

Special Use Docket SU22-09 (Frontier)

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

I did not get first letter my neighbor didn't too

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

The shared well can no way support it. The traffic will be too much for the road. the noise and strange people will make me feel unsafe. I work night shift and my family will be alone around a lot of people we don't know. We will have people looking right in our yard. the land over there is too rocky to support that ideal. we moved there 30 years ago for peace and more people means I won't get it! I do not want that many people near me!

(Attach additional sheets, if necessary)

PRINT NAME(S): DOUGLAS C. ROBERTS

SIGNATURE(S): Douglas C. Roberts

401-88-001 H7, E0

YOUR TAX PARCEL NUMBER: £ J2 (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 **April 25, 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 5th Street, Suite 4
Benson, AZ 85602
rkirschmann@cochise.az.gov

From: bruce@webtackle.com
To: [Kirschmann, Robert](#)
Subject: Special Use Docket SU22-09 (Frontier), Conference ID 768 243 311#
Date: Wednesday, April 20, 2022 10:56:45 AM

CAUTION: EXTERNAL EMAIL*

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

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

Blank lined area for providing reasons for supporting the request.

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

This is a Rural area and the property you are referring to only has parcel water it does not include the 30 acres in the back of the 15 acres it is a domestic well an can only hold 4 lines no more. We are not a community well nor do we plan on it being such. The property cannot hold what is trying to be built. We do not want any such plans to be passed because it opens our fear of traffic an unknown people we feel our property's will be at risk if such plans are passed. This property is already a risk because of there being no septic tank this is a Residential Property not a commercial property.

(Attach additional sheets, if necessary)

PRINT NAME(S): Ben + Janie Chaney

SIGNATURE(S): Janie Chaney

YOUR TAX PARCEL NUMBER: 400-98002C # 2B (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 April 25, 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 5th Street, Suite 4
Benson, AZ 85602
rkirschmann@cochise.az.gov

Furthermore the new owners to 001F + 002A will be required to put a \$1,000.00 deposit on the well for only 002A because 001F does not have rights to our well. We have had to deal with drunken parties people coming in and out of our property, not including damages we have had to repair due to the property's owner Tara Morrow. We do not want this kind of development because of the trouble we see it bringing. We are pleading with you to not let this happen.

And property 002A is being disconnected from the well due to very poor maintenance and repair costs. The rest of the Shareholders have had to pay because 002A has not paid any money to the well in over three months.

So we are terminating & disconnecting her right to the well she has cut into the other neighbors line with no respect to the well or the remaining Shareholders.

We ask that you not grant these things to happen again. This is a residential property not a commercial property. So yes we oppose this project to the fullest.

From: [donna pulling](#)
To: [Kirschmann, Robert](#)
Cc: [pulling](#)
Subject: RE: Planning and Zoning Commission Meeting
Date: Tuesday, May 10, 2022 1:35:05 PM

CAUTION: EXTERNAL EMAIL*

Mr. Kirschmann and Commission Members,

I am writing to support the approval of the Wild Compass Special Use Permit application for the project located at 4797 E. Frontier Rd., Willcox, Az.

I believe this project will add health and vitality to the rural agricultural community while at the same time create the least amount of environmental impact. I support and encourage similar projects of this scale with the philosophy of regenerating the soil and utilizing water sustainability practices. These kinds of projects are sustainable and add much needed life and vitality to the community. We need more of them in light of our declining ground water supply.

Additionally, Ms. Simpson and Ms. Bond have already demonstrated their commitment to partnering with and actively participating in the community; being good stewards and friendly neighbors in their new home.

Approving this project is a big step in the right direction for Sulphur Springs Valley and Cochise County's economic growth and long term viability.

