

Special Use Docket SUA-21-02 (MM Ft Grant Rd Appeal Holcomb, rehearing)

YES, I SUPPORT THIS REQUEST. Please note, supporting an appeal denies the Special Use and prohibits subsequent project construction. Please state your reasons:

*See Attached*

NO, I DO NOT SUPPORT THIS REQUEST. Please note, not supporting an appeal upholds the Planning Commission Approval of the Special Use and allows subsequent project construction. Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

*Linda Brown*

SIGNATURE(S):

*Linda Brown*

YOUR TAX PARCEL NUMBER 802010-011A4 is an eight-digit identification number found on the tax statement from the Assessor's Office) or you look it up online by going to "Mapping Resources" on our website (<https://www.cochise.com/development-services/home>)

Your comments will be made available to the Board of Supervisors. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than **Friday June 11, 2021** to be included in the staff report to the Board of Supervisors.

RETURN TO: Christine McLachlan, Planner II  
Cochise County Development Services  
1415 Melody lane, Building F  
Bisbee, Arizona 85603  
cmclachlan@cochise.az.gov

Special Use Docket SUA-21-02 (MM Ft Grant Rd Appeal Holcomb, rehearing)

Linda Brown

I am the owner of The Country General which is located on Ft. Grant Road where the road curves and goes north to the county line. As of right now there is a location for a medical marijuana facility that has been approved which is directly across the road from my store. Also, within a three and one-half mile radius of my store there is The Pharm which has a greenhouse and approximately 14 acres of outdoor grow and another approved medical marijuana facility located on Ingram Road. If this company is allowed to put in an additional medical marijuana facility which will have 63 acres of outdoor grow along with The Pharm's approximate 14 acres of outdoor grow, that will be a total of 77 acres of outdoor grow. This will make four medical marijuana facilities in that three and one-half mile radius. I know this company said they can control the odor in their greenhouses, and that they will TRY to control the odor from the outdoor grow but at this point in time that is impossible. We will all have to suffer from the odor and the traffic and who knows what else, while they TRY to figure out what they can control and what they can't control. If they find out they can't control this odor, are they going to close their facility and move somewhere else? I don't think so. This is unacceptable. Please do not overturn your decision made on April 20. There will be too much marijuana grown in one concentrated area and the odor will triple or quadruple. This will be detrimental for the families and livestock in this area as well as Apple Annie's Farm which is strictly an outdoor facility where families come to enjoy a day in the county with their children and enjoy some clean fresh air, not breath in dead skunk air.

Special Use Docket SUA-21-02 (MM Ft Grant Rd Appeal Holcomb, rehearing)

YES, I SUPPORT THIS REQUEST. Please note, supporting an appeal denies the Special Use and prohibits subsequent project construction. Please state your reasons:

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NO, I DO NOT SUPPORT THIS REQUEST. Please note, not supporting an appeal upholds the Planning Commission Approval of the Special Use and allows subsequent project construction. Please state your reasons:

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(Attach additional sheets, if necessary)

PRINT NAME(S): James B Cook II Kathleen M. Cook

SIGNATURE(S): James B. Cook II  
Kathleen Meach

YOUR TAX PARCEL NUMBER: 202-40-003 (the eight-digit identification number found on the tax statement from the Assessor's Office) or you look it up online by going to "Mapping Resources" on our website (<https://www.cochise.az.gov/development-services/home>)

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cmclachlan@cochise.az.gov

Special Use Docket SUA-21-02 (MM Ft Grant Rd Appeal Holcomb, rehearing)



YES, I SUPPORT THIS REQUEST. Please note, supporting an appeal denies the Special Use and prohibits subsequent project construction. Please state your reasons:

Blank lines for providing reasons for supporting the request.

NO, I DO NOT SUPPORT THIS REQUEST. Please note, not supporting an appeal upholds the Planning Commission Approval of the Special Use and allows subsequent project construction. Please state your reasons:

Blank lines for providing reasons for not supporting the request.

(Attach additional sheets, if necessary)

PRINT NAME(S): James B Cook II Kathleen mCook

SIGNATURE(S): James B. Cook II Kathleen mCook

YOUR TAX PARCEL NUMBER: 20228-006F9 (the eight-digit identification number found on the tax statement from the Assessor's Office) or you look it up online by going to "Mapping Resources" on our website (https://www.cochise.az.gov/development-services/home)

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cmclachlan@cochise.az.gov

Special Use Docket SUA-21-02 (MM Ft Grant Rd Appeal Holcomb, rehearing)

X YES, I SUPPORT THIS REQUEST. Please note, supporting an appeal denies the Special Use and prohibits subsequent project construction. Please state your reasons:

