

Special Use Docket SU-20-06 (Bolstering Buffalo)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

The only issue we have is the inherent mess that usually accompanies these types of businesses. If the owner holds up his end of the bargain, so to speak, we have no problem with the business as stated.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

Larry Whitweg

SIGNATURE(S):

 Pastor MMCC

YOUR TAX PARCEL NUMBER: 10606007 (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. 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 5 PM on Monday June 29, 2020 to be included in the staff report to the Planning Commission. However, comments received by 5PM the day before the meeting will be read at that meeting.

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

To: Cochise County Planning and Zoning Commission

Re: Docket Number SU-20-06, Bolstering Buffalo Inc., application to operate a Recycling Center in an existing 2,400 square foot building with outside storage on approximately 300 square feet at 202 W. Oak Street, Whetstone, AZ.

The neighborhood on and near Oak Street consists of residences, home-based businesses, an RV Park, and a church with acreage for outdoor activities. Waste Management has property near the west end of Oak where they maintain their trucks. Most of the area is zoned RU 4 (residential). But there is a mix of GB (general business) zoning and RU 4 (residential) zoning along Oak St. There are residences on some of the GB zoned properties. One lot is zoned LI (light industrial). The RV park across the street is zoned MH 36 (mobile home) and many residents in the park live there year-around. It is fair to say our neighborhood is family based.

We oppose the application for a recycle center for the following reasons:

1. **The business has already had a negative impact on the neighborhood:** Bolstering Buffalo Inc. which leases the property at 202 W. Oak St. in Whetstone has operated on a limited basis since March 2020. During this time neighbors heard the ear-splitting sound of glass being dumped into containers along with other materials. Neighbors submitted a complaint to the county concerning the business and learned it did not have a permit to operate. Neighbors' complaints and a county inspection led to the business filing the required special use permit application to operate a recycling center.
2. **When the business is fully operational, the negative impact will intensify.** According to the applicant, the recyclable materials they collect will be crushed and baled and then "shipped across North America." The business will use a forklift out-of-doors during weekday business hours (7:30 am to 5:30 pm) and crush and bale materials inside the building. We object to the noise from the crushing and baling operation and the increase in traffic due to moving the product in and out of our neighborhood.
3. **Neighbors are concerned this will be an environmental health hazard and sanitation issue due to the storage of trash on the property for 30 days as stated by the applicant.**
4. **The existing uses in our neighborhood are not Light Industrial.** A Recycling Center is a Permitted Principal Use in an area zoned Light Industrial. A Recycling Center is a Special Use in a General Business zone and the impact on neighbors must be considered. Our neighborhood is essentially residential with home-based businesses. The use is too intensive for our neighborhood.
5. **The business does not serve Whetstone.** According to Bolstering Buffalo Inc. the business will move recyclables collected in the Hereford, Sierra Vista, and the Moson Road areas to the site on Oak Street in Whetstone where they will be processed and moved on to other locations.

Further, the zoning regulations are not consistent with what exists in the neighborhood today. The county zoning regulations state that GB and LI development should not occur in a residential area--but it has--and the question is whether the Commission will protect the people who live here now. Many people purchased in this area precisely for the quiet, private, and rural nature provided by this setting. We ask that you do not approve the application and protect our neighborhood.

Kim Jackson
Printed Name

Kim Jackson
Signature, if mailed to Planning & Zoning

6-22-20

188 W Camino De Mesa Whetstone
Address & parcel number, if available

106-04-115A6

To: Cochise County Planning and Zoning Commission

Re: Docket Number SU-20-06, Bolstering Buffalo Inc., application to operate a Recycling Center in an existing 2,400 square foot building with outside storage on approximately 300 square feet at 202 W. Oak Street, Whetstone, AZ.

The neighborhood on and near Oak Street consists of residences, home-based businesses, an RV Park, and a church with acreage for outdoor activities. Waste Management has property near the west end of Oak where they maintain their trucks. Most of the area is zoned RU 4 (residential). But there is a mix of GB (general business) zoning and RU 4 (residential) zoning along Oak St. There are residences on some of the GB zoned properties. One lot is zoned LI (light industrial). The RV park across the street is zoned MH 36 (mobile home) and many residents in the park live there year-around. It is fair to say our neighborhood is family based.

We oppose the application for a recycle center for the following reasons:

1. **The business has already had a negative impact on the neighborhood:** Bolstering Buffalo Inc. which leases the property at 202 W. Oak St. in Whetstone has operated on a limited basis since March 2020. During this time neighbors heard the ear-splitting sound of glass being dumped into containers along with other materials. Neighbors submitted a complaint to the county concerning the business and learned it did not have a permit to operate. Neighbors' complaints and a county inspection led to the business filing the required special use permit application to operate a recycling center.
2. **When the business is fully operational, the negative impact will intensify.** According to the applicant, the recyclable materials they collect will be crushed and baled and then "shipped across North America." The business will use a forklift out-of-doors during weekday business hours (7:30 am to 5:30 pm) and crush and bale materials inside the building. We object to the noise from the crushing and baling operation and the increase in traffic due to moving the product in and out of our neighborhood.
3. **Neighbors are concerned this will be an environmental health hazard and sanitation issue due to the storage of trash on the property for 30 days as stated by the applicant.**
4. **The existing uses in our neighborhood are not Light Industrial.** A Recycling Center is a Permitted Principal Use in an area zoned Light Industrial. A Recycling Center is a Special Use in a General Business zone and the impact on neighbors must be considered. Our neighborhood is essentially residential with home-based businesses. The use is too intensive for our neighborhood.
5. **The business does not serve Whetstone.** According to Bolstering Buffalo Inc. the business will move recyclables collected in the Hereford, Sierra Vista, and the Moson Road areas to the site on Oak Street in Whetstone where they will be processed and moved on to other locations.

Further, the zoning regulations are not consistent with what exists in the neighborhood today. The county zoning regulations state that GB and LI development should not occur in a residential area—but it has—and the question is whether the Commission will protect the people who live here now. Many people purchased in this area precisely for the quiet, private, and rural nature provided by this setting. We ask that you do not approve the application and protect our neighborhood.

Brian Jackson

Printed Name



Signature, if mailed to Planning & Zoning

6-22-20

188 W Camino De Mesa Whetstone

Address & parcel number, if available

106-04-115A6

From: [Gail Hamp](#)
To: [Kirschmann, Robert](#)
Subject: Bolstering Buffalo
Date: Wednesday, June 24, 2020 11:47:14 AM

CAUTION: EXTERNAL EMAIL*

Dear Mr. Kirschmann,
I am writing to you in support of granting a special use authorization for Eric & Rebecca Holeman's Bolstering Buffalo recycling business..
My name is Gail Hamp. My address is 2601 Cherry Hills Dr, Sierra Vista, AZ.

My husband and I were very excited when we first heard of this recycling service, especially by the good reviews we heard.
It was so discouraging when the City of SV decided to stop their service.
We feel strongly that recycling should be a priority to reduce waste of what should be "recycled".

The Holeman's are very conscientious about making sure the items they take, (plastics, metal, newspaper, magazines, plastic shopping bags), are sorted and as clean as possible,

They are not picking up "garbage" and are only picking up items which are mostly odor free.
Therefore, allowing them to store items for a short time before transport to their vendors, in our opinion should be authorized.

Thank you for your consideration.
Gail & Doug Hamp

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.

6/10/20

To Whom it may concern,

My wife and I (Bruce & Susan Burt) are definitely against any expansion of the recycling facilities on Oak St. in Huachuca City, AZ. We are lease holders on Lot C-12, in Quail Ridge RV Resort.

Thank You
Sincerely Bruce & Susan Burt

Bruce Burt
Susan Burt

JUN 24 2020

Special Use Docket SU-20-06 (Bolstering Buffalo)



 YES, I SUPPORT THIS REQUEST
Please state your reasons:

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

IT IS AN INDUSTRIAL BUSINESS, NOT SUITED IN A RESIDENTIAL AREA!

(Attach additional sheets, if necessary)

PRINT NAME(S): MICHAEL KLEIN, PEGGY KLEIN

SIGNATURE(S): 
 6/22/2020

YOUR TAX PARCEL NUMBER: 1060602131 (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. 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 **5 PM on Monday June 29, 2020** to be included in the staff report to the Planning Commission. However, comments received by 5PM the day before the meeting will be read at that meeting.

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

NOTE: OUR PHYSICAL ADDRESS IS:
182 W. SARAH LANE
HUACHUCA CITY, AZ 85616
MAIL IS NOT DELIVERED TO OUR HOME. USE POB 4998 H.C., AZ 85616

Kirschmann, Robert

From: Lucinda Earven <hossdvm@yahoo.com>
Sent: Monday, June 29, 2020 2:33 PM
To: Kirschmann, Robert
Subject: SUP for parcel number 401-10-080N/106-06-022A, 202 W. Oak St

CAUTION: EXTERNAL EMAIL*

I do not support this request.

My husband and I moved to this property (106-06-022B) in 1995. We've made improvements to our house and property over the last 25 years that cost thousands of dollars and increased the value of our property. Over the years, I've become aware that almost every property along west Oak St. is occupied by people who have home businesses - they live on their property and do business out of their homes. In short, this is, first and foremost a residential community.

Bolstering Buffalo say they started their business in September 2019. In March 2020 they started dumping daily (often twice a day) their refuse into roll-offs behind the building they want to lease. (Pictures available). They have admitted picking up trash in the Sierra Vista area and dumping it basically in my front yard in Whetstone. I was shocked because Whetstone residents had fought this to keep recycling out of the neighborhood 5 years ago and won against Waste Management.

Bolstering Buffalo has been either arrogant or ignorant enough to not think that recycling, baling, storing and transferring human trash did not require special county permission. They didn't request a SUP until I filed a formal complaint with planning and zoning on 4-1-2020.

Points I'm most concerned about:

1. They've been operating illegally since they started dumping in Whetstone...without proper permits and without the county even knowing they were out here.
2. Whetstone is not Sierra Vista's dumping ground. Where were they dumping between September 2019 and late March when they started dumping on Oak St.? Surely they weren't gathering it in their back yard.
3. As they grow, as they have proudly admitted they have, there will be more traffic, more noise, more blowing trash. But it will be too late...the county will have given a green light to trash collecting and transferring in our residential neighborhood.

Sincerely,

Lucinda Earven
520-507-6009
Parcel # 10-606-022B

Sent from my iPhone

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.

To: Cochise County Planning and Zoning Commission

Re: Docket Number SU-20-06, Bolstering Buffalo Inc., application to operate a Recycling Center in an existing 2,400 square foot building with outside storage on approximately 300 square feet at 202 W. Oak Street, Whetstone, AZ.

The neighborhood on and near Oak Street consists of residences, home-based businesses, an RV Park, and a church with acreage for outdoor activities. Waste Management has property near the west end of Oak where they maintain their trucks. Most of the area is zoned RU 4 (residential). But there is a mix of GB (general business) zoning and RU 4 (residential) zoning along Oak St. There are residences on some of the GB zoned properties. One lot is zoned LI (light industrial). The RV park across the street is zoned MH 36 (mobile home) and many residents in the park live there year-around. It is fair to say our neighborhood is family based.

We oppose the application for a recycle center for the following reasons:

1. **The business has already had a negative impact on the neighborhood:** Bolstering Buffalo Inc. which leases the property at 202 W. Oak St. in Whetstone has operated on a limited basis since March 2020. During this time neighbors heard the ear-splitting sound of glass being dumped into containers along with other materials. Neighbors submitted a complaint to the county concerning the business and learned it did not have a permit to operate. Neighbors' complaints and a county inspection led to the business filing the required special use permit application to operate a recycling center.
2. **When the business is fully operational, the negative impact will intensify.** According to the applicant, the recyclable materials they collect will be crushed and baled and then "shipped across North America." The business will use a forklift out-of-doors during weekday business hours (7:30 am to 5:30 pm) and crush and bale materials inside the building. **We object to the noise from the crushing and baling operation and the increase in traffic due to moving the product in and out of our neighborhood.**
3. **Neighbors are concerned this will be an environmental health hazard and sanitation issue due to the storage of trash on the property for 30 days as stated by the applicant.**
4. **The existing uses in our neighborhood are not Light Industrial.** A Recycling Center is a Permitted Principal Use in an area zoned Light Industrial. **A Recycling Center is a Special Use in a General Business zone and the impact on neighbors must be considered.** Our neighborhood is essentially residential with home-based businesses. **The use is too intensive for our neighborhood.**
5. **The business does not serve Whetstone.** According to Bolstering Buffalo Inc. the business will move recyclables collected in the Hereford, Sierra Vista, and the Moson Road areas to the site on Oak Street in Whetstone where they will be processed and moved on to other locations.

Further, the zoning regulations are not consistent with what exists in the neighborhood today. The county zoning regulations state that GB and LI development should not occur in a residential area--but it has--and the question is whether the Commission will protect the people who live here now. Many people purchased in this area precisely for the quiet, private, and rural nature provided by this setting. **We ask that you do not approve the application and protect our neighborhood.**

Nellie E Lowry Nellie E Lowry
Printed Name Signature, if mailed to Planning & Zoning

2133 N Coogal Pl H.C. AZ Parcel # 106-06-018M9
Address & parcel number, if available

From: [Michelle B](#)
To: [Kirschmann, Robert](#)
Subject: Opposed to Bolstering Buffalo Inc
Date: Wednesday, June 17, 2020 11:06:15 AM

CAUTION: EXTERNAL EMAIL*

Cochise County Planning and Zoning Commission Re: Docket Number SU-20-06, Bolstering Buffalo Inc., application to operate a Recycling Center in an existing 2,400 square foot building with outside storage on approximately 300 square feet at 202 W. Oak Street, Whetstone, AZ. The undersigned who live in Whetstone are concerned with the precedent this application sets for Whetstone. We object to more intensive uses in our residential neighborhood. And, we join our Oak St. neighbors in opposition to the application for a recycling center for the following additional reasons: 1. The business has already had a negative impact on the neighborhood: Bolstering Buffalo Inc. which leases the property at 202 W. Oak St. in Whetstone has operated on a limited basis since March 2020. During this time neighbors heard the ear-splitting sound of glass being dumped into containers along with other materials. Neighbors submitted a complaint to the county concerning the business and learned it did not have a permit to operate. Neighbors' complaints and a county inspection led to the business filing the required special use permit application to operate a recycling center. 2. When the business is fully operational, the negative impact will intensify. According to the applicant, the recyclable materials they collect will be crushed and baled and then "shipped across North America." The business will use a forklift out-of-doors during weekday business hours (7:30 am to 5:30 pm) and crush and bale materials inside the building. We object to the noise from the crushing and baling operation and the increase in traffic due to moving the product in and out of our neighborhood. 3. Neighbors are concerned this will be an environmental health hazard and sanitation issue due to the storage of trash on the property for 30 days as stated by the applicant. 4. The existing uses in our neighborhood are not Light Industrial. A Recycling Center is a Permitted Principal Use in an area zoned Light Industrial. A Recycling Center is a Special Use in a General Business zone and the impact on neighbors must be considered. Our neighborhood is essentially residential with home-based businesses. The use is too intensive for our neighborhood. 5. The business does not serve Whetstone. According to Bolstering Buffalo Inc. the business will move recyclables collected in the Hereford, Sierra Vista and the Moson Road areas to the site on Oak Street in Whetstone where they will be processed and moved on to other locations. Further, the zoning regulations are not consistent with what exists in the neighborhood today. The county zoning regulations state that GB and LI development should not occur in a residential area--but it has--and the question is whether the Commission will protect the people who live here now. Many people purchased in this area precisely for the quiet, private, and rural nature provided by this setting. We ask that you do not approve the application and protect the neighborhood.

Michelle M. Bell
Charles Grant
2172 N. Buchanan Place
Huachuca City, AZ 85616

480-213-9008

To: Cochise County Planning and Zoning Commission

Re: Docket Number SU-20-06, Bolstering Buffalo Inc., application to operate a Recycling Center in an existing 2,400 square foot building with outside storage on approximately 300 square feet at 202 W. Oak Street, Whetstone, AZ.

