

Docket SU26-18

Special Use Authorization for a
Guest Lodging with Wellness and Outdoor
Recreation

Planning and Zoning Commission
October 14th, 2026



Sample Motion

I move to approve Docket SU26-18 with conditions of approval recommended by staff, the factors in favor constituting the findings of fact.

DEVELOPMENT SERVICES

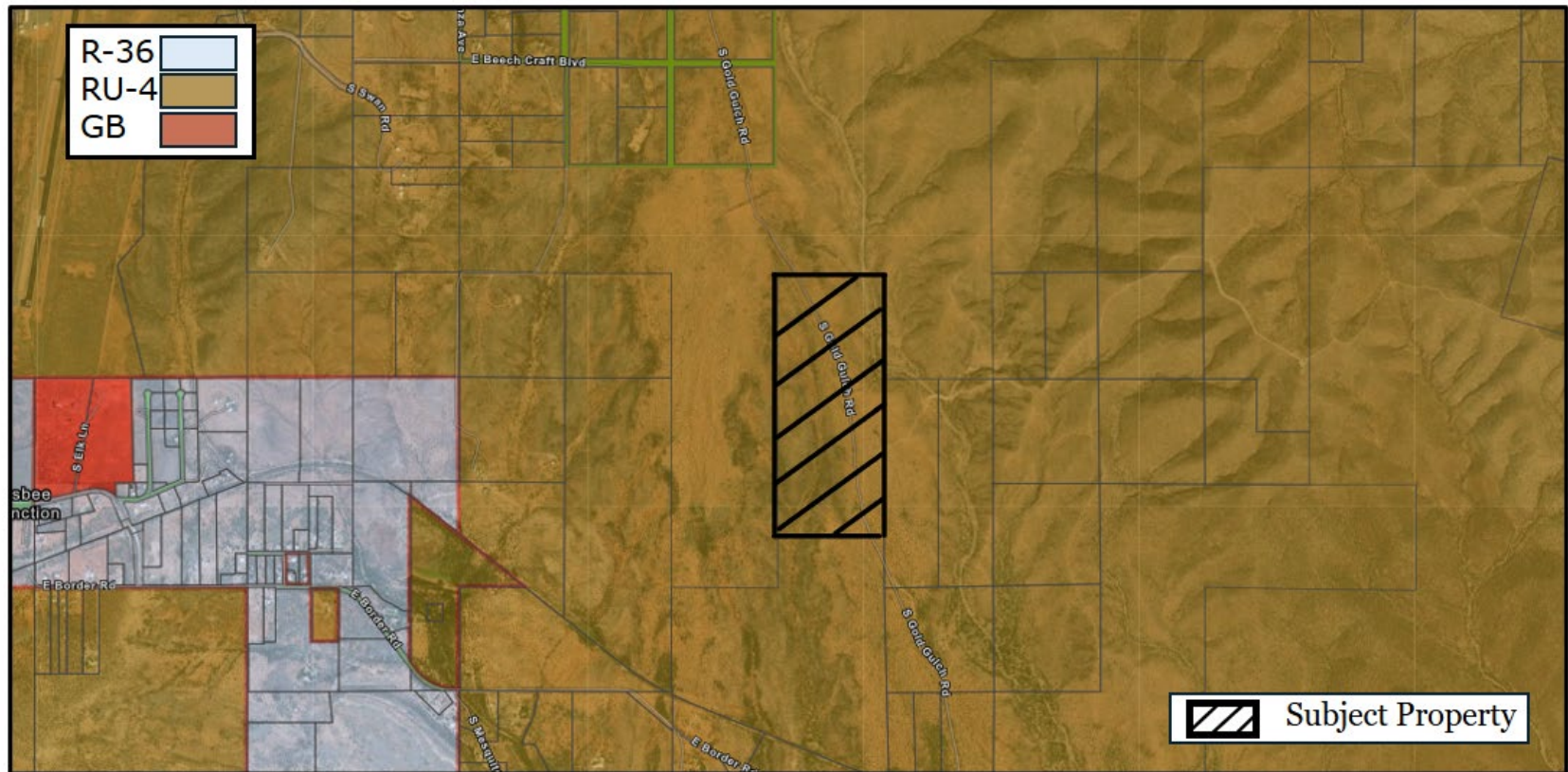
Applicants:	William Coffee
Location:	Gold Gulch Road (Bisbee Junction) APN 101-45-001 (100.38 acres)
Zoning:	RU-4
Plan Designation:	Rural
Growth Area:	D
Current Use:	Residential
Proposed Uses:	Guest Lodging/Outdoor Recreation/Wellness