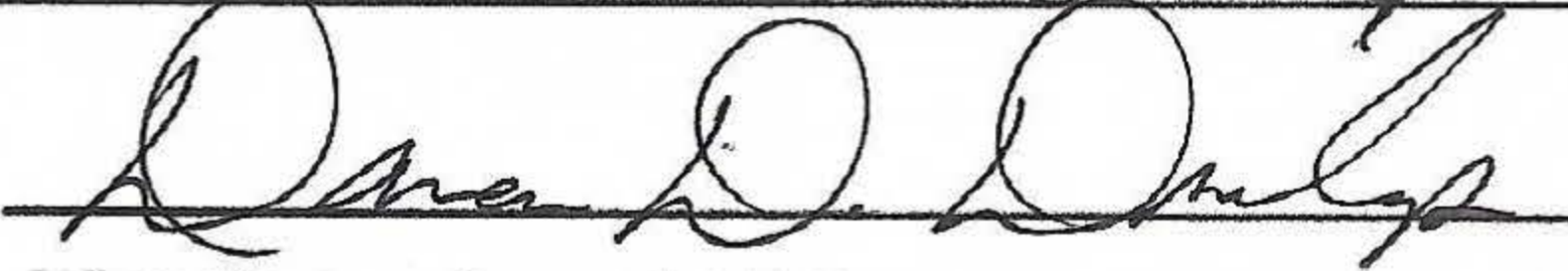
Our family farm is a half mile west of the proposed facility. My family and I have lived in this area for decades. A couple of years ago the skunk smell was there but it is getting worse since they put in the outdoor grow.  
Enough is enough!

\_\_\_\_ NO, I DO NOT SUPPORT THIS REQUEST. Please note, not supporting an appeal upholds the Planning Commission Approval of the Special Use and allows subsequent project construction. Please state your reasons:

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(Attach additional sheets, if necessary)

PRINT NAME(S): Darren D. Dunlap

SIGNATURE(S): 

YOUR TAX PARCEL NUMBER: 201-18-003 B8 (the eight-digit identification number found on the tax statement from the Assessor's Office) or you look it up online by going to "Mapping Resources" on our website (<https://www.cochise.az.gov/development-services/home>)

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1415 Melody lane, Building F  
Bisbee, Arizona 85603  
cmclachlan@cochise.az.gov

Special Use Docket SUA-21-02 (MM Ft Grant Rd Appeal Holcomb, rehearing)

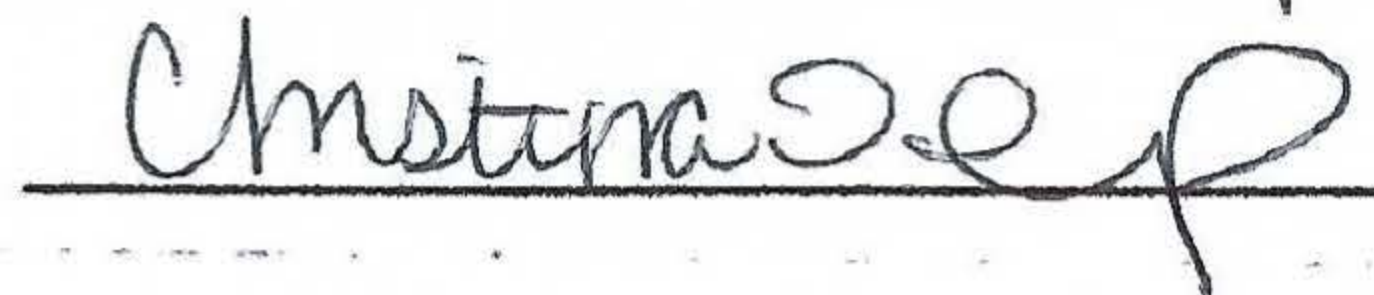
YES, I SUPPORT THIS REQUEST. Please note, supporting an appeal denies the Special Use and prohibits subsequent project construction. Please state your reasons:

It has foul smelling odors.  
Concerned for increased criminal activity.

NO, I DO NOT SUPPORT THIS REQUEST. Please note, not supporting an appeal upholds the Planning Commission Approval of the Special Use and allows subsequent project construction. Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): Christina Dunlap

SIGNATURE(S): 

YOUR TAX PARCEL NUMBER: 20922001B (the eight-digit identification number found on the tax statement from the Assessor's Office) or you look it up online by going to "Mapping Resources" on our website (<https://www.cochise.az.gov/development-services/home>)

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Cochise County Development Services  
1415 Melody lane, Building F  
Bisbee, Arizona 85603  
cmclachlan@cochise.az.gov

Special Use Docket SUA-21-02 (MM Ft Grant Rd Appeal Holcomb, rehearing)

