

Special Use Docket SU-18-08 (Kropf)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

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NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

Please see attached statement for reasons why we  
Do Not agree with the proposal.

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(Attach additional sheets, if necessary)

PRINT NAME(S):

Roland A. + Martina Rodriguez

SIGNATURE(S):

Roland A. Rodriguez  
Martina Rodriguez

YOUR TAX PARCEL NUMBER: 10480019B (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 Thursday April 26, 2018 to be included in the staff report to the Commission in order 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 Robert Kirschmann at the contact information listed on page one by May 8, 2018 to have your support or non-support noted verbally noted at the meeting; or you may personally make a statement at the public hearing on May 9, 2018. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Robert Kirschmann, Planner II  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

Dear Sir/Madam,

We as property owners within 5280 feet of the site where the special use permit is requested do not agree with the owner having a manufacturing business to build structures, cabins, sheds, garages, and similar buildings.

We purchased our property with the intention of retiring in a place of quiet and peaceful rural life. This proposed business will impose unfair noise and traffic which will affect the community as a whole and become a nuisance to all neighbors in the area. This project will also cause stress to the already poorly maintained roadways due to the moving of said materials and the transport of buildings, shed, and garages. This business will also affect the environment including wildlife in the area. The Sierra Vista/Hereford area has been known for its bird watching and conservation area and this proposed business will have a negative impact on the nature and wildlife.

It is our belief that a mostly residential area will be greatly impacted by noises generated by this purposed business. Had we have known prior to purchasing our property that an owner could build such a nuisance of a business in the area where we want to spend our quiet retirement life we would not have purchased our land. The area is known for its serenity and peaceful lifestyle. Such a business would also have a negative impact on the further development by other homeowners who would want to move to the area. This proposed business does not take in consideration the lives of families who want to enjoy their quiet family life, raising their children and enjoying the peacefulness of the area. This proposed business will not benefit the community as a whole. It will in fact become a nuisance and bring down property values.

We do not approve of this proposed business and hope that other residents in the area share these objections.

If this proposal is approved this one family will negatively affect many lives who reside in this area.

Respectfully,

*Roland A. Rodriguez*  
*Martina Rodriguez*

Roland and Martina Rodriguez

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~~YES, I SUPPORT THIS REQUEST~~

~~Please state your reasons:~~



NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

*We purchased this property to be used as a personal residence for our family. We specifically chose the location for its peace and quiet and safety for raising children. We are satisfied with unpaved dirt road since this is less likely to draw unwanted heavy traffic. Our reasons for opposing the special use authorization request is explained in the attached letter and the email to the planning and zoning dept.*

(Attach additional sheets, if necessary) → SEE ATTACHED LETTER

PRINT NAME(S):

VIRGINIA J FISHER DONALD E. FISHER ERICA LARIMER

SIGNATURE(S):

*Virginia Fisher Donald E. Fisher Erica Larimer*

YOUR TAX PARCEL NUMBER: 104-80-0086 (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 Thursday April 26, 2018 to be included in the staff report to the Commission in order 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 Robert Kirschmann at the contact information listed on page one by May 8, 2018 to have your support or non-support noted verbally noted at the meeting; or you may personally make a statement at the **public hearing on May 9, 2018**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

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COCHISE COUNTY

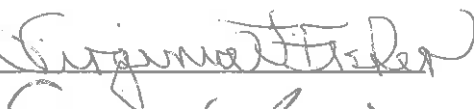
APR 23 2018


PLANNING

We, the property owners of parcel 104-80-008G at 11494 S Hutchinson Rd. in Hereford, AZ. do not support this request for the following reasons:

1. The type of business they are planning will necessitate the dirt roads in this area, which are maintained by the property owners, to handle much heavier vehicles than required by the current use by private home owners when they need to travel to and from their homes. These very heavy vehicles will rapidly make the road damaging to the private vehicles who must use the road daily. As it is, the road suffers from the normal use by the local residents. When we have heavy rains the roads deteriorate such that at times, support vehicles like trash pickup and delivery vehicles cannot get through till the road dries out.
2. Much of the area here is left to grow wild and is used for grazing cattle. As the wild growth dries out it becomes a significant fire danger. The equipment used to build and transport the structures they want to construct, transport and sell can easily accidentally produce sparks which can cause wild fires which spread quickly and can destroy property, homes and animals.
3. Most of the home owners here purchased the property because it was a quiet and beautiful place to live. Several of the property owners have horses which they keep and ride. They ride the horses not only on the roads but on occasion they ride across unfenced property at the OK of the property owners. Riding along the roads with commercial vehicles hauling construction materials and/or finished structures like sheds etc. can startle the horses and cause rider injuries as well as injuries to the horses. We do not want a "Factory" which will not only be noisy and potentially unsafe, but will adversely affect the peace and beauty of the area.
4. The water table in this area is over taxed by the current population as a result of the building of more and more developments. Any commercial business will put another significant draw on the water table. If this kind of expansion is not curbed, it will soon result in individual wells requiring to be drilled deeper assuming that this would even be a resolution. This is not an acceptable