The neighborhood on and near Oak Street consists of residences, home-based businesses, an RV Park, and a church with acreage for outdoor activities. Waste Management has property near the west end of Oak where they maintain their trucks. Most of the area is zoned RU 4 (residential). But there is a mix of GB (general business) zoning and RU 4 (residential) zoning along Oak St. There are residences on some of the GB zoned properties. One lot is zoned LI (light industrial). The RV park across the street is zoned MH 36 (mobile home) and many residents in the park live there year-around. It is fair to say our neighborhood is family based.

We oppose the application for a recycle center for the following reasons:

1. The business has already had a negative impact on the neighborhood: Bolstering Buffalo Inc. which leases the property at 202 W. Oak St. In Whetstone has operated on a limited basis since March 2020. During this time neighbors heard the ear-splitting sound of glass being dumped into containers along with other materials. Neighbors submitted a complaint to the county concerning the business and learned it did not have a permit to operate. Neighbors' complaints and a county inspection led to the business filing the required special use permit application to operate a recycling center.
2. When the business is fully operational, the negative impact will intensify. According to the applicant, the recyclable materials they collect will be crushed and baled and then "shipped across North America." The business will use a forklift out-of-doors during weekday business hours (7:30 am to 5:30 pm) and crush and bale materials inside the building. We object to the noise from the crushing and baling operation and the increase in traffic due to moving the product in and out of our neighborhood.
3. Neighbors are concerned this will be an environmental health hazard and sanitation issue due to the storage of trash on the property for 30 days as stated by the applicant.
4. The existing uses in our neighborhood are not Light Industrial. A Recycling Center is a Permitted Principal Use in an area zoned Light Industrial. A Recycling Center is a Special Use in a General Business zone and the impact on neighbors must be considered. Our neighborhood is essentially residential with home-based businesses. The use is too intensive for our neighborhood.
5. The business does not serve Whetstone. According to Bolstering Buffalo Inc. the business will move recyclables collected in the Hereford, Sierra Vista, and the Moson Road areas to the site on Oak Street in Whetstone where they will be processed and moved on to other locations.

Further, the zoning regulations are not consistent with what exists in the neighborhood today. The county zoning regulations state that GB and LI development should not occur in a residential area--but it has--and the question is whether the Commission will protect the people who live here now. Many people purchased in this area precisely for the quiet, private, and rural nature provided by this setting. We ask that you do not approve the application and protect our neighborhood.

Kim Jackson
Printed Name

Kim Jackson
Signature, if mailed to Planning & Zoning

6-22-20

188 W Camino De Mesa Whetstone
Address & parcel number, if available

106-04-115A6

To: Cochise County Planning and Zoning Commission

Re: Docket Number SU-20-06, Bolstering Buffalo Inc., application to operate a Recycling Center in an existing 2,400 square foot building with outside storage on approximately 300 square feet at 202 W. Oak Street, Whetstone, AZ.

The neighborhood on and near Oak Street consists of residences, home-based businesses, an RV Park, and a church with acreage for outdoor activities. Waste Management has property near the west end of Oak where they maintain their trucks. Most of the area is zoned RU 4 (residential). But there is a mix of GB (general business) zoning and RU 4 (residential) zoning along Oak St. There are residences on some of the GB zoned properties. One lot is zoned LI (light industrial). The RV park across the street is zoned MH 36 (mobile home) and many residents in the park live there year-around. It is fair to say our neighborhood is family based.

We oppose the application for a recycle center for the following reasons:

1. **The business has already had a negative impact on the neighborhood:** Bolstering Buffalo Inc. which leases the property at 202 W. Oak St. in Whetstone has operated on a limited basis since March 2020. During this time neighbors heard the ear-splitting sound of glass being dumped into containers along with other materials. Neighbors submitted a complaint to the county concerning the business and learned it did not have a permit to operate. Neighbors' complaints and a county inspection led to the business filing the required special use permit application to operate a recycling center.
2. **When the business is fully operational, the negative impact will intensify.** According to the applicant, the recyclable materials they collect will be crushed and baled and then "shipped across North America." The business will use a forklift out-of-doors during weekday business hours (7:30 am to 5:30 pm) and crush and bale materials inside the building. We object to the noise from the crushing and baling operation and the increase in traffic due to moving the product in and out of our neighborhood.
3. **Neighbors are concerned this will be an environmental health hazard and sanitation issue due to the storage of trash on the property for 30 days as stated by the applicant.**
4. **The existing uses in our neighborhood are not Light Industrial.** A Recycling Center is a Permitted Principal Use in an area zoned Light Industrial. A Recycling Center is a Special Use in a General Business zone and the impact on neighbors must be considered. Our neighborhood is essentially residential with home-based businesses. The use is too intensive for our neighborhood.
5. **The business does not serve Whetstone.** According to Bolstering Buffalo Inc. the business will move recyclables collected in the Hereford, Sierra Vista, and the Moson Road areas to the site on Oak Street in Whetstone where they will be processed and moved on to other locations.

Further, the zoning regulations are not consistent with what exists in the neighborhood today. The county zoning regulations state that GB and LI development should not occur in a residential area—but it has—and the question is whether the Commission will protect the people who live here now. Many people purchased in this area precisely for the quiet, private, and rural nature provided by this setting. We ask that you do not approve the application and protect our neighborhood.

Brian Jackson

Printed Name


Signature, if mailed to Planning & Zoning

6-22-20

188 W Camino De Mesa Whetstone

Address & parcel number, if available

106-04-115A6

From: [Eileen Swiers](#)
To: [Kirschmann, Robert](#)
Subject: Recycling Center Application
Date: Sunday, June 21, 2020 1:19:17 PM

CAUTION: EXTERNAL EMAIL*

Dear Robert Kirschmann,

Following is my letter to oppose the Recycling Center application, Docket Number SU-20-06 for Bolstering Buffalo Inc.

To: Cochise County Planning and Zoning Commission

Re: Docket Number SU-20-06, Bolstering Buffalo Inc., application to operate a Recycling Center in an existing 2,400 square foot building with outside storage on approximately 300 square feet at 202 W. Oak Street, Whetstone, AZ.

The neighborhood on and near Oak Street consists of residences, home-based businesses, an RV Park, and a church with acreage for outdoor activities. Waste Management has property near the west end of Oak where they maintain their trucks. Most of the area is zoned RU 4 (residential). But there is a mix of GB (general business) zoning and RU 4 (residential) zoning along Oak St. There are residences on some of the GB zoned properties. One lot is zoned LI (light industrial). The RV park across the street is zoned MH 36 (mobile home) and many residents in the park live there year-around. It is fair to say our neighborhood is family based.

We oppose the application for a recycle center for the following reasons:

1. The business has already had a negative impact on the neighborhood: Bolstering Buffalo Inc. which leases the property at 202 W. Oak St. in Whetstone has operated on a limited basis since March 2020. During this time neighbors heard the ear-splitting sound of glass being dumped into containers along with other materials. Neighbors submitted a complaint to the county concerning the business and learned it did not have a permit to operate. Neighbors' complaints and a county inspection led to the business filing the required special use permit application to operate a recycling center.
2. When the business is fully operational, the negative impact will intensify. According to the applicant, the recyclable materials they collect will be crushed and baled and then "shipped across North America." The business will use a forklift out-of-doors during weekday business hours (7:30 am to 5:30 pm) and crush and bale materials inside the building. We object to the noise from the crushing and baling operation and the increase in traffic due to moving the product in and out of our neighborhood.
3. Neighbors are concerned this will be an environmental health hazard and sanitation issue due to the storage of trash on the property for 30 days as stated by the applicant.
4. The existing uses in our neighborhood are not Light Industrial. A Recycling Center is a Permitted Principal Use in an area zoned Light Industrial. A Recycling Center is a Special Use in a General Business zone and the impact on neighbors must be considered. Our neighborhood is essentially residential with home-based businesses. The use is too intensive for our neighborhood.

5. The business does not serve Whetstone. According to Bolstering Buffalo Inc. the business will move recyclables collected in the Hereford, Sierra Vista, and the Moson Road areas to the site on Oak Street in Whetstone where they will be processed and moved on to other locations.

Further, the zoning regulations are not consistent with what exists in the neighborhood today. The county zoning regulations state that GB and LI development should not occur in a residential area--but it has--and the question is whether the Commission will protect the people who live here now. Many people purchased in this area precisely for the quiet, private, and rural nature provided by this setting. We ask that you do not approve the application and protect our neighborhood.

Eileen Swiers
257 W. Sunset Rd.
Huachuca City, AZ 85616 (Whetstone)
Parcel Number: 10605013A

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.

Re: Docket number SU-20-06, Bolstering Buffalo Inc., proposed Recycling Center at 202 W. Oak St.

Overview of zoning and uses on W. Oak St. from Hwy. 90 on the east to the end of Oak St. on the west, approximately 3,000' from end-to-end. There are 20 parcels that abut W. Oak St., 10 on each side of the street.

1. Zoning of parcels on W. Oak St.:

Parcels on the north side of Oak St.	RU-4	9
	MH-36	1
Parcels on the south side of Oak St.	RU-4	2
	GB	<u>8</u>
	Total	20

2. Percent of RU-4, MH-36 and GB zoning:

(Waste Management on north side is Zoned RU 4)	RU-4	11	55%
(RV Park with some permanent residents)	MH-36	1	5%
	GB	<u>8</u>	<u>40%</u>
	Total parcels	20	100%

3. Use of parcels with GB zoning

residence*	4
church	1
business only	1
vacant	<u>2</u>
	8

4. Percent of Uses on Oak St.:

	residential**	12	60%
	church	1	5%
	business	2	10%
(3 residential & 2 business parcels)	vacant	<u>5</u>	<u>25%</u>
		20	100%

Summary:

The neighborhood on Oak St. is not a traditional rural neighborhood. The zoning and uses reflect the problem of categorizing the neighborhood. However, the uses show that the essence of the neighborhood is residential (60%).

* May have home business at site

**Includes RV Park with some permanent residents

From: [James Goad](#)
To: [Kirschmann, Robert](#)
Cc: [Dana Cole](#)
Subject: SU-20-06
Date: Friday, June 19, 2020 7:36:36 PM

CAUTION: EXTERNAL EMAIL*

Mr. Kirschmann, I want to voice my strong objection to the approval of Docket Number SU-20-06, Bolstering Buffalo Inc.

Commercial enterprises of any sort does not belong in residential areas. Older rural neighborhoods such as located around the proposed site does not have a home owner's association to protect their investment in the community and their property values. Residents must rely on the county for that protection.

A recycling center is not one of the 43 special uses listed in the rural zoning districts. It would be better suited located in the, now empty, recycling center building located at the Huachuca City landfill.

I have been following the county's issuance of special use permits for several years. It's clear the interest of those who have invested in the county is not taken into consideration. The county continues to issue Special Use Permits over the objections of local residents. It's unfair to those who have already invested in the county and sets a precedence for future investors.

For an example: The county approved a Special Use Permit for one of my competitors, Emerson Barns. SU-18-08. This is not a unique business as Palominas is within our (Mr. Shed) and Tuff Shed's free delivery zone. Emerson Barns was in violation of the conditional requirements from day one. "Section 601.02 encourages non-residential

Uses which serves local need or provides a service that are compatible with rural living. The sheds are being sold offsite, but locally and are the types of structures that are common in the rural areas.” In their advertising and on their web-site they advertise free delivery within 30 miles. That’s not local. At the time the SUP was issued Emerson Barns was not a licensed contractor as required by state law.

Emerson Barns operates on a 40 acre residential parcel paying, in property tax. \$2,645.40 (2019) including his residence. My business sits on less than 2 acres. I pay over \$14,000.00 for property tax. How is that fair?

How is it fair to issue Tim’s Electric a SUP, SU-18-01, when he is in competition with Castro Electric, Lectra Service Inc and others paying property tax at a commercial rate and Tim is paying property tax at a residential rate?

How is it fair to issue a SUP to grow Marijuana (SU-18-09) when 9 adjacent property owners oppose it and only 3 approve of it?

What is the justification for issuing a SUP to manufacture counter tops in a residential neighborhood when there were 69 letters in opposition of the special use permit and only two in support?

Do you even realize the message you are sending to current and future property owners?



From: [Hoggrider](#)
To: [Kirschmann, Robert](#)
Subject: NO recycling center
Date: Thursday, June 18, 2020 4:56:08 PM

CAUTION: EXTERNAL EMAIL*

To: Cochise County Planning and Zoning Commission Re: Docket Number SU-20-06, Bolstering Buffalo Inc., application to operate a Recycling Center in an existing 2,400 square foot building with outside storage on approximately 300 square feet at 202 W. Oak Street, Whetstone, AZ. The undersigned who live in Whetstone are concerned with the precedent this application sets for Whetstone. We object to more intensive uses in our residential neighborhood. And, we join our Oak St. neighbors in opposition to the application for a recycling center for the following additional reasons: 1. The business has already had a negative impact on the neighborhood: Bolstering Buffalo Inc. which leases the property at 202 W. Oak St. in Whetstone has operated on a limited basis since March 2020. During this time neighbors heard the ear-splitting sound of glass being dumped into containers along with other materials. Neighbors submitted a complaint to the county concerning the business and learned it did not have a permit to operate. Neighbors' complaints and a county inspection led to the business filing the required special use permit application to operate a recycling center. 2. When the business is fully operational, the negative impact will intensify. According to the applicant, the recyclable materials they collect will be crushed and baled and then "shipped across North America." The business will use a forklift out-of-doors during weekday business hours (7:30 am to 5:30 pm) and crush and bale materials inside the building. We object to the noise from the crushing and baling operation and the increase in traffic due to moving the product in and out of our neighborhood. 3. Neighbors are concerned this will be an environmental health hazard and sanitation issue due to the storage of trash on the property for 30 days as stated by the applicant. 4. The existing uses in our neighborhood are not Light Industrial. A Recycling Center is a Permitted Principal Use in an area zoned Light Industrial. A Recycling Center is a Special Use in a General Business zone and the impact on neighbors must be considered. Our neighborhood is essentially residential with home-based businesses. The use is too intensive for our neighborhood. 5. The business does not serve Whetstone. According to Bolstering Buffalo Inc. the business will move recyclables collected in the Hereford, Sierra Vista and the Moson Road areas to the site on Oak Street in Whetstone where they will be processed and moved on to other locations. Further, the zoning regulations are not consistent with what exists in the neighborhood today. The county zoning regulations state that GB and LI development should not occur in a residential area--but it has--and the question is whether the Commission will protect the people who live here now. Many people purchased in this area precisely for the quiet, private, and rural nature provided by this setting. We ask that you do not approve the application and protect the neighborhood.
Don and Tina , Residents of Whetstone since 2017

[Sent from Yahoo Mail on Android](#)

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

To Board Members:

My name is Gary L. Miller, I am the owner of Quail Ridge Estate. Quail Ridge Estates is a 300 Space mobile home and RV park. 207 of those spaces are full time residents that have individual permanent physical addresses. These spaces are located on the north side of at Street across from 202 W oak Street 80ft from Bolstering Buffalo Inc, Eric D. Holman, Proposed "Recycling Operation".

Recycling center means any facility which is maintained and operated for the purpose of receiving, collecting, and processing source-separated recyclable materials for resale or transfer. For the purposes of this definition, "processing" shall mean the modification of materials by baling, crushing, grinding, chipping or other means to prepare the materials for markets.

The following reason I object to this special use permit and how approving this special use permit will affect me and the neighboring homes.

The business has been in operation since March 2nd, 2020 without a special use permit. (See exhibit 2). I am under the understanding that conducting business without a special use permit is illegal and is ground for a cease and desist order. By allowing this business to run for 4 months you are setting a precedent that its okay to operate a business without a permit.

Eric D. Holeman, Bolstering Buffalo had stated on Page 2, Part Two Question 3. "Sorting, Processing, bailing, and shipping materials. **No significant impact on neighbors**".

