

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Coxworth, Daniel](#); [Kirschmann, Robert](#); [McLachlan, Christine](#)  
**Subject:** Online Form Submittal: Public Hearings - Public Comment Form  
**Date:** Thursday, March 16, 2023 8:40:23 PM

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## Public Hearings - Public Comment Form

Docket #	SUA23-01 (Sirota Guest Lodging Appeal)
Support	No, I do not support this request
Explanation	My wife and I own the property on which Alamo Road right away runs though. Alamo road is a single lane road with 2 dangerous blind spots. The road is hazardous for the hand full of residents that live there now with out the additional traffic from the RR Guest Ranch and potential RV's. I would suggest that the road be inspected prior to your decision.
Name	Daniel White
Email Address	Redcreekfarms@hotmail.com
Address	1768 W Bosque Mesquite Ln
City	Benson
State	AZ
Zip Code	85602
Phone Number	5209408195
Your Tax Parcel Number	208-10-066A7
File Upload	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.
Electronic Signature	Daniel M White

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.

Email not displaying correctly? [View it in your browser.](#)

**From:** [Steven Breitengross](#)  
**To:** [McLachlan, Christine](#)  
**Subject:** Re: Christine. We were informed the board rescinded his home occupation permit. RR Guest Ranch has continued operations as normal throughout the entire weekend, heavy traffic and trail riding continues, this is how he has operated since opening, he has ne  
**Date:** Monday, February 20, 2023 11:18:04 AM

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How will he come into compliance when his trail rides are not conducted within his property, they are being conducted on private property outside his approved permitted by business area, traffic has a daily average well over 20, not including his ATV traffic and employees coming and going feeding boarded horses on his adjacent parcel, another violation, we have filed multiple complaints over the past few years and nothing has been done, the whole community has multiple complaints of violations since he opened, they have never been enforced or followed up on. He has never being in compliance. He was required to give notification for expansion of business, yet his existing one has never met compliance to the County's own requirements and regulations, on home occupation, he was never checked for compliance after multiple inquiries and complaints, not just us, all the neighbors. we have tons of photographic evidence to show these violations, we do not understand what attempt to correct these violations means. The County's map that was briefed before the county supervisors shows roads and easments also, our road names are now incorrect also, our road is Lightning Lane, not Cimmeron, this is incorrect and was replaced a while back, how the name changed I do not know, but shows our easments belonging to Ron, not according to our deeds, this is of concern to us as Ron thinks he owns the easments. He has moved in and does as he pleases, the community is at wit's end, everything about this business is violates his home occupation permit, his business and all the commercial traffic he generates is on my fenceline and 50 ft from my home. This is wrong on so many levels, again he has fundamentally changed a quiet residential area into a commercial, horse riding and lodging business.

Please advise, thank you  
[stevenbreitengross@gmail.com](mailto:stevenbreitengross@gmail.com)

On Mon, Feb 13, 2023, 9:26 AM McLachlan, Christine <[CMcLachlan@cochise.az.gov](mailto:CMcLachlan@cochise.az.gov)> wrote:

Thanks for the update Steven. I have spoken with Ron, he understands the requirement, and we are going to be working with him to come into compliance.

Christine McLachlan, AICP

Planner II

Cochise County, Development Services

1415 Melody Lane, Building F

Bisbee, AZ 85603

520-432-9266

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

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**From:** Steven Breitengross <[stevenbreitengross@gmail.com](mailto:stevenbreitengross@gmail.com)>

**Sent:** Monday, February 13, 2023 8:44 AM

**To:** McLachlan, Christine <[CMcLachlan@cochise.az.gov](mailto:CMcLachlan@cochise.az.gov)>

**Subject:** Christine. We were informed the board rescinded his home occupation permit. RR Guest Ranch has continued operations as normal throughout the entire weekend, heavy traffic and trail riding continues, this is how he has operated since opening, he has nev...

