

Special Use Docket and Rezoning Dockets SU-20-07 and Z 20-08 (Seed Capital)

COCHISE COUNTY

YES, I SUPPORT THIS REQUEST

Please state your reasons:

JUL 24 2020

PLANNING

Handwritten lines for 'YES, I SUPPORT THIS REQUEST' are crossed out with a large blue diagonal stroke.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

We do not want and do not wish to have this request approved, after many considerations for our community and health reasons we think this should not be approved. We have lived here for more than 30 years. We feel this request would destroy our sanctity of our agricultural way of life. We feel every thing would be the worst not better. We do not agree with this product and all that is connected with it. our medical provider does not agree with this either. WALTER A. CLARK JR & ROBERTA E. CLARK

(Attach additional sheets, if necessary)

PRINT NAME(S):

Walter A. Clark
POA for Roberta E. Clark

SIGNATURE(S):

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

Your comments will be made available to the Planning and Zoning Commission and the Board of Supervisors. 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 received by Monday August 3, 2020 will be included in the packet presented to the Planning and Zoning Commission. Comments received up to 5 p.m. Tuesday August 14, 2020 will be provided to the Commission. 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
126 W 5th Street
Benson, AZ 85602

From: [Carol Crockett](#)
To: [Kirschmann, Robert](#)
Subject: Fwd: Willcox grow facility
Date: Tuesday, July 28, 2020 7:48:38 PM

CAUTION: EXTERNAL EMAIL*

Concerning the proposed cannabis grow facility on Ft. Grant Rd:

The Crockett family opposes developing another grow facility out here. Please find my communication with Mr. Ron Redburn.

We are opposed to lighting, the "tent" grow houses, and the 10' fence. We respectfully request that this request be denied. However, if it is approved, we request that the plan to plant greenery, evergreens, around the fence to be less of an eyesore be attached to the approval.

Thank you.

Respectfully,
Carol Crockett

Mr. Redburn,

Thank you for your letter dated June 8, 2020.

Our family has lived here for about 18 years. One of the reasons we moved here was for the openness of the area. We appreciate the unobstructed views and the beauty that surrounds us.

This is why we sure wish no other business would come to our area.

We appreciate your business experience and all of the steps you are taking to make your facility top of the line. However, 3 enclosed acres will certainly alter the landscape, views, and culture of our area.

I am curious, what will the exterior lighting situation be at night? What should we expect to see as far as security lighting, etc?

Thank you,

Carol Crockett----- Forwarded message -----

From: **Ron Redburn** <ronredburn123@gmail.com>

Date: Tue, Jul 7, 2020 at 7:24 PM

Subject: Re: Willcox grow facility

To: Carol Crockett <crockettcarol@gmail.com>

Carol:

I can appreciate your family's desire that the world would not grow and change around us. I am sure the ranchers who first settled the area were not happy about seeing barbed wire fences and the eventual partitioning of the open range, nonetheless change eventually comes to us all. Just as you have the right to sell your property to whomever you choose I am sure you do not dispute the right of any property owner to sell their property to anyone who has a good use for the property. I hope you would feel that via the processes established by Cochise County and the state of Arizona that a business owner wishing to pursue agricultural purposes also has the right to engage in those business activities whether it be a greenhouse for roses or for cannabis.

This parcel along with many others in the surrounding area are currently for sale and I do not see a rush of enthusiastic buyers entering into the market wishing to purchase. All a person needs to do to stop change is to purchase the land themselves. It would seem that the traditional family farm is an occupation under challenge. We simply hope to bring jobs and new agricultural activity to the area and to do that will require a small change.

To address your concerns of lighting at night. I have expressed in my previous letter that constant light pollution at night is counterproductive to our crop production activities. I have also expressed other but not all of the efforts that we will set in place to provide for our own security without the use of external lighting.