No significant impact on neighbors; I know for a fact that the sound of his glass pulverizor, forklift reverse alarm, crashing glass bottles and cans together, noise of trucks coming in and out. Will certainly impact my park. This park is how I make my living. If I have tenants that refused to stay because of the noise I will lose money. See chapter 18.20.010 Purpose Huachuca City Conditional Uses.

Eric D. Holeman, had stated on Application Page 2, Part Two, Question 4. "Materials Collected and Processed will be **shipped across North America** for reuse/recycling. Some Materials will retrieve a monetary sale value when sold. **Others will be of no value.**

Shipped across North American? In one of the 4 - ½ ton vehicles he has or is it in the 1- ¾ ton vehicle he has. Or perhaps this is in a much larger truck which he is not disclosing which will be entering into the business through a residential street. (See app Page 3 question C, answer 1&2).

Others will have no value. What happens to the trash that has no value? Is it going to landfill?

Eric D. Holeman, Bolstering Buffalo had stated on Application Page 3 Question 5 & 6. "Existing insulating steel frame building with short block wall, concrete floors. **No Improvements**".

"no project is planned or necessary. The building is existing and waiting to be completely occupied by Bolstering Buffalo Inc. **by moving some small machinery and storage containers.**

No Improvements? (See exhibit 4) Mr. Holman has unrealistic expectation that the noise from his glass pulverizor and the beeping of his back up alarm on his fork lift will not bounce off the inside of his steel building and amplify the sounds. On exhibit 4, which is a photo where their bins are piled, I do not see any insulation of any sort on his steel walls. Mr. Holman must make several improvements

to his building to ensure the noise will be reduced. This includes actual insulation and dry wall the interior.

Eric D. Holeman, Bolstering Buffalo had stated on Application page 3 Question C 1,2,3,5 **"1-4 vehicles entering and leaving the site". "Total Trucks 2-4 ½ tons pickup, 1 ¾ ton pick up ". "4:30pm to 5:30 pm as company vehicles return for the day and employees leave at the end of their shift".**

1-4 vehicles entering and leaving the site". I count possibly 5 vehicles? Are these their personal vehicles of workers or are these their transport vehicles. I think Mr. Holman is omitting the fact that he will have larger vehicles coming in going. He can't believe that 2-4 ½ tons and 1 ¾ ton vehicle can handle the amount of customers he will be obtaining without returning to the site several times a day.

"4:30 pm to 5:30 pm as company vehicles return for the day and employees leave at the end of their shift". What time are they arriving for their shifts? What about the other trucks coming and going to empty?

Eric D. Holeman, Bolstering Buffalo had stated on Application page 3 Question D. **"Per day 5 Gallons of water. 1040 gallons water per year".**

5 gallons per day? What happens if the customer does not clean and sanitize their recyclables? Are they not going to use water to clean the trash that was missed? How about the bins, is he not planning on rinsing the bins out? This is a huge underestimate of water usage. The average person uses 1.2 gallons of water to wash their hands. Are his employees not washing their hands? One person can wash their hands up to 20 times per day.

Eric D. Holeman, Bolstering Buffalo had stated on Application page 4 Section B Question 2. **"Most storage will take place indoors". "Some temporary storage will be outside before it is before loaded on the truck." "A fence can be installed if necessary, to screen viewability "**

Most Storage will take place indoors? How is he going to store most of his trash in the building with the forklift, new bins etc. already taking place.

Some temporary storage will be outside, before it is loaded on the truck. How much trash will be left outside that may require a fence? Temporary is one month? But then after pick- up it starts again and so temporary is not temporary. There will always be trash left outside.

Eric D. Holeman, Bolstering Buffalo had stated on Application page 4 Section B Question 3. **"Most noise will be produced by utilizing a forklift outdoors during business hours. Some noise may be heard from using a material baler; however, it will be kept indoors and minimal during business hours. We will create less noise than your local store. "**

Most noise will be produced by utilizing a forklift outdoors during business hours. Has Mr. Holman listened to a back up alarm on a forklift? We can hear the back up alarms on the machinery at Waste Management down the street every morning. Could you imagine listening to it just 80 ft away? We are a retirement community; everyone is home during the day. Do you think they would want to enjoy their retirement listening to back up alarms and glass crushing etc.? They will leave and I will lose money.

Some noise may be heard from using a material baler; however, it will be kept indoors and minimal during business hours. We will create less noise than your local store. Most local grocery stores are 10,000 sq. feet or more and have a separate room where they use a hydraulic cardboard press. What local grocery store is he using as a reference? Here is a link to a you tube video <https://www.youtube.com/watch?v=4ABN9HmYu8>. Tell me that bailer will not be loud in a non-insulated steel building. Glass pulverizer mentioned in answer 4. Here is a video of a glass pulverizer https://www.youtube.com/watch?v=sZ_89NCJXbQ. This piece of machinery is exceptionally large and very loud. I cannot see them having the room to store the bailer and the pulverizer in there 2400 sq. feet building and have much room to store the trash. (Refer to Ord 06-10, 2006: Prior code §17-4-4. Refer to Chapter 18.20 Location Criteria 18.20.040 pg. 4 Sec B #5).

Eric D. Holeman, Bolstering Buffalo had stated on Application page 4 Section B Question 5 & 6. **“All materials are kept clean and tidy. All materials are received clean from customers and are kept contained within storage containers or baled after processing.” “All of our materials are washed and rinsed before we pick them up from our customers. Further, all materials are/well be kept in containers or bags before we process them”.**

All materials are kept clean and tidy. All materials are received clean from customers and are kept contained within storage containers or baled after processing. What steps do they take to guarantee all their customers clean the trash before they pick it up? What happens if they do not? Storage containers such as (exhibit 5 & 6) with no lid? (Refer to Ord 06-10, 2006: Prior code §17-4-3. Refer to Chapter 18.20 Conditional Uses 18.20.20 pg. 4 Sec J).

“All of our materials are washed and rinsed before we pick them up from our customers. Further, all materials are/well be kept in containers or bags before we process them”. They are provided no covers for there bins. The City requires all recycling bins have lids at curbside. Exhibit 4 shows you store it in a large shipping container with no lid and just piled in there. What happens if the customers decided not to clean it? How does he plan on preventing bee's mice and rats from entering these bins? Spoiled milk, juice, pop, standing water etc. would put off a smell. That attract insects, rodents, and animals.

In closing, Mr. Holeman should not have his application approved for a “recycling Center”. He has proved untruthful in his application. He has been currently operating without proper zoning. A proper vetting of project has not taken place.”. A few years back there was another business that applied for a similar permit over by Waste Management on Oak Street. After hearing all testimony, the board voted 10/0 and denied such application. We hope the board will do the same and choose to protect our people and protect our neighborhood by voting against this application. (Refer to Chapter 18.20 Conditional Uses, Authority and Approval 18.20.030 pg. 3 first paragraph 1 and A.).

Respectfully,


Gary L. Miller

Attached:

Exhibit 1 - <https://bolsteringbuffalo.com/faqs/>

Exhibit 2, <https://www.facebook.com/bolsterbuff/photos/a.210455940359515/210455950359514/?type=3&theater>

Exhibit 3, <https://www.codepublishing.com/AZ/HuachucaCity/html/HuachucaCity18/HuachucaCity1820.html>

Exhibit 4, 1 Photo

Exhibit 5, 2 Photos

Exhibit 6, 4 Photos

Exhibit 1

<https://bolsteringbuffalo.com/fags/>

ALL ITEMS SHOULD BE CLEAN AND DRY ACCEPTED METAL PRODUCTS

- aluminum cans (crushed if possible. A simple squeeze of the hand will be just fine, but only if you feel safe doing so)
- tin cans and lids (NO scrap metal, please) clean disposable aluminum foil or pans.

ACCEPTED PAPER PRODUCTS

- collapsed corrugated cardboard, broken down and flattened, PLEASE! (pizza boxes must be free of grease and unwaxed)
- collapsed unwaxed/non-resin paperboard--like cereal and pasta boxes. But NO freezer style boxes. They look the same but have resin in the paper or they have a wax coating. This also goes for liquid containers(milk, juice cartons, etc) made of waxed/coated paper, as they cannot be recycled at this time.
- newspaper, magazines, and small catalogs (NO phonebooks or large catalogs, such as ULINE) ***Sorry, but NO packing/shipping/mailling paper, butcher paper, office/copy paper, mail, etc.

ACCEPTED PLASTIC PRODUCTS

- PLASTICS #1 and #2 (i.e.: water bottles, milk and water jugs, laundry detergent bottles, supplement/pill bottles, etc.) NO number code on the bottom or label probably means it is another number and not accepted at this time.)
- plastic grocery/retail shopping bags (receipts removed and hard plastic and string handles removed)
- Food storage and produce bags, bread bags, Ziploc® brand and other ziplock style bags (i.e.: bell pepper and apple zipper bags, but NO FREEZER zipper bags, unless there is a #4 code)(NO MESH citrus/avocado bags, unless they have a #4 code)
- plastic overwrap that encases packs of water bottles, toilet paper, napkins, diapers, etc.
- newspaper sleeves/bags
- dry cleaning bags
- 100% PLASTIC mailing/shipping envelopes (PAPER LABELS REMOVED. Cut off if necessary.)

*Sorry, but the padded shipping envelopes with yellow manila or white paper on the outside are NOT accepted. These are considered MIXED MATERIALS and should be REUSED or trashed.)bubble wrap, shipping air pockets/air pillows (please cut with a knife to save space, if possible) ***If any plastic that is similar in looks as the above items, but tears like paper, it cannot be recycled. Cellophane and many cereal bags are a good example. PLEASE refer to the INFOGRAPHIC attachment in your email for visual aids.

ACCEPTED GLASS PRODUCTS

- Glass beverage bottles and food jars(metal lids removed and placed with tin, corks removed) NO oversized, novelty liquor/wine bottles. ***Sorry, but NO window glass, mirror or BROKEN GLASS.

(We'll leave the item in your bin if it doesn't make the cut, and for your reference.)

*We will be adding small electronics sooner than later and will post/email an announcement at that time. This will probably be a once per month pickup.

- + What is not acceptable
- + Why recycle?
- + Does this affect me?
- + Is plastic really that bad?
- + Wait, what about paper?
- + Plastic grocery bags?
- + How often do you service our home?
- + What about holidays?
- + What's with the additional tote requirement?
- + When do you pick up?
- + What about inclement weather?

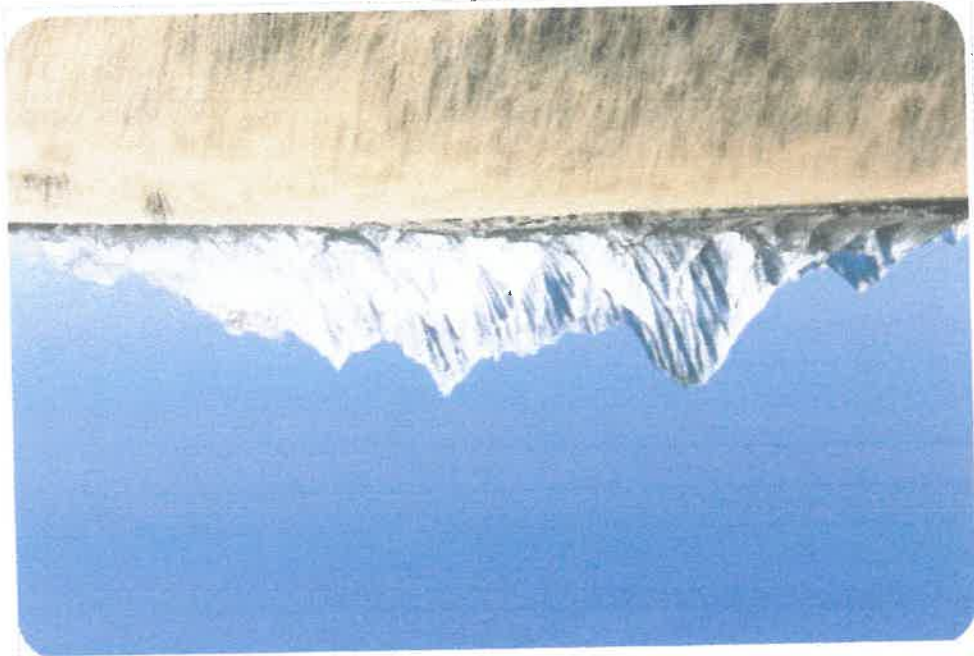
2020

NO RECYCLING/ Pick up resumes on following day or week.
 Blue Biweekly Pick Up Week
 Orange Biweekly Pick Up Week



BOLSTERING BUFFALO INC.
 HOME BUSINESS CHARITY

520-271-8295 / 520-500-3645



JANUARY						
S	M	T	W	T	F	S
						4
5						11
12						18
19						25
26						

MAY						
S	M	T	W	T	F	S
						2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

FEBRUARY						
S	M	T	W	T	F	S
						1
2						8
9						15
16						22
23						29

JUNE						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

MARCH						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

JULY						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

APRIL						
S	M	T	W	T	F	S
						4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

AUGUST						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

SEPTEMBER						
S	M	T	W	T	F	S
						5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

OCTOBER						
S	M	T	W	T	F	S
						3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

NOVEMBER						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

DECEMBER						
S	M	T	W	T	F	S
						5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Chapter 18.20 CONDITIONAL USES

Sections:

- 18.20.010 Purpose.
- 18.20.020 Conditional uses.
- 18.20.030 Authority and approval.
- 18.20.040 Location criteria.
- 18.20.050 Application for conditional use.
- 18.20.060 Review procedures.
- 18.20.070 Revocation of a conditional use permit.
- 18.20.080 Automatic termination of a conditional use.

18.20.010 Purpose.

Each district in the town contains designated permitted uses available as a matter of right. In addition to the designated uses in each district, there are conditional uses, neither permitted as a right nor prohibited by law, which may be compatible within the district. These are privileges, which must be applied for and approved by the town.

It is the intent of this chapter to provide a set of procedures and standards for conditional uses of land or structures which, because of their unique characteristics relative to features of the location, design, size, operations, circulation and public interest or service, require special consideration in relation to the welfare of adjacent properties and the community as a whole. It is the purpose of the regulations and standards set forth below to:

A. Allow practical latitude for utilization of land and structures and maintain adequate provisions for the protection of the health, safety, convenience and general welfare of the community and adjacent properties;

B. Provide procedures for periodic review of conditional use permits to provide for further conditions to assure more appropriate conformity of such uses to the public welfare; and

C. Promote the goals of the general development plan with consideration to the aesthetic integrity of the area. (Ord. 06-10, 2006; prior code § 17-4-1)

18.20.020 Conditional uses.

Conditional uses which may be permitted in certain districts subject to the standards detailed herein include:

A. Utility structures, including but not limited to substations, telephone switching stations, electrical generation facilities and other facilities required for the transmission of power or communications.

B. Sewage facilities, including but not limited to pump stations, or sewage or storm water treatment plants.

C. Water systems, including, but not limited to treatment plants, storage reservoirs, pump stations or other major facilities associated with the supply or distribution of water.

D. Solid waste transfer stations and solid waste landfills.

E. Recycling centers.

F. Emergency service facilities or other public service facilities needing locations in the area to permit effective service within the area.