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Please advise

Thank-you

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**From:** [Garrett Roberts](#)  
**To:** [McLachlan, Christine](#)  
**Subject:** Doube R Ranch  
**Date:** Saturday, February 25, 2023 10:10:55 AM

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Greetings Christine,

My name is Garrett Roberts, and I am a resident down North Ocotillo Road outside of Benson. I would like to file a complaint about the Double R Ranch. I heard the details about the planning and zoning meeting that occurred a few weeks ago and I am under the understanding that the permit for the Double R Ranch was denied, and their previous permit was rescinded. I am also under the understanding that there is a grace period for them to make their actions right and to follow what their previous permit had allowed them to do. Since the meeting, he has continued to bring many people in and take them on trail rides. He did put on their website that they were not taking any more bookings but that only lasted for a week or two. His website now shows that they have available bookings for this weekend, all through march, and then the following months. They have previously blocked the road with the horses making people stop. In fact, I have a video of them making people stop on the road from two weeks ago with five riders not including the employee that Sirota has. There are still at least a dozen of vehicles that go to his business a weekend which is more than his allotted 2 cars a day. He has caused major damage to state land which I know is not really an issue for the county planning and zoning but I do think that it should make an impact in enforcing the rescinding of his permit. I appreciate your time and I look forward to communicating with you in the future.

Thank you,  
Garrett W. Roberts

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**From:** [McLachlan, Christine](#)  
**To:** [Loretta Goeglein](#); [Kirschmann, Robert](#); [Laurel Goeglein](#); [Steven Breitengross](#)  
**Subject:** RE: Double RR  
**Date:** Tuesday, March 14, 2023 8:58:00 AM

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Brian and Loretta, I apologize. The correct meeting time can be found on the legal notice here: <https://www.cochise.az.gov/DocumentCenter/View/12086/Legal-Notice-SUA-23-01-Sirota-Guest-Lodging-Appeal-PDF>

This is the official legal notice that the QR code on the signs will send users to. I will also send out amended letters with the correct time (10 **am** on 3/28 during the regular board of supervisors meeting). Any comments can be submitted online: <https://www.cochise.az.gov/FormCenter/Development-Services-6/Public-Hearings-Public-Comment-Form-140>. There is also a QR code link on the notice. All comments must be received, either by mail, online via that form, and scanned and emailed no later than the morning 3/17 to be included in the packet to the board.

Thank you for your feedback.

Christine McLachlan, AICP  
Planner II  
Cochise County, Development Services  
1415 Melody Lane, Building F  
Bisbee, AZ 85603  
520-432-9266  
[cmclachlan@cochise.az.gov](mailto:cmclachlan@cochise.az.gov)

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**From:** Loretta Goeglein <lorettagoeglein@yahoo.com>  
**Sent:** Monday, March 13, 2023 7:36 PM  
**To:** McLachlan, Christine <CMcLachlan@cochise.az.gov>; Kirschmann, Robert <RKirschmann@cochise.az.gov>; Laurel Goeglein <laureljg86@gmail.com>; Steven Breitengross <stevenbreitengross@gmail.com>  
**Subject:** Double RR

**CAUTION: EXTERNAL EMAIL\***

The times seem to be wild 10 pm and 4 am please clarify: it's on your flyers for the hearing for the 3/28/2023 BOS meeting. (proof read your stuff before you send it out, I would be willing to help in that department)

It looks like a RV park since you denied the whole deal, do you go and check this out? ATV's going up

and down road staying at "double r rv park" that has at least 5 RV's parked there.

Do you work for constituents or for people looking to make money off surrounding property owners?

Please deny this request, appeal, for lodging at Ron Sirota Double R ranch.

Thank you,  
Brian & Loretta Goeglein  
208 67 025B

Please include in Board of Supervisors package for 3/28/2023

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Reference to Docket SU 23-02

To whom it may concern,

My wife and I, Steven, and Mary Breitengross, residing at 450 Alamo Lane, parcel 208-67-17B, located south of parcel 208-67-026, and parcel 201-67-25A which adjoins both of Ron Sirota's existing properties, and adjoins his proposed RV parcel, would like to dispute the application submitted by Ron Sirota regarding expansion of his current business permit. We have been located at this address since 1970 and were instrumental in the creation of the local neighborhood. We, along with other neighbors, built the current roads and homes with the intent of residing in a quiet and reclusive residential area. The current roads and culverts were installed by the community with the intent of servicing a residential area and has single lane vehicle access granting homeowners' access to their personal property. It was not designed for heavy use by large vehicles such as heavy RVs and 5<sup>th</sup> wheels. Mr. Sirota's current use of these roads for commercial business and equine transport has caused significant damage to existing roadways and natural areas in pursuit of his home occupation business.