We presently have no plans to install security lighting on the perimeter of the facility activated on motion sensors. We do not want a coyote or some other animal inadvertently triggering security lighting. We believe that we can secure this compound in other methods both high and low tech. It would take some planning and effort to scale a 10' steel security fence in order to gain access to the compound and once inside would take the same effort to get back out. We hope our only need for security is to protect us from those in the area who would wish to cause harm to the facility.

Certainly the addition of our business in the area will bring something new but I am not sure it is any more outstanding than the very long and high corrugated metal airplane hanger/workshop to the north. We will agree to paint the security fence to best blend in to the natural landscape of the area or if it is determined to be more pleasing to the eye we could plant bougainvillea's or cats claw as a trellising, to appear more eye pleasing.

I hope this has addressed your concerns.

Ron Redburn
Seed Capital Investments, LLC

On Tue, Jul 7, 2020 at 6:39 AM Carol Crockett <crockettcarol@gmail.com> wrote:

Mr. Redburn,

Thank you for your letter dated June 8, 2020.

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I am curious, what will the exterior lighting situation be at night? What should we expect to see as far as security lighting, etc?

Thank you,
Carol Crockett

This E-mail is from an **EXTERNAL** address. **DO NOT click on links or open attachments unless you trust the sender and know the content is safe.** If you suspect this message to be phishing, please report it using the Phish Alert Button at the top of the email, or forward to cochise.az.gov@missedspam.com or contact IT support at 520-432-8301.

From: [LaRee Crockett](#)
To: [Kirschmann, Robert](#)
Subject: Willcox Grow Facility
Date: Thursday, July 30, 2020 5:09:44 PM

CAUTION: EXTERNAL EMAIL*

To whom it may concern:

As part of the Crockett family, I am opposed to the idea of developing another cannabis grow facility on Ft. Grant Road in rural Willcox, Arizona. The 10' fence, the lighting, and tent-like grow houses directly contradict the established, natural lifestyle of Willcox. I add my respectful request that this proposition be denied. I thoroughly enjoy coming home for college breaks and seeing the stars and natural landscapes, and smelling the fresh air. This is the Willcox where I was raised—the Willcox I love. If the grow facility request is unfortunately and mistakably granted, I request that all is done to make the facility look as natural as possible (I.e. planting trees/foliage around the fence, etc.). Please consider the thoughts and feelings of the families who have established lives here.

Thank you for your time.

LaRee Crockett

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Special Use Docket and Rezoning Dockets SU-20-07 and Z 20-08 (Seed Capital)

____ YES, I SUPPORT THIS REQUEST
Please state your reasons:

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

Please read attached

(Attach additional sheets, if necessary)

PRINT NAME(S): Linda Brown

SIGNATURE(S): Linda Brown

YOUR TAX PARCEL NUMBER: 202-06-011A4 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning and Zoning Commission and the Board of Supervisors. 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 received by **Monday August 3, 2020** will be included in the packet presented to the Planning and Zoning Commission. Comments received up to 5 p.m. Tuesday August 14, 2020 will be provided to the Commission. 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
126 W 5th Street
Benson, AZ 85602

To Robert Kirschmann:

I have lived at this address for 43 yrs. There has been some changes around my place but none has impeded my life or surroundings like this would. The smell, the lights the structure will take a toll on everyone in the area, not to mention the beautiful view and the peacefulness of the Graham mountains. This company does not have the right to ruin what I have enjoyed for 43 yrs. There are other places that don't have concerned residents living in the area. Please don't let this happen.

Hinda Egan

Robert Kirschmann, Planner II

Special Use Docket and Rezoning Dockets SU-20-07 and Z 20-08 (Seed Capital)

COCHISE COUNTY

 YES, I SUPPORT THIS REQUEST

Please state your reasons:

JUL 30 2020

PLANNING

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

Please SEE ATTACHED LETTER

(Attach additional sheets, if necessary)

PRINT NAME(S):

KIM HILBURN / KEVIN HILBURN

SIGNATURE(S):

Kevin Hilburn
[Signature]

YOUR TAX PARCEL NUMBER: 202060003 (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
126 W 5th Street
Benson, AZ 85602

JUL 30 2020

PLANNING

July 24th, 2010

Planning, Zoning and Building Safety

126 West 5th St, Suite 4

Benson, AZ 85602

To whom it may concern,

Thank you for the notification regarding Docket Z-20-80 and SU-20-07 (Seed Capital).