Thank you,
Donna Pulling
Cochise County resident for 25 years

From: [Kirschmann, Robert](#)
Sent: Thursday, May 5, 2022 7:53 AM
To: [Gerry Gonzalez](#); [Jim Martzke](#); [Kim DePew](#); [Nancy Welch](#); [Nathan Watkins](#); [Albert Young](#); [Robert Montgomery](#); [Wayne Gregan](#); lsaunders@kegtusv.com; rw0002@wootens.org; rockyealey@hotmail.com; [Christine Bond](#); [Janell Simpson](#); [Robinsphone W](#); [Kenneth Quinn](#)
Cc: [IT Support](#); [Coxworth, Daniel](#); [Correa, Paul](#); [Esparza, Paul](#); [Watkins, Jackie](#); [Mattix, Timothy](#); [Lemons, Kim A](#); [McLachlan, Christine](#); [BOS-Supervisors](#); [English, Ann S](#); [Rochin, Camila](#); randy@wootens.org; [pulling](#); lynnhansenaz@gmail.com; [D G SPAIN](#); [Michael Gregory](#)

Subject: Planning and Zoning Commission Meeting

When: Wednesday, May 11, 2022, 4:00 PM - 6:00 PM

Location: Cochise County Board of Supervisors Hearing Room 1415 W. Melody Lane, Bisbee AZ 85603 and Microsoft Teams Meeting

Microsoft Teams meeting

Join on your computer or mobile app

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From: [Melina Flanders](#)
To: [Kirschmann, Robert](#)
Subject: Letter of Support for Wild Compass Retreat (docket # SU22-08)
Date: Friday, May 27, 2022 3:56:47 PM

CAUTION: EXTERNAL EMAIL*

Dear Robert Kirschmann,

I am writing this letter to support Janell Simpson and Christine Bond for initiating the Wild Compass Retreat project (docket # SU22-08). I believe this project will create great changes for not only the Willcox area but the whole valley. We are in the midst of a water crisis and the plans proposed by the Wild Compass Retreat could be the solution to our problems.

They will provide hands-on classes about sustainable water and land management (which I will sign up for). They will also implement these water collection practices on their land which in turn will help restore our aquifer. They are here to help us heal and grow this land into its full potential.

Janell and Christine have already demonstrated their intentions to become a part of and help our community. I have worked with them personally on 2 of our community members homesteads. They both have a great work ethic and are very knowledgeable. They have only been here a short time but have already blessed us.

The plans proposed for the Wild Compass Retreat are very thorough and every concern about the project has been addressed. I am confident in Janell and Christine's ability to bring this plan to fruition. They are an asset to our community and deserve our full support. I believe in this project and will personally volunteer my time to help them in whatever way I can.

I offer my support for this project as a multi-generational community member who has witnessed first hand the drought and degradation in our valley. I believe learning and implementing the practices to be taught by Wild Compass Retreat will be vital to the survival of our community.

Sincerely,
Melina Flanders

228 W Ironwood Rd
Cochise AZ 85606

(520) 668-3860

mskflanders@gmail.com

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Southeast Arizona Economic Development Group

168 East 4th Street Benson, Arizona 85602

www.saedg.org

www.cochiseeconomy.com

Cochise County Planning and Zoning Commission
Attn: Robert Kirschmann/Development Services
1415 Melody Lane
Bisbee, Arizona 85603

05-25-22

Re: Wild Compass Retreat - Special Use
4797 Frontier Road

Dear Mr. Kirschmann and P/Z Commission;

We are writing to you today in support of the proposed Special Use permit application by Wild Compass Retreat. We have met with Christine Bond and Janell Simpson, the owners/developers of the project. It is our conclusion that the proposed project will be an asset to Cochise County and the environmental direction that the County is pursuing. It will have a positive impact on rainwater harvesting and sustainable agricultural projects in our communities. They will be good stewards and friendly neighbors.

Approving this project will help Cochise County and the Sulpher Springs Valley community bring in needed economic growth.

Please approve the Special Use Permit.

