From: Christine Bond
To: Kirschmann, Robert
Cc: Janell Simpson
Subject: Re: Citizen Review
Date: Wednesday, May 4, 2022 9:53:52 AM
Attachments: From Janell Simpson janell.simpson@wildcompassretreat.com.pdf
Importance: High

CAUTION: EXTERNAL EMAIL*

Good morning Robert,

Thanks for the gentle nudge to get this formally turned around to your attention. To date, we have only received formal communications with one immediate neighbor, Mr. Bruce Cameron. He in fact, introduced us to Mr. Richard Murphy and we will tentatively meet with him in person tomorrow afternoon. Richard is also in support of our concept, and will most likely be a great source for some of the contracting we'll require. We don't have any thing written on our communication, however, I'll provide you a summary after our meeting tomorrow.

I have attached the communications we've received from Mr. Cameron, Ms. Pulling and Mr. Gregory. If we received any additional correspondence, we'll provided soonest.

Finally, we received this from our agent in response to the septic. Kevin Todd is our agent from Tombstone Real Estate. He's been working with Stamback to get the septic inspection and pump-put for transfer. So he reached out to Tara Morrow, the current owner and this is her response. "It's a homemade septic. It has to be dug up and everything. There's no place to pump it out". That said, we will start the mitigation process immediately and dig up the cess pool. We will plan to address this in the meeting because the neighbors already know about this issue and we will not inherit and compound the problem.

Please see the full attached list of emails, some of which you forwarded to our attention. Let us know if any additional information is required.

Kind regards,
Christine

On May 4, 2022, at 8:28 AM, Kirschmann, Robert <RKirschmann@cochise.az.gov> wrote:

Good morning,

From: **Janell Simpson** janell.simpson@wildcompassretreat.com
Subject: Fwd: Welcome!
Date: April 27, 2022 at 11:59 AM
To: Christine Bond christine.bond@wildcompassretreat.com

JS

Best,

Janell Simpson
CEO
Wild Compass Retreats
Janell.Simpson@wildcompassretreat.com

---------- Forwarded message ---------
From: **Christin Pashby** <info@txgfoundation.org>
Date: Fri, Apr 8, 2022 at 7:26 PM
Subject: Fwd: Welcome!
To: Chevette James <cjames204.CJ@gmail.com>, Janell Simpson <janell.simpson@wildcompassretreat.com>

Look at GOD!

---------- Forwarded message ---------
From: <bruce@webtackle.com>
Date: Fri, Apr 8, 2022 at 8:51 PM
Subject: Welcome!
To: info@TXGFoundation.org <info@txgfoundation.org>

To: Christine Bond

From: Bruce J. Cameron

Received your letter a while back and today received Robert Kirschmann's from the Cochise County Development Services
with the information regarding the public hearing to be held on May 11th.

Wanted you to know that I will attend and support your project. Sounds really good and am looking forward to meeting you
and Jenell.

Tara Morrow had told me about your plans and they sound good.

My property is at the SE corner of Robison Rd. and Frontier Trail. Feel free to stop in anytime that you see my pickup in the yard.
My phone is 520-307-5337.

Regards,

Bruce J. Cameron

From: bruce@webtackle.com
Subject: [FWD: Special Use Docket SU22-09 (Frontier), Conference ID 768 243 311#]
Date: April 20, 2022 at 11:02 AM
To: info@TXGFoundation.org

Hi Christine,

Here is a copy of my reply to the Cochise County Development Services regarding your proposal.

Bruce

> -------- Original Message --------
> Subject: Special Use Docket SU22-09 (Frontier), Conference ID 768 243 311#
> From: <bruce@webtackle.com>
> Date: Wed, April 20, 2022 10:56 am
> To: "rkirschmann@cochise.az.gov" <rkirschmann@cochise.az.gov>
>
> **X_ YES, I SUPPORT THIS REQUEST.**
>
> My name is Bruce J. Cameron and my property is tax parcel number 401 88 001G. It is located at the Northwest corner of the applicants property.
>
> My reasons for support include approval of the applicant's proposed use of the property to provide education to Cochise County property owners regarding rainwater harvesting, sustainable agriculture and whole-systems thinking.
> It is my belief that this proposal is a benefit to the entire community.
>
> I, myself, am planning on attending their courses when available.
>
> I am also planning on attending the public hearing on Wednesday, May 11, 2022 in Bisbee.
>
> Bruce J. Cameron
> 10470 S. Robison Rd.
> Willcox, AZ 85643-4726
> (520) 307-5337

From: **Janell Simpson** janell.simpson@wildcompassretreat.com
Subject: Fwd: FW: Community Water Meeting
Date: May 4, 2022 at 8:40 AM
To: Christine Bond christine.bond@wildcompassretreat.com

JS

Best,

Janell Simpson
CEO
Wild Compass Retreats
Janell.Simpson@wildcompassretreat.com

---------- Forwarded message ---------
From: **donna pulling** <pulling@hotmail.com>
Date: Thu, Apr 28, 2022 at 4:25 PM
Subject: RE: FW: Community Water Meeting
To: Janell Simpson <janell.simpson@wildcompassretreat.com>

Hi Janell,

Thank you for your response.