Donald E Fisher 

Virginia J. Fisher 

Erica Larimer 

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YES, I SUPPORT THIS REQUEST  
Please state your reasons:

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

PLEASE SEE ATTACHED  
REPLY. EXCUSE MY WRITING  
AND SPELLING. MY INJURIES SHOW UP  
IN MY WRITING

(Attach additional sheets, if necessary)

PRINT NAME(S): ALAN BAXTER

SIGNATURE(S): *Alan Baxter*

YOUR TAX PARCEL NUMBER: 104-80-008M0 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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RETURN TO: Robert Kirschmann, Planner II  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

REPLY OF ALAN BAXTER  
RE: DOCKET SU-18-08 (KROPF)

GENERAL - THE SUBJECT OF THIS HEARING, PRACTICALLY SPEAKING, IS NOT THE EXPANSION OF THE KROPF BUSINESS, BUT RATHER THE EFFECT THAT APPROVAL OF IT WOULD HAVE ON THE RESIDENTS, SOME OF WHOM HAVE PUT THEIR LIFE SAVINGS AND COMMITMENTS INTO THEIR PROPERTIES. FURTHER, WE ARE NOT THE ONLY RESIDENTS OF THE PROPERTIES. THE EFFECT OF APPROVAL WOULD ALSO IMPACT THE LOCAL WILDLIFE AND THE ENVIRONMENT, GENERALLY.

I AM A DISABLED WAR VETERAN LIVING ON A MILITARY DISABILITY PENSION. MY HOME AND ALL THAT I HAVE IS TIED TO MY PROPERTY; I HAVE NOTHING ELSE, AND MY DISABILITY PREVENTS MY LIVING IN A TOWN, CITY, OR OTHER BUILT-UP AREAS.

MY OBJECTIONS TO THE APPROVAL OF DOCKET SU-18-08 (KROPF) ARE STATED BELOW.

COMMUNITY STRUCTURE. THE MAJORITY OF OUR CITIZENS HAVE FAMILY LIVING ON THE PROPERTY, OR ARE RETIREES. MANY COMMUTE TO WORK FROM THEIR HOMES. OTHERS<sup>ARE</sup> WAR AND POLICE VETERANS WITH POST TRAUMATIC STRESS DISORDER (PTSD) AND OTHER MILITARY OR POLICE DISABILITIES. I HAVE SPOKEN TO MANY OF OUR RESIDENTS, WHO ARE ALSO MEMBERS OF MY CHURCH, AND THEY<sup>ARE</sup> UNANIMOUS IN THEIR

OBJECTION TO THE APPROVAL OF THE KROPF REQUEST. WE LIVE WHERE WE DO SOLELY BECAUSE OF THE BEAUTY, PEACE, AND TRANQUILITY OF THE AREA. WE HAVE HAD ENOUGH "CITY" IN OUR LIVES AND NEED TO LIVE OUT THE REMAINDER OF OUR TIME FREE OF THE NOISE, AIR AND LIGHT POLLUTION, AND THE MOVEMENT OF A COMMERCIAL ENVIRONMENT.

NATURE OF DOCKET SU-18-08 (KROPF). I AM IN RECEIPT OF A LETTER FROM THE KROPF FAMILY, DATED MARCH 22, 2018 WHEREIN THEY DESCRIBE THE NATURE OF THEIR HOMESTEAD AS A CHURCH OUTREACH. IF THIS IS SO, THE CHURCH MUST BE AN ARIZONA CORPORATION. THIS, IN TURN, WOULD HAVE TO RECEIVE FEDERAL AND STATE TAX-FREE STATUS WITH STRICT ACCOUNTING RULES, ELSE THEIR CHURCH WOULD BE TAXED AS A COMMON CORPORATE ENTITY. THIS WAS THE LEGAL REQUIREMENT FOR A CHURCH I HELPED TO FOUND.