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Property Location and Zoning



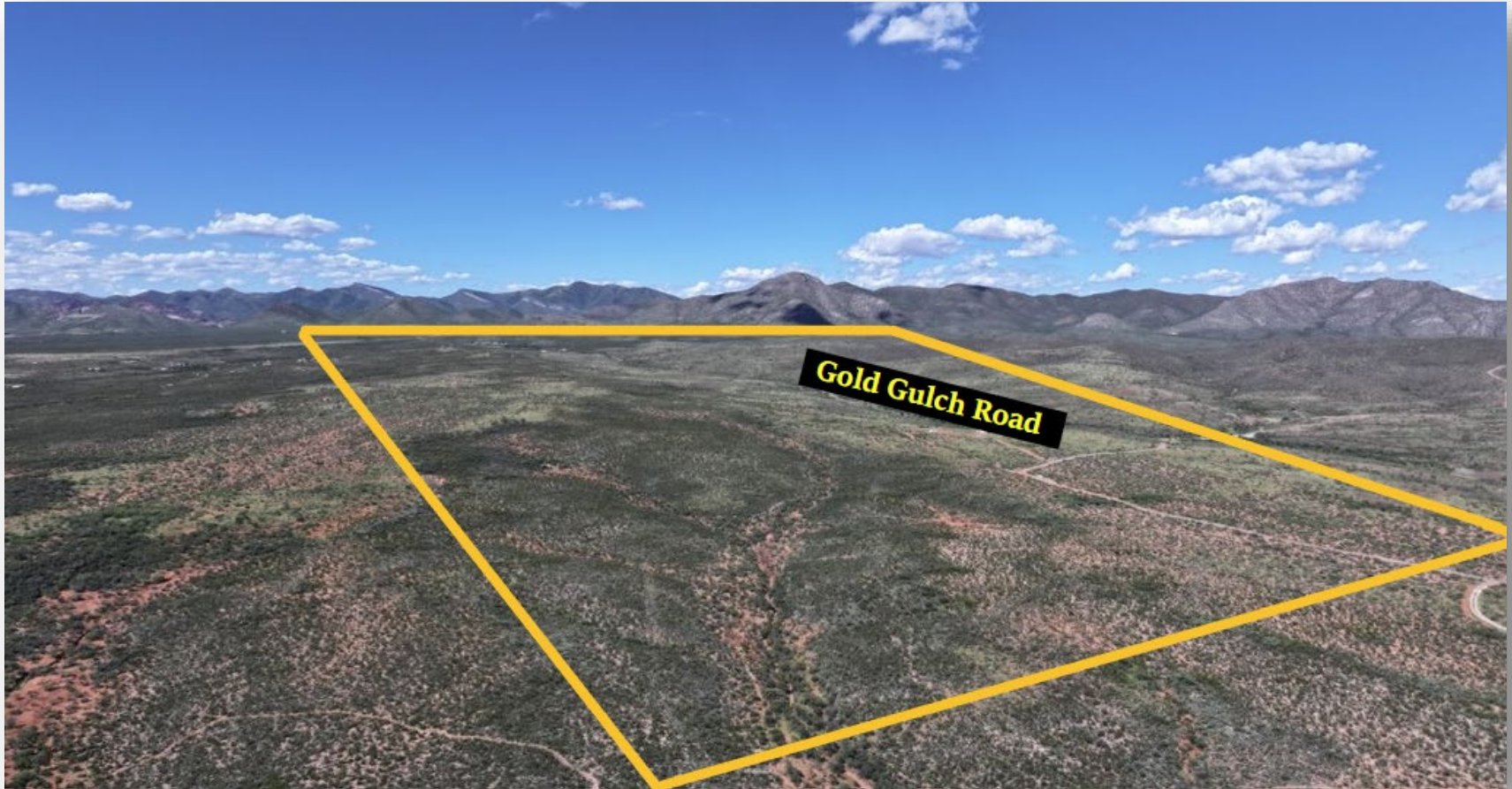
SU26-18 (Gold Gulch Guest Lodging)

On Gold Gulch, North of Border Road, near Bisbee (APN 101-45-001)

