

Larry & Julia Hamel  
4386 N Silver Spur Rd  
Willcox, AZ 85643  
520-384-4958  
[ljlhamel@gmail.com](mailto:ljlhamel@gmail.com)

R Kirschmann  
Planning and Zoning  
Cochise County, AZ

May 24, 2021

Mr. Kirschmann,

In regards to Rezoning Docket Z21-10 (Page Ranch Road), we do NOT support this request. Our parcel numbers are 202-51-014A and 202-81-013C.

We have been residents here for 23 years. In that time we have enjoyed the seclusion and privacy that it affords. We enjoy the wildlife here and the stunning views of the night sky. We have created a beautiful desert ranch. We also know that what we have is not easy to attain and maintain. We have personally worked very hard to make this place something very special to us. We built this.

The proposed RV park construction will directly impact our seclusion and privacy. It will change the landscape dramatically in what we believe will be a negative way. To us it will be an eyesore. It will be competing for limited water resources in the area. There will be night lighting which will forever affect our night sky viewing, even if they use hooded lights. It will displace the local wildlife. It will adversely affect Page Ranch Road with the extra traffic and will likely require being paved. We have livestock, large tracts of land, and site-built homes, and an RV park would not fit in. And, most importantly, we believe it will have an adverse affect on our property value.

We hereby urge you to reject their request for rezoning.

Thank you for your attention in this matter,

Larry Hamel

Julia Hamel

## *Comments for consideration regarding Docket Z21-10 (Page Ranch Road)*

### **Potential Road Hazards**

#1 – There is only approximately 250 feet between N. Haskel Ave and the railroad crossing on E Country Club Drive. This does not leave a lot of room for vehicles waiting to travel east on E Country Club Drive while a train is passing.

Coronado Vineyard is under new management and they seem to be doing a great job with their progressive approach. Their events are attracting more customers, which is also causing a higher traffic flow on E Country Club Drive.

The average pick-up truck and trailer combination is 50 feet long. Our concern is that by allowing an RV park on E. Page Ranch Rd there will be a backflow of vehicles, waiting for a train, onto N. Haskel Ave. This would be a highly dangerous situation as vehicles headed to enter I-10 east bound will be forced to cross over into the opposing lane to circumvent the backflow.

#2 – The property for this new RV park sits along a bend in the road on E. Page Ranch Rd. From this bend and approximately 1,500 feet toward E. Country Club Drive, it is the lowest point along the first 2 mile section of E. Page Ranch Rd. This means that when it does rain, water runs to this section of the road from the higher ground. (I checked a topo map to confirm this.)

E Page Ranch Rd is dirt and only graded by the county a few times a year. When it rains, this section of the road becomes soupy and slick. We put our vehicles into 4 wheel drive so as not to get stuck in this section of the road. The more vehicle that drive through this section before the ground dries, the bogger the road becomes. An RV park will exasperate this situation. I cannot fathom pulling a camper through that muck.

In March of 2017 there was a UTV accident that sent 4 youths to the hospital when their vehicle slid off the road into the gully that was created by the water run-off at this very bend.

### **Water Consumption**

In Arizona, water consumption always should be a factor. According to the Arizona Department of Water Resources (ADWR), the Willcox Groundwater Basin has the highest land subsidence rate in Arizona. This is due to groundwater pumping far exceeding the natural mountain front recharge. Land subsidence has reached as deep as 9.7 feet in the basin. It is estimated that current groundwater pumping exceeds recharge by a factor of 3 to 8 in the Willcox Basin. Throughout the region, groundwater levels have decreased between 100 and 300 feet.

According to ADWR, the average resident uses about 120 gallons of water per day. Since we are discussing transient accommodations, we will use an estimate of 60 gallons of water per person per day.

The property we are talking about has 2 parcels that total 29.55 acres. If only 75% of that land would be used for actual RV lots, that would give this park 22 acres for RV lots. The general rule of thumb for calculating RV lots is to use 10 RV lots per acre. This would give this RV park 220 lots. If the park would have an average lot occupancy of 70%, this would be 154 lots in use daily. If the average number of tenants per RV would be 2 people, that would be 2 x 60 gallons per day = 120 gallons per day per lot. Giving you an average water usage of **18,480 gallons** per day!

I am all for small businesses starting and thriving in Willcox. I have successfully operated 3 businesses over my lifetime. I just think we need to pick and choose which business will lift up Willcox and which will be a detriment now and in the next generation. Willcox already has several RV parks. They probably only get maxed out during the few festivals that Willcox's hosts each year. With agriculture already using so much of the water out of our basin we have to start being conservative somewhere.

Thank you for any consideration you have given to my comments.

