

## Special Use Docket SU-21-31 (Old Fort Bowie)

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

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

\_\_\_\_\_ My ranch shares a 1200' fence line with Diamond Mountain. To have a 'Tourist' attraction with a hundred parking places right next to my land would diminish the importance of history that surrounds the land and my ranch not to speak of Fort Bowie, and the learning about the West. The dust that this will bring up will make my existence unbearable, the cars, the people, everything an Attraction is ment for will be right next to my home, my solitude GONE. The beauty of the land, GONE. This group they call a peaceful Buddhist group, has had nothing but negative effects on the land and my sense of security. This attraction does not belong here, it can not handle the amount of people they hope this will bring. This is a business move. Its all a scam to make money. It's wrong. It will be nothing but an eyesore for this historical area. The leader of this so called Buddhist Retreat was told to disrobe by the Dahli Lama and stop all teachings. Michael Roaxh then turned to China for funds, who knows what that means(?) The construction and destruction will take long and uncertain direction. Who knows if China will keep donating to complete the task. Their income of funds is not certain. Could leave just scars where they blade to put the 'Attraction' but, nothing happens, they run out of money the project lays in limbo.

\_ This does not have to be built right next to my ranch, they have over 1000 acres, why right next to my ranch. Are they trying to force me out?

I don't like this one bit, it's wrong in so many ways.\_

(Attach additional sheets, if necessary)

PRINT NAME(S): Joni Goode

SIGNATURE(S): Joni Goode this is a true sinature.

YOUR TAX PARCEL NUMBER: 304220006D6&30422006K6 (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 **Monday January 24, 2022** to be included in the staff report to the Planning and Zoning Commission.

RETURN TO: Robert Kirschmann, Planner II  
Cochise County Development Services  
126 West 5<sup>th</sup> Street, Suite 4  
Benson, AZ 85602  
[rkirschmann@cochise.az.gov](mailto:rkirschmann@cochise.az.gov)

**Development Services**  
126 West 5<sup>th</sup> Street, Suite 4  
Benson, AZ 85602  
520-432-9248  
[planningandzoning@cochise.az.gov](mailto:planningandzoning@cochise.az.gov)

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

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

\_ As a former employee and site manager of Fort Bowie NHS, dealing with the Buddhists was a challenge. I should say that I do not represent the National Park Service and these comments are my own. The project Diamond Mountain is proposing will heavily impact the viewshed for anyone visiting Fort Bowie especially those using the handicap access road. The current viewshed is bad enough without doubling the density of the structures within it. The 8000 visitors that visit Fort Bowie each year come to experience western history and a sense of the Fort's isolation, not a conglomeration of temples, yurts, and stupas that are foreign to the area.

I also have safety concerns. The county road that provides handicap/administrative access to the fort is unpaved, has washes, cattle guards, and becomes narrow and windy the closer it gets to the Fort and Retreat entrances. Diamond Mountain students/visitors walk the road to access different areas of the retreat center. During the day this can be a hazard to visitors utilizing the handicap access. Add to this the proposed buses for the retreat and the risk increases. In the evening and night when dust and darkness obscure vision, Fort residents are at risk. Many of those visiting Diamond Mountain are from urban centers on the east and west coasts and frequently are inexperienced in driving unpaved roads and areas with open range. This can be supported by the number of dead cows along Apache Pass Road in the last five years.

Originally the retreat center was touted as a quiet, low-key retreat area but has become much more than that. If this project is allowed to proceed without any restrictions it will become more of a Buddhist theme park than a quiet retreat center which will impact area residents.

The need for a 100-car parking lot seems unrealistic. In the past, the retreat frequently had fewer numbers than expected at many of their events. The area is too remote to attract heavy visitation. A heavy visitation day at Fort Bowie is around 100 and these people are not their all at once. The Fort's parking lot can handle about 25-30 cars at one time and is never full.

The Buddhists claim they are one with nature, very light on the land. The viewshed from the Fort visitor center and overlook trail as well as a trip up Bear Springs Canyon, reveals a different picture with cottages and bulldozed roads that do not blend well into the terrain as promised. The proposed changes will have an added impact.

In summation, I realize that this information was only sent to those living within 1000 feet of the area of concern, but the visual effects from this project will be seen for miles and affect many, especially those of us living nearby. I would love to expand on this further but am limited by the short comment period, the misinformation on deadlines presented in the original County request form and the removal of information from the Diamond Mountain website. I also know that this has limited others from commenting including area residents, members of organizations and tribal members. To my knowledge, at this time, only one tribe has been consulted, which should not be acceptable. Thank you for considering my comments.

