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PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING HELD ON
Wednesday, OCTOBER 14, 2026

A regular meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, OCTOBER 14, 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:	Chaquitta Smith, Applicant (RZ26-06)
	Carl Mashburn, Applicant (CPA26-03/RZ26-07)
	Joanne Mashburn, Applicant (CPA26-03/RZ26-07)
	Michael Steiner, Speaker (CPA26-03/RZ26-07)
	Chris Erwin, Speaker (CPA26-03/RZ26-07)
	William Coffee, Applicant (SU26-18)
	Paul Ziegler, Speaker (SU26-18)
	Tim Lewis, Speaker (SU26-18)
	Jackie Watkins, Speaker (SU26-18)
	Linda Lair, Speaker (SU26-18)
	Michelle Rodriguez, Speaker (SU26-18)
	David Chavez, Speaker (SU26-18)
	Lisa Goerlich, Speaker (SU26-18)

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 Gonzalez.

Vote: 9 - 0 Approved

APPROVAL OF THE 2027 MEETING CALENDAR

Vote: 9 - 0 Approved (voice vote)

CALL TO THE PUBLIC

No one spoke during call to public.

PUBLIC HEARINGS

1. Docket RZ26-06: An applicant-initiated request to rezone APN 206-21-307A from SR-43 (Single-Household Residential District, one dwelling per 43,000 square feet) to RU-2 (Rural District, one dwelling per 2 acres). The property is located south of Emery Street, approximately 2.8 miles west of Highway 191 in Sunsites #1.

   Motion by Member Tucker, Second by Member Ambriz.

   Case planner Larsala provided a presentation, which is preserved in the files. Chaquitta Smith, 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 to the Board of Supervisors without special conditions.

   Vote: 8 - 1 Approved

   No: Chair DePew

2. Dockets CPA26-03/RZ26-07: Applicant-initiated requests for concurrent Comprehensive Plan and rezoning amendments, changing the land use designation and growth area category of approximately 9.2 acres from Developing to Rural and Growth Area B to Growth Area D and rezoning tax parcel 107-65-121D from MH-72 (Multiple-Household Residential District, one dwelling per 7,200 square feet) to RU-4 (Rural District, one dwelling per 4 acres).

   Motion by Member Tucker, Second by Member Ambriz to approve Docket CPA 26-03.

   Vote: 8-1 Approved

   No: Member Gonzalez

Motion by Chair DePew, Second by Member Benedict to approve Docket RZ26-07 with special conditions.

Vote: 7-2 Approved

No: Vice Chair Montgomery
Member Gonzalez

Case planner Taylor provided a presentation, which is preserved in the files. Carl Mashburn and Joanne Mashburn, applicants, provided a statement.

Chair DePew opened the public hearing. Michael Steiner expressed concerns about future site development allowed with Rural zoning. Chris Erwin expressed concerns about current or future owners instituting a water-intensive agricultural use. Chair DePew closed the public hearing.

Motion by Member Benedict, Second by Member Tucker to add a condition to Docket RZ26-07 to prohibit manufactured and mobile homes. Approved 6-3 (Vice Chair Montgomery, Member Zoumis, Member Gonazlez dissenting).

The Commission recommended approval to the Board of Supervisors with the following condition of approval:

1. Manufactured and mobile homes are prohibited.

3. Docket SU26-18: An applicant-initiated Special Use Authorization request to establish guest lodging with wellness services and outdoor recreation on Gold Gulch Road, less than one mile North from Border Road near Bisbee. The 100.38-acre parcel, identified as Assessor's Parcel Number 101-45-001, is zoned RU-4 (Rural District, One Dwelling per 4 Acres).

Motion by Member Tucker, Second by Member Saunders.

Case planner Larsala provided a presentation, which is preserved in the files. William Coffee, applicant, provided a statement.

Chair DePew opened the public hearing. Paul Ziegler spoke in opposition. Tim Lewis spoke in favor. Jackie Watkins commented on property access and traffic and water availability and requested the Commission impose a fence out condition with fencing that meets the State definition because of nearby grazing activities. Linda Lair spoke in opposition. Michelle Rodriguez expressed concerns about impacts on her grazing leases and potential traffic impacts. David Chavez spoke in opposition. Lisa Goerlich spoke in opposition. Chair DePew closed the public hearing.

The Commission imposed the following conditions of approval:

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.
5. Quiet hours shall be observed from 10:00 p.m. to 6:00 a.m., seven days per week.
6. 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.

Vote: 6 - 3 Approved

No: Member Ambriz
Member Benedict
Member Gonzalez

4. Docket R-26-02: A staff-initiated amendment to Articles 2.15 (Rural Zoning Districts), 2.33 (General Business Zoning District), 2.36, (Light Industry Zoning District), 2.39 (Heavy Industry Zoning District), and 2.51 (Site Development Standards) of the Cochise County Zoning Regulations to amend Special Use Authorization criteria and site development standards for communications facilities and certain agricultural and animal-related uses.

The Commission tabled this item at the June 10, 2026, and August 12, 2026, meetings and must first motion, second, and vote to remove this item from the table.

Motion by Vice Chair Montgomery, Second by Chair DePew.

Motion by Member Tucker to remove the item from the table. Second by Member Gonzalez. Approved 9-0.

Case planner Taylor provided a presentation, which is preserved in the files.

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

The Commission recommended approval to the Board of Supervisors without amendments following its discussion.

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 7:15 p.m.

APPROVED:

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Kim DePew, Chair

ATTEST:

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Christine McLachlan, Development Services Director