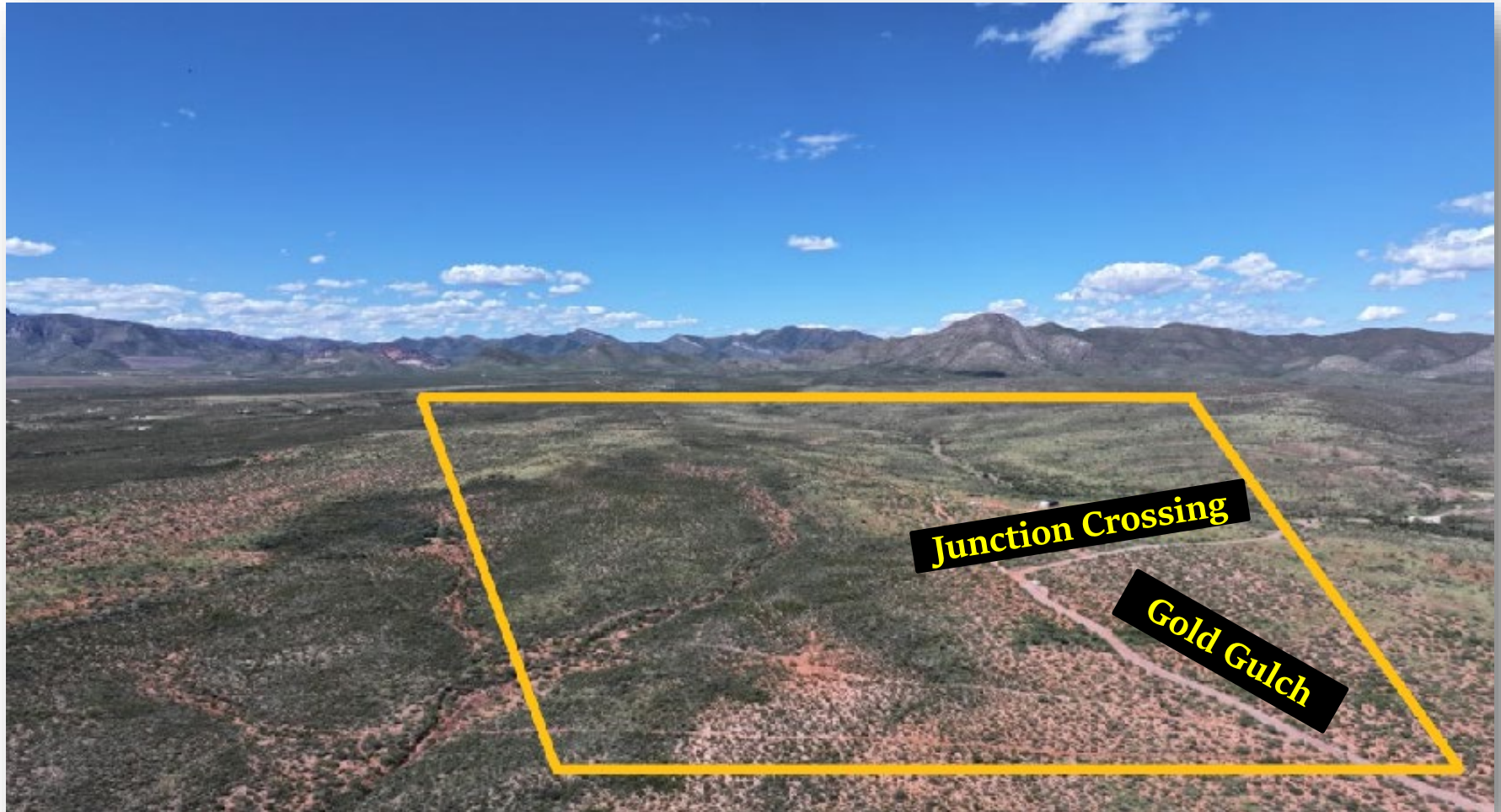
N.T.S.



