



COCHISE COUNTY

COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

MEMORANDUM

TO: Board of Supervisors
FROM: Beverly J. Wilson, Planning Director
SUBJECT: Docket TUP-14-01 (Diamond Mountain)
DATE: August 26, 2014, for the September 9, 2014 Meeting

REQUEST FOR A TEMPORARY USE PERMIT REQUIRING BOARD OF SUPERVISORS' APPROVAL

The Applicant has applied for a Temporary Use Permit for a religious retreat, to be held from October 3 to October 13, 2014. Section 1720.03.F requires that events of public interest which exceed the maximum length of seven-consecutive days shall be subject to approval by the Board of Supervisors at a public hearing.

The subject property is Diamond Mountain, Inc., Parcel No. 304-22-001A and 002, located at 3209 South Old Fort Bowie Road south of Bowie, AZ. The Applicant is Nicole Davis, for the Diamond Mountain Board of Directors.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Size: 918-Acres
Zoning: RU-4 (Rural)
Growth Area: Category D
Plan Designation: Rural
Area Plan: None Applicable
Existing Uses: Diamond Mountain – a Buddhist retreat center
Proposed Uses: Unchanged

Surrounding Zoning

Relation to Subject Parcel	Zoning District	Use of Property
North	RU-4	Vacant Ranch Land
South	RU-4	BLM
East	RU-4	Vacant Ranch Land
West	RU-4	Vacant Ranch Land/Federal Land

II. BACKGROUND

The Diamond Mountain, Inc. property is the site of a recent three-year Buddhist retreat center. There is a temple on the site as well as a bathhouse and campground which will be utilized for this proposed retreat in October. Planned events include classes, meditation, yoga, and other religious events. In addition, there are 30 single family residences and other accessory buildings that were constructed and used for the recent long retreat, which will be utilized to house participants of this event.

The Applicant is seeking a temporary use permit for a shorter retreat, scheduled for October 3 – 13, 2014. They wish to utilize the existing structures for guest lodging and are constructing an overflow parking lot to accommodate their expected participants.

In addition, the Applicant has filed a Special Use Authorization modification to convert the existing single family residences into Guest Lodging for future retreats for this group or to rent to other groups. This modification is scheduled for the September 10th Commission meeting.

Section 1720.02.F of the Zoning Regulations states that:

3. Maximum length of temporary use permit on a specific parcel that is not occupied by a community park, community center, or school shall be 7 days, including set-up time, within any 3-month period; and

6. Longer events of public interest up to 6 consecutive weeks within a 6-month period may be allowed, subject to approval by the Board of Supervisors. Upon receipt of a completed application, the Planning Director shall submit it to the Board of Supervisors for consideration and action.

Because this temporary event will take place over a ten-day period, staff determined that the request should be brought to a public hearing before the Board of Supervisors.

III. PUBLIC COMMENT

Section 1720 requires that TUP hearings be legally noticed and the property posted 15-days prior to the date of the hearing. Property owner notice within 300-feet of the subject parcel is also required. Staff published a legal notice in the Bisbee Observer on August 21st, and posted the property on August 26th, as well as notifying the neighbors as required. To date, staff has received no correspondence from any neighboring property.

IV. SUMMARY AND RECOMMENDATION

As discussed above, this Temporary Use Permit request, like those in the past, would typically be processed administratively; should the Board approve the request, the permit will be processed as would any other such request.

Staff recommends approval of Docket TUP-14-01, without condition.

V. ATTACHMENTS

- A. Permit Application and related materials
- B. Location Map