Mr. Sirota is in the process of regaining compliance with the assistance of the board, however, existing damages regarding his lack of compliance have yet to be addressed. We as citizens of the community feel that our complaints regarding numerous violations that have caused harm to our neighborhood and property have been disregarded. Upon previous notification of his intent to open commercially we were called before the board for a second time, in which we voiced our opposition to Mr. Sirota's intent to operate a commercial business in a secluded, rural, residential area. We as a community will be happy to appear again in an appeal for assistance in restoring our community to its previous state. As long-time residents of the area we feel that Mr. Sirota has taken advantage of our community and the Board's goodwill to capitalize on the destruction of our community.

As long time tax paying citizens of the community, we righteously fear that this business will continue to increase the tax rate on our properties substantially, as we have all see and felt recently, and also has an equally negative impact on our property and home resale values. The destruction of our property easements and abundance of waste as which accompanies residing directly next to an equine business and RV lot significantly damages the equity of the property and potential for generational wealth. This is an injustice to us and our neighbors and we feel the negative impacts associated with commercial equine operations in rural communities needs to be reviewed by the board regarding long term impacts on the community and native environment. These operations have created friction within our community and Mr. Sirota has disregarded all attempts to rectify the damages created by his business.

Three years ago, Mr. Sirota was approved for a home application to provide trail rides within the domains of his property. He has taken advantage of our neighborhood and has become a hazard to the local community. He has created a commercial business located within our residential neighborhood and is currently seeking a permit to expand this business. His current home occupation permit was approved without prior notification to neighbors regarding the permit of this business, however, expansion of this business required written notification to residential neighbors. We fail to understand why this was not required for the existing permit within a residential area, however, we are currently disputing this action as it will be detrimental to the community and appeal to the board of supervisors to review Mr. Sirota's existing permit for violations.

Reasons for requests are as follows:

Mr. Sirota is advertising this business under false pretenses and inviting people to stay for extended stays and offering risky operations all while taking advantage of our neighborhood and property for personal profit, and has taken away our once quiet rural neighborliness and beauty of our rural environment to commercial business zone with constant traffic throughout the day and into evening hours, can no longer sit on our porch and enjoy a peaceful quiet day or evening, constant traffic and dust from vehicles and horse traffic every day, Seven days a week. If this continues, we will be forced to reside in a home that's master bedroom window is a mere 60 yards from an R.V. Park, numerous visitors, bonfires, and excessive noise.

The permit Mr. Sirota's currently requesting would authorize him to operate in a manner that is already currently in operation, showing blatant disregard for the community and code of conduct in which he was granted authority to operate. He is already offering extending stays to non-local residents for profit. (On trip advisors reviews speak of stays that extend over a week – please see reviews posted regarding Mr. Sirota's business indicating that the currently requested permitted operations are already in practice without permit.) The guests have often resulted in excessive noise violations, light pollution, excessive littering as well as a heavy increase in non-local traffic at all hours of the day and night. Upon learning that Mr. Sirota was granted a conditional release to continue abusing our residents was disheartening for the community.

Mr. Sirota has been known to trespass and encroach on private property for his personal benefit. He has previously been removed from locals' private property after repeated transgressions without the authorization of owners, while utilizing said private property to conduct commercial business without the consent of private owners after repeatedly being asked to cease, desist, and vacate the properties. Following these events Mr. Sirota is now utilizing private easements to continue to conduct commercial business operations without the consent of the owners nor compensation for their property and forced liability. The liability of these guests upon our property has not been addressed and may prove to be detrimental to homeowners and Mr. Sirota's actions expose us to unprecedented and non-consented to risk with his operations.

During the operations of his business, Mr. Sirota routinely brings guests and animals onto easements and fence lines on posted private property, leading to continued erosion, creating a large risk of liability to property owners due to any accidents that may occur due to his hazardous business practices. He is risking the liability of local property owners due to his conduction of operations within the bounds of private property. This has previously been brought to the attention of planning and zoning and the offices of Cochise County to no avail, stating inspections of compliance would be conducted.

