

Planning and Zoning Commission
1415 Melody Lane Bldg. G
Bisbee, Arizona 85603

March 31, 2018

To whom it may concern:

I am writing this letter in support of the *Arizona Folklore Preserve* and its request for a change in the parking restrictions that currently exist. The current parking restrictions were put into place many years ago to accommodate the public's visitation to the "Moffet House"

Since that time, construction of a new building was approved by *Cochise County Planning and Zoning* and the new building has been completed and it is open for visitation.

The increased seating in the new building was approved by *Cochise County Planning and Zoning*, but the additional parking to accommodate that increased seating has never been granted. It seems only right and appropriate that the *Arizona Folklore Preserve* be granted the proper parking to accommodate the county's approved seating increase.

I am asking that *Cochise County Planning and Zoning* approve the *Arizona Folklore Preserve's* request for the additional parking that it logically needs and so deserves. If *Cochise County Planning and Zoning* granted the *Arizona Folklore Preserve* permission to build its new building with its expanded seating, then it seems only logical that it should grant the appropriate parking to accommodate the increased visitation that was approved.

Thank you,

Dolan Ellis

Arizona Folklore Preserve Founder
Arizona's Official State Balladeer

MAR 28 2018

PLANNING

Special Use Docket SU-93-08C (AFP)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

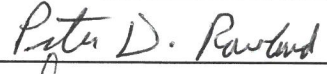
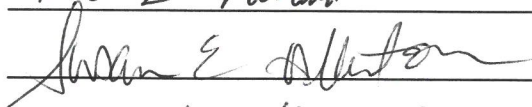
NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

SEE EXHIBIT "A"

(Attach additional sheets, if necessary)

PRINT NAME(S): PETER D. ROWLAND AND SUSAN E. ALLERTON

SIGNATURE(S): 


YOUR TAX PARCEL NUMBER: 105-42-007A (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 4 PM on Wednesday, March 28, 2018 to be included in the staff report to the Commission for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Paul Esparza at the contact information listed on page one by April 10, 2018 to have your support or non-support verbally noted at the meeting; or you may personally make a statement at the **public hearing on April 11, 2018**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Paul Esparza, Planning Manager
Cochise County Development Services Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

EXHIBIT "A"

SPECIAL USE DOCKET (SU-93-08C)(AFP)

COCHISE COUNTY

MAR 28 2018

PLANNING

WE DO NOT SUPPORT THIS REQUEST. WE DO NOT WANT ANY EXPANDED USE OF THIS PROPERTY. THIS IS A RURAL RESIDENTIAL AREA AND WE VALUE THE SOLITUDE OF RAMSEY CANYON. DURING THE LAST 10 YEARS, THERE HAS BEEN A MAJOR INCREASE IN RECREATIONAL USE OF RAMSEY CANYON RD. BY PEDESTRIANS AND BICYCLES. WE DO NOT THINK IT IS APPROPRIATE TO ENCOURAGE MORE VEHICLE USE OF UPPER RAMSEY CANYON RD.

MR. RUTHERFORD'S LETTER SAYS "OUR MODIFICATION REQUEST WILL INCLUDE 31 PARKING STALLS. THIS IMPLIES THERE ARE OTHER ITEMS NOT MENTIONED IN THE MODIFICATION. WHY AREN'T THEY SPECIFIED?"

THE COCHISE COUNTY LETTER SAYS THIS MODIFICATION WILL CONSIDER CURRENTLY HELD SPECIAL EVENTS THAT ARE OUTSIDE OF THE PERMITTED ACTIVITIES. IF THE FELLCORE PRESERVE HAS BEEN OPERATING IMPROPERLY UNDER ITS CURRENT PERMIT WHY REWARD THAT BEHAVIOR. THEY MAY JUST CONTINUE WITH ANOTHER EXPANSION OF USE. WE FURTHER BELIEVE THAT ALL ACTIVITIES PERMITTED SHOULD BE FOR INDOOR EVENTS ONLY.

WE WOULD LIKE TO PROTECT RAMSEY CANYON'S NATURAL VALUES. WE CHOSE TO LIVE HERE BECAUSE OF THE BEAUTIFUL NATURAL SETTING AND ITS WILDLIFE. VISITORS TO THE CANYON HAVE THE OPPORTUNITY TO ENJOY AND APPRECIATE THESE SAME THINGS. TRAFFIC WITH ITS ASSOCIATED NOISE AND DISTURBANCE HAS A NEGATIVE IMPACT ON THE ENJOYMENT AND SAFETY OF THIS EXPERIENCE. PLEASE DON'T LET UNCHECKED DEVELOPMENT OF A COMMERCIAL NATURE DESTROY THESE VALUES.