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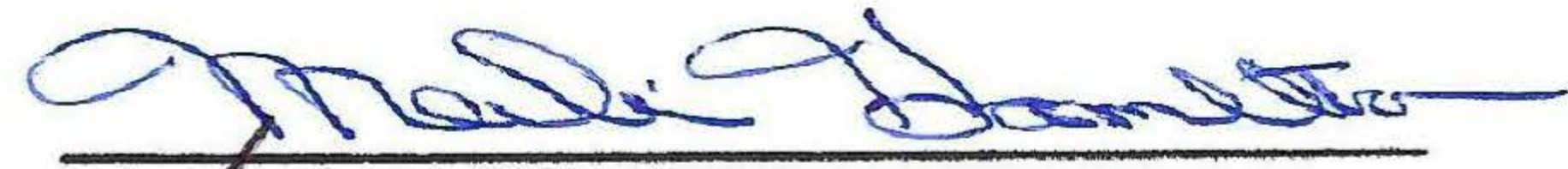
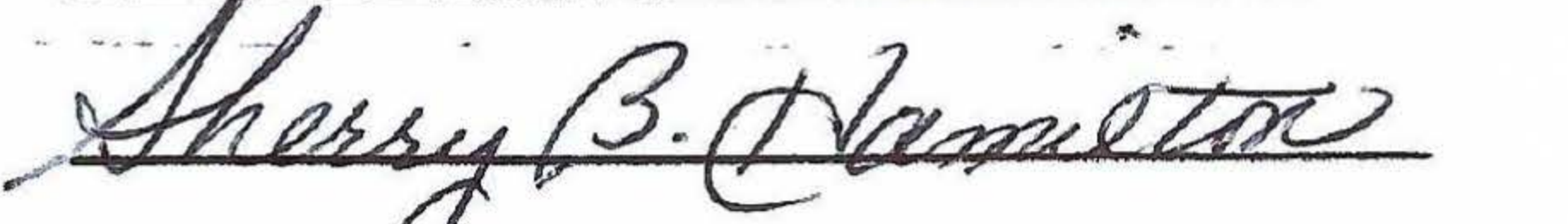
I THINK THAT THE BOARD OF SUPERVISORS ON APRIL 20 MEETING MADE THE RIGHT DECISION AND WENT WITH APPLE ANNIE'S APPEAL. IF YOU LIVE OUT HERE THE SKUNK SMELL IS GETTING WORSE. I HAVE A BIG CONCERN ON THE HEALTH OF OUR KIDS AND FARM ANIMALS WHAT WILL THEIR FUTURE HEALTH PROBLEMS BE?

NO, I DO NOT SUPPORT THIS REQUEST. Please note, not supporting an appeal upholds the Planning Commission Approval of the Special Use and allows subsequent project construction. Please state your reasons:

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(Attach additional sheets, if necessary)

PRINT NAME(S): MERLIN HAMILTON SHERRY B. HAMILTON

SIGNATURE(S):   


YOUR TAX PARCEL NUMBER: 2091500355 (the eight-digit identification number found on the tax statement from the Assessor's Office) or you look it up online by going to "Mapping Resources" on our website (<https://www.cochise.az.gov/development-services/home>)

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RETURN TO: Christine McLachlan, Planner II  
Cochise County Development Services  
1415 Melody lane, Building F  
Bisbee, Arizona 85603  
cmclachlan@cochise.az.gov

Docket SUA-21-02

WE DON'T KNOW. They keep saying that they can get rid of the smell but today there is NO REAL ANSWER TO THAT Problem.

A couple of weeks ago I was going north on Fort Grant Road past the Pharm and I counted over 30 kids catching the school bus. I am concerned about their future health issues. There are a lot of Pigs, Cattle and Goats which are FFA and 4H projects in this area. We don't know how this will affect them.

I realize this will bring in big tax dollars, but is it worth the health of our kids and their future children.

These facilities look industrial and not rural agriculture — really out of place.

DON'T CHANGE YOUR DECISION

Special Use Docket SUA-21-02 (MM Ft Grant Rd Appeal Holcomb, rehearing)

YES, I SUPPORT THIS REQUEST. Please note, supporting an appeal denies the Special Use and prohibits subsequent project construction. Please state your reasons:

We don't need more stinky pot farms!!!

NO, I DO NOT SUPPORT THIS REQUEST. Please note, not supporting an appeal upholds the Planning Commission Approval of the Special Use and allows subsequent project construction. Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): Jim Hougley

SIGNATURE(S): [Signature]

YOUR TAX PARCEL NUMBER: 201-02-063A6 (the eight-digit identification number found on the tax statement from the Assessor's Office) or you look it up online by going to "Mapping Resources" on our website (<https://www.cochise.az.gov/development-services/home>)

Your comments will be made available to the Board of Supervisors. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than Friday June 11, 2021 to be included in the staff report to the Board of Supervisors.