Sue Herman

Danny D. & Denice R. Hatch  
3983 N Sheppard Road  
Willcox, AZ 85643  
email: [ddhatch@powerc.net](mailto:ddhatch@powerc.net)  
Phone: 520-384-2651

Robert Kirschmann  
Development Services  
126 West 5th. Street, Suite 4  
Benson, AZ 85602

26 May 2021

Re: Docket Z21-10  
Per Cochise County Planning & Zoning Notice dated 13 May 2021

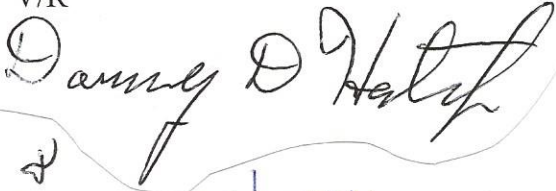

Greetings Mr. Kirschmann;

We hereby officially object to the proposed rezoning of parcels 202-51-013D and 013A for numerous reasons. Following are the most pressing...

1. The proposed RV Park would be located directly next to not only very busy / several lines next to each other railroad tracks between two railroad crossings (horns blowing whenever trains go by), but also extremely high traffic - mostly trucks - Interstate 10. If anyone were to stay at the proposed RV park in this highly unsuitable location, it would be for one sleepless night only.
2. As soon as blade hits dirt and native vegetation is scraped off, yet another extreme dust hazard will be created. One that will no doubt at a minimum - cause accidents on the freeway and may shut the freeway down to all traffic completely, every time the wind blows.
3. Water - there is none in this area. No agriculture going on, because there is barely enough water to support domestic use. If the proposed RV park were to be allowed, and IF they manage to find water, it would no doubt seriously impact private wells for miles around.
4. Increase in traffic - access to the proposed RV park would require driving about two miles on unimproved dirt roads to get to it. Again - extreme choking dust hazard + huge safety hazard. Dirt roads are slippery at best and down right dangerous if you have no experience driving on them.
5. Dark sky area - yes, we have that right now. Proposed RV park would create a light hazard that would negatively impact not only the beauty of the night sky, but endangered nocturnal desert flora and fauna as well.

Looking forward to hearing this matter has been resolved.

V/R

  
&  


**From:** [Barry Billeaudeau](#)  
**To:** [Kirschmann, Robert](#)  
**Subject:** 248 Space RV park on Page Ranch Road in Willcox  
**Date:** Wednesday, May 26, 2021 5:37:17 PM

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**CAUTION: EXTERNAL EMAIL\***

Hello,

I live near the proposed 248 space RV park on Page Ranch Road in Willcox. I have several concerns with the proposal and would like to voice my opposition to the development. I have lived here for 30 years and there is not enough water to support a development this big. Water depths have been consistently dropping with several area residents in the process of drilling new wells. The statement that there are no washes on the property are blatantly false. Their claim that a 248 space RV park would not have an impact on traffic in the area is false. Page Ranch Road is a dirt road that caters to just a few residents. Having 250 more people using that dirt road will definitely cause issues.

Thanks you, concerned neighbor  
Barry Billeaudeau  
520-507-5395

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**From:** [larry hubbard](#)  
**To:** [Kirschmann, Robert](#)  
**Subject:** Page Ranch Rd., RV park  
**Date:** Wednesday, May 26, 2021 8:51:18 PM

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CAUTION: EXTERNAL EMAIL \*

Hello robert this is Larry Hubbard I got your letter reference the proposed RV park on page ranch Road I've talked with Peggy Judd about this I am totally opposed to this the water is not there to support this the infrastructure is not there to support this the interchange on I 10 is not suitable you already have a water problem in that area several of the houses as well as the condos also there is a major drainage problem there the railroad at the corner of page Ranch Road in business 10 within the last two years has built a huge berm to keep the water keeps running down there from washing the tracks out I'm not sure why the city of Willcox would have anything to do with supplying natural gas there because it's not in the city and if he's planning on trying to Annex into the city I will be totally against that I don't think it's a very good plan it's just not suited for that piece of property so I am a negative on it thank you Robert if you need to contact me it's Larry Hubbard my properties at 4588 North Haskell business 10 my phone number is 520-253-0478 thank you sir

Sent from my iPhone

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**From:** [Carol Dickson](#)  
**To:** [Kirschmann, Robert](#)  
**Subject:** Opposition to Page Ranch Riad  
**Date:** Wednesday, May 26, 2021 10:23:00 PM

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CAUTION: EXTERNAL EMAIL \*

I strongly oppose the RV Park Proposal on Page Ranch Road in Willcox, Az. Do your homework, water is a major concern, as well as other issues. If this proposal has the backing of city officials then this can only mean another attempt at annexation along with the proposal. Drive around the city of Willcox, there are at least 3 RV Parks, that have cyclic and regular stretches of empty spaces. Roads that are in desperate need of repair, and response time for fire situations would be disastrous. I am all for supporting growth for our city, but cannot and will not support the development of this proposed RV Park.