I'm assuming you're living in the far end of the valley near Willcox if not on your property. It might be easier to meet at the May 4 Water Meeting since I live in Bisbee and it's a bit of a trek from here to there and back.

Look forward to meeting you.

Donna Pulling

520-249-5043

From: Janell Simpson
Sent: Thursday, April 28, 2022 3:00 PM
To: donna pulling
Cc: MICHAEL GREGORY; Christine Bond
Subject: Re: FW: Community Water Meeting

Hello Ms Pulling,

Thank you for your email and interest. My business partner and I are getting settled and acclimated to Cochise County. We have had the chance to look at the cochisewaterfuture.org website and registered. Also we accept your invitation to meet with us before the hearing to get your feedback and input, so we can better understand what works and resonates within the community.

We see that we have missed the Sunsites forum, but plan to attend the Elfrida forum on May 4th. If you are available we like to invite you to lunch to meet informally to get to know you, better understand your interests and passions.

We truly appreciate your interest in our project and believe there is so much potential for large scale rainwater harvesting, groundwater recharge and soil revitalization in the area. We look forward to meeting with you at the May 11th hering and hopefully sooner. Feel free to reach out to me directly at 415-940-0671.

Best,

Janell Simpson

CEO

Wild Compass Retreats

Janell.Simpson@wildcompassretreat.com

On Thu, Apr 28, 2022 at 6:04 AM donna pulling <pulling@hotmail.com> wrote:

Ms. Simpson,

Having received no response from my initial email sent to the info address, I'm resending it to your personal address.

Regards,

Donna Pulling

From: donna pulling
Sent: Tuesday, April 26, 2022 1:18 PM
To: info@wildcompassretreat.com
Cc: donna pulling
Subject: Community Water Meeting

Dear Ms. Simpson and Ms. Bond,

I am sending you the information to our community water meetings in hopes you will be interested in finding out more about our efforts to create a sustainable water policy in Cochise County, specifically in the Sulphur Springs Valley and Douglas water basins.

Our group is Cochise Groundwater Stewards. We are a group of

Our group is Cochise Groundwater Stewards. We are a group of residents concerned about over-draught of water by Big Ag and other large, non-regulated nut and alfalfa farms and ranches. You can find out more about us at our website cochisewaterfuture.org.

We are very interested in your project and equally interested in meeting you personally at the May 11 County Planning & Zoning meeting. Please feel free to reach out to me before then.

Regards,

Donna Pulling

520-249-5043

From: Kirschmann, Robert RKirschmann@cochise.az.gov
Subject: FW: Special Use Permit X Cel Group 4797 E. Frontier Rd
Date: April 28, 2022 at 1:22 PM
To: Janell Simpson janell.simpson@wildcompassretreat.com, Christine Bond christine.bond@wildcompassretreat.com

RK

Robert Kirschmann
Planner II
Cochise County Community Development
Development Services Department
126 West 5th Street, Suite 4
Benson, AZ 85602
520-432-9248 Direct
520-432-9300 Main
520-432-9278 fax

GIS Online Map: INFOMap
APPLY ONLINE: CITIZEN SERVE

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

From: Kirschmann, Robert
Sent: Tuesday, April 26, 2022 8:51 AM
To: donna pulling <pulling@hotmail.com>
Subject: RE: Special Use Permit X Cel Group 4797 E. Frontier Rd

Good morning,

Thank you for your email. I have attached the Applicants complete application for your information. The Applicants contact information is there and they encourage people to reach out with any questions.

Please find my responses to your questions below in **bold.**

Best regards,

Robert Kirschmann
Planner II
Cochise County Community Development
Development Services Department
126 West 5th Street, Suite 4
Benson, AZ 85602
520-432-9248 Direct
520-432-9300 Main
520-432-9278 fax

GIS Online Map: INFOMap
APPLY ONLINE: CITIZEN SERVE

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

From: donna pulling <pulling@hotmail.com>
Sent: Tuesday, April 26, 2022 7:49 AM
To: Kirschmann, Robert <RKirschmann@cochise.az.gov>
Subject: Special Use Permit X Cel Group 4797 E. Frontier Rd

CAUTION: EXTERNAL EMAIL*

Mr. Kirschmann,

Please send me the P&Z Department recommendations for this application to be heard on May 11, 2022.
Who is the staff person handling this project and their contact information?
I am the case planner assigned to this Docket. There are no recommendations at this time as the project is still under review and I am waiting for all departments to respond. I have sent you a meeting scheduler so that you have all attendance information. The Staff report should be ready no latr than Friday May 6, 2022. Please send me an email, call or go to the website: https://destinyhosted.com/agenda_publish.cfm?mt=ALL&get_month=5&get_year=2022&countDownload=&downloadFile=&id=26244&loc=&term=N to view the Entire Packet.

