APN):	107-69-039A5
Property Size (in acreage or square feet):	3.11 acres
Property Zoning Designation:	County Zoning: 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

- This application
- A concept plan
- 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	private well
Sewer/Septic*	Septic, more than adequate, SE of Southern corner of house
Electricity	SSVEC
Fire Protection	Fry Fire District, Smoke/CO Alarms, Fire Extinguishers, EXIT signs, drills
Waste Disposal	WM (2xs a week), composting, Cochise County Solid Waste Transfer Station

* 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

N/A, no deed restrictions

Supplemental Questions

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

Our proposed use remains consistent with the low-density, rural-residential character of the Golden Meadows subdivision while providing a valuable community service that continues the tradition of the previous owners who had a variety of community and child centered services on this property.

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.

one brick residential building, 1,734 sqft, no garage (just a carport)

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.

no proposed change/addition

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).

n/a

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.	n/a
6. Describe all intermediate and final products/services that will be produced/offered/sold, if applicable.	classes for homeschool students, 9 mornings per month, and a few additional enrichment classes
7. What are the days of the week and hours of operation (if applicable)?	Tuesday-Thursday, 3 weeks per month, 8:30 am to 1 pm on those 9 days per month a few small enrichment classes (sometimes) between the hours of 1:15 and 3:25pm
8. What are the number of employees expected to work onsite?	Initially: 4 contractors/volunteers Future: 6 contractors/volunteers
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.	access from the public road, E Bevers Street
10. What impact will this have on the traffic volume of roads that serve the subject property?	almost no increase compared to the daily use of an average size family for a residence this size
10.a. Number of passenger vehicles entering and leaving the site (per day/week)?	~10 per use day
10.b. Number of large trucks entering and leaving the site (per day/week)?	0

Supplemental Questions Continued

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

Staggered start times (8:00 - 9:00 AM) and have an average of 2+ children per car, so 3 to 4 cars per half-hour window max. Accommodation for 10+ vehicles in the circular drive so no vehicle ever has to wait on the public road.

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.

none needed

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).

private well

13. Total gallons of water needed for the proposed use, either daily or annually: 195 gal/day max

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

Our using the building for 9 mornings a month has a significantly lower impact (roughly 90% less total water) on the septic system than a family of four living there full-time.

We are maintaining the existing orchard and adding regionally appropriate companion plants, composting, and natural mulching, moving the property to a more regenerative agriculture plan.

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.

I had 2 neighbors emphatically reach out and visit to make sure we would still be able to continue helping the families who need us. :) I let them know that the county has been very supportive through this process so they were pacified. No one else responded.

Supplemental Questions Continued

15.a. Date of mailing by applicant: 1/7/2026

15.b. Mailing radius: 500 ft

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

We have an enclosed playground area where the children can play and garden.

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.

no

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?

no

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

no

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?

no

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

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

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: Kathryn Switzer

Date: 1/24/2026

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): Kathryn Switzer

Date: 1/24/2026

Fire Safety:

The property is located within the Fry Fire District, ensuring professional fire and EMS response. Our circular driveway was specifically designed to accommodate the turning radius of emergency apparatus, ensuring they never have to reverse onto Bevers St. Additionally, we are committed to maintaining defensible space and installing upgraded fire life-safety equipment (extinguishers and interconnected alarms) to meet the standards for our small-group educational setting.

- Commercial door handles to allow for unobstructed egress from each room and the building.
 - Each room has 2 exit paths.
 - Fire Extinguishers: One extinguisher (like recommended per 3,000 sq. ft.), mounted near exit.
 - Egress Lighting: "Exit" signs over the doors.
 - Smoke/CO Alarms: Alarms in every room used by children.
 - Fire Drills performed..
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Traffic Impact Comparison Table

Metric	Scenario #1: Full-Time Family (Annual Avg)	Scenario #2: Microschool (Proposed)
Peak Daily Trips	10.4 Trips	40 Trips (Max Cap)
Quiet Daily Trips	4.0 Trips	0 Trips (Non-use days)
Monthly Trip Volume	~218 Trips (Weighted Avg)	360 Trips
On-Site Queue Capacity	1-2 Vehicles	10+ Vehicles
Staging Location	Public Road/Driveway	100% Private Property
Road Surface Impact	Constant (365 days/year)	Intermittent (9 days/month)

The "Safety Buffer" Analysis (Queuing)

Cochise County Planning and Zoning looks for a "safety factor" to ensure traffic doesn't spill onto the chip-seal road.