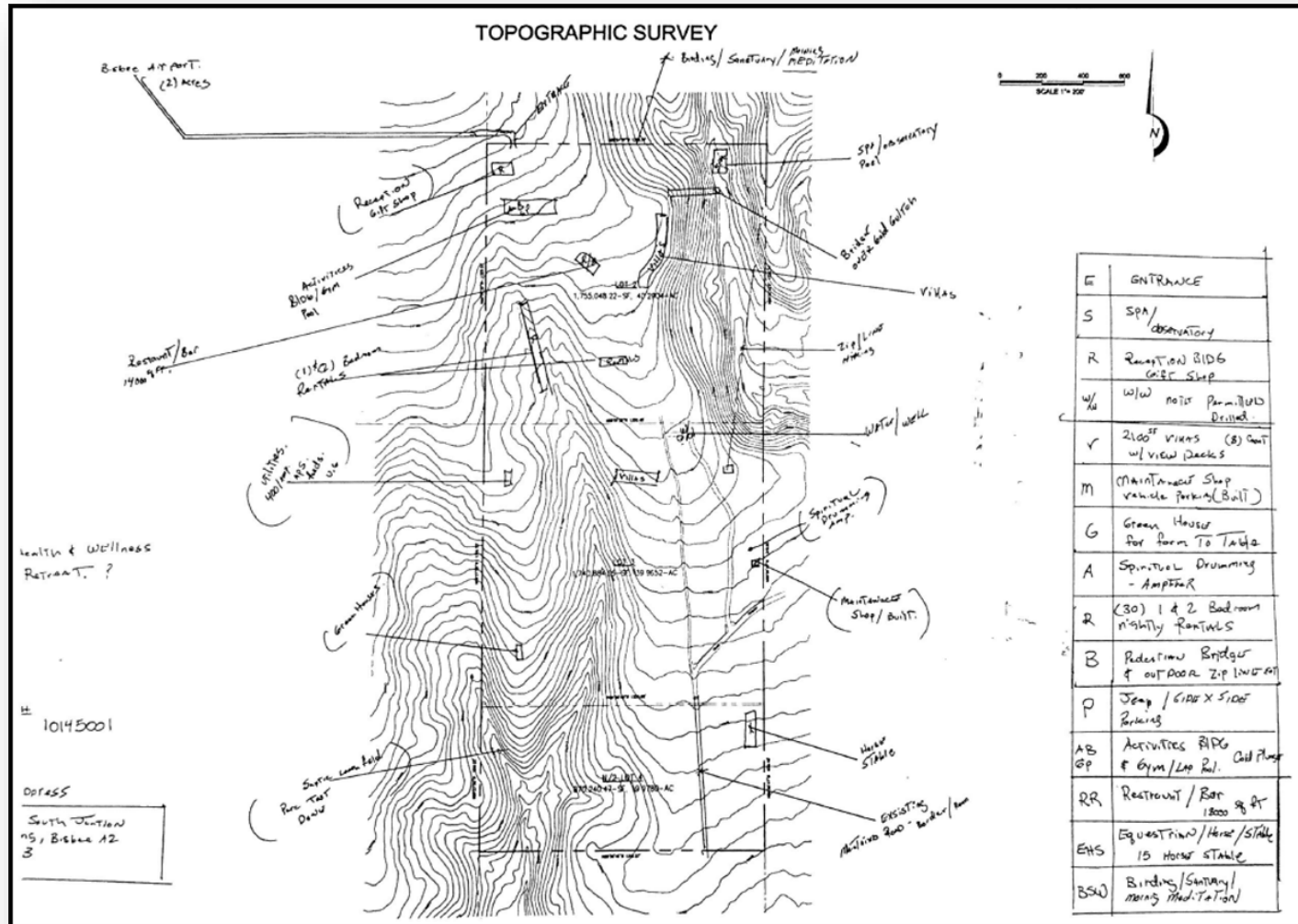
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Section 2.51 (Growth Area D)

