

**From:** [whetstonedoug](#)  
**To:** [Kirschmann, Robert](#)  
**Subject:** Bolstering Buffalo Recycling  
**Date:** Friday, July 3, 2020 7:39:24 AM

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CAUTION: EXTERNAL EMAIL\*

Mr. Kirschmann

Please issue a permit for Bolstering Buffalo for their continued business presence in my area of Cochise County, which desperately needs their services as they are not provided by the county.

Thank you

Doug Martin  
2150 N Rascal Ranch Road  
Whetstone, AZ 85616

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**From:** [Timothy Gilfilen](#)  
**To:** [Kirschmann, Robert](#)  
**Subject:** Recycling  
**Date:** Friday, July 3, 2020 8:27:26 AM

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**CAUTION: EXTERNAL EMAIL\***

Hi Robert,

I just wanted to express my support for the special use permit that we would benefit from for Bolstering Buffalo. They are a great business who filled a hole in the county and city recycling programs.

Thanks for considering their request.

Regards,

Tim Gilfilen  
520.223.6583 call/text  
Tierra Antigua Realty  
77 Calle Portal, C140  
Sierra Vista AZ 85635

Katie Tennyson  
520.289.1898 call/text  
Offers@tkgreal.com

**Beware, Wire Fraud is on the Rise. Don't trust any wiring instructions received by email. Always contract the Escrow Agent directly using previously known information before wiring any money.**

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**From:** [Tom Sykes](#)  
**To:** [Kirschmann, Robert](#)  
**Subject:** Bolstering Buffalo Permit  
**Date:** Friday, July 3, 2020 2:15:09 PM

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CAUTION: EXTERNAL EMAIL\*

We are customers of Bolstering Buffalo and are so grateful that they have picked up the mantle of serving our area with private recycling while the city has failed. I know how hard the work is and I know they are trying their best to improve our quality of life here in the area and at the same time limiting what refuse goes into our landfill.

We hope you will consider granting them the special use permit that they need to continue this important work. I understand neighbors being concerned but I believe Eric and Rebecca will do all they can to minimize the impact and still serve a great purpose.

Thank you for your consideration,

Carol Sykes  
4390 Avenida Palermo  
Sierra Vista, AZ 85635  
520-335-5503

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**From:** [Karen Christiana](#)  
**To:** [Kirschmann, Robert](#)  
**Subject:** Bolstering Buffalo  
**Date:** Saturday, July 4, 2020 8:15:25 AM

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**CAUTION: EXTERNAL EMAIL\***

I just wanted to express my support for Bolstering Buffalo. They are providing a much-needed service to Cochise County. We moved here from Phoenix 2 years ago, and while they did not offer curbside recycling in Hereford, we cleaned and saved our recyclables and took them to the county site once a month. Recycling is very important to us. When they closed the county site, I was researching options, including driving to Tucson. We were thrilled when we heard about Bolstering Buffalo, and signed up right away.

Everyone who uses this service is required to thoroughly clean any items, and sort the items carefully. Anything that is not acceptable is left in the bin (a great way to learn what is and isn't recyclable). They also email us with any updates or changes so we can make sure we're recycling appropriately.

I honestly believe this is a clean recycling center, and not detrimental to the county in any way. These are good, respectable people running a much needed service and I hope you will support them so they can continue their work.

Thank you so much for your time. I plan to attend the meeting on the 8th. Please feel free to contact me if you have any questions.

Karen Christiana  
[Kkchristiana@gmail.com](mailto:Kkchristiana@gmail.com)  
602-499-8571  
4174 E. Agave Ct  
Hereford, AZ 85615

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Robert Kirschmann  
Planner II  
Cochise County Community Development  
Development Services Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

July 6, 2020

Dear Mr. Kirschmann,

I submit this formal request seeking your support to approve the Special Use Permit request made by Bolstering Buffalo, Docket SU-20-06.

As a resident of Cochise County, I have been concerned over the past years at the decrease in both the interest and ability of the city of Sierra Vista and Cochise County in providing essential services relating to recycling. The Bolstering Buffalo business serves to fill the gap which is currently beyond the capabilities of our tax supported local government. If done properly, this can be a great example of public and private cooperation in a step towards a sustainable environment.

I did research prior to committing to use their services. I interviewed both Eric and Rebecca separately as well as speaking with other customers. I found them to be straight forward and knowledgeable in the recycling industry. As a current customer of Bolstering Buffalo, all aspects of the business relationship have been excellent.

One of the articles in the Sierra Vista Herald indicated concern the Bolstering Buffalo facility might cause rodent problems because of contaminated recyclables. The Bolstering Buffalo rules on what is acceptable for recycling are posted on their website and are very clear. All material has to be clean and sanitary or it is not collected. All my cans and jars go through my dishwasher before they go into the recycle bin. Most importantly, the rules are rigidly enforced at the point of collection. Anything that does not meet the cleanliness standard does not get collected. This is a much higher standard than the one used when the City/County was conducting recycling operations.

Bolstering Buffalo provides a needed public service that is not available elsewhere in Cochise County. I strongly encourage your support on this matter. Approval of the pending Special Use Permit is merited and needed by our community.