G. Private clubs, fraternities, sororities and lodges.

H. Elementary and high schools.

I. Institutional buildings such as hospitals, colleges and churches.

J. Day care group homes in residential districts.

K. Sending or receiving towers for radio, television or communications.

L. Bed and breakfast facilities for short stays with meal service restricted to registered guests only. (Ord. 06-10, 2006; prior code § 17-4-2)

18.20.030 Authority and approval.

The planning and zoning commission may approve, approve with conditions, or deny the application for a conditional use permit. In permitting a new conditional use or the alteration of an existing conditional use, the planning and zoning commission may impose, in addition to those standards and requirements specified by the zoning regulations, additional conditions which it finds necessary to avoid detrimental impacts and to otherwise protect the best interests of the surrounding area or the community as a whole. These conditions may include, but are not limited to, the following:

- A. Limiting the manner in which the use is conducted, including restricting the time a certain activity may take place and restraints to minimize such environmental effects as noise, vibration, air pollution, glare and odor.
- B. Establishing special yard, open space, parking requirements, lot area or other dimensional requirements.
- C. Designating the height, size, appearance or location of a building or other structure or use.
- D. Designating the size, number and location of vehicle access points.
- E. Designating the size, location, screening, drainage, surfacing or other improvements of a parking area or loading area.
- F. Limiting or otherwise designating the size, location, and height of signs.
- G. Limiting the intensity of outdoor lighting and require its shielding.
- H. Requiring screening, landscaping or other facilities to protect adjacent or nearby property and designate standards for its installation and maintenance.
- I. Designating the size, height, and location of screening and materials for a fence.

J. Protecting and preserving existing trees, vegetation, water resources, wildlife habitat or another significant natural resource. (Ord. 06-10, 2006; prior code § 17-4-3)

18.20.040 Location criteria.

A. The provisions of this section are designed to provide siting criteria and guidelines for the imposition of additional conditions not specifically provided for herein, to the end that such uses will:

1. Be consistent with the intent and purpose of the district in which it is proposed to locate such use;
2. Meet the requirements of the general development plan with regard to providing benefit to the general welfare of the public;
3. Fill a probable need of the public, which can best be met by a conditional use at this time and in this place.

B. Conditional uses shall be located subject to the following specific standards:

1. Buffering, screening or other means shall be used where necessary to protect the privacy and safety of neighboring properties.
2. Solid waste landfills, transfer stations, natural gas storage, sewage treatment plants and electrical generating facilities shall not be in or adjacent to established residential areas.
3. Solid waste landfills, transfer stations, natural gas storage, sewage treatment plants and electrical generating facilities will not be provided access from residential streets. Recycling centers, water reservoirs, telephone communication and switching facilities shall not provide access from residential streets.
4. The site layout conforms to the established street and circulation pattern and the general development plan.
5. Noise levels and lights from the facility will not interfere with adjacent land uses, or in any way create a nuisance. (Ord. 06-10, 2006; prior code § 17-4-4)

18.20.050 Application for conditional use.

A. A request for a conditional use, modification of an existing conditional use permit, or a review of an existing conditional use permit shall be initiated by the property owner or his authorized agent by filing an application with the building official which application shall include:

1. Full information regarding the proposed locations, area, height, and placement of such use, and shall be accompanied by a site plan.
2. A vicinity ownership map drawn to scale showing all parcels in the vicinity adjacent to and surrounding the property proposed for conditional use within 300 feet of the exterior boundaries of the property.
3. A typed or printed list containing the names and mailing addresses of the owners of parcels within 300 feet of the boundaries as indicated in subsection (A)(2) of this section and identified by the same number as on the vicinity ownership map. Correct zip codes must be shown for each address.

B. An application filed pursuant to this section shall be accompanied by the required fee. Such fee shall be determined according to a fee schedule established by the town council.

C. The building official shall review each application for technical compliance with established application requirements. The application shall be formally accepted for approval processing or rejected within five working days. (Ord. 06-10, 2006; prior code § 17-4-5)

18.20.060 Review procedures.

A. All applications for conditional use permits shall be considered by the planning and zoning commission at a public hearing.

B. The public hearing notice shall contain:

1. The location and description of the proposed conditional use; and
2. The time and place of the public hearing at which comments on the proposed use may be presented.

C. The planning and zoning commission shall review each application to ensure compliance with the criteria and requirements set forth in this title. (Ord. 06-10, 2006; prior code § 17-4-6)

18.20.070 Revocation of a conditional use permit.

A. Any previously granted conditional use permit may be revoked by the planning and zoning commission, after a hearing conducted in the manner required for approval of the original conditional use permit, upon any one of the following grounds:

1. Failure to comply with the conditions of approval.
2. Discontinuance of the use for a period in excess of one year.
3. A change in the general development plan or requirements of the district within which the use is located that have the effect of no longer allowing a new conditional use permit application to be considered in such district.

B. Revocations shall have the effect of making the previously granted conditional use permit void until a new application is submitted. (Ord. 06-10, 2006; prior code § 17-4-7)

18.20.080 Automatic termination of a conditional use.

Unless otherwise approved, a conditional use permit shall automatically become null and void one year after the effective date upon which it was granted unless utilization was started. (Ord. 06-10, 2006; prior code § 17-4-8)

The Huachuca City Municipal Code is current through Ordinance 20-02, passed January 23, 2020.

Disclaimer: The Town Clerk's office has the official version of the Huachuca City Municipal Code. Users should contact the Town Clerk's office for ordinances passed subsequent to the ordinance cited above.

Town Website: <https://huachucacityaz.gov/>

Town Telephone: (520) 456-1354

[Code Publishing Company](#)

Exhibit 4

BOLSTERING
BUFFALO INC.



520-271-8295



Exhibit 5



Bolstaring Buffalo Inc.
Like This Page: [Share](#) [Like](#)

UPDATE: This is what around 90 customers (day and a half) looks like. We didn't finish dumping yesterday's until this morning, so Rebecca's post was only half of what it really was. Reduce, Reuse Recycle! Do the first two Rs and the last R will be less.

Yvonne Navarro, Annie Marshall, Dahlia Selerno and 7 others like this.

Exhibit 6



Exhibit 6



Exhibit 6



Exhibit 6



Exhibit 6



Petition to prevent

Petition summary and background We as concerned citizens and neighbors of said property feel this will be an environmental health concern, sanitation issue due to storage of trash and noise from excess traffic.

Action petitioned for We, the undersigned, are concerned citizens who urge Cochise County Planning Department to act now to prevent the approval of special use permit to allow parcel# 106-06-022A at 202 West Oak Street for the purpose of a recycling center.

Printed Name	Signature	Address	Comment	Date
MARTIN Moeller	<i>Martin Moeller</i>	2207 E YUCCA SITE C2		6-9-20
PETER MARSHALL	<i>Peter Marshall</i>	2207 E. YUCCA SITE B-15		6-9-20
Rebecca Marshall	<i>Rebecca Marshall</i>	" "		6/9/20
Cindy Riggs	<i>Cindy Riggs</i>	2179 N Yucca Dr		6/6/20
John Anda	<i>John Anda</i>	2169 N Yucca Dr		6/9/20
Conie Correll	<i>Conie Correll</i>	2207 N Yucca Dr B45		4/9/2020
Jose Sixes	<i>Jose Sixes</i>	2207 N Yucca Dr B45		4/9/2020
PAUL Pollock	<i>Paul Pollock</i>	2207 N Yucca DR		6-9-20
D CAVER	<i>D Caver</i>	C16		6-7-20
Cindy Brockville	<i>Cindy Brockville</i>	2168 N Saguaro St C28		6-9-20
Edward Jarneck	<i>Edward Jarneck</i>	2184 N Saguaro St		6-9-20
Patricia Elliot	<i>Patricia Elliot</i>	2181 N Cholla St C46		6-9-20
		2207 N. LIFU ST C249		6-9-20

Printed Name	Signature	Address	Comment	Date
NAMES ELIOTT	<i>Carol Elliott</i>	2207 N YUKON DR		4-9-20
MARGO RICE	<i>Margo Rice</i>	CX48 2207 N YUKON DR.		4-9-20
Drs Gisi	<i>Drs Gisi</i>	C 37		6-9-20
Peggy BISKUPSKI	<i>Peggy Biskupski</i>	2207 N YUKON DR C52		6-9-20
Tom DUBAY	<i>Tom Dubay</i>	11 C 5'S		6-9-20
Kimberly Eckley	<i>Kimberly Eckley</i>	11 A15		6-9-20
Darlene Plant	<i>Darlene Plant</i>	11 A12		6-9-20
Robert Plant	<i>Robert Plant</i>	11 A12		6-9-20
FRANK BURNETT	<i>Frank Burnett</i>	11 A-11		6-9-20
LORETTA BURNETT	<i>Loretta Burnett</i>	11 A-11		6-9-20
GEORGINA MINICK	<i>Georgina Minick</i>	11 57		6-9-20
BRAVIN BREWER	<i>Bravin Brewer</i>	#127		6-9-20
TAMITHA	<i>Tamitha</i>	11 C54		6-9-20
Kevin C. Adams	<i>Kevin C. Adams</i>	B9		6-9-20
ERIC HOOTON	<i>Eric Hooton</i>	171 W. MESQUITE DR //		6-9-20
Shelly Hooton	<i>Shelly Hooton</i>	171 W. Mesquite St. ^{Box}		6-9-20

Printed Name	Signature	Address	Comment	Date
Deb Gray	Deb Gray	Lot B-23 2207 N. Yucca dr Lot B-23		6-10-20
Dawn Gray	Dawn Gray	2207 N. Yucca dr #B36		6-10-20
Mr. Kregg	M. Kregg	2207 N. Yucca dr neg.	Fstandfall	6-10-20
Leilani Brand	Leilani Brand	2207 N. Yucca Dr. B-34		6-16-20
Candace River	Candace River	2207 N. Yucca Dr B34	I do not consent	6-10-20
BOBBI BAER	Bobbi Baer	176 W PALO VERDE PL. B-56	NO, NO NO	6-10-20
DON BAER	Donald Baer	" "	NO	6-10-20
Richard Flickinger	Richard Flickinger	182 W Palo Verde B-57	please NO	6/10/20
Idamariet Flickinger	Idamariet Flickinger	182 W Palo Verde B-57 place	NO	6/10/20
Dorothy McCarver	Dorothy McCarver	194 W Palo Verde B-59	No	6/10/20
Robert McCarver	Robert McCarver	" "	"	6/10/20
Charles McCallie	C. J. McCallie	5290 Acqua palm court #189011	NO	6/10/2020
Nina Granke	Nina Granke	B-49	NO	6/10/2020
CARY RAAN	Cary Raan	B-48	NO	6/10/2020
Joanne Moeller	Joanne Moeller	C-2	NO	6/10/2020
Drew Walker	Drew Walker	B-41	NO	6/10/2020

100

Printed Name	Signature	Address	Comment	Date
Charles Edwards	<i>[Signature]</i>	# 43	Smell & Rats 1600	6-11-20
Joseph M. Vignone	<i>[Signature]</i>	# 50	SMELL R. RATS	6/11/20
Harold Simpson	<i>[Signature]</i>	# 47		6/11/20
Allen Minton	<i>[Signature]</i>	# 36	Will bring pests	6/11/20
Ashley Minton	<i>[Signature]</i>	# 30	Dont want rats or contaminated water	6/11/20
DAVID SUNDY	<i>[Signature]</i>	# 23	DONT NEED THE RATS RATPOX TO AREA	6/11/20
Jose Rios	<i>[Signature]</i>	# 18		6-11
Steve Thornhill	<i>[Signature]</i>	# 17		6-11-20
Karee Somes	<i>[Signature]</i>	# 16		11 June 20
DAVID SARGENT	<i>[Signature]</i>	# 9		11 June 20
Dianne Acker	<i>[Signature]</i>	A 59		6/11/20
Ted Acker	<i>[Signature]</i>	# 59		6/11/20
RAY S TEDDY	<i>[Signature]</i>	# 60		6/11/20
Norma J. Stebbins	<i>[Signature]</i>	# 60		6/11/20
Fred Oymann	<i>[Signature]</i>	# 7	will bring vermin	6/11/20
Row Barret	<i>[Signature]</i>	# 64		6/11/20



Printed Name	Signature	Address	Comment	Date
Wendy Freeman	Wendy Freeman	Lot #41		6-10-20
Jeanne Moeller	Jeanne Moeller	#C 2		6-11-20
Karen Wilson	Karen Wilson	lot C-1		6-12-20
BETTY BAKER	Betty Baker	C21		6/12/20
Tom Baker	Tom Baker	C21		6-12-2020
Debbie Doherty	Debbie Doherty	C27		6-12-20
Karyl Staley	FERRY D STALEY	C28		6-12-20
Elizabeth Staley	Elizabeth Staley	C28		6-12-20
Robinson Michael	[Signature]	54		6-18-20
Mark Lemercy	[Signature]	Maintenance		6/18/20
McDughery	[Signature]	A42		9/18/20
Peggy Gonzales	[Signature]	A43		9/18/20
Pat Dwight Wolfgram	Dwight Wolfgram	A1		6-18-20
Pat Wolfgram	Pat Wolfgram	A1		6-18-20
Karen Kuhn	[Signature]	A2		6/19/20
Glenn Thompson	[Signature]	A3		6/19/20

Printed Name	Signature	Address	Comment	Date
DETRICH MCOY	<i>[Signature]</i>	2207N yucca Drive lot 15	I WOULDNT WANT THE PARENTS, TRAFFIC AND SMELL IN MY HOME	JUN. 11 2020
TEO THOMPSON	<i>[Signature]</i>	A3		6/18/20
DURWOOD A DUKST	<i>[Signature]</i>	A5	YOK	6/18/20
OLIN CROGHAN	<i>[Signature]</i>	A16	NO WAY	6/18/20
Derek Eddy	<i>[Signature]</i>	A15	NO THANKS	6/18/20
Sandra Henry	<i>[Signature]</i>	A17		6/18/20
BROCKE PARE	<i>[Signature]</i>	A19		6/18/20
EDWARD PARE	<i>[Signature]</i>	A19	NOPE	6/18/20
Alan Wadley	<i>[Signature]</i>	A21	No Thank you!	6/18/20
EUGENE BOHN	<i>[Signature]</i>	A23		6/18/20
Tune Prochnow	<i>[Signature]</i>	A25		6/18/20
Pat Mahan	<i>[Signature]</i>	A-31	I've already been chased out seven mice 6-18-20	6/18/20
JAMES MCALISTER	<i>[Signature]</i>	B-41		6/18/20
MARKIA JOHNSON	<i>[Signature]</i>	A-37	Absolutely Not	6/18/2020
Wendy Johnson	<i>[Signature]</i>			
David Johnson	<i>[Signature]</i>	A37	No	6/18/2020

Petition to prevent

Petition summary and background We as concerned citizens and neighbors of said property feel this will be an environmental health concern, sanitation issue due to storage of trash and noise from excess traffic.

Action petitioned for We, the undersigned, are concerned citizens who urge Cochise County Planning Department to act now to prevent the approval of special use permit to allow parcel# 106-06-022A at 202 West Oak Street for the purpose of a recycling center.

Printed Name	Signature	Address	Comment	Date
BARRY NICHOLSON	<i>Barry Nicholson</i>	#A49		6/18/20
Polly Lightner	<i>Polly Lightner</i>	# C22		18 June 20
JOHN BURNETT	<i>John Burnett</i>	A53		18 June 20
DAVE STICKLE	<i>DAVE</i>	A57		18-JUNE 20
John Williams	<i>John Williams</i>	A60		18 June 20
Josh Strickland	<i>Josh Strickland</i>	#124		18 June 20
Carolyn Bryan	<i>Carolyn Bryan</i>	#119		18 June 20

To: Cochise County Planning and Zoning Commission

Re: Docket Number SU-20-06, Bolstering Buffalo Inc., application to operate a Recycling Center in an existing 2,400 square foot building with outside storage on approximately 300 square feet at 202 W. Oak Street, Whetstone, AZ.

The neighborhood on and near Oak Street consists of residences, home-based businesses, an RV park and a church with acreage for outdoor activities. Waste Management has property near the west end of Oak where they maintain their trucks. Most of the area is zoned RU 4 (residential). But there is a mix of GB (general business) zoning and RU 4 (residential) zoning along Oak St. There are residences on some of the GB zoned properties. One lot is zoned LI (light industrial). The RV park across the street is zoned MH 36 (mobile home) and many residents in the park live there year-around. It is fair to say our neighborhood is family based.