Sincerely,

George Scott

George Scott
Executive Director
168 East 4th Street
Benson, AZ, 85602

June 1, 2022

Cochise County Planning and Zoning Commission
Attn: Robert Kirschmann / Development Services
1415 Melody Lane
Bisbee, AZ 85603

rkirschmann@cochise.az.gov
(520) 432-9248

**Re: Wild Compass Retreat - Special Use
4797 East Frontier Trail
Willcox, AZ 85643**

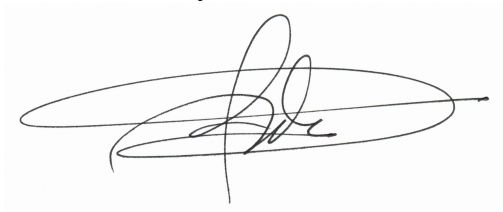
Dear Mr. Kirschmann and Planning and Zoning Commission:

I have recently met with Christine Bond and Janell Simpson and discussed their proposed project Wild Compass Retreat in the Sulphur Springs Valley.

As an architect and land owner in the area I am especially supportive of their focus on sustainability and protection of the environment. Educating others about the advantages and systems of rainwater harvesting and sustainable agriculture techniques would be a benefit to not only to the immediate area but to all of Cochise County as well.

I support and encourage your approval of this Special Use Permit.

Sincerely,

A handwritten signature in black ink, appearing to read 'John B Riggs', is written over a light gray rectangular background.

John B Riggs, AIA

KEVIN TODD



KEVIN@TOMBSTONEREALESTATE.COM



480.695,2574

PO BOX 191 PEARCE, AZ 85625

MR. ROBERT KIRSCHMANN
PLANNER
RKIRSCHMANN@COCHISE.AZ.GOV

Dear Mr. Robert Kirschmann,

This letter of recommendation and support is intended to be shared with any parties interested in the Special Use Permit Application Hearing for 4797 E. Frontier Trail on June 8th, 2022.

As a local real estate professional, I began working with Christine Bond and Janell Simpson in October of 2021 to locate a suitable property for their venture, Wild Compass Retreat. In the months that followed I have gained a great appreciation for their determination, diligence and thoughtful approach to their plan.

Christine and Janell have made all the right moves with respect to the research and development of this property for their project. They have consulted numerous local experts while very actively seeking community involvement, input and support. They have articulately communicated their vision and generously offered their own time and energies to the community in an effort to bring greater awareness and goodwill.

Their project focuses on two important concepts that I feel will be vital to the future prosperity and potential of Cochise County: water conservation and permaculture. There are few current examples of organizations in the area that focus on these ideas and I believe we are in dire and immediate need of more people that can create something special to champion these sustainability-centric causes. Wild Compass Retreat has the potential to offer Cochise County and the immediate area a way to plant the proverbial seeds of thought amongst the public that will serve to benefit long into the future. As a model of what can be done, this project will showcase strategies and techniques that residents may integrate into their own properties, which can create far-reaching and long-lasting positive effects on the environment and ground water supply.

I ask that we evaluate their proposal with open hearts and minds, as there could not be a better time for a project of this nature to arrive.

Sincerely,

Kevin Todd |

From: [Joanne W](#)
To: [Kirschmann, Robert](#)
Subject: Letter of support for the approval of Special Use Authorization for the Wild Compass Retreat
Date: Sunday, June 5, 2022 7:38:58 PM

CAUTION: EXTERNAL EMAIL*

Dear Mr. Kirschmann,

Is it too late to submit a letter of support for the approval of Special Use Authorization for the Wild Compass Retreat project, located at 4797 E. Frontier Road, Willcox, Arizona?

Eco-friendly projects which endeavor to utilize, demonstrate, and teach practices pertaining to soil health, water sustainability, agroforestry, and similar topics will bring health and vitality to our County and promote economic growth and long-term viability, while at the same time creating the least amount of environmental impact.

I understand that Ms. Simpson and Ms. Bond have demonstrated their commitment to partnering with, and actively participating in the community, being good stewards and friendly neighbors in their new home.