These practices are often conducted with Mr. Sirota's unrestrained animals accompanying consumers of and employees on trial rides, who pose a hazard to neighbors, livestock, and personal pets. The horses have carved trails into the local landscape and caused destruction to fence and plant life. His dogs are unrestrained and allowed to wander at their own free will and discretion. This has been a repeated hazard to local pets and livestock. The dogs have hindered vehicles and residents attempting to walk in their own neighborhood and created conflict with others pets. These actions are contributing to the destruction of the local environment resulting in the decline of native wildlife, foliage, and fauna, as well as severely escalating erosion of the area. Due to the destruction of native flora and fauna there is

now excessive dust throughout the area which is exacerbated with each instance of continual conduct of his operations, as they do not conduct the proper sanitation practices regarding manure and waste.

He is operating an intrusive commercial business in a residential area without the proper accesses necessary to provide these services safely and considerately, namely utilizing a private residential road for commercial traffic contributing to the erosion of the roadways and access ways with excess traffic. Mr. Sirota's use of residential roads for commercial traffic far exceeding the stated average of two per day in violation of his current home occupation permit. He is utilizing state land to achieve these objectives in which he insists he is authorized to use for commercial purposes and taking advantage of local property owners by encroaching on their private property and easements to access these locations. These locations are posted private property and are not zoned for commercial use; however, Mr. Sirota has disregarded all attempts of homeowners to indicate that he is actively trespassing.

Mr. Sirota is consciously operating with the intention of taking advantage of our community and has obliterated the tranquility of the neighborhood that existed before he began his day-to-day operations. He has conducted himself as a hazard to our community, our standard of living, and our quality of life.

He is operating a business outside of the stated intents and purposes of his existing permit and is authorizing the occupation of Recreational Vehicles to guests upon property that is not legally within his domain. Additionally, he is encouraging overnight and extended stays of strangers within the neighborhood, and creating an atmosphere consistent with a recreational hotel. RV lodging is readily available in Benson; This RV lodging is unnecessary and will bring an excessive number of strangers and traffic into our community contributing to the destruction of local property and lead to further decay of our residential neighborhood and native landscapes. These large vehicles have caused damage to local access roads as well as fence lines as there is no roadways large enough to accommodate this type of traffic, these large vehicles have been stuck on multiple occasions, requiring assistance to get them pulled out as they are then blocking access to our properties, as our roads are not designed for the large traffic this type of business requires.

Several complaints have previously been filed regarding Mr. Sirota's disregard of his current permit restrictions and local property and privacy rights. He has been utilizing a drone to infringe on the privacy rights of local landowners, contacting homeowners with inquiries about possessions within the domains of their private properties. This contributes to an immense sense of insecurity within the local neighborhood which is exacerbated by the continuous influx of non-local guests flooding the area. We have previously contacted planning and zoning, the tax office, and the health department to report violations of current permit within the last two years.

Mr. Sirota is gaining monetary compensation for business operations conducted upon private easements contributing to the destruction of property and fence lines. We would like to push for a thorough review of Mr. Sirota's current permit regarding granting him authority to conduct current practices within the boundaries of his property, as that has not been the case. As well as dispute his potential status of a permitted commercial business. Mr. Sirota's business has been fundamentally detrimental to the welfare of our community. He has completely altered the foundations of our community and has proven himself a hazard to our standard of life. His operations are detrimental to the neighborhood and should ethically and environmentally not be permitted to continue.

We respectfully ask that you take the above into consideration and deny this request to expand on his existing business to include RV guest lodging as well as investigate his existing operation, as has never been in full compliance; Furthermore, we as a community, strongly request that the board enforce the rules and regulations of the area in which a business must legally operate, and take into consideration the expressed concerns of us and our community, who have made multiple inquiries to the above.

We have been given consult into the above and believe that our next step in our resolve will be to seek legal counsel in this ongoing dispute.

**From:** [Steven Breitengross](#)  
**To:** [McLachlan, Christine](#); [Judd, Peggy](#); [Board](#); [Esparza, Paul](#); [Amaya, Dora](#)  
**Cc:** [jbreitengross@gmail.com](mailto:jbreitengross@gmail.com)  
**Subject:** Sirota Double R Ranch- Docket SU 23-02  
**Date:** Saturday, March 11, 2023 2:41:08 PM  
**Attachments:** [Reference to Docket SU 23.docx](#)

**CAUTION: EXTERNAL EMAIL\***

Please review attached documents to be attributed to Docket Su 23-02 - Board meeting with Planning & Zoning Tuesday March 28th, 2023.