We oppose the application for a recycle center for the following reasons:

1. **The business has already had a negative impact on the neighborhood:** Bolstering Buffalo Inc. which leases the property at 202 W. Oak St. in Whetstone has operated on a limited basis since March 2020. During this time neighbors heard the ear-splitting sound of glass being dumped into containers along with other materials. Neighbors submitted a complaint to the county concerning the business and learned it did not have a permit to operate. Neighbors' complaints and a county inspection led to the business filing the required special use permit application to operate a recycling center.
2. **When the business is fully operational, the negative impact will intensify.** According to the applicant, the recyclable materials they collect will be crushed and baled and then "shipped across North America." The business will use a forklift out-of-doors during weekday business hours (7:30 am to 5:30 pm) and crush and bale materials inside the building. **We object to the noise from the crushing and baling operation and the increase in traffic due to moving the product in and out of our neighborhood.**
3. **Neighbors are concerned this will be an environmental health hazard and sanitation issue due to the storage of trash on the property for 30 days as stated by the applicant.**
4. **The existing uses in our neighborhood are not Light Industrial.** A Recycling Center is a Permitted Principal Use in an area zoned Light Industrial. **A Recycling Center is a Special Use in a General Business zone and the impact on neighbors must be considered.** Our neighborhood is essentially residential with home-based businesses. **The use is too intensive for our neighborhood.**
5. **The business does not serve Whetstone.** According to Bolstering Buffalo Inc. the business will move recyclables collected in the Hereford, Sierra Vista and the Moson Road areas to the site on Oak Street in Whetstone where they will be processed and moved on to other locations.

Further, the zoning regulations are not consistent with what exists in the neighborhood today. The county zoning regulations state that GB and LI development should not occur in a residential area—but it has—and the question is whether the Commission will protect the people who live here now. Many people purchased in this area precisely for the quiet, private and rural nature provided by this setting. **We ask that you do not approve the application and protect our neighborhood.**

BONNIE CLEGG

Printed Name

Bonnie L. Clegg

Signature, if mailed to Planning & Zoning

#149

Address & parcel number, if available

To: Cochise County Planning and Zoning Commission

Re: Docket Number SU-20-06, Bolstering Buffalo Inc., application to operate a Recycling Center in an existing 2,400 square foot building with outside storage on approximately 300 square feet at 202 W. Oak Street, Whetstone, AZ.

The neighborhood on and near Oak Street consists of residences, home-based businesses, an RV park and a church with acreage for outdoor activities. Waste Management has property near the west end of Oak where they maintain their trucks. Most of the area is zoned RU 4 (residential). But there is a mix of GB (general business) zoning and RU 4 (residential) zoning along Oak St. There are residences on some of the GB zoned properties. One lot is zoned LI (light industrial). The RV park across the street is zoned MH 36 (mobile home) and many residents in the park live there year-around. It is fair to say our neighborhood is family based.

We oppose the application for a recycle center for the following reasons:

- 1. The business has already had a negative impact on the neighborhood: Bolstering Buffalo Inc. which leases the property at 202 W. Oak St. in Whetstone has operated on a limited basis since March 2020. During this time neighbors heard the ear-splitting sound of glass being dumped into containers along with other materials. Neighbors submitted a complaint to the county concerning the business and learned it did not have a permit to operate. Neighbors' complaints and a county inspection led to the business filing the required special use permit application to operate a recycling center.**
- 2. When the business is fully operational, the negative impact will intensify. According to the applicant, the recyclable materials they collect will be crushed and baled and then "shipped across North America." The business will use a forklift out-of-doors during weekday business hours (7:30 am to 5:30 pm) and crush and bale materials inside the building. We object to the noise from the crushing and baling operation and the increase in traffic due to moving the product in and out of our neighborhood.**
- 3. Neighbors are concerned this will be an environmental health hazard and sanitation issue due to the storage of trash on the property for 30 days as stated by the applicant.**
- 4. The existing uses in our neighborhood are not Light Industrial. A Recycling Center is a Permitted Principal Use in an area zoned Light Industrial. A Recycling Center is a Special Use in a General Business zone and the impact on neighbors must be considered. Our neighborhood is essentially residential with home-based businesses. The use is too intensive for our neighborhood.**
- 5. The business does not serve Whetstone. According to Bolstering Buffalo Inc. the business will move recyclables collected in the Hereford, Sierra Vista and the Moson Road areas to the site on Oak Street in Whetstone where they will be processed and moved on to other locations.**

Further, the zoning regulations are not consistent with what exists in the neighborhood today. The county zoning regulations state that GB and LI development should not occur in a residential area--but it has--and the question is whether the Commission will protect the people who live here now. Many people purchased in this area precisely for the quiet, private and rural nature provided by this setting. We ask that you do not approve the application and protect our neighborhood.

MP NIKSAJ [Signature]
Printed Name Signature, if mailed to Planning & Zoning

B-62
Address & parcel number, if available

To: Cochise County Planning and Zoning Commission

Re: Docket Number SU-20-06, Bolstering Buffalo Inc., application to operate a Recycling Center in an existing 2,400 square foot building with outside storage on approximately 300 square feet at 202 W. Oak Street, Whetstone, AZ.

The neighborhood on and near Oak Street consists of residences, home-based businesses, an RV park and a church with acreage for outdoor activities. Waste Management has property near the west end of Oak where they maintain their trucks. Most of the area is zoned RU 4 (residential). But there is a mix of GB (general business) zoning and RU 4 (residential) zoning along Oak St. There are residences on some of the GB zoned properties. One lot is zoned LI (light industrial). The RV park across the street is zoned MH 36 (mobile home) and many residents in the park live there year-around. It is fair to say our neighborhood is family based.

We oppose the application for a recycle center for the following reasons:

1. **The business has already had a negative impact on the neighborhood:** Bolstering Buffalo Inc. which leases the property at 202 W. Oak St. in Whetstone has operated on a limited basis since March 2020. During this time neighbors heard the ear-splitting sound of glass being dumped into containers along with other materials. Neighbors submitted a complaint to the county concerning the business and learned it did not have a permit to operate. Neighbors' complaints and a county inspection led to the business filing the required special use permit application to operate a recycling center.
2. **When the business is fully operational, the negative impact will intensify.** According to the applicant, the recyclable materials they collect will be crushed and baled and then "shipped across North America." The business will use a forklift out-of-doors during weekday business hours (7:30 am to 5:30 pm) and crush and bale materials inside the building. **We object to the noise from the crushing and baling operation and the increase in traffic due to moving the product in and out of our neighborhood.**
3. **Neighbors are concerned this will be an environmental health hazard and sanitation issue due to the storage of trash on the property for 30 days as stated by the applicant.**
4. **The existing uses in our neighborhood are not Light Industrial. A Recycling Center is a Permitted Principal Use in an area zoned Light Industrial. A Recycling Center is a Special Use in a General Business zone and the impact on neighbors must be considered. Our neighborhood is essentially residential with home-based businesses. The use is too intensive for our neighborhood.**
5. **The business does not serve Whetstone.** According to Bolstering Buffalo Inc. the business will move recyclables collected in the Hereford, Sierra Vista and the Moson Road areas to the site on Oak Street in Whetstone where they will be processed and moved on to other locations.

Further, the zoning regulations are not consistent with what exists in the neighborhood today. The county zoning regulations state that GB and LI development should not occur in a residential area—but it has—and the question is whether the Commission will protect the people who live here now. Many people purchased in this area precisely for the quiet, private and rural nature provided by this setting. **We ask that you do not approve the application and protect our neighborhood.**

Harold Simpson Harold Simpson
Printed Name Signature, if mailed to Planning & Zoning

47 #
Address & parcel number, if available

To: Cochise County Planning and Zoning Commission

Re: Docket Number SU-20-06, Bolstering Buffalo Inc., application to operate a Recycling Center in an existing 2,400 square foot building with outside storage on approximately 300 square feet at 202 W. Oak Street, Whetstone, AZ.

The neighborhood on and near Oak Street consists of residences, home-based businesses, an RV park and a church with acreage for outdoor activities. Waste Management has property near the west end of Oak where they maintain their trucks. Most of the area is zoned RU 4 (residential). But there is a mix of GB (general business) zoning and RU 4 (residential) zoning along Oak St. There are residences on some of the GB zoned properties. One lot is zoned LI (light industrial). The RV park across the street is zoned MH 36 (mobile home) and many residents in the park live there year-around. It is fair to say our neighborhood is family based.

We oppose the application for a recycle center for the following reasons:

1. **The business has already had a negative impact on the neighborhood:** Bolstering Buffalo Inc. which leases the property at 202 W. Oak St. in Whetstone has operated on a limited basis since March 2020. During this time neighbors heard the ear-splitting sound of glass being dumped into containers along with other materials. Neighbors submitted a complaint to the county concerning the business and learned it did not have a permit to operate. Neighbors' complaints and a county inspection led to the business filing the required special use permit application to operate a recycling center.
2. **When the business is fully operational, the negative impact will intensify.** According to the applicant, the recyclable materials they collect will be crushed and baled and then "shipped across North America." The business will use a forklift out-of-doors during weekday business hours (7:30 am to 5:30 pm) and crush and bale materials inside the building. **We object to the noise from the crushing and baling operation and the increase in traffic due to moving the product in and out of our neighborhood.**
3. **Neighbors are concerned this will be an environmental health hazard and sanitation issue due to the storage of trash on the property for 30 days as stated by the applicant.**
4. **The existing uses in our neighborhood are not Light Industrial.** A Recycling Center is a Permitted Principal Use in an area zoned Light Industrial. **A Recycling Center is a Special Use in a General Business zone and the impact on neighbors must be considered.** Our neighborhood is essentially residential with home-based businesses. **The use is too intensive for our neighborhood.**
5. **The business does not serve Whetstone.** According to Bolstering Buffalo Inc. the business will move recyclables collected in the Hereford, Sierra Vista and the Moson Road areas to the site on Oak Street in Whetstone where they will be processed and moved on to other locations.

Further, the zoning regulations are not consistent with what exists in the neighborhood today. The county zoning regulations state that GB and LI development should not occur in a residential area—but it has—and the question is whether the Commission will protect the people who live here now. Many people purchased in this area precisely for the quiet, private and rural nature provided by this setting. **We ask that you do not approve the application and protect our neighborhood.**

Dave Campbell

Printed Name

[Signature]

Signature, if mailed to Planning & Zoning

115

Address & parcel number, if available

To: Cochise County Planning and Zoning Commission

Re: Docket Number SU-20-06, Bolstering Buffalo Inc., application to operate a Recycling Center in an existing 2,400 square foot building with outside storage on approximately 300 square feet at 202 W. Oak Street, Whetstone, AZ.

The neighborhood on and near Oak Street consists of residences, home-based businesses, an RV park and a church with acreage for outdoor activities. Waste Management has property near the west end of Oak where they maintain their trucks. Most of the area is zoned RU 4 (residential). But there is a mix of GB (general business) zoning and RU 4 (residential) zoning along Oak St. There are residences on some of the GB zoned properties. One lot is zoned LI (light industrial). The RV park across the street is zoned MH 36 (mobile home) and many residents in the park live there year-around. It is fair to say our neighborhood is family based.

We oppose the application for a recycle center for the following reasons:

1. **The business has already had a negative impact on the neighborhood:** Bolstering Buffalo Inc. which leases the property at 202 W. Oak St. in Whetstone has operated on a limited basis since March 2020. During this time neighbors heard the ear-splitting sound of glass being dumped into containers along with other materials. Neighbors submitted a complaint to the county concerning the business and learned it did not have a permit to operate. Neighbors' complaints and a county inspection led to the business filing the required special use permit application to operate a recycling center.
2. **When the business is fully operational, the negative impact will intensify.** According to the applicant, the recyclable materials they collect will be crushed and baled and then "shipped across North America." The business will use a forklift out-of-doors during weekday business hours (7:30 am to 5:30 pm) and crush and bale materials inside the building. **We object to the noise from the crushing and baling operation and the increase in traffic due to moving the product in and out of our neighborhood.**
3. **Neighbors are concerned this will be an environmental health hazard and sanitation issue due to the storage of trash on the property for 30 days as stated by the applicant.**
4. **The existing uses in our neighborhood are not Light Industrial.** A Recycling Center is a Permitted Principal Use in an area zoned Light Industrial. **A Recycling Center is a Special Use in a General Business zone and the impact on neighbors must be considered.** Our neighborhood is essentially residential with home-based businesses. **The use is too intensive for our neighborhood.**
5. **The business does not serve Whetstone.** According to Bolstering Buffalo Inc. the business will move recyclables collected in the Hereford, Sierra Vista and the Moson Road areas to the site on Oak Street in Whetstone where they will be processed and moved on to other locations.

Further, the zoning regulations are not consistent with what exists in the neighborhood today. The county zoning regulations state that GB and LI development should not occur in a residential area—but it has—and the question is whether the Commission will protect the people who live here now. Many people purchased in this area precisely for the quiet, private and rural nature provided by this setting. **We ask that you do not approve the application and protect our neighborhood.**

Ken Lyndes

Printed Name

Ken Lyndes

Signature, if mailed to Planning & Zoning

(73)

Address & parcel number, if available

To: Cochise County Planning and Zoning Commission

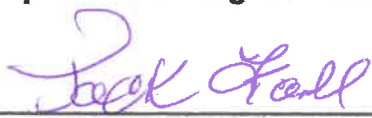
Re: Docket Number SU-20-06, Bolstering Buffalo Inc., application to operate a Recycling Center in an existing 2,400 square foot building with outside storage on approximately 300 square feet at 202 W. Oak Street, Whetstone, AZ.

The neighborhood on and near Oak Street consists of residences, home-based businesses, an RV park and a church with acreage for outdoor activities. Waste Management has property near the west end of Oak where they maintain their trucks. Most of the area is zoned RU 4 (residential). But there is a mix of GB (general business) zoning and RU 4 (residential) zoning along Oak St. There are residences on some of the GB zoned properties. One lot is zoned LI (light industrial). The RV park across the street is zoned MH 36 (mobile home) and many residents in the park live there year-around. It is fair to say our neighborhood is family based.

We oppose the application for a recycle center for the following reasons:

1. **The business has already had a negative impact on the neighborhood:** Bolstering Buffalo Inc. which leases the property at 202 W. Oak St. in Whetstone has operated on a limited basis since March 2020. During this time neighbors heard the ear-splitting sound of glass being dumped into containers along with other materials. Neighbors submitted a complaint to the county concerning the business and learned it did not have a permit to operate. Neighbors' complaints and a county inspection led to the business filing the required special use permit application to operate a recycling center.
2. **When the business is fully operational, the negative impact will intensify.** According to the applicant, the recyclable materials they collect will be crushed and baled and then "shipped across North America." The business will use a forklift out-of-doors during weekday business hours (7:30 am to 5:30 pm) and crush and bale materials inside the building. **We object to the noise from the crushing and baling operation and the increase in traffic due to moving the product in and out of our neighborhood.**
3. **Neighbors are concerned this will be an environmental health hazard and sanitation issue due to the storage of trash on the property for 30 days as stated by the applicant.**
4. **The existing uses in our neighborhood are not Light Industrial.** A Recycling Center is a Permitted Principal Use in an area zoned Light Industrial. **A Recycling Center is a Special Use in a General Business zone and the impact on neighbors must be considered.** Our neighborhood is essentially residential with home-based businesses. **The use is too intensive for our neighborhood.**
5. **The business does not serve Whetstone.** According to Bolstering Buffalo Inc. the business will move recyclables collected in the Hereford, Sierra Vista and the Moson Road areas to the site on Oak Street in Whetstone where they will be processed and moved on to other locations.

Further, the zoning regulations are not consistent with what exists in the neighborhood today. The county zoning regulations state that GB and LI development should not occur in a residential area—but it has—and the question is whether the Commission will protect the people who live here now. Many people purchased in this area precisely for the quiet, private and rural nature provided by this setting. **We ask that you do not approve the application and protect our neighborhood.**

JACK FALL 
Printed Name Signature, if mailed to Planning & Zoning

Suite # 73
Address & parcel number, if available

To: Cochise County Planning and Zoning Commission

Re: Docket Number SU-20-06, Bolstering Buffalo Inc., application to operate a Recycling Center in an existing 2,400 square foot building with outside storage on approximately 300 square feet at 202 W. Oak Street, Whetstone, AZ.

