



# PACK SADDLE RANCH

Gun Dogs & Game Birds

8526 North Ingram Road  
Willcox, Arizona 85643

*Dr. Douglas & Lee Ann Miller*

(520) 307-5318  
(520) 307-5319

December 28, 2018

RE: Docket SU-15-25A (Ingram Road) ~ *We Do Not Support This Request*

Dear Planning & Zoning Commission,

We are responding to the **Docket SU-15-25A (Ingram Road)** application for Special Use modification to replace one approximately 92,000 sq ft greenhouse with an outdoor grow area of approximately 87,000 sq ft for growing medical marijuana, as well as use the existing house and barn for office and storage. The subject parcel, APN 201-27-003, is located at 8251 N. Ingram Road, Willcox, Arizona. Our land (parcel number 201-26-002 0) joins this parcel and we: Dr. Douglas Miller, Lee Ann Miller, Guy Miller, Ben Miller, Samantha Miller, and Emily Hayes, **Do Not support this request.**

We moved to Arizona 20 years ago and chose to live in a rural area where life is simpler, dirt roads are common, and where night lights are sparsely used. A medical marijuana facility Special Use modification would generate an excess of lighting at night because of greater security measures needed. As well, an increase in road traffic would greatly multiply dust levels along Ingram Road and the surrounding area, while during wet weather Ingram Road will not support any traffic as it turns into a quicksand slush bowl. These two additional pollutions (light and dust) would disrupt and infringe on our current rural way of life and undermine our ranch business as well as jeopardize our natural conservation efforts.

In conjunction with the USDA's Natural Resources Conservation Services and the Arizona Department of Game and Fish, we are working hard to convert our ranch into a Natural Resources Conservation Area for the preservation and expansion of native quail and their habitats indigenous to Arizona. Our family ranch has been raising two species of quail native to Arizona, as well as German shorthaired pointer bird dogs for the last thirteen years. The increase in **dust pollution from the dirt road and open air cultivating, non-passable road conditions from wet weather, irritation from reflective razor wire and fencing, a chance of toxic or lethal conditions for quail after marijuana plant and seed digestion from the outdoor grow area, and especially the extreme artificial security night lights that will eliminate home star gazing forever**, originating from a medical marijuana outdoor grow area of approximately 87,000 sq ft facility, would create a hardship on our family ranch business by unbalancing the natural process of quail, other conservational inhabitants, and the quail's egg laying abilities within our quail breeding facilities.

The laying of quail eggs is triggered by the seasonal increase and decrease of daily sunlight and constant artificial light disrupts the natural process. Additional levels of dust will also obstruct the natural process of quail which spook easily. With lower quail egg production, less eggs would be incubated, thus reducing our annual quail chick output. This reduction in quail chicks would in turn hamper the bird dogs training process and lower our profits for dog and puppy

sales, creating a business hardship as well as disrupting the entire natural process of the conservation area.

We are also preserving a family of **Burrowing Owls** within our conservation area which are endangered in Canada, threatened in Mexico, and is a state threatened species in Colorado and Florida. Burrowing owls are protected under the Migratory Bird Treaty Act in Canada, the United States, and Mexico. Any disruption to the environment of the endangered and threatened **Burrowing Owls** would be a grave setback to their current population.

In conclusion, **Docket SU-15-25A (Ingram Road)** application for Special Use modification to replace one approximately 92,000 sq ft greenhouse with an outdoor grow area of approximately 87,000 sq ft for growing medical marijuana facility should **NOT** be approved. The home and property owners adjacent to the said location **Do Not** approve of the actives related to growing medical marijuana. Besides the previously discussed problematic issues, the approval of this application will cause our property resale values to plummet as well. Arizona has an abundant of privately owned outlying land which is far away from homes, farms, and more populated areas that could be purchased and rezoned for multiple uses. Why does this type of offensive and controversial business need to move into a populated farming area? We are currently experiencing extreme artificial security night lights that has all but eliminate home star gazing forever, already within in our local community from their other marijuana greenhouse facility. The extreme night lightings remind me of my childhood years when the “Bat Signal” was used in comic book stories to completely erase the nigh darkness. It would seem that one marijuana greenhouse facility in our area causes enough hardship and burden on the local community without completely destroying our rural way of life. Without denying this application, our property resale value will continue to decline until trying to sale-out and reloading would be impossible. Denying this application would preserve our ranch business and conservation efforts without placing a hardship on our current operation, preserve our rural way of living that we originally moved to Arizona for, and keep our property resale value from declining further.

Thank you for your time and consideration. We, the Miller family, thank the Commission in advance for denying this Special Use modification application.