Please see links to attached photos below supporting excessive traffic and use of easements and residential roadways. An additional 1000+ supporting photos and videos are available upon request.

 [Reference photos.rar](#)

 [DSCF0055.JPG](#)

 [DSCF0077.JPG](#)

 [DSCF0081.JPG](#)

 [DSCF0083.JPG](#)

 [DSCF0089.JPG](#)

 [DSCF0097.JPG](#)

 [DSCF0101.JPG](#)

 [DSCF0105.JPG](#)

 [DSCF0109.JPG](#)

 [DSCF0115.JPG](#)

 [DSCF0118.JPG](#)

 [DSCF0126.JPG](#)

 [DSCF0130.JPG](#)

 [DSCF0133.JPG](#)

 [DSCF0142.JPG](#)

 [DSCF0145.JPG](#)

 [Screenshot 2023-03-11 135206.png](#)

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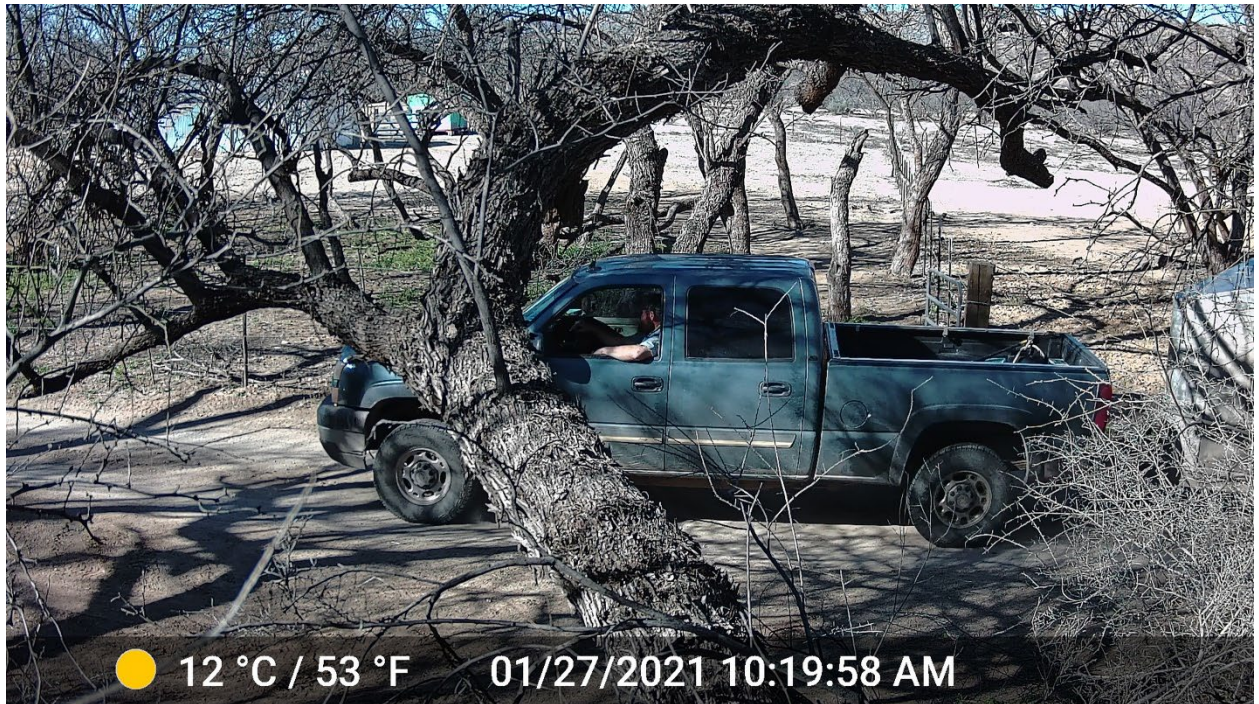
13 °C / 55 °F 01/27/2021 09:55:03 AM