The neighborhood on and near Oak Street consists of residences, home-based businesses, an RV park and a church with acreage for outdoor activities. Waste Management has property near the west end of Oak where they maintain their trucks. Most of the area is zoned RU 4 (residential). But there is a mix of GB (general business) zoning and RU 4 (residential) zoning along Oak St. There are residences on some of the GB zoned properties. One lot is zoned LI (light industrial). The RV park across the street is zoned MH 36 (mobile home) and many residents in the park live there year-around. It is fair to say our neighborhood is family based.

We oppose the application for a recycle center for the following reasons:

1. **The business has already had a negative impact on the neighborhood:** Bolstering Buffalo Inc. which leases the property at 202 W. Oak St. in Whetstone has operated on a limited basis since March 2020. During this time neighbors heard the ear-splitting sound of glass being dumped into containers along with other materials. Neighbors submitted a complaint to the county concerning the business and learned it did not have a permit to operate. Neighbors' complaints and a county inspection led to the business filing the required special use permit application to operate a recycling center.
2. **When the business is fully operational, the negative impact will intensify.** According to the applicant, the recyclable materials they collect will be crushed and baled and then "shipped across North America." The business will use a forklift out-of-doors during weekday business hours (7:30 am to 5:30 pm) and crush and bale materials inside the building. **We object to the noise from the crushing and baling operation and the increase in traffic due to moving the product in and out of our neighborhood.**
3. **Neighbors are concerned this will be an environmental health hazard and sanitation issue due to the storage of trash on the property for 30 days as stated by the applicant.**
4. **The existing uses in our neighborhood are not Light Industrial.** A Recycling Center is a Permitted Principal Use in an area zoned Light Industrial. **A Recycling Center is a Special Use in a General Business zone and the impact on neighbors must be considered.** Our neighborhood is essentially residential with home-based businesses. **The use is too intensive for our neighborhood.**
5. **The business does not serve Whetstone.** According to Bolstering Buffalo Inc. the business will move recyclables collected in the Hereford, Sierra Vista and the Moson Road areas to the site on Oak Street in Whetstone where they will be processed and moved on to other locations.

Further, the zoning regulations are not consistent with what exists in the neighborhood today. The county zoning regulations state that GB and LI development should not occur in a residential area--but it has--and the question is whether the Commission will protect the people who live here now. Many people purchased in this area precisely for the quiet, private and rural nature provided by this setting. **We ask that you do not approve the application and protect our neighborhood.**


Printed Name _____ Signature, if mailed to Planning & Zoning _____


Address & parcel number, if available _____

To: Cochise County Planning and Zoning Commission

Re: Docket Number SU-20-06, Bolstering Buffalo Inc., application to operate a Recycling Center in an existing 2,400 square foot building with outside storage on approximately 300 square feet at 202 W. Oak Street, Whetstone, AZ.

The neighborhood on and near Oak Street consists of residences, home-based businesses, an RV park and a church with acreage for outdoor activities. Waste Management has property near the west end of Oak where they maintain their trucks. Most of the area is zoned RU 4 (residential). But there is a mix of GB (general business) zoning and RU 4 (residential) zoning along Oak St. There are residences on some of the GB zoned properties. One lot is zoned LI (light industrial). The RV park across the street is zoned MH 36 (mobile home) and many residents in the park live there year-around. It is fair to say our neighborhood is family based.

We oppose the application for a recycle center for the following reasons:

1. **The business has already had a negative impact on the neighborhood:** Bolstering Buffalo Inc. which leases the property at 202 W. Oak St. in Whetstone has operated on a limited basis since March 2020. During this time neighbors heard the ear-splitting sound of glass being dumped into containers along with other materials. Neighbors submitted a complaint to the county concerning the business and learned it did not have a permit to operate. Neighbors' complaints and a county inspection led to the business filing the required special use permit application to operate a recycling center.
2. **When the business is fully operational, the negative impact will intensify.** According to the applicant, the recyclable materials they collect will be crushed and baled and then "shipped across North America." The business will use a forklift out-of-doors during weekday business hours (7:30 am to 5:30 pm) and crush and bale materials inside the building. **We object to the noise from the crushing and baling operation and the increase in traffic due to moving the product in and out of our neighborhood.**
3. **Neighbors are concerned this will be an environmental health hazard and sanitation issue due to the storage of trash on the property for 30 days as stated by the applicant.**
4. **The existing uses in our neighborhood are not Light Industrial.** A Recycling Center is a Permitted Principal Use in an area zoned Light Industrial. **A Recycling Center is a Special Use in a General Business zone and the impact on neighbors must be considered.** Our neighborhood is essentially residential with home-based businesses. **The use is too intensive for our neighborhood.**
5. **The business does not serve Whetstone.** According to Bolstering Buffalo Inc. the business will move recyclables collected in the Hereford, Sierra Vista and the Moson Road areas to the site on Oak Street in Whetstone where they will be processed and moved on to other locations.

Further, the zoning regulations are not consistent with what exists in the neighborhood today. The county zoning regulations state that GB and LI development should not occur in a residential area—but it has—and the question is whether the Commission will protect the people who live here now. Many people purchased in this area precisely for the quiet, private and rural nature provided by this setting. **We ask that you do not approve the application and protect our neighborhood.**

DALY J. IACOFANO

Printed Name

Signature, if mailed to Planning & Zoning

201 # 6

Address & parcel number, if available

To: Cochise County Planning and Zoning Commission

Re: Docket Number SU-20-06, Bolstering Buffalo Inc., application to operate a Recycling Center in an existing 2,400 square foot building with outside storage on approximately 300 square feet at 202 W. Oak Street, Whetstone, AZ.

The neighborhood on and near Oak Street consists of residences, home-based businesses, an RV park and a church with acreage for outdoor activities. Waste Management has property near the west end of Oak where they maintain their trucks. Most of the area is zoned RU 4 (residential). But there is a mix of GB (general business) zoning and RU 4 (residential) zoning along Oak St. There are residences on some of the GB zoned properties. One lot is zoned LI (light industrial). The RV park across the street is zoned MH 36 (mobile home) and many residents in the park live there year-around. It is fair to say our neighborhood is family based.

We oppose the application for a recycle center for the following reasons:

1. **The business has already had a negative impact on the neighborhood:** Bolstering Buffalo Inc. which leases the property at 202 W. Oak St. in Whetstone has operated on a limited basis since March 2020. During this time neighbors heard the ear-splitting sound of glass being dumped into containers along with other materials. Neighbors submitted a complaint to the county concerning the business and learned it did not have a permit to operate. Neighbors' complaints and a county inspection led to the business filing the required special use permit application to operate a recycling center.
2. **When the business is fully operational, the negative impact will intensify.** According to the applicant, the recyclable materials they collect will be crushed and baled and then "shipped across North America." The business will use a forklift out-of-doors during weekday business hours (7:30 am to 5:30 pm) and crush and bale materials inside the building. **We object to the noise from the crushing and baling operation and the increase in traffic due to moving the product in and out of our neighborhood.**
3. **Neighbors are concerned this will be an environmental health hazard and sanitation issue due to the storage of trash on the property for 30 days as stated by the applicant.**
4. **The existing uses in our neighborhood are not Light Industrial.** A Recycling Center is a Permitted Principal Use in an area zoned Light Industrial. **A Recycling Center is a Special Use in a General Business zone and the impact on neighbors must be considered.** Our neighborhood is essentially residential with home-based businesses. **The use is too intensive for our neighborhood.**
5. **The business does not serve Whetstone.** According to Bolstering Buffalo Inc. the business will move recyclables collected in the Hereford, Sierra Vista and the Moson Road areas to the site on Oak Street in Whetstone where they will be processed and moved on to other locations.

Further, the zoning regulations are not consistent with what exists in the neighborhood today. The county zoning regulations state that GB and LI development should not occur in a residential area--but it has--and the question is whether the Commission will protect the people who live here now. Many people purchased in this area precisely for the quiet, private and rural nature provided by this setting. **We ask that you do not approve the application and protect our neighborhood.**

Robinson Michael

Printed Name



Signature, if mailed to Planning & Zoning

Lot 54

Address & parcel number, if available

To: Cochise County Planning and Zoning Commission

Re: Docket Number SU-20-06, Bolstering Buffalo Inc., application to operate a Recycling Center in an existing 2,400 square foot building with outside storage on approximately 300 square feet at 202 W. Oak Street, Whetstone, AZ.

The neighborhood on and near Oak Street consists of residences, home-based businesses, an RV park and a church with acreage for outdoor activities. Waste Management has property near the west end of Oak where they maintain their trucks. Most of the area is zoned RU 4 (residential). But there is a mix of GB (general business) zoning and RU 4 (residential) zoning along Oak St. There are residences on some of the GB zoned properties. One lot is zoned LI (light industrial). The RV park across the street is zoned MH 36 (mobile home) and many residents in the park live there year-around. It is fair to say our neighborhood is family based.

We oppose the application for a recycle center for the following reasons:

1. **The business has already had a negative impact on the neighborhood:** Bolstering Buffalo Inc. which leases the property at 202 W. Oak St. in Whetstone has operated on a limited basis since March 2020. During this time neighbors heard the ear-splitting sound of glass being dumped into containers along with other materials. Neighbors submitted a complaint to the county concerning the business and learned it did not have a permit to operate. Neighbors' complaints and a county inspection led to the business filing the required special use permit application to operate a recycling center.
2. **When the business is fully operational, the negative impact will intensify.** According to the applicant, the recyclable materials they collect will be crushed and baled and then "shipped across North America." The business will use a forklift out-of-doors during weekday business hours (7:30 am to 5:30 pm) and crush and bale materials inside the building. **We object to the noise from the crushing and baling operation and the increase in traffic due to moving the product in and out of our neighborhood.**
3. **Neighbors are concerned this will be an environmental health hazard and sanitation issue due to the storage of trash on the property for 30 days as stated by the applicant.**
4. **The existing uses in our neighborhood are not Light Industrial.** A Recycling Center is a Permitted Principal Use in an area zoned Light Industrial. **A Recycling Center is a Special Use in a General Business zone and the impact on neighbors must be considered.** Our neighborhood is essentially residential with home-based businesses. **The use is too intensive for our neighborhood.**
5. **The business does not serve Whetstone.** According to Bolstering Buffalo Inc. the business will move recyclables collected in the Hereford, Sierra Vista and the Moson Road areas to the site on Oak Street in Whetstone where they will be processed and moved on to other locations.

Further, the zoning regulations are not consistent with what exists in the neighborhood today. The county zoning regulations state that GB and LI development should not occur in a residential area—but it has—and the question is whether the Commission will protect the people who live here now. Many people purchased in this area precisely for the quiet, private and rural nature provided by this setting. **We ask that you do not approve the application and protect our neighborhood.**

REBECCA MARSHALA
Printed Name

Rebecca Marshala
Signature, if mailed to Planning & Zoning

1815
Address & parcel number, if available

To: Cochise County Planning and Zoning Commission

Re: Docket Number SU-20-06, Bolstering Buffalo Inc., application to operate a Recycling Center in an existing 2,400 square foot building with outside storage on approximately 300 square feet at 202 W. Oak Street, Whetstone, AZ.

The neighborhood on and near Oak Street consists of residences, home-based businesses, an RV park and a church with acreage for outdoor activities. Waste Management has property near the west end of Oak where they maintain their trucks. Most of the area is zoned RU 4 (residential). But there is a mix of GB (general business) zoning and RU 4 (residential) zoning along Oak St. There are residences on some of the GB zoned properties. One lot is zoned LI (light industrial). The RV park across the street is zoned MH 36 (mobile home) and many residents in the park live there year-around. It is fair to say our neighborhood is family based.

We oppose the application for a recycle center for the following reasons:

- 1. The business has already had a negative impact on the neighborhood: Bolstering Buffalo Inc. which leases the property at 202 W. Oak St. in Whetstone has operated on a limited basis since March 2020. During this time neighbors heard the ear-splitting sound of glass being dumped into containers along with other materials. Neighbors submitted a complaint to the county concerning the business and learned it did not have a permit to operate. Neighbors' complaints and a county inspection led to the business filing the required special use permit application to operate a recycling center.**
- 2. When the business is fully operational, the negative impact will intensify. According to the applicant, the recyclable materials they collect will be crushed and baled and then "shipped across North America." The business will use a forklift out-of-doors during weekday business hours (7:30 am to 5:30 pm) and crush and bale materials inside the building. We object to the noise from the crushing and baling operation and the increase in traffic due to moving the product in and out of our neighborhood.**
- 3. Neighbors are concerned this will be an environmental health hazard and sanitation issue due to the storage of trash on the property for 30 days as stated by the applicant.**
- 4. The existing uses in our neighborhood are not Light Industrial. A Recycling Center is a Permitted Principal Use in an area zoned Light Industrial. A Recycling Center is a Special Use in a General Business zone and the impact on neighbors must be considered. Our neighborhood is essentially residential with home-based businesses. The use is too intensive for our neighborhood.**
- 5. The business does not serve Whetstone. According to Bolstering Buffalo Inc. the business will move recyclables collected in the Hereford, Sierra Vista and the Moson Road areas to the site on Oak Street in Whetstone where they will be processed and moved on to other locations.**

Further, the zoning regulations are not consistent with what exists in the neighborhood today. The county zoning regulations state that GB and LI development should not occur in a residential area—but it has—and the question is whether the Commission will protect the people who live here now. Many people purchased in this area precisely for the quiet, private and rural nature provided by this setting. We ask that you do not approve the application and protect our neighborhood.

Michael Kerley

Colby

Printed Name

Signature, if mailed to Planning & Zoning

B 89-90

Address & parcel number, if available

To: Cochise County Planning and Zoning Commission

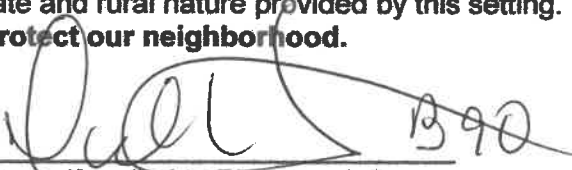
Re: Docket Number SU-20-06, Bolstering Buffalo Inc., application to operate a Recycling Center in an existing 2,400 square foot building with outside storage on approximately 300 square feet at 202 W. Oak Street, Whetstone, AZ.

The neighborhood on and near Oak Street consists of residences, home-based businesses, an RV park and a church with acreage for outdoor activities. Waste Management has property near the west end of Oak where they maintain their trucks. Most of the area is zoned RU 4 (residential). But there is a mix of GB (general business) zoning and RU 4 (residential) zoning along Oak St. There are residences on some of the GB zoned properties. One lot is zoned LI (light industrial). The RV park across the street is zoned MH 36 (mobile home) and many residents in the park live there year-around. It is fair to say our neighborhood is family based.

We oppose the application for a recycle center for the following reasons:

1. **The business has already had a negative impact on the neighborhood:** Bolstering Buffalo Inc. which leases the property at 202 W. Oak St. in Whetstone has operated on a limited basis since March 2020. During this time neighbors heard the ear-splitting sound of glass being dumped into containers along with other materials. Neighbors submitted a complaint to the county concerning the business and learned it did not have a permit to operate. Neighbors' complaints and a county inspection led to the business filing the required special use permit application to operate a recycling center.
2. **When the business is fully operational, the negative impact will intensify.** According to the applicant, the recyclable materials they collect will be crushed and baled and then "shipped across North America." The business will use a forklift out-of-doors during weekday business hours (7:30 am to 5:30 pm) and crush and bale materials inside the building. **We object to the noise from the crushing and baling operation and the increase in traffic due to moving the product in and out of our neighborhood.**
3. **Neighbors are concerned this will be an environmental health hazard and sanitation issue due to the storage of trash on the property for 30 days as stated by the applicant.**
4. **The existing uses in our neighborhood are not Light Industrial.** A Recycling Center is a Permitted Principal Use in an area zoned Light Industrial. **A Recycling Center is a Special Use in a General Business zone and the impact on neighbors must be considered.** Our neighborhood is essentially residential with home-based businesses. **The use is too intensive for our neighborhood.**
5. **The business does not serve Whetstone.** According to Bolstering Buffalo Inc. the business will move recyclables collected in the Hereford, Sierra Vista and the Moson Road areas to the site on Oak Street in Whetstone where they will be processed and moved on to other locations.