(Attach additional sheets, if necessary)

PRINT NAME(S): \_\_Larry L Ludwig

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SIGNATURE(S): \_Larry L Ludwig\_\_\_\_\_

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YOUR TAX PARCEL NUMBER: \_\_304-22-006F4\_\_\_\_\_ (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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126 West 5<sup>th</sup> Street, Suite 4  
Benson, AZ 85602  
[rkirschmann@cochise.az.gov](mailto:rkirschmann@cochise.az.gov)



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

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

1. It will detract from the beauty of the environs and of Fort Bowie. I have interviewed a number of visitors to Fort Bowie over the last 10 days, and they were overwhelmingly negative. They believe that the proposed development of the Diamond Mountain, Inc. would negatively impact their experience at Fort Bowie, a national treasure.

(Continued on second page)

(Attach additional sheets, if necessary)

PRINT NAME(S): Josiah T. Austin

SIGNATURE(S): JTA

304 2206A; 304 01 007B; 304 2201D; 304 22011; 304 01026A; 305 3900B

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>)

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## **Page 2: Continuation of Reasons for Not Supporting this Request**

**Josiah T. Austin**

2. I believe that the construction and usage of a bus drop/staging area, up to 24 housing units, a maintenance facility, café and gift shop, as well as a parking area for 100 cars would have severely negative consequences for the environment.
3. This is a rural area, and many people, including myself, come to this part of Arizona because of its beauty, open space and rural atmosphere. I've spoken with a number of my neighbors, and none of them are favorably inclined.
4. The roads and highways are not designed for a lot of traffic.

Because of these and other reasons, I strongly suggest denying the application for a Special Use Permit.

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

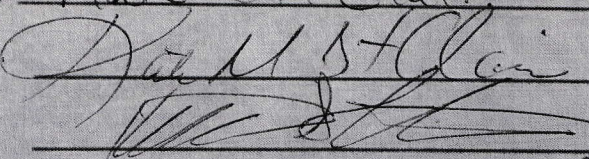
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NO, I DO NOT SUPPORT THIS REQUEST. Please state your reasons:

See attached Paper for reasons

(Attach additional sheets, if necessary)

PRINT NAME(S): Kate St. Clair - Kevin St. Clair

SIGNATURE(S): 

YOUR TAX PARCEL NUMBER: 305-31-001B6 (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 correspondence becomes part of the public record and is available for review by the applicant or other members of public. Written comments must be received no later than **Monday February 24, 2022** to be included in the staff report to Planning and Zoning Commission.

RETURN TO: Robert Kirschmann, Planner II  
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126 West 5<sup>th</sup> Street, Suite 4  
Benson, AZ 85602

[rkirschmann@cochise.az.gov](mailto:rkirschmann@cochise.az.gov)

1-24-2022

We do not support this request.. reasons given..

We live a few miles away at 3143 S. Apache Pass Rd, we are against this proposed development for many reasons. The increase in traffic and activity in the area is a detriment to existing lifestyles, natural resources and cultural artifacts. We feel its close proximity to Fort Bowie and Apache Pass both being significant historical sites is a major negative. The people that visit Fort Bowie do so to experience its history, peace and tranquility. Another major concern is the impact of 100 plus vehicles, tour buses and vans. Apache Pass road although is chip sealed will not stand up to this much added traffic. It is open range with cattle frequently on the road, which is no issue with locals who are accustomed to this. It will be a whole different story with none resident visitors. Another Major concern with Apache Pass road is the 19 deep water crossings between Pistatio In. and Old Fort Bowie road. Just a small amount of rain on Dos Cabezas can make them run substantially. Residents again are accustomed to this and with proper planning, high profile vehicles and

experience this is not an issue. However, non local visitors in small sedans and passenger cars will not make it across in a rain event. Sometimes due to county wide storm damage it can be 2-3 days or more before Highway and floodplane department can come out and clean debris from crossings. Potential swift water rescues and vehicle damage due to debris would be a tax payers expense the county does not need. Also, multiple cattle guards on Apache Pass road are in bad to horrible shape. The county has shown no interest in repairing these cattle guards and the increase in traffic will only make this worse.

In closing we feel that this will have a major negative impact on the area and we are totally opposed.

Thank you,

Kevin and Kate St.Clair

3143 S. Apache Pass Rd

Bowie, Az 85605