RETURN TO: Christine McLachlan, Planner II  
Cochise County Development Services  
1415 Melody lane, Building F  
Bisbee, Arizona 85603  
cmclachlan@cochise.az.gov



**Cochise County**  
**Development Services**  
Planning, Zoning and Building Safety Division

Public Programs...Personal Service  
www.cochise.az.gov

June 1, 2021

Re: Docket SUA-21-02 (MM Ft Grant Rd Appeal Holcomb, rehearing)

Dear Property Owner:

The Cochise County Board of Supervisors hereby gives notice of a public hearings that will be held at or after 10 a.m. on **Tuesday June 22, 2021.**

Docket SUA-21-02



Location Map

**Development Services**  
1415 Melody Lane, Building F  
Bisbee, Arizona 85603  
520-432-9266  
planningandzoning@cochise.az.gov

### Docket Information

Mr. John Holcomb has filed an appeal against a decision made by the Cochise County Planning and Zoning Commission. On March 10, 2021, the Commission approved a request for Special Use Authorization to allow the construction of a medical marijuana cultivation and infusion facility on a 318.31-acre parcel. The project is located at 9910 North Fort Grant Road on parcel number 20117002E. The proposal includes approximately 63 acres of outdoor grow, 817,120 SF of new greenhouses, 140,000 SF of processing and a 5,100 SF office/security, 30,640 SF storage. The construction of proposed uses is subject to site development standards contained in the Cochise County Zoning Regulations and requires Special Use Authorization from the Planning and Zoning Commission in a rural zoning district. The special use authorization applicant was Willcox OC LLC.

Section 1716.04 of the Zoning Regulations states that appeals of Special Use decisions shall be heard by the Board of Supervisors at a duly noticed public hearing. Following its deliberations on the date of decision, the Board of Supervisors shall either affirm, reverse, or modify the decision of the Planning and Zoning Commission. On April 20, 2021 the Board of Supervisors approved the appeal request of Mr. Holcomb, reversing the decision of the Commission. However, on May 26, 2021, following a discussion in executive session, the Board requested this docket be reheard at the date and time listed above.

As an owner of property within 1,000 feet of the site where the Special Use Authorization was approved, you are hereby advised of this public hearing. If you should have any written comments pertaining to this matter, you may submit written comments on the attached form, by email, fax or mail by **June 11, 2021**, and those comments will be given to the Board of Supervisors. Whether or not you choose to provide written comments, you are encouraged to attend this public hearing to let your feelings be known concerning this docket. If you do not attend the public hearing, but wish to know the Board of Supervisor's action, please contact the Planning Division at the number referenced below.

If you have any questions regarding this matter, please do not hesitate to contact the case planner by phone at 520-432-9266 and by e-mail at [cmclachlan@cochise.az.gov](mailto:cmclachlan@cochise.az.gov). Please note that occasionally dockets are removed from the agenda just prior to a meeting. It is recommended that you contact the case planner to verify if this docket is still scheduled.

Sincerely,

*Christine McLachlan*

Christine McLachlan, Planner II

Special Use Docket SUA-21-02 (MM Ft Grant Rd Appeal Holcomb, rehearing)

YES, I SUPPORT THIS REQUEST. Please note, supporting an appeal denies the Special Use and prohibits subsequent project construction. Please state your reasons:

We do not support the marijuana growing operation as the odor would be overwhelming.

NO, I DO NOT SUPPORT THIS REQUEST. Please note, not supporting an appeal upholds the Planning Commission Approval of the Special Use and allows subsequent project construction. Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): Amanda Kirkendall

SIGNATURE(S): Amanda Kirkendall

YOUR TAX PARCEL NUMBER: 202-72-002X (the eight-digit identification number found on the tax statement from the Assessor's Office) or you look it up online by going to "Mapping Resources" on our website (<https://www.cochise.az.gov/development-services/home>)

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Cochise County Development Services  
1415 Melody lane, Building F  
Bisbee, Arizona 85603  
cmclachlan@cochise.az.gov

Special Use Docket SUA-21-02 (MM Ft Grant Rd Appeal Holcomb, rehearing)

YES, I SUPPORT THIS REQUEST. Please note, supporting an appeal denies the Special Use and prohibits subsequent project construction. Please state your reasons:

*See Attached*

NO, I DO NOT SUPPORT THIS REQUEST. Please note, not supporting an appeal upholds the Planning Commission Approval of the Special Use and allows subsequent project construction. Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): Kayl Thompson

SIGNATURE(S): *Kayl Thompson*

YOUR TAX PARCEL NUMBER: 209160016 (the eight-digit identification number found on the tax statement from the Assessor's Office) or you look it up online by going to "Mapping Resources" on our website (<https://www.cochise.az.gov/development-services/home>)

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RETURN TO: Christine McLachlan, Planner II  
Cochise County Development Services  
1415 Melody Lane, Building F  
Bisbee, Arizona 85603  
cmclachlan@cochise.az.gov