- **Arrival Rate:** We stagger start times (8:00, 8:30, 9:00 AM) and have an average of 2+ children per car, so we expect **3 to 4 cars** per half-hour window max.
 - **On-Site Capacity:** the property accommodates more than **10 vehicles** in the circular drive.
 - We have a **250% capacity surplus**. Even if two staggered groups arrived simultaneously (e.g., the 8:00 AM group runs late and the 8:30 AM group is early), our space for a 10+ car queue ensures that no vehicle ever has to wait on the public road.
-

Conclusion

While the school has "busier" mornings, its total footprint on the neighborhood remains remarkably close to a standard residential home.

A. The "Net Increase" is Negligible

When compared to a standard family household, our microschool only increases the monthly traffic volume on our road by approximately 142 trips. In the context of rural road maintenance, this is a negligible increase.

B. Predictability vs. Randomness

Unlike a residential home, where 218 monthly trips occur at random hours, our 360 monthly trips are strictly scheduled. This allows neighbors to know exactly when traffic will occur, and our staggered arrival windows ensure that the 'peak' flow is never more than 4 cars at a time.

C. Infrastructure Preservation

Because we operate only 9 days a month, the road connection remains unused by the school for 70% of the year. This 'rest period' is beneficial for the preservation of the chip-seal road surface compared to a standard daily-use business or a full-time high-occupancy residence.

D. The 10+ Car Guarantee

We have designed our site to exceed county safety standards. While our staggered schedule produces only 3-4 cars at a time, we have provided at least 10 on-site queuing spaces. This ensures a 0% chance of traffic backing up onto the public right-of-way, preserving the safety and character of the neighborhood.

Measurements:

Driveway: Width - 22ft, Length - ~155ft

- 9 trees are along the fence on the East side of the driveway, well trimmed to allow for the full width.

Circular Drive: Length - 475ft

Parking: 18 spaces

- None are visible to neighbors on the East (5 ft wall), the neighbor to the West (trees), or the street (trees)
 - More available, but we max out at about 9 cars parked.
-
-

Water Use Summary Comparison Table

Metric	Scenario #1 (Full-Time Family)	Scenario #2 (Group 9 Mornings/Mo)
Occupancy	4 (2 adults & 2 older children)	26 People (4 adults + 22 children)
Daily Water Use	~320 – 400 Gallons (28 to 31 use days)	~130 – 195 Gallons (9 use days)
Monthly Water Use	~12,000 Gallons	~1,170 – 1,755 Gallons
% of System Capacity	~67% (Steady daily load)	~7 – 10% (Occasional surge load)

Detailed Scenario Breakdown & Calculations

Scenario #1: Full-time Family (2 adults & 2 older children)

Statistically based on standard residential indoor use.

- **Daily Usage Estimate:**

- **National Average (EPA):** The average American uses **82–100 gallons** of water per day.
- **Arizona Standards:** ADEQ designs 4-bedroom systems for **600 gallons per day** (150 gal/bedroom) to provide a safety margin, but actual use for a typical family is lower.
- **Calculation:** 4 Adults × 100 Gallons/Day = **400 Gallons per day**.
- **Monthly Calculation:**
 - 400 Gallons/Day × 30 Days = **12,000 Gallons per month**.
- **Impact Note:** This usage is "steady state." The septic tank and leach field receive a consistent volume of water every day, allowing the bacterial "bio-mat" in the soil to stay active and consistently process waste.

Scenario #2: Group (26 People, 9 Mornings/Month)

- **Daily Usage (on the 9 specific days):**
 - **Method A (Regulatory Proxy):** ADEQ Table 1 lists "Church (without kitchen)" as a proxy at **5 gallons per person**.
 - 26 People × 5 Gallons = **130 Gallons per morning**.
 - **Method B (Bottom-up Fixture Use):** Assuming each person uses the restroom twice and washes hands twice during a 4-hour morning.
 - Toilet (1.6 GPF) × 2 uses = 3.2 Gallons.
 - Handwashing (1.0 gal/episode) × 2 uses = 2.0 Gallons.
 - Total per person = 5.2 Gallons.
 - 26 People × 5.2 Gallons = **~135 Gallons per morning**.
- **Monthly Calculation:**
 - 135 Gallons/Day × 9 Days/Month = **1,215 Gallons per month**.
- **Impact Note:** While the monthly volume is **10 times lower** than a residential family, this scenario presents a "surge load." For 4 hours, the system receives a high volume of water. However, because a 4-bedroom septic tank is designed to hold at least **1,250 gallons** (Arizona standard), a 135-gallon surge is only 10% of the tank's capacity and is easily managed.