Pete D. Rawland
Susan E. Johnston

Special Use Docket SU-93-08C (AFP)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

See enclosed

Sorry I am late but was visiting
a dying California friend for 10 days last
week.

(Attach additional sheets, if necessary)

PRINT NAME(S): SALLY CLOSE

SIGNATURE(S): Sally Close

YOUR TAX PARCEL NUMBER: _____ (the eight-digit identification number found on the tax statement from the Assessor's Office)

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1415 Melody Lane, Building E
Bisbee, AZ 85603

HERALD

Online archives from Sierra-Vista

February 13, 2003

Commission denies folklore preserve's permit request: Decision comes after panel told Ramsey Road too narrow for traffic

BY DIANE SAUNDERS

HERALD/REVIEW

BISBEE - Until Ramsey Canyon Road is widened, a special-use permit limiting parking at the Arizona Folklore Preserve will remain unchanged.

That was the outcome of a lengthy Cochise County Planning and Zoning Commission meeting Wednesday night. After hearing three hours of comments for and against increasing the parking limit at the preserve, the commission voted 7-1 to not modify the preserve's 1993 special-use permit, which limits parking to 13 vehicles.

Commissioner Jim Martzke voted against denying a modification of the existing special use, and Commissioner Nancy McAvoy was not present at the meeting.

The Folklore Preserve, owned by the University Foundation of Sierra Vista and operated by the University of Arizona South, sought to have parking at the four-acre facility in Ramsey Canyon increased from 13 spaces to 30. The increased parking was sought to allow the preserve to accommodate people who come for educational and cultural activities, said Randy Groth, UAS dean.

After hearing about alleged violations of the special-use permit, including tour buses unloading tourists on Ramsey Road and private driveways being blocked, most of the commission members said they based their vote on fire safety issues.

Fry Fire District Fire Chief Hubert Jackson said Ramsey Canyon Road is too narrow in the area near the preserve to allow two fire trucks to pass each other. In addition, a single narrow entry road to the preserve exists, adding to the difficulty of fighting a fire at the preserve and its folklore center building.

"With the one driveway situation, you're going to have people leaving and us trying to get in," Jackson said.

The Folklore Preserve originally had two roads for ingress and egress, but one of the roads was washed out during the summer stormy season, leaving only narrow, unpaved

access to and from the property.

Dolan Ellis, Arizona's state balladeer and a neighboring property owner, agreed to keep his driveway open during the preserve's business hours to allow another route onto the preserve grounds.

Fry Fire Department revised its maximum capacity for the auditorium in the preserve's approximately 3,000-square-foot building. The fire department originally set the maximum at 100 people, based on stadium seating. However, because seating is arranged at small round tables, fire department officials have set the maximum at 55.

Groth said that although stadium seating would accommodate 100, UAS will set the maximum at 70 when stadium seating is used in the auditorium. The number does not include the number of people on the grounds or elsewhere in the building.

Jana Flagler, attorney for Fry Fire District, said the capacity set by Fry Fire District is mandatory. In addition, she said the fire district would support increasing the parking to 30 spaces if Ellis' driveway gate remains open and the driveway is unobstructed until June 1, when a new road is expected to be completed, Flagler said.

Ellis originally owned 15 acres in Ramsey Canyon. He obtained the special-use permit in 1993 and opened the preserve in 1996. In July 1999, the preserve's board of directors voted to donate four acres to the University Foundation of Sierra Vista.

UAS entered into a five-year lease agreement with the foundation. UAS will own the preserve at the end of five years. Its use will be governed by the Arizona Board of Regents, Groth said.

Groth also said that most of the traffic on Ramsey Canyon Road is generated by The Nature Conservancy's Ramsey Canyon Preserve, a popular bird-watching and hiking facility.

The Folklore Preserve had 5,000 visitors last year, while Ramsey Canyon Preserve had 30,000, he said.