12 °C / 53 °F 01/27/2021 10:14:17 AM



12 °C / 53 °F 01/27/2021 10:19:57 AM



12 °C / 53 °F 01/27/2021 10:19:58 AM





● 19 °C / 66 °F 01/27/2021 12:22:52 PM



● 18 °C / 64 °F 01/27/2021 12:27:05 PM



● 17 °C / 62 °F 01/27/2021 12:42:19 PM



● 15 °C / 59 °F 01/27/2021 01:38:16 PM



15 °C / 59 °F 01/27/2021 01:38:31 PM



16 °C / 60 °F 01/27/2021 01:55:06 PM



16 °C / 60 °F 01/27/2021 01:59:46 PM



16 °C / 60 °F 01/27/2021 02:00:00 PM



● 23 °C / 73 °F 01/27/2021 03:06:36 PM



● 25 °C / 77 °F 01/27/2021 03:10:36 PM



Dear Cochise County Board of Supervisors,

This letter regards Ronald Sirotas Double R Ranch "Appeal" for guest lodging Docket SUA 23-01. I am wholeheartedly against Ronald Sirota offering lodging in our neighborhood. My family has lived out here since the 70s, we did not move out in the middle of the country to have this man move in and start a commercial sized business bringing tremendous amounts of traffic, dust and noise into our small rural residential neighborhood. He has completely destroyed the peace and tranquility of our neighborhood.

A main concern for all us neighbors is that he is using our PRIVATE easements that are for ingress and egress of the land owners and residents, they are NOT PUBLIC easements for commercial use for lodging or his horse back riding business. He did not receive permission to use our easements commercially and we will NOT be giving him permission. We do not want him bringing people from all over into our small neighborhood. Our private easements off of Ocotillo Rd are all single lane, they are not designed for the increased amount of traffic his business and lodging are bringing to our neighborhood. On Alamo Ln specifically there are multiple hills that have blind spots creating a safety issue for local residents having non-residents driving on our road. There have been head on collisions in the past on our hills since you cannot see over them. Additionally, there have been road blockages caused by Ronald Sirotas RV/lodging and horse riding clients. One elderly neighbors oxygen could not get delivered due to this and I have personally had to wait 20-30 mins multiple times for his RV lodging clients to figure out how to make the turn onto his property. Our roads and his property are not designed for commercial lodging. This is a safety and emergency issue having his clients blocking our single lane dirt road. He does not meet the guidelines for the "right of way" for his proposed lodging permit and commercial business as they are PRIVATE easements and he does not have permission from the local land owners to use them commercially.

Another concern we all have is a septic issue for all these proposed locations he is already renting out and his employees are living in. Where are the permitted documents for his cabin, RVs, outhouse and newly constructed building on 440 W Cimmaron?

After being DENIED lodging by the Planning and Zoning on February 8th, 2023, Ronald Sirota has continued offering lodging and has had a complete disregard to the fact that he was denied. Please see attached photos with evidence that he has continued to rent multiple RV spaces, as well as campers. It is our understanding that Ronald Sirota has received 2 Temporary RV Permits that are not to be used for financial gains. On his 440 W Cimmaron Ln parcel he has multiple RVs hooked up for employees already using up his 2 Temporary RV Permits. On his 536 W Alamo Ln parcel he has been renting spaces to 2 RV clients since November 2022 and has had up to 4 RVs hooked up at one time on that location since his Planning and Zoning Lodging denial. How is he still operating?

On March 2nd, 2023 one of Ronald Sirotas RV lodging clients that have been staying on his 536 W Alamo Ln property since November 2022 harassed me as I was peacefully taking a picture from my car on my easement which I have legal rights to do. The county has explicitly told us that we had to provide evidence and I was doing my due diligence of providing said evidence. In addition to being harassed by his lodging clients, some of his clients and employees are aggressive drivers. This is also a safety issue for local resident not only in our small rural neighborhood but for residents all along Ocotillo Rd.