HAVE THE KROPFS DONE THIS? IF NOT, THEY WOULD NEED TO INCORPORATE OR BE TAXED AS A PRIVATE ENTERPRISE. THE POINT IS: WHAT ARE THEY? WHAT IS THEIR BUSINESS PLAN? IS THERE A PARENT CORPORATION? WE, THE AREA RESIDENTS, HAVE NO INFORMATION ABOUT THIS "SMALL FAMILY BUSINESS" OTHER THAN THEIR CIRCULATED LETTER.

THE LETTER. ON ITS FACE, THIS LETTER CLEARLY SHOWS THAT THE KROPF FAMILY WANTS TO ESTABLISH A MANUFACTORY ON THEIR PROPERTY, AND TO EXPAND SUCH MANUFACTORY AS THE BUSINESS GROWS; AND MAKE NO MISTAKE— THEY INTEND FOR THEIR BUSINESS TO GROW. WITH THE APPROVAL, SU-18-08 WOULD GRANT TO THE KROPFS NOT 3,744 \$ SQUARE FEET OF EXPANSION, BUT 5000! THAT IS A MANUFACTORY FLOOR, NOT A SMALL FAMILY BUSINESS. IN TRUTH, WHAT THE KROPFS ARE PROPOSING IS A COMMERCIAL BUSINESS WITH PROFIT AND GROWTH AT ITS CORE.

FURTHERMORE, IT IS IMPORTANT TO NOTE THAT THIS COMMERCIAL ENTERPRISE IS NOT A SINGULAR, CONTAINED ENTITY. THE KROPF REQUEST CLEARLY STATES THAT MANUFACTORY AND RETAIL OPERATIONS ARE DISTINCT FUNCTIONS PHYSICALLY SEPARATED BY NEARLY 20 MILES, AND BY ENVIRONMENTS THAT ARE POLAR OPPOSITES. THE RETAIL DIVISION WILL BE LOCATED IN A TOWN, PRESUMABLY SIERRA VISTA, WHILE THE MANUFACTORY WILL FUNCTION IN A PURELY RESIDENTIAL LOCATION. BY DEFINITION, THIS MEANS THAT LUMBER, METALS, AND OTHER MATERIALS, WITH THE LARGE VEHICLES NEEDED HAUL SUCH PRODUCTS, WILL BE MOVED THROUGH OUR OUR COMMUNITY AND THEN MOVED BACK AGAIN IN THE FORM OF A FINISHED RETAIL PRODUCT. THUS TWICE THE AFFLICTION OF A COMMERCIAL ENTERPRISE WILL BE VISITED UPON THE RESIDENTS, THEIR LIVESTOCK,

## WILD ANIMALS AND THE ENVIRONMENT.

INGRESS AND EGRESS, AN UNDERSTANDING OF THIS SUBJECT IS VITAL IF WE ARE TO COMPREHEND THE EFFECT THAT APPROVAL WILL HAVE ON OUR RESIDENTS, LIVESTOCK, WILD ANIMALS, AND THE GENERAL ENVIRONMENT.

1. INITIAL CONSTRUCTION PHASE. I OBSERVED THIS PHASE CLOSELY AS I LIVE NEARBY. LARGE TRUCKS HAULED IN MATERIALS TO BEGIN CONSTRUCTION. THE ROAR OF THESE VEHICLES AND THE CLOUDS OF DUST THEY MADE WAS IRRITATING AND TROUBLESOME. THE STRONG WEST WIND BLEW THAT DUST ONTO AND INTO MY HOME, FEED SHACK, AND WATER TANKS. IT WAS NO LITTLE THING, BUT I DID NOT COMPLAIN AS I ASSUMED THAT THE NEW NEIGHBORS WERE BUILDING A HOME, NOT A COMMERCIAL MANUFACTORY.

I NOTED THAT THE NOISE, DUST, AND MOVEMENT DISPLACED A HERD OF DEER THAT HAVE LIVED HERE FOR YEARS IN A LARGE ARROYO THAT BISECTS FIREBIRD ROAD. THEY DID NOT RETURN. SIMILARLY, A HERD OF JAVALINA THAT PREVIOUSLY HAD AVOIDED HUMANS WERE DISPLACED EASTWARD INTO MY AREA, WHERE THEY ARE NOW EATING MY CACTUS AND DISRUPTING THE LIVESTOCK. THE DISRUPTION CAUSED

BY HEAVY TRUCKS ALSO DISPLACED A MOTHER BOBCAT AND A FAMILY OF HORNEOWLS, ALL OF WHICH HAD LIVED IN THE BIG ARROYO.