Further, the zoning regulations are not consistent with what exists in the neighborhood today. The county zoning regulations state that GB and LI development should not occur in a residential area—but it has—and the question is whether the Commission will protect the people who live here now. Many people purchased in this area precisely for the quiet, private and rural nature provided by this setting. **We ask that you do not approve the application and protect our neighborhood.**

Deb Kerley  B90
Printed Name Signature, if mailed to Planning & Zoning

B90
Address & parcel number, if available

To: Cochise County Planning and Zoning Commission

Re: Docket Number SU-20-06, Bolstering Buffalo Inc., application to operate a Recycling Center in an existing 2,400 square foot building with outside storage on approximately 300 square feet at 202 W. Oak Street, Whetstone, AZ.

The neighborhood on and near Oak Street consists of residences, home-based businesses, an RV park and a church with acreage for outdoor activities. Waste Management has property near the west end of Oak where they maintain their trucks. Most of the area is zoned RU 4 (residential). But there is a mix of GB (general business) zoning and RU 4 (residential) zoning along Oak St. There are residences on some of the GB zoned properties. One lot is zoned LI (light industrial). The RV park across the street is zoned MH 36 (mobile home) and many residents in the park live there year-around. It is fair to say our neighborhood is family based.

We oppose the application for a recycle center for the following reasons:

1. **The business has already had a negative impact on the neighborhood:** Bolstering Buffalo Inc. which leases the property at 202 W. Oak St. in Whetstone has operated on a limited basis since March 2020. During this time neighbors heard the ear-splitting sound of glass being dumped into containers along with other materials. Neighbors submitted a complaint to the county concerning the business and learned it did not have a permit to operate. Neighbors' complaints and a county inspection led to the business filing the required special use permit application to operate a recycling center.
2. **When the business is fully operational, the negative impact will intensify.** According to the applicant, the recyclable materials they collect will be crushed and baled and then "shipped across North America." The business will use a forklift out-of-doors during weekday business hours (7:30 am to 5:30 pm) and crush and bale materials inside the building. **We object to the noise from the crushing and baling operation and the increase in traffic due to moving the product in and out of our neighborhood.**
3. **Neighbors are concerned this will be an environmental health hazard and sanitation issue due to the storage of trash on the property for 30 days as stated by the applicant.**
4. **The existing uses in our neighborhood are not Light Industrial.** A Recycling Center is a Permitted Principal Use in an area zoned Light Industrial. **A Recycling Center is a Special Use in a General Business zone and the impact on neighbors must be considered.** Our neighborhood is essentially residential with home-based businesses. **The use is too intensive for our neighborhood.**
5. **The business does not serve Whetstone.** According to Bolstering Buffalo Inc. the business will move recyclables collected in the Hereford, Sierra Vista and the Moson Road areas to the site on Oak Street in Whetstone where they will be processed and moved on to other locations.

Further, the zoning regulations are not consistent with what exists in the neighborhood today. The county zoning regulations state that GB and LI development should not occur in a residential area—but it has—and the question is whether the Commission will protect the people who live here now. Many people purchased in this area precisely for the quiet, private and rural nature provided by this setting. **We ask that you do not approve the application and protect our neighborhood.**

Gary B Miller Gary B Miller
Printed Name Signature, if mailed to Planning & Zoning
2207 Yucca Dr # 58
Address & parcel number, if available

To: Cochise County Planning and Zoning Commission

Re: Docket Number SU-20-06, Bolstering Buffalo Inc., application to operate a Recycling Center in an existing 2,400 square foot building with outside storage on approximately 300 square feet at 202 W. Oak Street, Whetstone, AZ.

The neighborhood on and near Oak Street consists of residences, home-based businesses, an RV park and a church with acreage for outdoor activities. Waste Management has property near the west end of Oak where they maintain their trucks. Most of the area is zoned RU 4 (residential). But there is a mix of GB (general business) zoning and RU 4 (residential) zoning along Oak St. There are residences on some of the GB zoned properties. One lot is zoned LI (light industrial). The RV park across the street is zoned MH 36 (mobile home) and many residents in the park live there year-around. It is fair to say our neighborhood is family based.

We oppose the application for a recycle center for the following reasons:

1. **The business has already had a negative impact on the neighborhood:** Bolstering Buffalo Inc. which leases the property at 202 W. Oak St. in Whetstone has operated on a limited basis since March 2020. During this time neighbors heard the ear-splitting sound of glass being dumped into containers along with other materials. Neighbors submitted a complaint to the county concerning the business and learned it did not have a permit to operate. Neighbors' complaints and a county inspection led to the business filing the required special use permit application to operate a recycling center.
2. **When the business is fully operational, the negative impact will intensify.** According to the applicant, the recyclable materials they collect will be crushed and baled and then "shipped across North America." The business will use a forklift out-of-doors during weekday business hours (7:30 am to 5:30 pm) and crush and bale materials inside the building. **We object to the noise from the crushing and baling operation and the increase in traffic due to moving the product in and out of our neighborhood.**
3. **Neighbors are concerned this will be an environmental health hazard and sanitation issue due to the storage of trash on the property for 30 days as stated by the applicant.**
4. **The existing uses in our neighborhood are not Light Industrial.** A Recycling Center is a Permitted Principal Use in an area zoned Light Industrial. **A Recycling Center is a Special Use in a General Business zone and the impact on neighbors must be considered.** Our neighborhood is essentially residential with home-based businesses. **The use is too intensive for our neighborhood.**
5. **The business does not serve Whetstone.** According to Bolstering Buffalo Inc. the business will move recyclables collected in the Hereford, Sierra Vista and the Moson Road areas to the site on Oak Street in Whetstone where they will be processed and moved on to other locations.

Further, the zoning regulations are not consistent with what exists in the neighborhood today. The county zoning regulations state that GB and LI development should not occur in a residential area—but it has—and the question is whether the Commission will protect the people who live here now. Many people purchased in this area precisely for the quiet, private and rural nature provided by this setting. **We ask that you do not approve the application and protect our neighborhood.**

KEVIN TOBIAS 
Printed Name Signature, if mailed to Planning & Zoning

Site # 130
Address & parcel number, if available

To: Cochise County Planning and Zoning Commission

Re: Docket Number SU-20-06, Bolstering Buffalo Inc., application to operate a Recycling Center in an existing 2,400 square foot building with outside storage on approximately 300 square feet at 202 W. Oak Street, Whetstone, AZ.

The neighborhood on and near Oak Street consists of residences, home-based businesses, an RV park and a church with acreage for outdoor activities. Waste Management has property near the west end of Oak where they maintain their trucks. Most of the area is zoned RU 4 (residential). But there is a mix of GB (general business) zoning and RU 4 (residential) zoning along Oak St. There are residences on some of the GB zoned properties. One lot is zoned LI (light industrial). The RV park across the street is zoned MH 36 (mobile home) and many residents in the park live there year-around. It is fair to say our neighborhood is family based.

We oppose the application for a recycle center for the following reasons:

1. **The business has already had a negative impact on the neighborhood:** Bolstering Buffalo Inc. which leases the property at 202 W. Oak St. in Whetstone has operated on a limited basis since March 2020. During this time neighbors heard the ear-splitting sound of glass being dumped into containers along with other materials. Neighbors submitted a complaint to the county concerning the business and learned it did not have a permit to operate. Neighbors' complaints and a county inspection led to the business filing the required special use permit application to operate a recycling center.
2. **When the business is fully operational, the negative impact will intensify.** According to the applicant, the recyclable materials they collect will be crushed and baled and then "shipped across North America." The business will use a forklift out-of-doors during weekday business hours (7:30 am to 5:30 pm) and crush and bale materials inside the building. **We object to the noise from the crushing and baling operation and the increase in traffic due to moving the product in and out of our neighborhood.**
3. **Neighbors are concerned this will be an environmental health hazard and sanitation issue due to the storage of trash on the property for 30 days as stated by the applicant.**
4. **The existing uses in our neighborhood are not Light Industrial.** A Recycling Center is a Permitted Principal Use in an area zoned Light Industrial. **A Recycling Center is a Special Use in a General Business zone and the impact on neighbors must be considered.** Our neighborhood is essentially residential with home-based businesses. **The use is too intensive for our neighborhood.**
5. **The business does not serve Whetstone.** According to Bolstering Buffalo Inc. the business will move recyclables collected in the Hereford, Sierra Vista and the Moson Road areas to the site on Oak Street in Whetstone where they will be processed and moved on to other locations.

Further, the zoning regulations are not consistent with what exists in the neighborhood today. The county zoning regulations state that GB and LI development should not occur in a residential area—but it has—and the question is whether the Commission will protect the people who live here now. Many people purchased in this area precisely for the quiet, private and rural nature provided by this setting. **We ask that you do not approve the application and protect our neighborhood.**

Patricia Tobias Patricia Tobias
Printed Name Signature, if mailed to Planning & Zoning

120
Address & parcel number, if available

To: Cochise County Planning and Zoning Commission

Re: Docket Number SU-20-06, Bolstering Buffalo Inc., application to operate a Recycling Center in an existing 2,400 square foot building with outside storage on approximately 300 square feet at 202 W. Oak Street, Whetstone, AZ.

The neighborhood on and near Oak Street consists of residences, home-based businesses, an RV Park, and a church with acreage for outdoor activities. Waste Management has property near the west end of Oak where they maintain their trucks. Most of the area is zoned RU 4 (residential). But there is a mix of GB (general business) zoning and RU 4 (residential) zoning along Oak St. There are residences on some of the GB zoned properties. One lot is zoned LI (light industrial). The RV park across the street is zoned MH 36 (mobile home) and many residents in the park live there year-around. It is fair to say our neighborhood is family based.

We oppose the application for a recycle center for the following reasons:

1. **The business has already had a negative impact on the neighborhood:** Bolstering Buffalo Inc. which leases the property at 202 W. Oak St. in Whetstone has operated on a limited basis since March 2020. During this time neighbors heard the ear-splitting sound of glass being dumped into containers along with other materials. Neighbors submitted a complaint to the county concerning the business and learned it did not have a permit to operate. Neighbors' complaints and a county inspection led to the business filing the required special use permit application to operate a recycling center.
2. **When the business is fully operational, the negative impact will intensify.** According to the applicant, the recyclable materials they collect will be crushed and baled and then "shipped across North America." The business will use a forklift out-of-doors during weekday business hours (7:30 am to 5:30 pm) and crush and bale materials inside the building. **We object to the noise from the crushing and baling operation and the increase in traffic due to moving the product in and out of our neighborhood.**
3. **Neighbors are concerned this will be an environmental health hazard and sanitation issue due to the storage of trash on the property for 30 days as stated by the applicant.**
4. **The existing uses in our neighborhood are not Light Industrial.** A Recycling Center is a Permitted Principal Use in an area zoned Light Industrial. **A Recycling Center is a Special Use in a General Business zone and the impact on neighbors must be considered.** Our neighborhood is essentially residential with home-based businesses. **The use is too intensive for our neighborhood.**
5. **The business does not serve Whetstone.** According to Bolstering Buffalo Inc. the business will move recyclables collected in the Hereford, Sierra Vista, and the Moson Road areas to the site on Oak Street in Whetstone where they will be processed and moved on to other locations.

Further, the zoning regulations are not consistent with what exists in the neighborhood today. The county zoning regulations state that GB and LI development should not occur in a residential area--but it has--and the question is whether the Commission will protect the people who live here now. Many people purchased in this area precisely for the quiet, private, and rural nature provided by this setting. **We ask that you do not approve the application and protect our neighborhood.**

Zane Ritenour 
Printed Name Signature, if mailed to Planning & Zoning

2077 N. Cougar Pl.
Address & parcel number, if available

To: Cochise County Planning and Zoning Commission

Re: Docket Number SU-20-06, Bolstering Buffalo Inc., application to operate a Recycling Center in an existing 2,400 square foot building with outside storage on approximately 300 square feet at 202 W. Oak Street, Whetstone, AZ.

The neighborhood on and near Oak Street consists of residences, home-based businesses, an RV park and a church with acreage for outdoor activities. Waste Management has property near the west end of Oak where they maintain their trucks. Most of the area is zoned RU 4 (residential). But there is a mix of GB (general business) zoning and RU 4 (residential) zoning along Oak St. There are residences on some of the GB zoned properties. One lot is zoned LI (light industrial). The RV park across the street is zoned MH 36 (mobile home) and many residents in the park live there year-around. It is fair to say our neighborhood is family based.

We oppose the application for a recycle center for the following reasons:

1. **The business has already had a negative impact on the neighborhood:** Bolstering Buffalo Inc. which leases the property at 202 W. Oak St. in Whetstone has operated on a limited basis since March 2020. During this time neighbors heard the ear-splitting sound of glass being dumped into containers along with other materials. Neighbors submitted a complaint to the county concerning the business and learned it did not have a permit to operate. Neighbors' complaints and a county inspection led to the business filing the required special use permit application to operate a recycling center.
2. **When the business is fully operational, the negative impact will intensify.** According to the applicant, the recyclable materials they collect will be crushed and baled and then "shipped across North America." The business will use a forklift out-of-doors during weekday business hours (7:30 am to 5:30 pm) and crush and bale materials inside the building. **We object to the noise from the crushing and baling operation and the increase in traffic due to moving the product in and out of our neighborhood.**
3. **Neighbors are concerned this will be an environmental health hazard and sanitation issue due to the storage of trash on the property for 30 days as stated by the applicant.**
4. **The existing uses in our neighborhood are not Light Industrial.** A Recycling Center is a Permitted Principal Use in an area zoned Light Industrial. **A Recycling Center is a Special Use in a General Business zone and the impact on neighbors must be considered.** Our neighborhood is essentially residential with home-based businesses. **The use is too intensive for our neighborhood.**
5. **The business does not serve Whetstone.** According to Bolstering Buffalo Inc. the business will move recyclables collected in the Hereford, Sierra Vista and the Moson Road areas to the site on Oak Street in Whetstone where they will be processed and moved on to other locations.

Further, the zoning regulations are not consistent with what exists in the neighborhood today. The county zoning regulations state that GB and LI development should not occur in a residential area—but it has—and the question is whether the Commission will protect the people who live here now. Many people purchased in this area precisely for the quiet, private and rural nature provided by this setting. **We ask that you do not approve the application and protect our neighborhood.**

WENDY SAMUEL
Printed Name [Signature]
Signature, if mailed to Planning & Zoning

2330 IRON TOWER DR, SIERRA VISTA, AZ 85633
Address & parcel number, if available

To: Cochise County Planning and Zoning Commission

Re: Docket Number SU-20-06, Bolstering Buffalo Inc., application to operate a Recycling Center in an existing 2,400 square foot building with outside storage on approximately 300 square feet at 202 W. Oak Street, Whetstone, AZ.

The neighborhood on and near Oak Street consists of residences, home-based businesses, an RV park and a church with acreage for outdoor activities. Waste Management has property near the west end of Oak where they maintain their trucks. Most of the area is zoned RU 4 (residential). But there is a mix of GB (general business) zoning and RU 4 (residential) zoning along Oak St. There are residences on some of the GB zoned properties. One lot is zoned LI (light industrial). The RV park across the street is zoned MH 36 (mobile home) and many residents in the park live there year-around. It is fair to say our neighborhood is family based.