Thank you.

Carol Dickson  
N. Yucca Sierra Drive  
Willcox, Az  
520-507-2270  
ccdickson17@gmail.com

Sent from my iPhone

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May 26, 2021

Please consider our position regarding the proposed rezoning of the land on Page Ranch Road, Willcox and the proposed Page Ranch View Mobile Home Estates.

We want to be clear that we ARE NOT IN FAVOR of this rezoning request and this development.

A few of the most appealing aspects that drew us to this area were the quiet, sparsely populated neighborhood and the wildlife. A development like this would have a significant detrimental effect on both.

We purposely chose a neighborhood with single family homes because we are raising a family. Homeownership fosters a sense of stability and pride in both personal property upkeep and that of the neighborhood while a mobile home park creates a more transient environment in which space rental does not necessarily equate to neighborhood pride.

We currently enjoy a very safe neighborhood, the kind in which we have worked hard all our lives to be a part of. Statistically, neighborhoods with homeowners, rather than renters are safer. This development could potentially change the level of safety we've come to enjoy.

Our children walk and ride their bikes on these roads, the neighborhood is their place to get out and exercise, play, have fun and just be kids. But that would need to come to an end due to a tremendous increase in traffic if this proposed development goes through. And there is no way we could allow them to be on the road with people from out of town in RVs constantly coming and going.

We work very hard to keep dust down in the neighborhood by driving at a slower speed. When we are in larger vehicles, that create more dust we go even slower. What is the likelihood that visitors would have the same respect for homeowners in the area?

Speaking of the roads, we experience significant flooding during monsoon. Page Ranch floods in numerous places as well as our road, Silver Spur which would be at the East end of the development. Over time the water has created its own pathways and there are days we don't go out without a four wheel drive vehicle. There have been some days we don't go out at all; we have missed school and work on occasion due to the roads being impassable. The flood waters go right across Silver Spur onto the proposed land. Does the developer plan to accept that water? Or will it be rerouted and stay on our road, increasing the number of days we cannot leave? What about the additional damage done to Page Ranch Road due to increased and heavier weight RVs traveling wet dirt roads? Who is going to fix the roads because the frequency of current grading done by the County will not be nearly enough. Do they have a plan as to how they will pull stuck RVs out of the mud? Will the developer pave Page Ranch and maintain it?

We value the lack of light pollution we currently enjoy, living in the middle of nowhere has its advantages. But if up to 248 "residents" are all emitting light just down the road, in addition to all the planned community buildings, there will be a negative effect on our night viewing activities.

Finally, and MOST IMPORTANT; water is a very precious resource in this area. Some in the neighborhood have had to drill well over 900 feet to reach water. We have an extremely precarious water situation, the people in the neighborhood work hard to conserve water every day. There is no way that we have the resources to support a development like this. Supporting up to 248 families and all the planned amenities for them, many of which will "house" people

from places who don't understand how precious our water is, would put homeowners in a potential situation in which our home values would drastically drop. If our wells go dry due to the extreme strain, who is going to compensate us for the loss in resale value due to the need to truck in water? The developer? The State? Who is going to provide and plumb water tanks for us? The developer? The State?

We are not opposed to commerce, we are opposed to the impact this will have not only on our neighborhood but on our way of life!

Hear us loud and clear, WE ARE VEHEMENTLY OPPOSED TO REZONING AND THIS DEVELOPMENT!

Please respond at minimum with "Received" so that we know you have both received and read our concerns. Thank you.

Sincerely,  
Troy and Wendy Cameron  
4141 N Silver Spur Rd  
Willcox, AZ, 85643

**From:** [Lee, Deborah S](#)  
**To:** [Kirschmann, Robert](#)  
**Subject:** FW: DocketZ21-10 Page Ranch Road  
**Date:** Thursday, May 27, 2021 9:46:15 AM

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Debbie Lee  
Senior Planning Technician  
Development Services  
1415 Melody Lane, Building F  
Bisbee, AZ 85603  
520-432-9300  
520-432-9278 fax

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**From:** Raymond Hebert <Raymond\_P\_Hebert@hotmail.com>  
**Sent:** Thursday, May 27, 2021 9:42 AM  
**To:** RKirstchman@cochise.az.gov  
**Cc:** Planning and Zoning <planningandzoning@cochise.az.gov>  
**Subject:** DocketZ21-10 Page Ranch Road

**CAUTION: EXTERNAL EMAIL\***

Hello my name is Raymond Hebert. I own two properties 2953 and 2957 on E Road Runner Hill Willcox AZ 85643.