Special Use Docket SUA-21-02 (MM Ft Grant Rd Appeal Holcomb, rehearing)

Kayl Thompson

We live on the same road as Apple Annie's Farm but further west . We have three young children that spend a great deal of time outside doing chores, working with their show pigs or playing with their dogs and other animals. There are times when the odor from the marijuana plant is so strong we worry about our children breathing in this air. The children have a total of nine pigs which they show most every month and also at the County Fairs. We don't know what affect the marijuana being grown indoors and outdoors will have on our children or on their animals that they care for every day but it can't be good. Also, with our pig business we don't know what effect the marijuana air they breath will have on the meat or the pig's health in general that customers purchase from us to feed their families. During school I take them to the end of the road to catch the bus and pick them up in the afternoon. The odor is horrible in the afternoon when the children are home and outside. If this company is allowed to put in these greenhouses and an additional 63 acres of outdoor grow combined with what is there, that is too much marijuana being grown in one location. If these people want to grown marijuana, then go further out in the county where there aren't families and outdoor business that would be affected by this odor.

Special Use Docket SUA-21-02 (MM Ft Grant Rd Appeal Holcomb, rehearing)

YES, I SUPPORT THIS REQUEST. Please note, supporting an appeal denies the Special Use and prohibits subsequent project construction. Please state your reasons:

we just don't want it in our town

NO, I DO NOT SUPPORT THIS REQUEST. Please note, not supporting an appeal upholds the Planning Commission Approval of the Special Use and allows subsequent project construction. Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): Johnny & April Mason

SIGNATURE(S): Johnny Mason  
April Mason

YOUR TAX PARCEL NUMBER: 20206004B (the eight-digit identification number found on the tax statement from the Assessor's Office) or you look it up online by going to "Mapping Resources" on our website (<https://www.cochise.az.gov/development-services/home>)

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Bisbee, Arizona 85603  
cmclachlan@cochise.az.gov

Special Use Docket SUA-21-02 (MM Ft Grant Rd Appeal Holcomb, rehearing)

YES, I SUPPORT THIS REQUEST. Please note, supporting an appeal denies the Special Use and prohibits subsequent project construction. Please state your reasons:

I Live on Fort Grant Road right by the county line. I think there are too many kids in this area that we don't know what the health problems will be in their future because the kids are breathing in this air. The skunk smell is BAD but do we know what chemicals are in it?

NO, I DO NOT SUPPORT THIS REQUEST. Please note, not supporting an appeal upholds the Planning Commission Approval of the Special Use and allows subsequent project construction. Please state your reasons:

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(Attach additional sheets, if necessary)

PRINT NAME(S): LUIS NAVA

SIGNATURE(S): Luis Nava

YOUR TAX PARCEL NUMBER: 201-04-048 (the eight-digit identification number found on the tax statement from the Assessor's Office) or you look it up online by going to "Mapping Resources" on our website (<https://www.cochise.az.gov/development-services/home>)

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cmclachlan@cochise.az.gov

Special Use Docket SUA-21-02 (MM Ft Grant Rd Appeal Holcomb, rehearing)

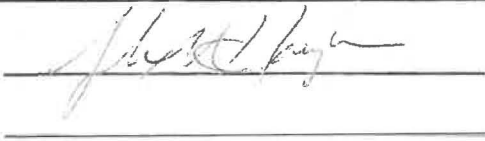
YES, I SUPPORT THIS REQUEST. Please note, supporting an appeal denies the Special Use and prohibits subsequent project construction. Please state your reasons:

Please see attached, explaining our strong opposition to the reconsideration of this appeal for procedural reasons, as the motion to reconsider was untimely made.

NO, I DO NOT SUPPORT THIS REQUEST. Please note, not supporting an appeal upholds the Planning Commission approval of the Special Use and allows subsequent project construction. Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): The Pharm, LLC - John Haugh, CEO

SIGNATURE(S): 

YOUR TAX PARCEL NUMBER: 20120001G & 20120001D (the eight-digit identification number found on the tax statement from the Assessor's Office) or you look it up online by going to "Mapping Resources" on our website (<https://www.cochise.az.gov/development-services/home>)

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cmclachlan@cochise.az.gov

Special Use Docket SUA -21-02 (MM Ft Grant Rd Appeal Holcomb, rehearing)

We strongly oppose the reconsideration of this appeal for procedural reasons as the motion to reconsider was untimely made.