We oppose the application for a recycle center for the following reasons:

1. **The business has already had a negative impact on the neighborhood:** Bolstering Buffalo Inc. which leases the property at 202 W. Oak St. in Whetstone has operated on a limited basis since March 2020. During this time neighbors heard the ear-splitting sound of glass being dumped into containers along with other materials. Neighbors submitted a complaint to the county concerning the business and learned it did not have a permit to operate. Neighbors' complaints and a county inspection led to the business filing the required special use permit application to operate a recycling center.
2. **When the business is fully operational, the negative impact will intensify.** According to the applicant, the recyclable materials they collect will be crushed and baled and then "shipped across North America." The business will use a forklift out-of-doors during weekday business hours (7:30 am to 5:30 pm) and crush and bale materials inside the building. **We object to the noise from the crushing and baling operation and the increase in traffic due to moving the product in and out of our neighborhood.**
3. **Neighbors are concerned this will be an environmental health hazard and sanitation issue due to the storage of trash on the property for 30 days as stated by the applicant.**
4. **The existing uses in our neighborhood are not Light Industrial.** A Recycling Center is a Permitted Principal Use in an area zoned Light Industrial. **A Recycling Center is a Special Use in a General Business zone and the impact on neighbors must be considered.** Our neighborhood is essentially residential with home-based businesses. **The use is too intensive for our neighborhood.**
5. **The business does not serve Whetstone.** According to Bolstering Buffalo Inc. the business will move recyclables collected in the Hereford, Sierra Vista and the Moson Road areas to the site on Oak Street in Whetstone where they will be processed and moved on to other locations.

Further, the zoning regulations are not consistent with what exists in the neighborhood today. The county zoning regulations state that GB and LI development should not occur in a residential area--but it has--and the question is whether the Commission will protect the people who live here now. Many people purchased in this area precisely for the quiet, private and rural nature provided by this setting. **We ask that you do not approve the application and protect our neighborhood.**

Lorraine Samuel LSamuel
Printed Name Signature, if mailed to Planning & Zoning

2330 Iron Tower dr Sierra Vista az 85635
Address & parcel number, if available

To: Cochise County Planning and Zoning Commission

Re: Docket Number SU-20-06, Bolstering Buffalo Inc., application to operate a Recycling Center in an existing 2,400 square foot building with outside storage on approximately 300 square feet at 202 W. Oak Street, Whetstone, AZ.

The neighborhood on and near Oak Street consists of residences, home-based businesses, an RV park and a church with acreage for outdoor activities. Waste Management has property near the west end of Oak where they maintain their trucks. Most of the area is zoned RU 4 (residential). But there is a mix of GB (general business) zoning and RU 4 (residential) zoning along Oak St. There are residences on some of the GB zoned properties. One lot is zoned LI (light industrial). The RV park across the street is zoned MH 36 (mobile home) and many residents in the park live there year-around. It is fair to say our neighborhood is family based.

We oppose the application for a recycle center for the following reasons:

1. **The business has already had a negative impact on the neighborhood:** Bolstering Buffalo Inc. which leases the property at 202 W. Oak St. in Whetstone has operated on a limited basis since March 2020. During this time neighbors heard the ear-splitting sound of glass being dumped into containers along with other materials. Neighbors submitted a complaint to the county concerning the business and learned it did not have a permit to operate. Neighbors' complaints and a county inspection led to the business filing the required special use permit application to operate a recycling center.
2. **When the business is fully operational, the negative impact will intensify.** According to the applicant, the recyclable materials they collect will be crushed and baled and then "shipped across North America." The business will use a forklift out-of-doors during weekday business hours (7:30 am to 5:30 pm) and crush and bale materials inside the building. **We object to the noise from the crushing and baling operation and the increase in traffic due to moving the product in and out of our neighborhood.**
3. **Neighbors are concerned this will be an environmental health hazard and sanitation issue due to the storage of trash on the property for 30 days as stated by the applicant.**
4. **The existing uses in our neighborhood are not Light Industrial.** A Recycling Center is a Permitted Principal Use in an area zoned Light Industrial. **A Recycling Center is a Special Use in a General Business zone and the impact on neighbors must be considered.** Our neighborhood is essentially residential with home-based businesses. **The use is too intensive for our neighborhood.**
5. **The business does not serve Whetstone.** According to Bolstering Buffalo Inc. the business will move recyclables collected in the Hereford, Sierra Vista and the Moson Road areas to the site on Oak Street in Whetstone where they will be processed and moved on to other locations.

Further, the zoning regulations are not consistent with what exists in the neighborhood today. The county zoning regulations state that GB and LI development should not occur in a residential area--but it has--and the question is whether the Commission will protect the people who live here now. Many people purchased in this area precisely for the quiet, private and rural nature provided by this setting. **We ask that you do not approve the application and protect our neighborhood.**

KAREN DAWES

Printed Name


Signature, if mailed to Planning & Zoning

#135
Address & parcel number, if available

To: Cochise County Planning and Zoning Commission

Re: Docket Number SU-20-06, Bolstering Buffalo Inc., application to operate a Recycling Center in an existing 2,400 square foot building with outside storage on approximately 300 square feet at 202 W. Oak Street, Whetstone, AZ.

The neighborhood on and near Oak Street consists of residences, home-based businesses, an RV park and a church with acreage for outdoor activities. Waste Management has property near the west end of Oak where they maintain their trucks. Most of the area is zoned RU 4 (residential). But there is a mix of GB (general business) zoning and RU 4 (residential) zoning along Oak St. There are residences on some of the GB zoned properties. One lot is zoned LI (light industrial). The RV park across the street is zoned MH 36 (mobile home) and many residents in the park live there year-around. It is fair to say our neighborhood is family based.

We oppose the application for a recycle center for the following reasons:

1. **The business has already had a negative impact on the neighborhood:** Bolstering Buffalo Inc. which leases the property at 202 W. Oak St. in Whetstone has operated on a limited basis since March 2020. During this time neighbors heard the ear-splitting sound of glass being dumped into containers along with other materials. Neighbors submitted a complaint to the county concerning the business and learned it did not have a permit to operate. Neighbors' complaints and a county inspection led to the business filing the required special use permit application to operate a recycling center.
2. **When the business is fully operational, the negative impact will intensify.** According to the applicant, the recyclable materials they collect will be crushed and baled and then "shipped across North America." The business will use a forklift out-of-doors during weekday business hours (7:30 am to 5:30 pm) and crush and bale materials inside the building. **We object to the noise from the crushing and baling operation and the increase in traffic due to moving the product in and out of our neighborhood.**
3. **Neighbors are concerned this will be an environmental health hazard and sanitation issue due to the storage of trash on the property for 30 days as stated by the applicant.**
4. **The existing uses in our neighborhood are not Light Industrial.** A Recycling Center is a Permitted Principal Use in an area zoned Light Industrial. **A Recycling Center is a Special Use in a General Business zone and the impact on neighbors must be considered.** Our neighborhood is essentially residential with home-based businesses. **The use is too intensive for our neighborhood.**
5. **The business does not serve Whetstone.** According to Bolstering Buffalo Inc. the business will move recyclables collected in the Hereford, Sierra Vista and the Moson Road areas to the site on Oak Street in Whetstone where they will be processed and moved on to other locations.

Further, the zoning regulations are not consistent with what exists in the neighborhood today. The county zoning regulations state that GB and LI development should not occur in a residential area—but it has—and the question is whether the Commission will protect the people who live here now. Many people purchased in this area precisely for the quiet, private and rural nature provided by this setting. **We ask that you do not approve the application and protect our neighborhood.**

Rogger Dawgs

Printed Name



Signature, if mailed to Planning & Zoning

#135

Address & parcel number, if available

To: Cochise County Planning and Zoning Commission

Re: Docket Number SU-20-06, Bolstering Buffalo Inc., application to operate a Recycling Center in an existing 2,400 square foot building with outside storage on approximately 300 square feet at 202 W. Oak Street, Whetstone, AZ.

The neighborhood on and near Oak Street consists of residences, home-based businesses, an RV park and a church with acreage for outdoor activities. Waste Management has property near the west end of Oak where they maintain their trucks. Most of the area is zoned RU 4 (residential). But there is a mix of GB (general business) zoning and RU 4 (residential) zoning along Oak St. There are residences on some of the GB zoned properties. One lot is zoned LI (light industrial). The RV park across the street is zoned MH 36 (mobile home) and many residents in the park live there year-around. It is fair to say our neighborhood is family based.

We oppose the application for a recycle center for the following reasons:

1. **The business has already had a negative impact on the neighborhood:** Bolstering Buffalo Inc. which leases the property at 202 W. Oak St. in Whetstone has operated on a limited basis since March 2020. During this time neighbors heard the ear-splitting sound of glass being dumped into containers along with other materials. Neighbors submitted a complaint to the county concerning the business and learned it did not have a permit to operate. Neighbors' complaints and a county inspection led to the business filing the required special use permit application to operate a recycling center.
2. **When the business is fully operational, the negative impact will intensify.** According to the applicant, the recyclable materials they collect will be crushed and baled and then "shipped across North America." The business will use a forklift out-of-doors during weekday business hours (7:30 am to 5:30 pm) and crush and bale materials inside the building. We object to the noise from the crushing and baling operation and the increase in traffic due to moving the product in and out of our neighborhood.
3. **Neighbors are concerned this will be an environmental health hazard and sanitation issue due to the storage of trash on the property for 30 days as stated by the applicant.**
4. **The existing uses in our neighborhood are not Light Industrial.** A Recycling Center is a Permitted Principal Use in an area zoned Light Industrial. A Recycling Center is a Special Use in a General Business zone and the impact on neighbors must be considered. Our neighborhood is essentially residential with home-based businesses. The use is too intensive for our neighborhood.
5. **The business does not serve Whetstone.** According to Bolstering Buffalo Inc. the business will move recyclables collected in the Hereford, Sierra Vista and the Moson Road areas to the site on Oak Street in Whetstone where they will be processed and moved on to other locations.

Further, the zoning regulations are not consistent with what exists in the neighborhood today. The county zoning regulations state that GB and LI development should not occur in a residential area--but it has--and the question is whether the Commission will protect the people who live here now. Many people purchased in this area precisely for the quiet, private and rural nature provided by this setting. We ask that you do not approve the application and protect our neighborhood.

Karen Manhofer Karen Manhofer
Printed Name Signature, if mailed to Planning & Zoning

Site 35
Address & parcel number, if available

To: Cochise County Planning and Zoning Commission

Re: Docket Number SU-20-06, Bolstering Buffalo Inc., application to operate a Recycling Center in an existing 2,400 square foot building with outside storage on approximately 300 square feet at 202 W. Oak Street, Whetstone, AZ.

The neighborhood on and near Oak Street consists of residences, home-based businesses, an RV park and a church with acreage for outdoor activities. Waste Management has property near the west end of Oak where they maintain their trucks. Most of the area is zoned RU 4 (residential). But there is a mix of GB (general business) zoning and RU 4 (residential) zoning along Oak St. There are residences on some of the GB zoned properties. One lot is zoned LI (light industrial). The RV park across the street is zoned MH 36 (mobile home) and many residents in the park live there year-around. It is fair to say our neighborhood is family based.

We oppose the application for a recycle center for the following reasons:

1. **The business has already had a negative impact on the neighborhood:** Bolstering Buffalo Inc. which leases the property at 202 W. Oak St. in Whetstone has operated on a limited basis since March 2020. During this time neighbors heard the ear-splitting sound of glass being dumped into containers along with other materials. Neighbors submitted a complaint to the county concerning the business and learned it did not have a permit to operate. Neighbors' complaints and a county inspection led to the business filing the required special use permit application to operate a recycling center.
2. **When the business is fully operational, the negative impact will intensify.** According to the applicant, the recyclable materials they collect will be crushed and baled and then "shipped across North America." The business will use a forklift out-of-doors during weekday business hours (7:30 am to 5:30 pm) and crush and bale materials inside the building. **We object to the noise from the crushing and baling operation and the increase in traffic due to moving the product in and out of our neighborhood.**
3. **Neighbors are concerned this will be an environmental health hazard and sanitation issue due to the storage of trash on the property for 30 days as stated by the applicant.**
4. **The existing uses in our neighborhood are not Light Industrial.** A Recycling Center is a Permitted Principal Use in an area zoned Light Industrial. **A Recycling Center is a Special Use in a General Business zone and the impact on neighbors must be considered.** Our neighborhood is essentially residential with home-based businesses. **The use is too intensive for our neighborhood.**
5. **The business does not serve Whetstone.** According to Bolstering Buffalo Inc. the business will move recyclables collected in the Hereford, Sierra Vista and the Moson Road areas to the site on Oak Street in Whetstone where they will be processed and moved on to other locations.

Further, the zoning regulations are not consistent with what exists in the neighborhood today. The county zoning regulations state that GB and LI development should not occur in a residential area—but it has—and the question is whether the Commission will protect the people who live here now. Many people purchased in this area precisely for the quiet, private and rural nature provided by this setting. **We ask that you do not approve the application and protect our neighborhood.**

BARBARA Croghan 
Printed Name Signature, if mailed to Planning & Zoning

2180 N. Azave St.  Sp. A 10
Address & parcel number, if available

To: Cochise County Planning and Zoning Commission

Re: Docket Number SU-20-06, Bolstering Buffalo Inc., application to operate a Recycling Center in an existing 2,400 square foot building with outside storage on approximately 300 square feet at 202 W. Oak Street, Whetstone, AZ.

The neighborhood on and near Oak Street consists of residences, home-based businesses, an RV park and a church with acreage for outdoor activities. Waste Management has property near the west end of Oak where they maintain their trucks. Most of the area is zoned RU 4 (residential). But there is a mix of GB (general business) zoning and RU 4 (residential) zoning along Oak St. There are residences on some of the GB zoned properties. One lot is zoned LI (light industrial). The RV park across the street is zoned MH 36 (mobile home) and many residents in the park live there year-around. It is fair to say our neighborhood is family based.

We oppose the application for a recycle center for the following reasons:

1. **The business has already had a negative impact on the neighborhood:** Bolstering Buffalo Inc. which leases the property at 202 W. Oak St. in Whetstone has operated on a limited basis since March 2020. During this time neighbors heard the ear-splitting sound of glass being dumped into containers along with other materials. Neighbors submitted a complaint to the county concerning the business and learned it did not have a permit to operate. Neighbors' complaints and a county inspection led to the business filing the required special use permit application to operate a recycling center.
2. **When the business is fully operational, the negative impact will intensify.** According to the applicant, the recyclable materials they collect will be crushed and baled and then "shipped across North America." The business will use a forklift out-of-doors during weekday business hours (7:30 am to 5:30 pm) and crush and bale materials inside the building. **We object to the noise from the crushing and baling operation and the increase in traffic due to moving the product in and out of our neighborhood.**
3. **Neighbors are concerned this will be an environmental health hazard and sanitation issue due to the storage of trash on the property for 30 days as stated by the applicant.**
4. **The existing uses in our neighborhood are not Light Industrial.** A Recycling Center is a Permitted Principal Use in an area zoned Light Industrial. **A Recycling Center is a Special Use in a General Business zone and the impact on neighbors must be considered.** Our neighborhood is essentially residential with home-based businesses. **The use is too intensive for our neighborhood.**
5. **The business does not serve Whetstone.** According to Bolstering Buffalo Inc. the business will move recyclables collected in the Hereford, Sierra Vista and the Moson Road areas to the site on Oak Street in Whetstone where they will be processed and moved on to other locations.

Further, the zoning regulations are not consistent with what exists in the neighborhood today. The county zoning regulations state that GB and LI development should not occur in a residential area--but it has--and the question is whether the Commission will protect the people who live here now. Many people purchased in this area precisely for the quiet, private and rural nature provided by this setting. **We ask that you do not approve the application and protect our neighborhood.**

Cheryl Boyer Cheryl Boyer
Printed Name Signature, if mailed to Planning & Zoning

220? Yucca #119
Address & parcel number, if available