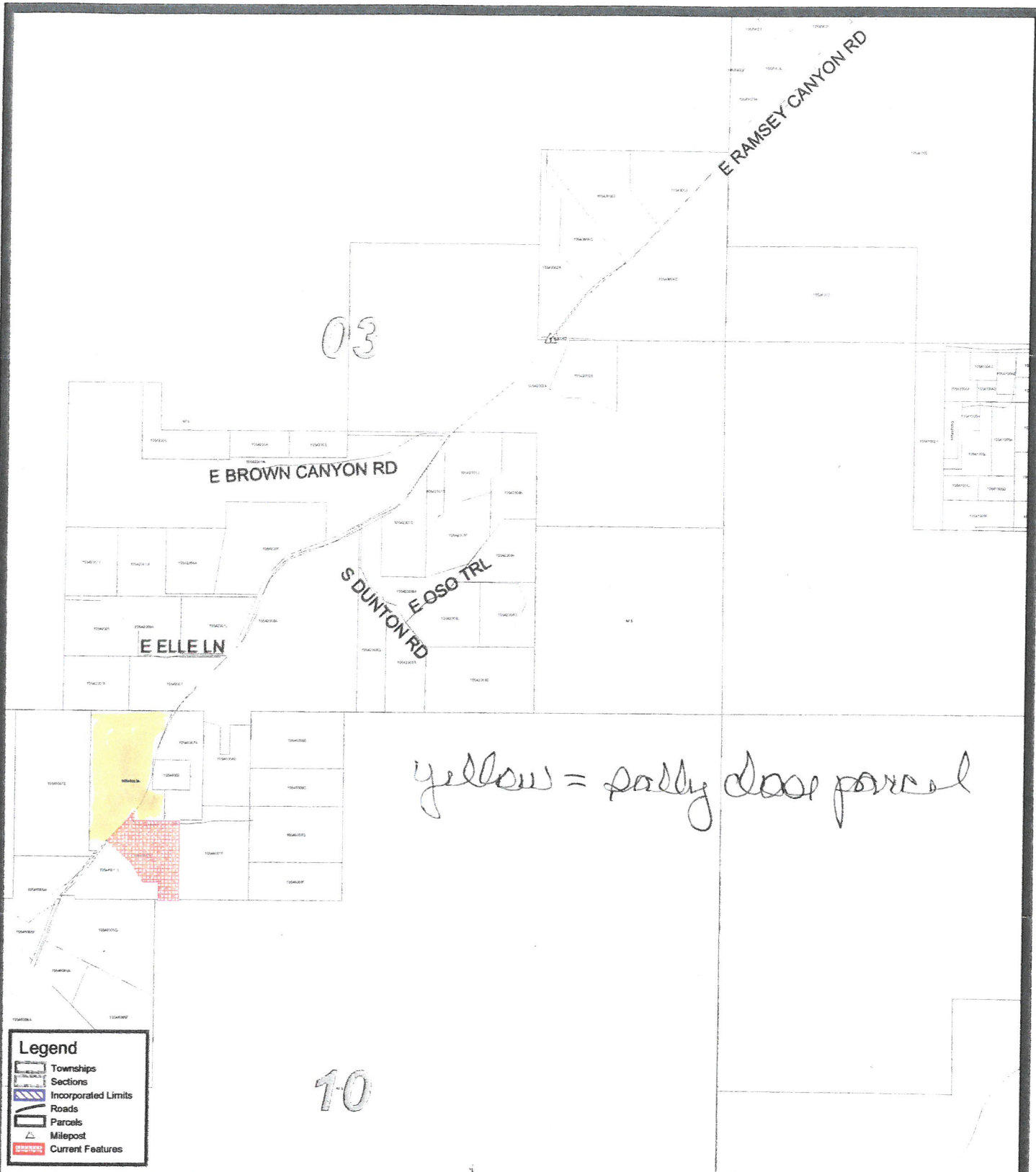
During the meeting, several area residents said they were concerned the Folklore Preserve would someday expand its mission from cultural, historical and educational activities to include other events.

"There's not going to be an expanded mission at this facility," Groth said.

UAS has 15 days in which to appeal the commission's decision to the county Board of Supervisors. Groth said that while he is disappointed in the commission's decision, he is not sure if he will file an appeal.

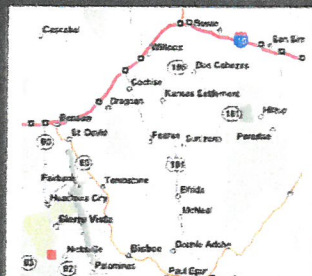
HERALD/REVIEW reporter Diane Saunders can be reached at 458-9440 Ext. 111.

Enter search word(s):



Legend

- Townships
- Sections
- Incorporated Limits
- Roads
- Parcels
- Milepost
- Current Features



Arizona Folklore Preserve
 Location Map
 APN 105-46-001H

This map is a product of the
 Cochise County GIS
 Information Technology Dept.

Special Use Docket SU-93-08C (AFP)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

Do not want additional traffic congestion & noise. People walking on to private property.