James Hust  
3081 Avenida Crescente  
Sierra Vista, AZ 85650

**From:** [Joyce Warren](#)  
**To:** [Kirschmann, Robert](#)  
**Subject:** Special Use Permit request made by Bolstering Buffalo, Docket SU-20-06.  
**Date:** Monday, July 6, 2020 3:30:13 PM

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**CAUTION: EXTERNAL EMAIL\***

**Mr. Kirschmann,**

**My neighbor, James Hust, has written to you regarding the above subject. He has graciously invited me to put my recyclables in his bin which I do every now and then.**

**I do not know the couple who own Bolstering Buffalo, but I feel they are providing a much needed service to which you must certainly agree. I also know James checked out the owners before he signed up for their service.**

**James' letter was most concise so there is very little more I could add, other than to encourage you to approve the "Special Use Permit" request made by Bolstering Buffalo, Docket SU-20-06.**

**Thank you very much for your time and consideration in this matter.**

**Sincerely,**

**Joyce Warren  
3100 Avenida Crescente  
Sierra Vista, AZ 85650**

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**From:** [admin@counterintelligence-az.com](mailto:admin@counterintelligence-az.com)  
**To:** [Kirschmann, Robert](#)  
**Subject:** Docket Number SU-20-06 Bolstering Buffalo, Inc.  
**Date:** Tuesday, July 7, 2020 1:09:14 PM

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**CAUTION: EXTERNAL EMAIL\***

I'm writing to express my support for a decision in favor of Docket Number SU-20-06 for Bolstering Buffalo to operate a recycling service in an existing 2,400 square foot building with outside storage at 202 W. Oak Street, Whetstone, AZ.

This is a positive service for the broader community, and one that will eventually benefit our own. Many residents express distress at the amount of pollution and trash that gets distributed around here. Bolstering Buffalo has expressed a desire to eventually offer curb side pick up, and in the interim, potentially a drop off location. How much better for the bulk of what we throw away to be transported away and repurposed. The business owners have freely and frankly addressed the previous noise concerns and explained how current and future operations will mitigate these.

They have addressed environmental issues and demonstrated that items are stripped, prewashed, and sorted (and I've verified that with a customer of theirs). All of these considerations point to this business being a positive use for a property that is already zoned for General Business.

We cannot protect other people's preferences regarding their surroundings at the cost of protecting the property rights of individuals. Whether one likes what a fellow property owner is doing should not matter in such a way that it prevents the exercise of the fellow property owner's legal property rights and the free legal exercise thereof.

Respectfully,

Simara Montez  
2439 N. Busick Ranch Road  
Huachuca City, AZ 85616

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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

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.

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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.

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Diana Wales  
James WALES

Printed Name

*Diana Q Wales*

*[Signature]*  
Signature, if mailed to Planning & Zoning

115 West Black Rd Hunchuca City Az 85616

Address & parcel number, if available

10605033B

Cochise  
County  
Development  
Services  
JUN 30 2020

To: Cochise County Planning and Zoning Commission

22 June 20

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.

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CHARLES W EVERETT *Charles W Everett*

Printed Name Signature, if mailed to Planning & Zoning

*233 W Sunset Rd  
HUA CHUCA City AZ 85646*

Address & parcel number, if available

Cochise County  
Development Services  
JUN 9 0 2020

JUN 24 2020

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

\_\_\_\_ YES, I SUPPORT THIS REQUEST  
Please state your reasons:


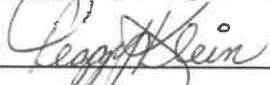
\_\_\_\_\_  
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NO, I DO NOT SUPPORT THIS REQUEST:  
Please state your reasons:

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

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 Whitney

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

JUN 30 2020

Development Services

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

Cochise County JUN 30 2020 Development Services

YES, I SUPPORT THIS REQUEST
Please state your reasons:

Blank lines for providing reasons for support.

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

I DO NOT SUPPORT THIS REQUEST. MY HUSBAND AND I MOVED TO THIS PROPERTY IN 1995, WE MADE IMPROVEMENTS TO OUR HOUSE AND PROPERTY OVER THE LAST 25 YEARS THAT COST THOUSANDS OF DOLLARS AND IMPROVED 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 & DO BUSINESS OUT OF THEIR HOMES. IN SHORT, THIS IS FIRST AND FORMOST A RESIDENTIAL COMMUNITY. ->

PRINT NAME(S):

LUCINDA EARVEN

SIGNATURE(S):

Lucinda Earven

YOUR TAX PARCEL NUMBER: 10606022B (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

BOLSTERING BUFFALO SAY THEY STARTED THEIR BUSINESS IN SEPT. 2019. IN MARCH 2020 THEY STARTED DUMPING DAILY INTO ROLL-OFFS BEHIND THE BUILDING THEY WANT TO LEASE (PICTURES AVAILABLE ON REQUEST). THEY ADMITTED PICKING UP TRASH ELSEWHERE AROUND SIERRA VISTA AND DUMPING IT BASICALLY IN MY FRONT YARD. I WAS SHOCKED BECAUSE WHETSTONE RESIDENTS HAD FOUGHT THE FIGHT TO KEEP RECYCLING OUT OF THE NEIGHBORHOOD FIVE YEARS AGO — SUCCESSFULLY 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 HAVE ONLY REQUESTED A SPECIAL USE PERMIT (SHOULD HAVE REQUESTED RE-ZONING TO LIGHT INDUSTRIAL) WHEN I FILED MY FORMAL COMPLAINT ON 4-1-20.

POINTS I'M MOST CONCERNED ABOUT:

1. THEY'VE BEEN OPERATING ILLEGALLY AND TAKING MONEY FROM PEOPLE FRAUDULENTLY.
2. WHETSTONE IS NOT SIERRA VISTA'S DUMPING-GROUND. WHERE WERE THEY DUMPING BETWEEN SEPT. 2019 AND MARCH 2020 WHEN THEY STARTED DUMPING ON OAK ST.?
3. AS THEY GROW, AS THEY'VE 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 A RESIDENTIAL NEIGHBORHOOD.

SINCERELY,

Rebecca Ewen