

DRAFT

PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON Wednesday, SEPTEMBER 9, 2026

A regular meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, SEPTEMBER 9, 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; Christy Zoumis, 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
Dylan Hendel, Deputy Civil County Attorney

Attendees: Allison Morse, Speaker (Call to the Public)
Alfonso Munoz, Applicant (RZ26-05)
David Druckman, Applicant (CPA26-02/RZ26-04)
Dina Herrington, Speaker (CPA26-02/RZ26-04)
Dale Allred, Applicant (SU26-16)
Emily Regis, Speaker (SU26-16)
Dillon Hancock, Speaker (SU26-16)
Bruce Fenn, Speaker (SU26-16)
Max Gonzalez, Speaker (SU26-16)
Michelle Fenn, Speaker (SU26-16)
Tammy Kastre, Applicant (SU26-17)
Michelle Farley, Speaker (SU26-17)
Audra Bidegain, Speaker (SU26-17)
Jim Campbell, Speaker (SU26-17)
Kristin Bidegain, Speaker (SU26-17)

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

PLEDGE OF ALLEGIANCE, INTRODUCTION, AND ROLL CALL

APPROVAL OF THE PREVIOUS MONTH'S MINUTES

Motion by Member Fickett, Second by Member Tucker

Vote: 9 - 0 Approved

CALL TO THE PUBLIC

Allison Morse spoke during call to the public.

PUBLIC HEARINGS

1. Docket RZ26-05: An applicant-initiated request to rezone APN 408-12-029A from R-36 (Residential District, one dwelling per 36,000 square feet) and GB (General Business District) to GB (General Business District). The property totals about 26.2 acres and is located at the northwest corner of Highway 80 and County Hospital Road near Douglas.

Motion by Member Ambriz, Second by Member Gonzalez.

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

Chair DePew opened the public hearing. No one spoke in favor or opposition. Chair DePew closed the public hearing.

The Commission recommended approval with the following special condition:

1. A 20' vegetative buffer is required at development along the south property line of tax parcel 408-12-021B; along the west property lines of tax parcels 408-12-021B, 408-12-021C, and 408-12-021D; and along the south property line of tax parcel 408-12-022A and a portion of tax parcel 408-12-020D.

Vote: 7 - 2 Approved

NO: Member Gonzalez
Member Ambriz

2. Dockets CPA26-02/RZ26-04: Applicant-initiated requests for concurrent Comprehensive Plan and rezoning amendments, changing the land use designation and growth area category of approximately 6.5 acres from Developing to Rural and Growth Area C to Growth Area D and rezoning tax parcel 102-43-001D from R-36 (Residential District, one dwelling per 36,000 square feet) to RU-4 (Rural District, one dwelling per 4 acres).

Motion by Member Saunders, Second by Member Fickett.

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

Chair DePew opened the public hearing. Dina Herrington spoke in opposition. The applicant provided a rebuttal.

The Commission recommended approval of Dockets CPA26-02 and RZ26-04 separately without special conditions.

Vote: 9 - 0 Approved

3. Docket SU26-16: An applicant-initiated Special Use Authorization request to allow agritourism at the approximate northeast corner of Highway 80 and McRae Lane in St. David (APNs 120-13-004C, 120-15-006D, 006H, 009B, and 009C). The project site totals about 23.2 acres and is zoned R-36 (Residential District, one dwelling per 36,000 square feet).

Motion by Member Tucker, Second by Vice Chair Montgomery.

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

Chair DePew opened the public hearing. Speakers Emily Regis, Dillon Hancock, Bruce Fenn, Max Gonzalez, and Michelle Fenn spoke in opposition. Chair DePew closed the public hearing. Mr. Allred provided a rebuttal.

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.

Vote: 7 - 2 Approved

NO: Member Fickett
Member Zoumis

4. Docket SU26-17: An applicant-initiated Special Use Authorization request to allow Repair Services (Small Engine) at 2794 W. Skyline Road near Benson (APN 124-07-003A). The property totals about 10 acres and is zoned RU-4 (Rural District, one dwelling per 4 acres).

Motion by Vice Chair Montgomery, Second by Member Ambriz.

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

Chair DePew opened the public hearing. Michelle Farley expressed concerns about the condition of Skyline Road and access to resident mailboxes. Audra Bidegain, Jim Campbell, and Kristin Bidegain spoke in opposition. Chair DePew closed the hearing. The applicant provided a rebuttal.

The Commission imposed the following conditions of approval:

1. Special Use Authorization #SU26-05 for display and sales of pre-fabricated housing is revoked. The 50' Skyline Road right-of-way dedication remains in effect as a special condition of #SU26-17.
2. Special Use Authorization #SU26-17 for repair services is limited to twelve
3. (12) months. An extension beyond twelve (12) months requires a Special Use modification with Planning and Zoning Commission approval.
4. Repair services are subject to ADEQ auto repair shop permitting and registration requirements (storage and disposal of automotive fluids, lead-acid batteries, and waste tires, hazardous/special waste, etc.). Copies of such permits and registration documents shall be provided to the County during the Change of Use permitting process.
5. Repairs using pneumatic equipment and tools are performed inside a building.
6. Days and hours of operation are limited to 7am to 5pm Monday through Friday and 8am to noon on Saturday.
7. 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 30 days 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 45 days of approval or within time limits specified by the Planning and Zoning Commission.
8. 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.
9. 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.

Vote: 7 - 2 Approved

NO: Member Benedict
Member Fickett

5. Docket R-26-04: A staff-initiated amendment to Articles 2.03 (Definitions), 2.15 (Rural Zoning Districts), 2.33 (General Business District), 2.36 (Light Industry District), 2.39 (Heavy Industry District), and 2.51 (Site Development Standards) of the Cochise County Zoning Regulations to amend the definition of Impoundment Storage Yards, include a definition of Impoundment, and establish site development standards for this use to promote compatibility with surrounding land uses.

Motion by Member Tucker, Second by Member Gonzalez.

Member Tucker first motioned to remove Docket R-26-04 from the table. Second by Member Ambriz. Approved 9-0.

Case planner Taylor provided a presentation. Chair DePew opened the public hearing. No one spoke in favor or opposition. Chair DePew closed the public hearing.

The Commission recommended approval of the proposed text amendments presented by staff with the following changes:

Member Gonzalez motioned to amend the proposed Impoundment Storage Yard definition to include a one-year time limit. Second by Member Tucker.
Approved 7-2 (No: Chair DePew, Vice Chair Montgomery).

Member Benedict motioned to amend the previous motion and also change Impoundment Storage Yards from a permitted use to a special use in the General Business District. Second by Member Ambriz. Approved 9-0.

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

Chair DePew adjourned the meeting at 7:57 p.m.

APPROVED:

Kim DePew, Chair

ATTEST:

Christine McLachlan, Development Services Director