THESE RESULTS ARE NOT TRIVIAL TO THOSE OF US WHO HAVE PURCHASED HOMES AND LAND WITH THE REASONABLE EXPECTATION THAT WE WERE SECURE FROM COMMERCIAL ENCROACHMENT AND ITS DEVASTATING EFFECT ON OUR ENJOYMENT OF LIFE AND THE VALUE OF OUR INVESTMENTS.

2. CONSTRUCTION COMPLETION PHASE. GIVEN THE NATURE OF THE KROPF ENTERPRISE, IT IS APPARENT THAT WE WILL SEE A MUCH GREATER EROSION OF RESIDENTIAL AND NATURAL ENVIRONMENTS, WHICH WILL GROW AS AS THEIR BUSINESS GROWS. DO NOT BE MISLED BY THE MYTH THAT ALL WILL BE WELL WHEN PROPERTY CONSTRUCTION IS FINISHED. I OWNED MY BUSINESS FOR 22 YEARS AND I ASSURE THAT THERE IS NO SUCH THING AS "FINISHED" OR "COMPLETE" IN BUSINESS. A CORPORATION OR OTHER LEGAL FORM OF BUSINESS ENTERPRISE MUST GROW CONSTANTLY OR DECAY INTO COLLAPSE. IN BUSINESS THERE IS NO SUCH THING AS STASIS.

THE KROPF BUSINESS PLAN IS CLEARLY TO EXPAND. OTHERWISE, WHY WOULD THEY HAVE INCLUDED THAT FACT IN THEIR LETTER, SUPRA? THE APPROVAL OF THE KROPF REQUEST MEANS THE DESTRUCTION OF OUR HOMES, OUR ENJOYMENT OF A CHOSEN LIFESTYLE, AND THE REDUCTION OF PROPERTY VALUE, ALL TO THE BENEFIT OF

THE KROPF FAMILY.

3. ROADS, NO SUCH THINGS EXIST IN THIS AREA. IT IS ENTIRELY PRIVATE PROPERTY WITH PRIVATE RIGHTS-OF-WAY FOR THE RESIDENTS, EXCLUSIVELY. WE MAKE OUR OWN "ROADS" BY SIMPLY DRIVING ON OR ACROSS THE RIGHTS-OF-WAY. THESE TRAVEL WAYS ARE NOT COUNTY ROADS. WE HAVE TWICE DEFEATED MRS. CLINTON'S ATTEMPTS TO, AS SHE PUBLICIZED IT, CREATE "OWNERS WITH OUR OWN GOVERNMENT." WE DO NOT WANT COUNTY ROADS AND THE RESULTANT HIGHER TAXES. WE ARE TAXED ENOUGH ALREADY.

HAVING FOR YEARS WITNESSED THE DIFFICULTY EXPERIENCED BY GARBAGE AND DELIVERY TRUCKS ATTEMPTING TO NAVIGATE OUR RIGHTS-OF-WAY DURING MONSOONS AND WINTER RAINS, IT IS EVIDENT LARGE COMMERCIAL VEHICLES CANNOT RELIABLY TRAVEL IN THIS AREA.

WHAT THIS MEANS RE THE APPROVAL OF THE KROPF REQUEST, IS THAT THEY WILL APPLY FOR COUNTY ROAD STATUS OVER EVERY ROUTE THEY USE FOR INGRESS AND EGRESS. AND THE COUNTY WILL APPROVE THAT, TOO, BECAUSE THE KROPF BUSINESS PLAN WAS THE COUNTY'S LEGAL BABY, MAKING THE COUNTY LEGALLY LIABLE TO THE KROPFS FOR DAMAGES INCURRED. AND HERE ARE THE "ROADS", AND HERE ARE THE RIGHTS-OF-WAY, THEY MUST USE TO GET INTO AND FROM THE MANUFACTORY:  
KINGS RANCH Rd  
LANE RANCH Rd

- 7 -

HUTCHINSON Rd  
CLINTON Rd  
FIREBIRD Rd  
FOUR N STARR Rd  
ROUGH RIDER Rd

THESE RIGHTS-OF-WAY COMPRISE THE ONLY ROUTES AVAILABLE FOR THE KROPF COMMERCIAL VEHICLES (TIMES TWO - COMING & GOING). AND COMMERCIAL VEHICLES PERTINENT TO THE KROPF ENTERPRISE SIMPLY CANNOT TRAVERSE THEM WITHOUT MAJOR WORK TO SPAN AT LEAST ONE ARROYO AND ALTERING CORNERS AND INSERTING CULVERTS IN OTHER PLACES. THE ONE MILE RADIUS NOTIFICATION IS A MYTH. DO YOU INTEND TO NOTIFY ALL WHO WILL BE HARMED?