Thirty six days after the Cochise Board of Supervisors approved Apple Annie's appeal the Board met for a Special Board meeting, not a regular meeting, where they motioned and unanimously decided to reconsider the Holcomb appeal. Laws governing land use decisions typically require any appeal or referendum to be completed within 30 days. Further, under Robert's Rules of Order, reconsideration of all matters are generally limited to 30 days. Much is at stake for the parties and nearby landowners in knowing whether a Board's decision has come to rest and cannot be altered or overturned. The Board's reconsideration of this decision undermines procedural reliability, evenhandedness, and avoidance of additional costs and/or delay. Reconsideration in the instant case is unfair to all who have placed their reliance on the April 20th decision, and it should not be reconsidered.

However, if the Board decides to proceed with the reconsideration, we support the appeal of Mr. Holcomb as it is too late to overturn, as explained above.

Special Use Docket SUA-21-02 (MM Ft Grant Rd Appeal Holcomb, rehearing)

YES, I SUPPORT THIS REQUEST. Please note, supporting an appeal denies the Special Use and prohibits subsequent project construction. Please state your reasons:

We weren't for legalizing marijuana in the state of Arizona to begin with and now it wants to be grown close to our residence. We drive by an existing plant everyday with extreme odor and of course more traffic on Fort Grant Rd.

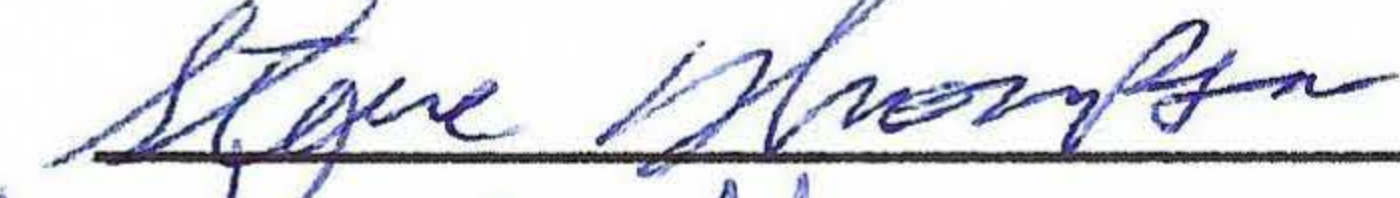

If it needs to be grown here find an area where there are no residence around the area.

NO, I DO NOT SUPPORT THIS REQUEST. Please note, not supporting an appeal upholds the Planning Commission Approval of the Special Use and allows subsequent project construction. Please state your reasons:

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(Attach additional sheets, if necessary)

PRINT NAME(S): Steve Thompson Kim Thompson

SIGNATURE(S):   


YOUR TAX PARCEL NUMBER: 209-16-001 & 209-15-003 (the eight-digit identification number found on the tax statement from the Assessor's Office) or you look it up online by going to "Mapping Resources" on our website (<https://www.cochise.az.gov/development-services/home>)

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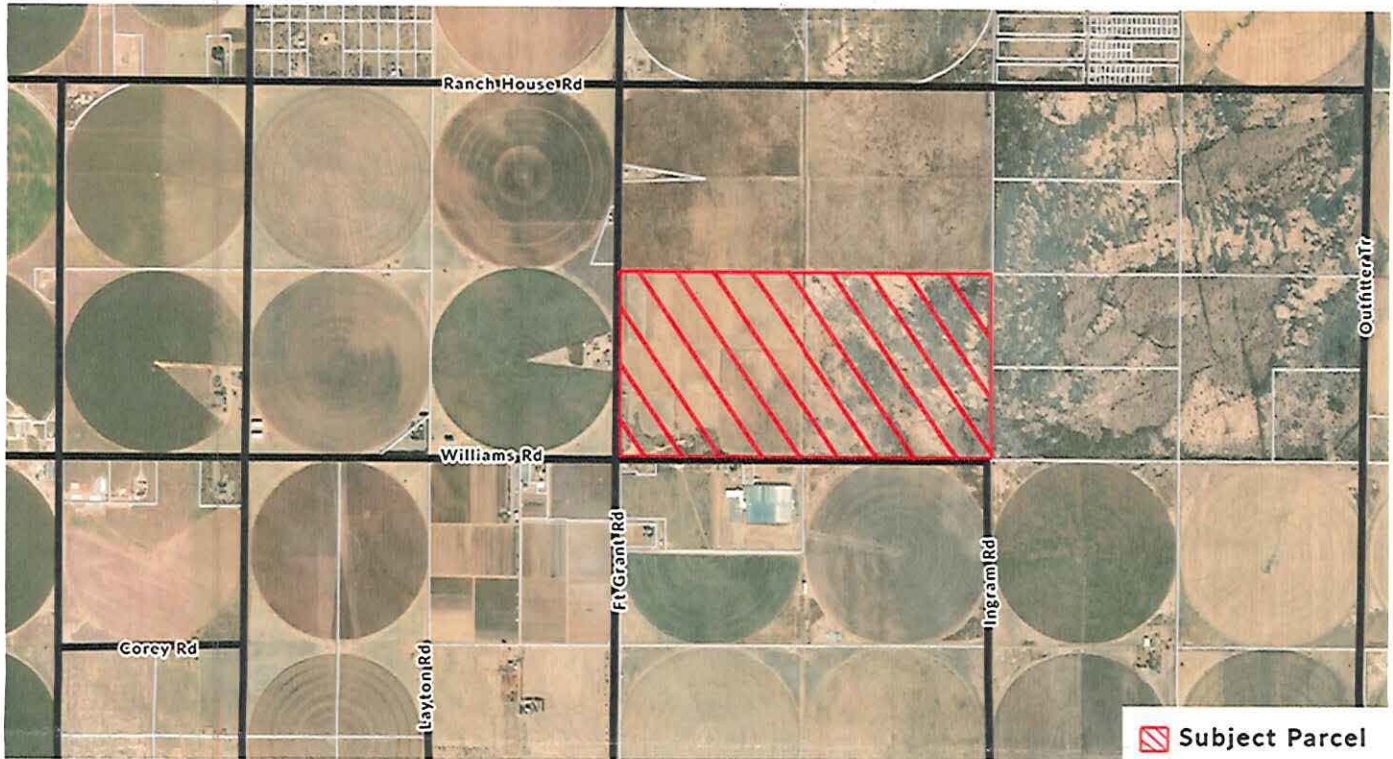