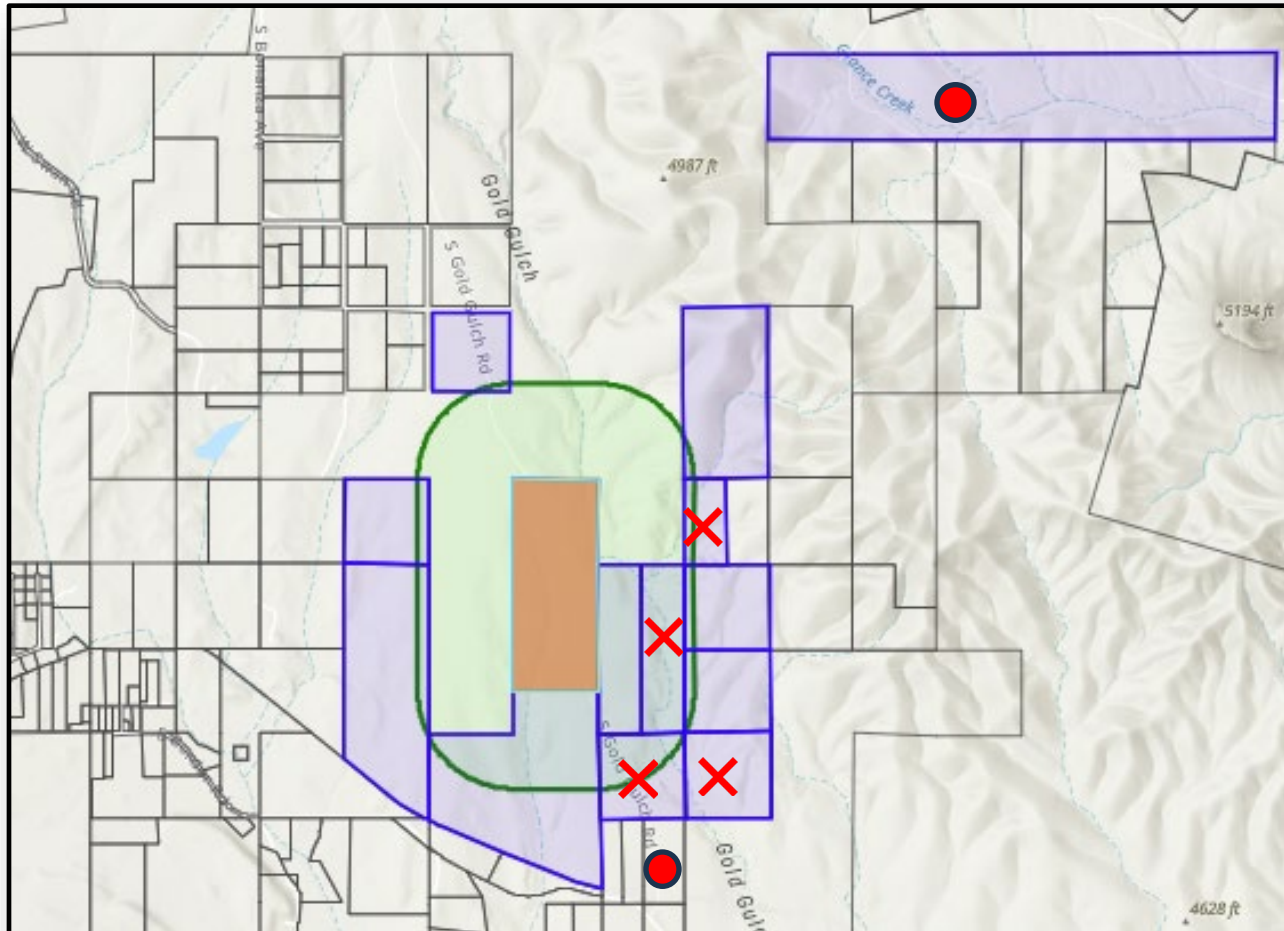
- Growth Area C/D – Landscaping: Uses in Category C and D are exempt from required landscaping. If landscaping is not proposed, no irrigation requirements.
- Growth Area C/D – Parking: Parking, loading, and driveway areas must have at least a 2" gravel or equivalent surface, properly drained; gravel lots need not be striped.
- Screening in Rural Areas: In Category D, any non-residential use abutting Rural Residential (RR) must provide a 6-foot-high solid screen; otherwise, screening is not required.

Citizen Review / Public Notice

- August 18
 - Applicant letters
- 9 - 25 September
 - Notices
 - Posting
 - Legal ad



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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 all applicable factors.
- Property has sufficient site area to accommodate guest units, parking, access, septic facilities, drainage improvements, and required setbacks.
- Subject property is located away from adjacent residences or property lines, which may help reduce noise, lighting, and privacy impacts.
- Applicant proposed retaining of the rural appearance of the property through maintaining and preserving the natural vegetation.
- The project can be conditioned to obtain all required building, wastewater, fire, access, drainage, and health approvals before operation.

Factors Not in Favor

- The proposed commercial guest lodging use may not be compatible with the surrounding rural area.
- The use may increase traffic, parking demand, outdoor activity, noise, lighting, and other impacts on nearby properties.
- Received opposition from two nearby property owners.

Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor, staff recommends approval of Docket SU26-18 to allow Guest Lodging with Wellness and Outdoor Recreation with the following conditions:

1. Guest lodging on the 100-acre site shall be limited to a maximum of 25 units, with any increase subject to a special use modification review.
2. All required road access approvals shall be obtained before issuance of a building permit or commencement of operations.
3. A maximum speed limit of 15 miles per hour shall apply to all local or minor roads not maintained by the County that provide access to the site, to minimize impacts on nearby residences and any wildlife.
4. A native vegetation preservation plan shall be demonstrated on the final site plan to be submitted at permitting.

Staff Recommendation (cont.)

4. Quiet hours shall be observed from 10:00 p.m. to 6:00 a.m., seven days per week.
5. The developed area shall be maintained in a sanitary condition. Refuse and animal-waste receptacles shall be appropriately sized and designed to avoid attracting 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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