

DRAFT

PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON Wednesday, FEBRUARY 11, 2026

A regular meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, FEBRUARY 11, 2026, at 4:00 p.m. in the Board of Supervisors' Hearing Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

Present: Kim DePew, Chair; Robert Montgomery, Vice Chair; Randall Limbach, Member; Gerry Gonzalez, Member; Frank Ambriz, Member; John Benedict, Member; Larry Saunders, Member; Pati Fickett, Member; Neil Tucker, Member

Staff Present: Christine McLachlan, Development Services Director
Matthew Taylor, Planning Division Manager
Sharon Larsala, Planner I
Bert Whitehead, Civil Deputy County Attorney

Attendees: Christine Atchison, Speaker (Call to the Public)
Dan Baker, Speaker (Call to the Public)
Allison Morse, Speaker (Call to the Public, Comprehensive Plan)
Michael Dewsbury, Applicant (SU25-32)
Manuel Echave, Speaker (SU25-32)
Hugh Bealka, Applicant (SU25-33)
Ed Surowiec, Speaker (SU25-33)
Theresa Warrell, Speaker (SU25-33)
Frank Boice, Speaker (SU25-33)
John Truitt, Speaker (SU25-33)
Caleb Blaschke, Speaker (Comprehensive Plan)
Karen Fasimpaur, Speaker (Comprehensive Plan)
Michael Gregory, Speaker (Comprehensive Plan)

Chair DePew called the meeting to order at 4:00 p.m.

PLEDGE OF ALLEGIANCE, ROLL CALL, AND INTRODUCTION

APPROVAL OF THE PREVIOUS MONTH'S MINUTES

Vote: 7 - 0 Approved

CALL TO THE PUBLIC

Christine Atchison spoke during call to the public. Dan Baker spoke during call to the public. Allison Morse spoke during call to the public.

PUBLIC HEARINGS

1. Docket SU25-32: An applicant-initiated Special Use Authorization request to allow guest lodging. The property is located at the northeast corner of Middlemarch Road and Peaceful Drive near Tombstone (APN 121-51-031). The property totals about 36 acres and is zoned RU-4 (Rural District, one dwelling per 4 acres).

Motion by Member Randall Limbach, Second by Member Gerry Gonzalez.

Case planner Taylor provided a presentation, which is preserved in the files. Michael Dewsbury, applicant, provided a statement.

Chair DePew opened the public hearing. Manual Echave spoke during the public hearing. Chair DePew closed the public hearing.

Commission Discussion: Member Ambriz asked how frequently the county-maintained road serving the site is maintained each year. Case Planner Taylor responded that the road receives regular maintenance by the County. Member Ambriz also inquired about the anticipated number of vehicles visiting the applicant's property daily during operating hours. Mr. Dewsbury stated that he could not provide an exact number of visitors but noted that approximately 75 people use the road each day. Member Limbach asked the applicant to clarify the reference to "possible campsites" in the application. Mr. Dewsbury explained that the site plan includes a small, designated area with parking but no water or power service, intended to allow overnight stays and encourage visitors to dine at the restaurant.

Case Planner Taylor stated staff recommends approval with special conditions relative to right-of-way permits, the number of camp sites, quiet hours, and grounds maintenance.

Vote: 9 - 0 Approved

2. Docket SU25-33: An applicant-initiated Special Use Authorization request to allow a communications facility at 10401 S. Coronado Memorial Road in Palominas (APN 104-54-010C). The property totals about 784 acres and is zoned RU-4 (Rural District, one dwelling per 4 acres). The proposed location of the facility is at the approximate southeast corner of Highway 92 and Coronado Memorial Road.

Motion by Member Randall Limbach, Second by Member Frank Ambriz.

Case planner Taylor provided a presentation, which is preserved in the files. Hugh Bealka, Terra Consulting Group, applicant, provided a statement.

Chair DePew opened the public hearing. Ed Surowiec spoke in favor. Theresa Warrell spoke in favor. Frank Boice spoke in favor. John Truitt spoke in opposition. Mr. Bealka provided a rebuttal. Chair DePew closed the public hearing.

Commission Discussion: Vice Chair Montgomery inquired about the type of communications tower proposed, height, and setback from the road. Mr. Bealka responded that the project involves a 65-foot cellular communications tower located 90 feet from the road with the fenced compound set back 65 feet from the road. Vice Chair Montgomery also questioned Mr. Boice who spoke in favor of the special use

regarding his business operations, noting that Mr. Boice works with the fire district and uses various survival equipment and commenting that he has firsthand experience of sporadic communications service in the area. Mr. Boice stated that he operates a horse rescue and cattle ranch, noting that livestock occasionally get out onto the highway. He reported having over 50 horses and 56 cattle on the property and expressed that the proposed tower would benefit the community by improving communication reliability. Member Gonzalez thanked Mr. Boice for his stewardship and for providing valuable community service through his ranching operations. Chair DePew acknowledged the presence of Theresa Warrell, Single Star Ranch and property owner.

Case Planner Taylor stated staff recommends special conditions for lease area setbacks and providing technical data at permitting.

Vote: 9 - 0 Approved

3. Cochise County Comprehensive Plan (CP2045) Final Draft Public Hearing: A public hearing to receive public comment on the Comprehensive Plan (CP2045) Final Draft prior to Board consideration of adoption.

Motion by Vice Chair Robert Montgomery, Second by Member Randall Limbach.

Director McLachlan provided a presentation, which is preserved in the files.

Chair DePew opened the public hearing. Caleb Blaschke, City of Willcox, spoke in favor. Allison Morse spoke in favor. Karen Fasimpaur spoke in favor. Michael Gregory spoke in favor. Chair DePew closed the public hearing.

Commission Discussion: Member Benedict expressed concern that solar projects currently proceed without any required testing, recommended implementing mandatory testing for such projects and that adaptive reuse should be encouraged to support community development by utilizing existing resources. Member Gonzales proposed that the Comprehensive Plan include consideration of nuclear energy and other alternative energy sources beyond solar. Director McLachlan confirmed that the County can require soil testing for solar projects. Member Benedict further recommended that testing be conducted before, during, and after project implementation. Vice Chair Montgomery recommended that the sample motion be revised to remove the word "minor" and replace it with "all" to clarify the scope of projects covered.

Vote: 9 - 0 Approved

PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS

CALL TO COMMISSIONERS ON RECENT MATTERS

ADJOURNMENT

Chair DePew adjourned the meeting at 6:17 p.m.

APPROVED:

Kim DePew, Chair

ATTEST:

Christine McLachlan, Development Services Director