Thanks,

**Douglas Miller, PhD**  
Professor / Co-Ranch Manager  
8526 North Ingram Road  
Willcox, Arizona 85643  
(520) 307-5318 (cell)

**Guy Miller**  
Retired – Co-Ranch Manager  
8760 North Ingram Road  
Willcox, Arizona 85643  
(520) 384-3110 (home)

**Samantha Miller, JD, MBA**  
Attorney of Law  
8526 North Ingram Road  
Willcox, Arizona 85643  
(520) 507-2732 (cell)

**Lee Ann Miller, MS**  
Instructor / Ranch Biologist  
8526 North Ingram Road  
Willcox, Arizona 85643  
(520) 307-5319 (cell)

**Emily Hayes, BA**  
Professional Counseling Student  
University of the Cumberlands  
8526 North Ingram Road  
Willcox, Arizona 85643  
(319) 325-3321 (cell)

**Benjamin Miller, MBA, BA**  
Nurse Practitioner Student  
Cochise College & U of A  
8526 North Ingram Road  
Willcox, Arizona 85643  
(520) 307-0554 (cell)

# Special Use Docket SU-15-25A (Ingram Road)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

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NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

SEE ATTACHED FOR REASONS OF OPPOSITION.

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(Attach additional sheets, if necessary) GOLDEN EAGLE CO. LLC by

PRINT NAME(S): JOSEPH KRAUSE & ANNE KRAUSE

SIGNATURE(S): Golden Eagle Co. LLC by  
Joe Krause, Jr. / Anne E. Krause

YOUR TAX PARCEL NUMBER: 201-27-00100 (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 Monday, December 31, 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 for the staff report you may still mail or send email comments to Robert Kirschmann at [rkirschmann@cochise.az.gov](mailto:rkirschmann@cochise.az.gov) that must be received by January 8, 2019 to have your support or non-support noted verbally at the meeting. You may also personally make a statement at the **public hearing on January 9, 2016**. 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

***No, we do not support this request for the following reasons:***

First let us say, that our property is sandwiched between the existing cultivation site on Greenhouse Road and the proposed site at 8251 North Ingram Road. Therefore, we are directly affected by this SUP.

1. During our 15 years as residents, Ingram Road has always been a hazardous mess during the monsoon season and during winter rains. The county must pave this one mile section as part of responsible preparation for additional car and commercial truck traffic that will occur. In fact, Peggy Judd, our Board of Supervisor representative, agreed that Ingram should have been paved year ago regardless of the new Ingram Road facility.
2. The state required security lights will create light pollution in the night sky. This has already been observed in the existing greenhouses in operation at the Greenhouse Road facility. Our neighbors, the Millers, would have their quail refuge area jeopardized with this additional state-required security lighting.
3. During a visit to tour the Greenhouse Road facility, Anne was overwhelmed with the marijuana smell. Therefore, she is concerned about the odor in an open air cultivation area. The outdoor harvesting of the plants would seem to increase the marijuana odor.
4. Installing an open-air marijuana facility will likely reduce our property values.
5. Given the above concerns, it would seem more logical, more time and cost efficient, to keep all cultivation, enclosed and open, at the current Greenhouse Road facility rather than expanding at the Ingram Road location. We are very concerned that one open air cultivation area will likely escalate to eight, replacing the other seven already approved greenhouses with open-air marijuana sites.

# Special Use Docket SU-15-25A (Lock)

\_\_\_\_\_ **YES, I SUPPORT THIS REQUEST**

Please state your reasons:

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**NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

I don't believe that we need to turn this area into a marijuana grow area

(Attach additional sheets, if necessary)

PRINT NAME(S):

Bill & Mary Womack

SIGNATURE(S):

Mary D. Womack

YOUR TAX PARCEL NUMBER: 20128001R (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 Monday, December 31, 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 for the staff report you may still mail or send email comments to Robert Kirschmann at [rkirschmann@cochise.az.gov](mailto:rkirschmann@cochise.az.gov) that must be received by January 8, 2019 to have your support or non-support noted verbally at the meeting. You may also personally make a statement at the **public hearing on January 9, 2016**. 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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Bisbee, AZ 85603

## Special Use Docket SU-15-25A (Ingram Road)

**YES, I SUPPORT THIS REQUEST**

Please state your reasons:

I'm all for providing jobs and revenue to the area.

**NO, I DO NOT SUPPORT THIS REQUEST:**


Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

Thomas A. Howell

SIGNATURE(S):



YOUR TAX PARCEL NUMBER: 201-26-004 E1 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Bisbee, AZ 85603

Special Use Docket SU-15-25A (Ingram Road)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

I approve and find nothing objectionable if done according to all Cochise County and Arizona Law.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

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

(Attach additional sheets, if necessary)

PRINT NAME(S): WALTER + ROBERTA CLARK

SIGNATURE(S): Walter A. Clark Jr.  
Roberta E. Clark

YOUR TAX PARCEL NUMBER: 20130004A6 <sup>20130004B5</sup> (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Bisbee, AZ 85603

## Special Use Docket SU-15-25A (Ingram Road)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

Positive for economic growth in the Willcox area.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

Keith J. Miller

SIGNATURE(S):



YOUR TAX PARCEL NUMBER:

201-30-007A

(the eight-digit identification number found on the tax statement from the Assessor's Office)

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