Their project focuses on conservation, regeneration, and building a diverse community ... all of which I very much support. I highly encourage the commissioners to support this project by approving a Special Use Authorization.

Respectfully submitted,

Joanne Weiner

Cochise County resident in the Willcox Basin for 28 years

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From: [Michael Gregory](#)
To: [Kirschmann, Robert](#)
Subject: Comments on Docket SU22-08, Wild Compass Retreat
Date: Monday, June 6, 2022 9:31:11 AM

CAUTION: EXTERNAL EMAIL*

Cochise County Planning and Zoning Commission
re: Docket SU22-08, Wild Compass Retreat
June 8, 2022

via email 6 June 2022 to Robert Kirschmann,
RKirschmann@cochise.az.gov

My name is Michael Gregory. I've lived off-grid in McNeal for fifty years where I maintain a small non-commercial orchard.

Since the initial Commission hearing on this application, at the invitation of the applicants I've walked out the project site, noting topography, watercourses and vegetation, and seen in some detail how they plan to develop and care for the property in responsible, ecologically conscious ways.

What they're planning is to develop over the next few years a small start-up business whose main activity is to be education of entrepreneurs and other small business people who will come to learn hands-on skills like rainwater harvesting, groundwater recharge, soil regeneration, permaculture, as well as eco-aware alternative building and energy-saving techniques that the participants can then apply and pass on in their own businesses and communities.

Like other projects in the county developed and developing in recent years, Wild Compass Retreats is geared to the wants of a growing number of people looking for a chance to experience ecologically-oriented destinations for relaxation and for training on how to live productively with minimal damage to natural resources. As such, their project seems economically viable.

This project will be built by and accommodate three kinds of participants: 1) paid temporary workers and a small resident staff; 2) volunteers recruited from universities and a large network of ecologically-minded organizations (many of which are dedicated to helping foster exactly the kind of eco-aware development Wild Compass is proposing); and 3) by the targeted small business leaders who will participate hands-on in ongoing projects at the center.

Most of the proposed lodgings will be small Guest Lodgings, mostly cabins and tents for these sorts of temporary visitors and will be blended into the natural landscape with appropriate vegetative screening.

The applicants have made it clear that they will cooperate with neighbors to the fullest extent in respect to road maintenance, well-water and privacy issues, as well as other good neighbor practices. It seems obvious to me, having been there, that what they do on the property will be

a significant improvement over the eyesore that's there now.

In this time of drought, climate change, and unconscionable corporate depletion of our aquifer, I have trouble imagining any kind of development that would be more appropriate for our valley and I urge you to approve the Wild Compass application.

Michael Gregory

- www.michaelgregoryaz.net

- www.reddragonflypress.org/2020-titles/pound-laundry

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From: [Sharon Gibson](#)
To: [Kirschmann, Robert](#)
Subject: Encouraging APPROVAL of Special Use Authorization for the Wild Compass Retreat project
Date: Monday, June 6, 2022 12:29:20 PM

CAUTION: EXTERNAL EMAIL*

Dear Mr. Kirschmann,

I very much support the approval of a Special Use Authorization for the Wild Compass Retreat project located at 4797 E Frontier Road, Willcox, AZ. It is an eco-friendly project which endeavor to utilize, demonstrate, and teach practices pertaining to soil health, water sustainability, agroforestry, and similar topics. It will bring health and vitality to our County and promote economic growth and long-term viability, while at the same time creating the least amount of environmental impact.

Christine. Bond and Janelle Simpson are highly educated individuals who have demonstrated their commitment to partnering with, and actively participating in the community, being good stewards and friendly neighbors in their new home.

I am very favorable about their project's focus on conservation, regeneration and building a diverse community and strongly encourage the commissioners support of this project by approving a Special Use Authorization for them.

Most sincerely,
Sharon Gibson

Cochise County resident in the Willcox Basin for 22 years

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