I am opposed to the request to a zoning change and have some grave concerns about the proposed residential RV park.

The well for our community of six townhomes and a seventh property that is off of Page Ranch Road is located off of Page Ranch Road just the west of the proposed development.

We are already experience continuing issues with our well delivery us enough water. Over the years the water level in that area continues to drop and our well had been deepen to 520ft. Due the age of the well we cannot go any deeper without drilling a new well. The demand for water from this project is of great concern to me.

Then you have the waste from these residents. Seeing how we do not have sewer service in this area I assume there would have to be septic systems with leach fields installed. I am concerned by the amount waste water and possible contamination of our water supply.

We all so have issue with Country Club and Page Ranch Road both being horrible dirt roads. Even with the small amount of traffic now these roads are horrible washboards within a few

days after the county grades them. The additional traffic will make this significantly worse. Does the developer plan on paving these roads?

I do not think rezoning to general business is a good fit for the surrounding area of residential homes and ranches. I would be in favor of having the land re-zoned residential large parcels.

Please confirm back and email receipt of my letter in opposition to this proposal.

Respectfully,

Raymond Hebert  
2953 E Road Runner Hill  
Willcox AZ 85259  
480-223-3477

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**From:** [Shirley Weiler](#)  
**To:** [Kirschmann, Robert](#)  
**Subject:** Mobile home park  
**Date:** Thursday, May 27, 2021 1:32:37 PM

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CAUTION: EXTERNAL EMAIL\*

I think it is a terrible idea . One reason I bought my place is because no mobile homes ! They have them all over town put it somewhere else !

Sent from my iPhone

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**From:** [McGinnis, Cristina](#)  
**To:** [Kirschmann, Robert](#)  
**Subject:** FW: DOCKET Z21-10 PAGE RANCH ROAD  
**Date:** Thursday, May 27, 2021 1:53:16 PM

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**From:** ANTHONY ROBERSON <ROBERSON\_64@msn.com>  
**Sent:** Thursday, May 27, 2021 12:55 PM  
**To:** RKirstschman@cochise.az.gov  
**Cc:** Planning and Zoning <planningandzoning@cochise.az.gov>  
**Subject:** DOCKET Z21-10 PAGE RANCH ROAD

**CAUTION: EXTERNAL EMAIL\***

Dear Mr. Kirstschman and Others,

I am the owner of the property at 2949 E. Road Runner Hill in Willcox, Arizona 85643. As a concerned owner, I am vehemently opposed to the proposed rezoning for the intended residential RV park on Page Ranch Road.

The size of this proposed RV park gives me grave concerns regarding possible contamination to our current water supply. I would have no concerns of contamination if the waste from such a huge site was directed to city or county sewer lines which ensured the safety of water supply for me and my fellow neighbors. However, I do not know how the waste from the RV park will be handled. I'm certain you can understand how unnerving this concern would be for my neighbors and myself.

The size of this proposed RV park also concerns me for two other reasons. First off, I'm uncertain as to how this park will affect the current, dwindling water supply that me and my neighbors have been dealing with for several years now. I know that the well had to be dug 520 feet to find potable water in this area. Along with the waste contamination of our water supply, I now have unaddressed worries about how damaging to the water level this proposed RV park will be to our neighborhood.

Secondly, the size of this proposed RV park gives me valid reason to expect a dramatic worsening to the already subpar dirt roads in our neighborhood. It's not unreasonable to expect the increased traffic to and from this proposed RV park to worsen the condition of these roads beyond our fine county's ability to regularly maintain them. I have this worry, because I have seen the county in its efforts to maintain these dirt roads with the current amount of traffic. Despite the much-appreciated efforts by the county, the small amount of traffic we have wears away the results of the county's hard work within days.

I genuinely appreciate the matter of more business to help this town. However, there are

numerous alternative sites that are wide open for business development, and also have "easy on-easy off" access to Interstate 10. The thousands of acres along South Haskell Road that are east of Taylor Road, and west of South Arizona Avenue immediately come to mind.

With these reasons, I can't see myself supporting rezoning in order to allow businesses such as the proposed RV park that presents many damaging risks as the proposal ignores other reasonable options.

I would genuinely appreciate your acknowledgement of this letter, and I intend to be at the upcoming meeting in June.

Respectfully,

Anthony Roberson  
2949 E. Road Runner Hill  
Willcox, AZ 85643  
(909) 201-1661

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