

McLachlan, Christine

From: Dale Hurtt <dale_hurtt@yahoo.com>
Sent: Sunday, March 7, 2021 3:08 PM
To: McLachlan, Christine
Cc: Rita Jennings; Planning and Zoning
Subject: Re: Docket SU-21-09 (Welty Trucking)

CAUTION: EXTERNAL EMAIL*

Christine McLachlan (Case Planner II),

I would like to comment on an upcoming agenda item for April 14, 2021, Docket SU-21-09 (Welty Trucking). My wife, Rita Jennings, and I, at 2833 N Lesemann Trail, Huachuca City, AZ 85616 (tax parcels 10808001M and 10808001N) received a letter from your office stating:

The Applicant, Mr. Doug Welty, requests Special Use Authorization to approve the continue operation of a small trucking company on a 4.05 parcel in a rural zoning district. The subject property is located at 1882 E Zachary Way, Huachuca City on parcel 108-08-001L. The proposal includes overnight parking space for up to five semitrucks, up to five employee passenger vehicles, and a dedicated access road from the front to the rear of the property. 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.

My wife and I have been neighbors with Mr. Doug Welty for a number of years. Mr. Welty is an exemplary member of our small community. Through his diligent attention and hard work he has upgraded and improved the road at N 4 Pillars Road through the years. Although this has made it easier driving his trucks on that road, it has benefitted our community immensely. Where we once were flooded out during our more severe monsoon storms, the road now has only occasional, shallow puddles during the season. Where it once had rough potholes and washboard, it is now smooth driving much of the year. Mr. Welty has even brought in a few loads of gravel in order to fill in some of the deeper spots, all at his own time and expense, not asking for anything from the remaining community. Anyone moving into the area might not realize that the improved nature of our road is due solely to him and his efforts. This road makes property lots in this area more viable.

I am glad to see a neighbor find value in property out here to run his business. I fully support him keeping his business here and continuing to employ others is what we should all now realize is a critical and essential business to our nation. I have no concerns regarding his continued use for the indicated needs.

I ask the Planning and Zoning Commission to grant Mr. Welty's application for a Special Use Authorization.

Dale Hurtt and Rita Jennings
Tax Parcels 10808001M and 10808001N
2833 and 2837 N Lesemann Trail
Huachuca City, AZ 85616

Special Use Docket SU-21-09 (Welty Trucking)


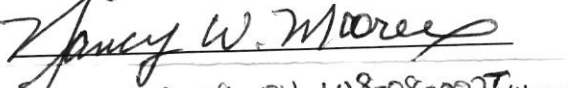
YES, I SUPPORT THIS REQUEST. Please state your reasons:

This will improve the property as well as the neighborhood.

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

(Attach additional sheets, if necessary)

PRINT NAME(S): David Moore & Nancy Moore

SIGNATURE(S): 


YOUR TAX PARCEL NUMBER: ~~108-08-011, 108-08-007~~ (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 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 **Thursday April 1, 2021** to be included in the staff report to the Planning and Zoning Commission.

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 SU-21-09 (Welty Trucking)

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

MR. WELTY IS A GOOD NEIGHBOR. NOT SUSTAINABLE BUT IN PRACTICE. THE WAY HE TENDS TO THE 4 PILARS ROAD AND HIS OWN PROPERTY MAKES FOR A GOOD ENVIRONMENT. I'M PLEASED TO KNOW HIM AND HAVE HIS PROPERTY NEXT TO MINE.

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

(Attach additional sheets, if necessary)

PRINT NAME(S): MARK P. PITTS

SIGNATURE(S): Mark P. Pitts

YOUR TAX PARCEL NUMBER: 108-08-001D (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 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 **Thursday April 1, 2021** to be included in the staff report to the Planning and Zoning Commission.

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Cochise County
MAR 18 2021
Development Services