The owner of the said request has been in contact with our family, with many points to their justification for the construction of this facility.

After further research on our part, my husband and I are **against** this facility being constructed on the property located across the road from our home.

The Greenhouses proposed, per Ron Redburn, are not true greenhouses. They will be manufactured more in the fashion of tents. Please see below.



These structures will impede our current view of Mt Graham and the surrounding agricultural farmland. As well as the 10' fence required by law. Needless to say, this is not what we want our view to become. Not to mention, if there is any expansion within the company, it could impact the entire amount of acreage across from our home.

Regarding the odor, the eco system proposed, sounds all well and good, but it will not mask the odor completely. This is an organic compound attempting to mask another organic compound. It notes on the website the application and science behind the product. We are still not convinced, and with the "greenhouses" proposed, there will be no other filtration system as far as we can see in the documentation from Mr. Redburn.

We have also asked about light pollution. According to Mr. Redburn he mentioned black out curtains in one sentence, then proposed that security cameras would "light up like a football field" with motion sensors. Note, we do live in the country as you may be aware, and the slightest movement from wildlife would trigger the sensors. Where upon it may be very bright for a long period of time through the night. Not the best solution.

Note, water availability is a very serious issue for the farmland around us. There have been several homes, and farms where water wells have needed to be re-drilled. We too, recently drilled a new well due to low water levels. Although, this product may need minimal water, it will still take away from any farmland and homes already within the area.

Lastly, we are concerned with the traffic and the construction going to take place. This facility would place the driveway near our property, which in turn means all trucks moving product, and construction traffic would be disruptive. Again, impeding on the bonus of quiet country life.

Thank you for your time. If you would like any further clarification on our stance, please feel free to contact us at 520-253-0304 or 520-507-0710.

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa and Kevin Hilburn", with a long, sweeping horizontal line extending to the right.

Lisa and Kevin Hilburn

6465 N Fort Grant Rd,

Willcox, AZ 85643

From: [Kim Hilburn](#)
To: [Kirschmann, Robert](#)
Subject: Docket-Z 20-08 and SU-20-07
Date: Monday, August 3, 2020 10:55:08 AM
Attachments: [Cochise County 072420.pdf](#)

CAUTION: EXTERNAL EMAIL*

Dear Mr. Kirschmann,

My husband and I recently sent a letter by the postal service regarding the opposition of this proposal. Please see attached again for your records.

After further research, we have a few other thoughts and concerns regarding this proposal.

1. What is the vested interest with this applicant to the community?
 - a. The product will be moved to another city/county where we in Cochise County would not benefit from any revenue of this product.
 - b. Would said applicant build the facility, and then rely on someone local to manage? Or would he still reside in the Phoenix area?
2. Regarding water; Per many researched websites, each plant would use 1-1.5 gallons of water each day. What would be the total tally of plants within these facilities? This could potentially add up, and deplete an already decreasing water system within the valley.

Thank you,
Kim Hilburn

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From: [Cyrena Connolly](#)
To: [Kirschmann, Robert](#)
Subject: Cannabis growth facility
Date: Saturday, August 1, 2020 5:55:09 PM

CAUTION: EXTERNAL EMAIL*

To whom it may concern:

I am writing to appeal that the request for the cannabis growth facility be denied, as it would be disagreeable to the environment and values of those who live in the area. If it is approved, I ask that all potential possibilities for blending the facility with the natural environment be considered.

Thank you for your time and consideration in this matter.
Cyrena Connolly

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