**Cochise County**  
**Development Services**  
Planning, Zoning and Building Safety Division  
*Public Programs...Personal Service*  
www.cochise.az.gov

June 1, 2021  
Re: Docket SUA-21-02 (MM Ft Grant Rd Appeal Holcomb, rehearing)  
Dear Property Owner:

The Cochise County Board of Supervisors hereby gives notice of a public hearings that will be held at or after 10 a.m. on Tuesday June 22, 2021.

Docket SUA-21-02



Location Map

**Development Services**  
1415 Melody Lane, Building F  
Bisbee, Arizona 85603  
520-432-9266  
planningandzoning@cochise.az.gov

**Docket Information**

Mr. John Holcomb has filed an appeal against a decision made by the Cochise County Planning and Zoning Commission. On March 10, 2021, the Commission approved a request for Special Use Authorization to allow the construction of a medical marijuana cultivation and infusion facility on a 318.31-acre parcel. The project is located at 9910 North Fort Grant Road on parcel number 20117002E. The proposal includes approximately 63 acres of outdoor grow, 817,120 SF of new greenhouses, 140,000 SF of processing and a 5,100 SF office/security, 30,640 SF storage. The construction of proposed uses is subject to site development standards contained in the Cochise County Zoning Regulations and requires Special Use Authorization from the Planning and Zoning Commission in a rural zoning district. The special use authorization applicant was Willcox OC LLC.

Section 1716.04 of the Zoning Regulations states that appeals of Special Use decisions shall be heard by the Board of Supervisors at a duly noticed public hearing. Following its deliberations on the date of decision, the Board of Supervisors shall either affirm, reverse, or modify the decision of the Planning and Zoning Commission. On April 20, 2021 the Board of Supervisors approved the appeal request of Mr. Holcomb, reversing the decision of the Commission. However, on May 26, 2021, following a discussion in executive session, the Board requested this docket be reheard at the date and time listed above.

As an owner of property within 1,000 feet of the site where the Special Use Authorization was approved, you are hereby advised of this public hearing. If you should have any written comments pertaining to this matter, you may submit written comments on the attached form, by email, fax or mail by **June 11, 2021**, and those comments will be given to the Board of Supervisors. Whether or not you choose to provide written comments, you are encouraged to attend this public hearing to let your feelings be known concerning this docket. If you do not attend the public hearing, but wish to know the Board of Supervisor's action, please contact the Planning Division at the number referenced below.

If you have any questions regarding this matter, please do not hesitate to contact the case planner by phone at 520-432-9266 and by e-mail at [cmclachlan@cochise.az.gov](mailto:cmclachlan@cochise.az.gov). Please note that occasionally dockets are removed from the agenda just prior to a meeting. It is recommended that you contact the case planner to verify if this docket is still scheduled.