## EFFECT OF APPROVAL

THE EFFECT OF APPROVAL WILL BE POLITICAL AND LEGAL.

THE KROPF FAMILY CAME FROM ANOTHER STATE TO ESTABLISH AN OUTREACH MISSION FOR THEIR CHURCH IN ARKANSAS, ACCORDING TO THEIR OWN STATEMENT. IT IS THEREFORE SELF-EVIDENT THAT THEY, AND OTHERS, HAVE THOUGHT THIS ENTERPRISE THROUGH TO THE EXTENT OF FINALIZING THE PROJECT WITH A RETAIL OUTLET IN A TOWN. THIS IS NOT A "SMALL FAMILY BUSINESS," BUT A CLEAR BUSINESS VENTURE WITH NON-FAMILY MEMBERS, OF NECESSITY, BEING INVOLVED FROM THE START. THIS IS

SO ACCORDING TO THEIR OWN DOCUMENT.

GIVEN THE ABOVE, WHY DID THE KROPF'S NOT APPROACH THE COUNTY IN THE FIRST INSTANCE, FAMILIARIZE THEMSELVES WITH THE LEGAL REQUIREMENTS, AND PREPARE PRIOR TO SPENDING THOUSANDS OF DOLLARS ON PROPERTY AND BUILDINGS? THAT WAS THEIR RESPONSIBILITY. THEY FAILED IT.

I UNDERSTAND THAT THE KROPF VENTURE MEANS MORE TAX INCOME FOR THE COUNTY, BUT THOSE ROADS, IF MADE COUNTY ROADS, WILL TAX THE CURRENT LANDOWNERS UNREASONABLY TO THE POINT OF DESTRUCTION. WE ALL REMEMBER THE MILLER RANCH.

PLEASE UNDERSTAND THAT WE WILL FIGHT FOR OUR HOMES AND OUR WAY OF LIFE. THE KROPF ISSUE IS A PURELY POLITICAL ONE, AND SHOULD THE COUNTY APPROVE THEIR REQUEST, IT WILL BE ANSWERED POLITICALLY. APPROVAL WOULD NOT BE WISE.

## SOLUTION

THE KROPF FAMILY IS ENTIRELY RESPONSIBLE FOR ITS LOSSES. WE ARE NOT RESPONSIBLE FOR THEIR ACTIONS NOR RESULTS. THEREFORE, AS THE VERY NATURE OF THEIR BUSINESS DEMANDS FULFILLMENT IN TOWN, THEY CAN SIMPLY ACQUIRE AN ADDITIONAL 5000 SQFT. OF RETAIL SPACE, AND MANUFACTURE THEIR PRODUCTS THERE AT A SUBSTANTIAL SAVINGS. THEN THEY COULD LIVE AT HOME AND COMMUTE TO WORK - JUST LIKE ANYONE ELSE!

  
4-26-18

Special Use Docket SU-18-08 (Kropf)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

CURRENTLY, THERE IS A HOME BASED BUSINESS LOCATED BORDERING MY PROPERTY TO THE NORTH (HORSE BOARDING/FEDING) THAT HAS GENERATED CONSIDERABLE TRAFFIC, BUT HAS NOT BEEN A PROBLEM. THE KROPF PLANNED BUSINESS WOULD NOT CAUSE ADDITIONAL FORESEEN PROBLEMS. I AM IN FAVOR OF MOST BUSINESSES THAT CREATE JOBS, SUCCESSFUL BUSINESSES AND SUPPORT THE COMMUNITY THROUGH INCOME, SALES AND PROPERTY TAXES. I HAVE MET THE KROPF FAMILY AND JUDGE THEM TO BE HONEST, HARDWORKING AND FRIENDLY PEOPLE. I WISH THEM WELL.

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

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Attach additional sheets, if necessary)

PRINT NAME(S): ROBERT MURPHEY, OLIVE MURPHEY

SIGNATURE(S): [Signature]  
[Signature]

YOUR TAX PARCEL NUMBER: 10480021 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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