According to the Tres Alamos Area Plan, Ronald Sirotas proposed lodging and commercial horse back riding business completely go against our vision statement of maintaining a rural quality characterized by quiet, peacefulness and neighborliness. He has been everything but neighborly and has completely destroyed the peacefulness of our neighborhood. He is in violation of our Land Use Policies 1, 4(a) & 5. Under 1, heavy industry is not appropriate. The amount of heavy traffic and scope of his business and lodging in relation to our small rural residential neighborhood and use of our single lane dirt PRIVATE EASEMENTS that are NOT designed for this can be considered heavy industry. Under 4(a), his non residential traffic causes a safety concern for local residents on our PRIVATE EASEMENTS. Under Land Use Policy 5, our water resources are being compromised by his multiple lodging/RV locations that do not have permitted and legal septic tanks. In addition, his RV/lodging clients are using copious amounts of our groundwater to fill their RVs, portable pools and jacuzzis.

I strongly urge the Cochise County Board of Supervisors to DENY Ronald Sirotas appeal for lodging. His horse back riding business in and of itself is already bringing tremendous amounts of traffic into our small rural neighborhood that our roads were not designed for. His proposed lodging would only increase the amount of traffic into our neighborhood further damaging our private easements. We do NOT need lodging 15 miles north of Benson as there are already 4 Hotels, 2 Motels and 16 RV Parks in Benson not to even mention the local surrounding areas. We DO NOT NEED LODGING in our small community north of Benson.

Thank you for your time and letting us have a voice in this matter.

Sincerely,

Laurel Goeglein  
199 W Lightning Ln  
Benson, Az 85602  
#208-67-02907

## Private Easements





Multiple hills with blind spots and single lane



Single Lane

## Continued Lodging after DENIAL











440 W Cimmaron Ln-  
Multiple RVs, cabin and  
outhouse. Permitted  
septics?



**From:** [Steven Breitengross](#)  
**To:** [McLachlan, Christine](#)  
**Subject:** Sirota appeal ,pictures  
**Date:** Thursday, March 16, 2023 9:13:07 PM

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Please add to the briefing

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YES, I SUPPORT THIS APPEAL: (Note: this would reverse the decision of the Planning and Zoning Commission and support the special use request) Please state your reasons:

NO, I DO NOT SUPPORT THIS APPEAL (Note: this would support the decision of the Planning and Zoning Commission and deny the special use request) Please state your reasons: \* SEE FILED LETTER PHOTOGRAPHIC EVIDENCE.

- o TAKES AWAY A ONCE QUIET, PEACEFUL, RESIDENTIAL AREA INTO A COMMERCIAL BUSINESS WITH TRAFFIC EXCEEDING 30 VEHICLES PER DAY MINIMUM (EXISTING)
- o RURAL ROADS FOR PROPERTY ACCESS, NOT DESIGNED FOR LARGE RV TRAFFIC AND HEAVY COMMERCIAL TRAFFIC AND RV ATV'S THAT CAUSE WEAR AND TEAR
- o LIABILITIES OF USING PRIVATE EASEMENTS, PROPERTY TAX & INSURANCE RATES.

PRINT NAME(S): o will have a further NEGATIVE impact on our Residential Area. APPLICANT will NOT comply to required procedures. Compliance Violations.

SIGNATURE(S): *[Handwritten Signature]* 208-67-022, 208-67-17B / 208-67-17A

YOUR TAX PARCEL NUMBER: \_\_\_\_\_ (the eight-digit identification number found on the tax statement from the Assessor's Office)

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 March 17, 2023 to be included in the staff report to the Board.

RETURN TO: Christine McLachlan  
Cochise County Development Services  
1415 Melody Lane, Building F  
Bisbee, AZ 85603  
Or scan the QR code to the right to submit comments online



**From:** [Coralyn Wall](#)  
**To:** [McLachlan, Christine](#)  
**Subject:** RE: Docket SUA 23-01 Sirota Guest Lodge Appeal  
**Date:** Thursday, March 16, 2023 5:30:18 PM

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**CAUTION: EXTERNAL EMAIL\***

We are opposed to Docket SUA 23-01 Sirota Guest Lodge Appeal. We feel this is an inappropriate use of the residential property and it affects the neighbors in a negative way. By having a guest lodge the traffic will increase on our dirt road and cause unnecessary traffic which will also increase the use of State Land and the use of nearby neighbors easements that were not intended for commercial use. The Sirota Ranch has been extremely challenging to work with for the immediate neighbors and the community and we do not want to continue this fight any longer. We strongly recommend that this appeal is denied.

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Thank you,  
*Jon and Coralyn Wall*  
2500 N Ocotillo Rd, Benson, AZ 85602

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