Sincerely,

*Christine McLachlan*

Christine McLachlan, Planner II

Special Use Docket SUA-21-02 (MM Ft Grant Rd Appeal Holcomb, rehearing)

**YES, I SUPPORT THIS REQUEST. Please note, supporting an appeal denies the Special Use and prohibits subsequent project construction. Please state your reasons:**

**Please see attached letter dated April 12, 2021 explaining our opposition to the reconsideration of this appeal for the reasons stated therein, which we hereby reaffirm.**

**NO, I DO NOT SUPPORT THIS REQUEST. Please note, not supporting an appeal upholds the Planning Commission Approval of the Special Use and allows subsequent project construction. Please state your reasons:**

(Attach additional sheets, if necessary)

PRINT NAME(S): Brian Wolfe, Vice President, General Counsel and Secretary of IIP-AZ 1 LLC

SIGNATURE(S): \_\_\_\_\_  
\_\_\_\_\_

YOUR TAX PARCEL NUMBER: \_\_\_\_\_ (the eight-digit identification number found on the tax statement from the Assessor's Office) or you look it up online by going to "Mapping Resources" on our website (<https://www.cochise.az.gov/development-services/home>)

Your comments will be made available to the Board of Supervisors. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than **Friday June 11, 2021** to be included in the staff report to the Board of Supervisors.

RETURN TO: Christine McLachlan, Planner II  
Cochise County Development Services  
1415 Melody lane, Building F  
Bisbee, Arizona 85603  
cmclachlan@cochise.az.gov

**IIP-AZ 1 LLC**  
11440 West Bernardo Court, Suite 100  
San Diego, CA 92127

VIA EMAIL

April 12, 2021

Christine McLachlan, Planner II  
Cochise County Development Services  
1415 Melody Lane, Building F  
Bisbee, AZ 85603  
cmclachlan@cochise.az.gov

Re: Dockets SUA-21-01 and SUA-21-02

Dear Ms. McLachlan:

IIP-AZ 1 LLC (“IIP”) is the owner of the property located at 5900 West Greenhouse Drive, Willcox, Arizona (the “IIP Property”), having purchased the property in December 2017 and executed a long-term lease (the “Lease”) with Sun Grown Solutions, LLC (“The Pharm”) for use as a medical cannabis cultivation and processing facility. IIP’s Lease with The Pharm is a “NNN” lease, where The Pharm is the only tenant at the IIP Property, is responsible for all operations at the IIP Property and pays all costs associated with the IIP Property.

IIP purchased the IIP Property from The Pharm in a sale-leaseback transaction. The Pharm, as previous owner, carefully evaluated the location of the IIP Property and its suitability for medical cannabis cultivation and processing. Medical cannabis cultivation is a specialty crop that generally requires a finely tuned environment and a high level of care to maintain high consistency and quality. As a result, careful consideration and planning are required to avoid issues such as cross-pollination and the transfer of disease and pests from other cannabis cultivation operations. This is a primary reason why cannabis cultivation facilities are generally not collocated close to one another, especially in the context of any outdoor or greenhouse growing operations.

The current proposal to locate a regulated cannabis cultivation facility adjacent to the IIP Property threatens to materially impact The Pharm’s ability to maintain quality control over its crops, with the potential to lead to crippling infestations and crop destruction. As such, we join The Pharm in objecting to the proposed use of the adjacent property as a cannabis cultivation facility, which we believe may materially harm The Pharm’s ability to continue to effectively operate at the IIP Property, and as a consequence also materially impact the value of the IIP Property, including the significant investments made by IIP and The Pharm into this specialized facility.

If you have any questions, please do not hesitate to contact me at 858-997-3332. We look forward to many years of successful operations with The Pharm at the IIP Property, and to continuing to make investments at the IIP Property for the benefit of the entire Willcox community.

Respectfully yours,

Catherine Hastings  
Chief Financial Officer

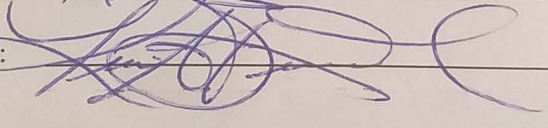
\_\_\_\_ YES, I SUPPORT THIS REQUEST. Please note, supporting an appeal denies the Special Use and prohibits subsequent project construction. Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST. Please note, not supporting an appeal upholds the Planning Commission Approval of the Special Use and allows subsequent project construction. Please state your reasons:

THE SPECIAL USE IS THE BEST & HIGHEST USE FOR THIS PROPERTY. THE PRODUCTION OPERATION WILL ALLOW NEW JOBS TO BE CREATED. THE TAX BASE WILL INCREASE FOR THE COUNTY, THUS ALLOWING NEW SUPPORT INDUSTRY TO MOVE IN; THEREBY, SETTING THE STAGE FOR A BETTER STANDARD OF LIVING & QUALITY OF LIFE FOR THE AREA.

(Attach additional sheets, if necessary)

PRINT NAME(S): Kim Bennett

SIGNATURE(S): 

YOUR TAX PARCEL NUMBER: \_\_\_\_\_ (the eight-digit identification number found on the tax statement from the Assessor's Office) or you look it up online by going to "Mapping Resources" on our website (<https://www.cochise.az.gov/development-services/home>)

Your comments will be made available to the Board of Supervisors. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than **Friday June 11, 2021** to be included in the staff report to the Board of Supervisors.

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Cochise County Development Services  
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