Questions I have about the project:

1. What is the reason for the Special Use? Residential Development? Commercial?

The property is zoned RU-4, Rural one dwelling per 4 acres. The Zoning District allows for a whole host of additional uses that can be requested such as an RV Parks, guest lodging Educational Services, etc.

2. What is the water supply for the development?

There are currently discussions going on in regards to water. The existing property utilizes a shared well, though it is unlikely they can use that for what is being proposed. It is possible that a well might need to be drilled in the future on this property. Additionally, part of the purpose of the Special Use is to teach people how to live sustainably. There will be rainwater harvesting utilized.

3. Is there an existing well on the property? What is the depth and well number?

Shared well.

4. Is the X Cel Group the owner? Who was the former owner of the property?

My understanding is they are under contract to purchase the property. Again I would encourage you to reach out to them.

5. What is the projected traffic volume on the county roads to the

project?

From their application:

Total average daily traffic generated (non-residential uses):

How many vehicles will be entering and leaving the site (per day)? 5-60

Total trucks (e.g., by type, number of wheels, or weight)? 2 Pickup

Estimate which direction(s) and on which road(s) the traffic will travel from the site.

Guest and Employees will enter and exit the property West of E Frontier Trail

Additionally, a condition would be required for a traffic statement to be provided upon permit submittal, That would identify the volumes and any proposed imprvoements warranted by this development.

6. What impact will traffic volume have on the county roads?

As identified above.

7. Who is responsible for maintenance of the roads?

Parker Ranch Road is County maintained. The other are privately maintained. The Applicant would be conditioned to enter into a Private Maintenance Agreement (PMA). Requiring to participate in road maintenance.

8. What emergency services are available for the guests? Is the County liable?

It is in an uncovered area. It is possible that the applicant may be able to subscribe to a surrounding department.

9. What is the design and materials for the 15 units to be constructed?

The County does not have design standards, however in the attached application the Applicant has provided some samples.

10. Will the project qualify and are they applying for "opt out" permits?

This is non-residential and Opt-Out is not allowed.

11. What type of sewage system will be built? Septic or Composting toilets?

As this is still conceptual all details have not be worked out but it would be anticipated to be a combination. All waste disposal is required to be designed by a professional and obtain permits.

12. What is the source of electricity? Solar? Generator? Public?

Sulphur Springs and Solar.

Thank you for forwarding this to the proper person.

Donna Pulling
520-249-5043

Complete Application.pdf

From: **Michael Gregory** aztoxics@gmail.com
Subject: Re: Wild Compass Retreat
Date: April 27, 2022 at 11:57 AM
To: Christine Bond christine.bond@wildcompassretreat.com
Cc: Kirschmann, Robert RKirschmann@cochise.az.gov, Apel, Mark MApel@cochise.az.gov, Janell Simpson janell.simpson@wildcompassretreat.com, Chevette.James@wildcompassretreat.com

Thanks for your message. I look forward to hearing from Ms Simpson.

Michael Gregory
- www.michaelgregoryaz.net
- www.reddragonflypress.org/2020-titles/pound-laundry

On Wed, Apr 27, 2022, 10:32 AM Christine Bond <christine.bond@wildcompassretreat.com> wrote:

Good morning all:

Mr. Gregory...I'm following up in response to your email I received yesterday forwarded by Robert Kirschmann. Yes, we have relocated and are in the final throughs of the property acquisition. We are going through the entire process with the county to ensure we're compliant every step of the way. We have been traveling this past week and have spent the past few days getting settled in Cochise. We're thrilled to be in contact with you, a concerned citizen that wants the best for the community and we're glad to know we share similar environmental values.

Janell Simpson, our CEO will follow up with you shortly providing details on what we've presented to the immediate neighbors. I believe this will address most of the questions you presented - and if not, we welcome your involvement in the hearing scheduled for May 11th to further discuss.

We value your input and believe it will help make our proposal most impactful for the community.

Blessings,
B-OND

> On Apr 26, 2022, at 11:20 AM, Kirschmann, Robert <RKirschmann@cochise.az.gov> wrote:
>
> <Complete Application.pdf>