(Attach additional sheets, if necessary)

PRINT NAME(S): Patrick Fairfield Pamela Fairfield

SIGNATURE(S): Patrick S. Fairfield Pamela Fairfield *64 E Ramsey Canyon*

YOUR TAX PARCEL NUMBER: 105-46-002 7 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Bisbee, AZ 85603

COCHISE COUNTY

MAR 26 2018

PLANNING

Special Use Docket SU-93-08C (AFP)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

Please see attached sheet.

(Attach additional sheets, if necessary)

PRINT NAME(S):

David Mount, Jennifer Hall

SIGNATURE(S):

David Mount
Jennifer D. Hall

120 E Ramsey Canyon

YOUR TAX PARCEL NUMBER: 10542002B (the eight-digit identification number found on the tax statement from the Assessor's Office)

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COCHISE COUNTY

MAR 23 2018

PLANNING

Opposition to the request (David Mount, Jennifer Hall):

We are strongly opposed to the addition of more parking spaces at the folklore center. Ramsey Canyon Road is primarily rural/residential, and we would like to see this existing neighborhood character preserved as much as possible. The request for additional parking would likely increase traffic and noise along the road and would not be compatible with this goal. Thank you for listening and for taking our opinion into account.

Esparza, Paul

From: McGinnis, Cristina
Sent: Wednesday, March 28, 2018 11:04 AM
To: Esparza, Paul
Subject: FW: Docket# SU-93-08C Arizona Folklore Preserve , non support of change request, special use authorization ,

-----Original Message-----

From: Susan Carlson <susancarlson@gmail.com>
Sent: Wednesday, March 28, 2018 9:57 AM
To: Planning and Zoning <planningandzoning@cochise.az.gov>
Subject: Docket# SU-93-08C Arizona Folklore Preserve , non support of change request, special use authorization ,

Dear Mr. Esperanza,

We are homeowners at 41 Ramsey Canyon Rd., Hereford, directly across from the Arizona Folklore Preserve, and also landowners of a 4 acre undeveloped parcel on Folklore Trail, the same access road for the Arizona Folklore Preserve. We are writing regarding our non support of the recent request from the Arizona Folklore Preserve to significantly modify their special use authorization.

Most unfortunately, we only learned of this request last evening. We have been living in our home at 41 Ramsey Canyon Road, and suspect that notification of this request for a public hearing from your office dated March 14 may have been mailed to our address-of record for tax purposes in Sitka, Alaska.

Our non support of this change request is based on the following:

Only 13 parking stalls , with certain special events, are permitted in the original 1993 special use permit. This permission implies that small gatherings of between 13 and, rather large gatherings of, 78 persons could occur, assuming 1 to 6 passengers per parked vehicle. Gatherings of this size are acceptable to us.

If 31 stalls are permitted, then one can predict that gatherings would range from 31 to 186 persons. Events of such a large size are NOT acceptable to us.

- 1) traffic congestion: Ramsey Canyon Road is a small country road which dead ends with a small turnaround. So many vehicles would cause significant traffic congestion both entering and departing the canyon.
- 2) Safety Concerns: Persons attending the special events at the Folklore Preserve, by nature of the events generally tend to arrive and depart within a short fixed period of time. The congestion that would result is unacceptable to us as a resident of the area. It poses a safety issue if rapid entry or departure is required at a neighboring residence for medical or other safety reasons, such as fire.
- 3) Noise and Habitat Changes: The canyon is currently a quiet residential area. 31 vehicles arriving and departing within a short period of time, and potentially 186 persons would create significant noise. The canyon , by its very structure, causes small noises to be exaggerated as they get reflected on the canyon walls. This would disturb the residential peace of the area, and the wildlife which inhabits Ramsey Canyon, eventually also resulting in lower property values. RamseyCanyon is world renowned for its natural inhabitants, including deer, foxes, ringtails, turkeys, mountain lions, black bear, coatimundi and many avian species. This quantity of traffic would affect the natural species living in and traversing the canyon.

4) The Arizona Folklore Preserve has not shown us evidence of being a good neighbor by the very fact that they have not personally contacted us to discuss this request. We have been living in our home this past winter and there was no effort to phone us, nor to stop by our home. Our home phone number is a listed number, and no message or call has been received.

A letter from your office, on very short notice for such a significant change for our neighborhood, leaves us no choice but to advise you of our Non Support for the Folklore Preserve request. We tried to phone you this morning to discuss the Folklore request, and left you a message.

We respectfully request that you share our concerns with the commission members, and sincerely regret that we had insufficient time to respond with a full letter to the commission members.

Respectfully,
Susan and Robert Carlson
41 East Ramsey Canyon Road
Hereford, Az 85615
Mobile 520. 955-9121

Sent from my iPad