Statistically Accurate Calculation Summary

Compared to the standard a 4-bedroom system, designed for a daily flow of **600 gallons**.

- **Scenario #1** uses about **67%** of the system's daily design capacity every single day.
- **Scenario #2** uses about **22%** of the daily design capacity, but only on 9 specific days of the month.

Conclusion: The group of 26 people using the building for 9 mornings a month has a **significantly lower impact** (roughly 90% less total water) on the septic system than a family of four living there full-time.

E Bevers St

22' access

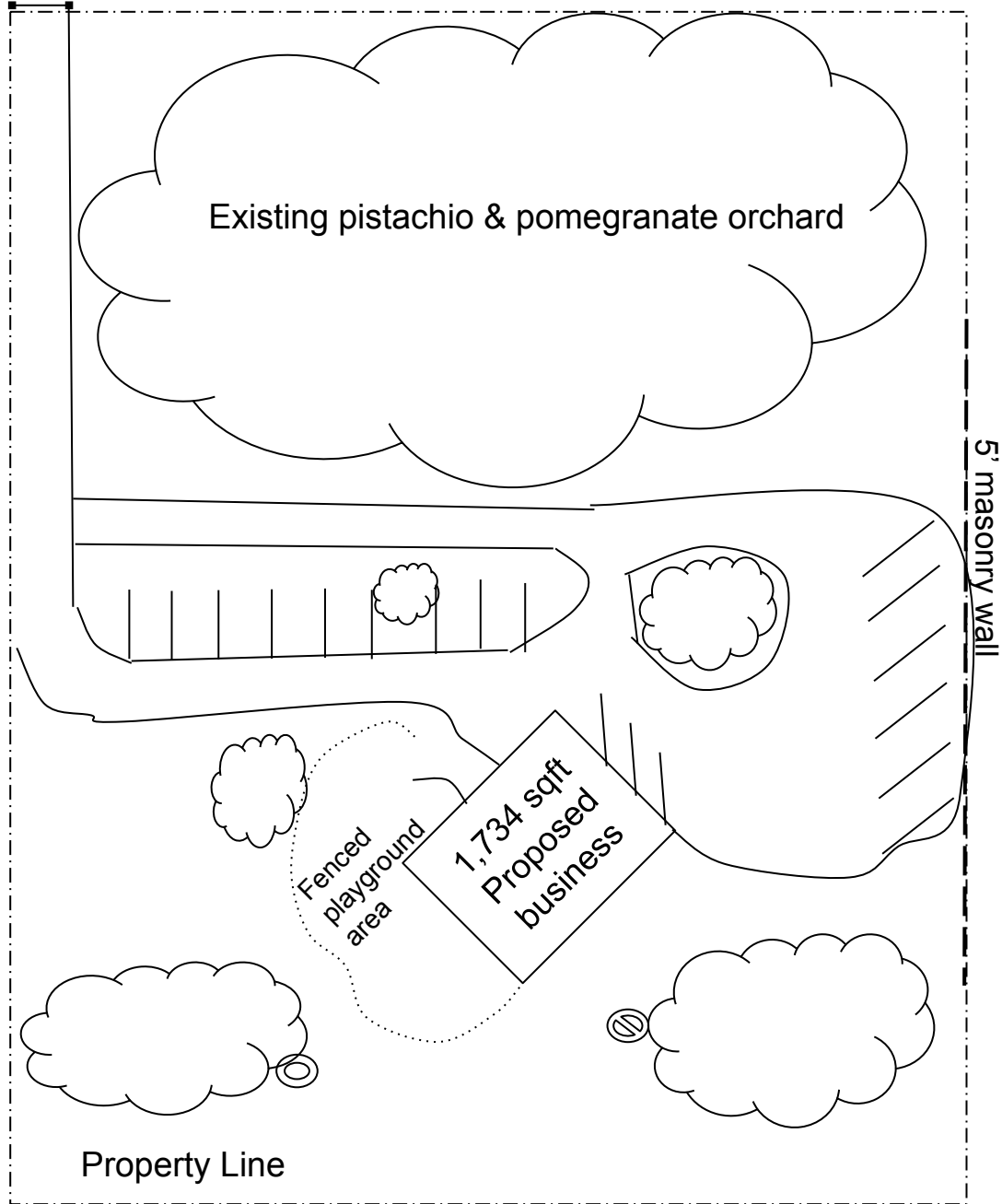



North


5048 E Bevers St
Sierra Vista, AZ 85650

Parcel: 10769039A

Owner: Kathryn Switzer



 septic

 well

Property Line