

10:37 am

DOCKET RZ23-24 (SUNSITES #2)

____ YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST

RU-4 zoning allows mobile & manufactured homes. Sunsites Unit 2 is prime land within this beautiful valley, and part of what makes it great are the higher home values and pride of ownership inherent in this community, largely attributable to the consistency of site-built homes. A rezone to RU-4 allows Jeff or anyone who inherits or purchases the land from him in the future to place a mobile or manufactured home squarely amid our mostly pristine views at any given time. We have owned our property since December 2010 and are vert against this request for RU-4 zoning. I currently have a violation request in process for a 1.04 acre parcel to the east of our north 5 acre parcel for that very reason.

PRINT NAME(S): Linda S. Blake & James R. Blake

SIGNATURE(S):

Linda S. Blake
James R. Blake

YOUR TAX PARCEL We own numerous parcels located off Cochise Stronghold Road. Please refer to Docket Z-15-02 for all parcels. We rezoned our land to SR-174 in 2015

NUMBER: (eight-digit identification number found on your property tax statement)

Your comments will be made available to the Planning and Zoning Commission and Board Of Supervisors. Submission of this form or any other correspondence becomes part Of the public record and is available for review

From: [Toby Butts](#)
To: [Taylor, Matthew](#)
Cc: bpotodd@gmail.com
Subject: Thiede rezoning request
Date: Friday, December 27, 2024 11:16:32 AM

CAUTION: EXTERNAL EMAIL*

Mr. Taylor,

I am again writing regarding the application Mr. Thiede has submitted to change zoning on his property to RU-4. And, I again, as a neighbor, request that this application be denied. We have seen the results of these changes and they have not been in the best interest of the neighborhood at large. The best example is the eyesore, not to mention, property devaluation on the corner of Palm and Desert. Why would the neighborhood support the prospect of a reoccurrence?

It would seem, Mr. Thiede would have understood from his first request for change, that his vision is not in concert with the surrounding population's interest.

I urge you to decline on this current request.

Thank you,
Thomas Butts
rpalapa@vtc.net

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From: [Sheri Carr](#)
To: [Taylor, Matthew](#)
Subject: Hi there
Date: Friday, December 27, 2024 1:14:36 PM

CAUTION: EXTERNAL EMAIL*

Hi Mr Taylor. Sheri Carr here. I'm Jeff Thiede's neighbor and also live near Kevin Todd. I've read Kevin's email and had thought that Jeff changed his request awhile back to rezone. I don't agree with his switch back to his original rezoning request. RU-4 is not a good idea in my opinion. I agree with Kevin. I'd rather not have the options for anyone to put substandard housing on property near me. I would prefer you not approve this. Thanks so much for your consideration. Sheri Carr

Sent from my iPhone

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From: [AJ Hudson](#)
To: [Taylor, Matthew](#)
Date: Friday, December 27, 2024 2:07:12 AM

CAUTION: EXTERNAL EMAIL*

Ref : Towner and Palm, Sunsites unit 2, : I am opposed to the change of zoning to RU4 . As I stated previously in my phone conversation with you this is prime land in close proximity to national forest and all homes here are solid foundation homes whose value would be effected by the introduction of mobile homes which the zoning change would allow. Thank you for noting my objection. A.J. Hudson, 489 S. Liberty Rd, Pearce ; 260-667-4316

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From: noreply@civicplus.com
To: [Coxworth, Daniel](#); [McLachlan, Christine](#); [Taylor, Matthew](#)
Subject: Online Form Submittal: Public Hearings - Public Comment Form
Date: Monday, December 23, 2024 8:45:38 PM

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number RZ23-24 (Sunsites Unit #2)

Select one of the following: No, I do not support this request

Explanation We oppose the rezoning of Jeff Thiede's property to RU-4. Our concerns stem from the fact that this land is situated in the scenic foothills of the Dragoon Mountains, offering breathtaking views of both the mountains and the valley below. Lowering the zoning designation to RU-4 could negatively impact property values and the community as a whole, particularly for those who have invested significantly in properties developed under the stricter SR-43 zoning regulations. Without the requirement for building permits and inspections, we fear that this change could lead to poorly constructed buildings and untidy properties. The allowance for manufactured homes further complicates this issue. We believe it is crucial to maintain the SR-43 zoning throughout this area to preserve the quality of development in the Dragoon Mountains region

Name Kenneth Edward Pohl & Catherine Ada Pohl

Email Address Kenpohl45@gmail.com

Address 896 West Towner Street

City Pearce

State AZ

Zip Code 85625

Phone Number 4037831290

Your Tax Parcel Number 11705174E

File Upload *Field not completed.*

Electronic Signature Agreement I agree.

Electronic Signature

Kenneth Edward Pohl

Your comments will be made available to the public board responsible for reviewing them. 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.

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DOCKET RZ23-24 (SUNSITES #2)

YES, I SUPPORT THIS REQUEST
Please state your reasons:


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

see attached letter

PRINT NAME(S):

Lindsay Rothschild

SIGNATURE(S):



YOUR TAX PARCEL NUMBER: 117-05: 026, 025, 024 (eight-digit identification number found on your property tax statement) 023, 031, 032, 033, 036, 047, 048, 049, 049A, 050, 051

Your comments will be made available to the Planning and Zoning Commission and Board of Supervisors. 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 December 27, 2024, at 5pm to be included with the staff report.

RETURN COMMENTS TO:

Matthew Taylor
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
mtaylor@cochise.az.gov



Scan the QR code to the right to submit comments online.

December 23, 2024

RE: Case RZ23-24 (Sunsites Unit #2) – Contesting Rezoning to RU-4

Dear Mr. Taylor,

I am writing to formally express my opposition to the proposed rezoning of Sunsites Unit #2 under case RZ23-24 to RU-4. This area holds unique value within our community, and the proposed change raises significant concerns for the following reasons:

1. **Preservation of Prime Residential Land:** Sunsites Unit #2 is a cornerstone of our beautiful valley, characterized by higher home values and a community ethos rooted in pride of ownership. This is largely due to the zoning requirements mandating site-built homes, which ensure consistency, quality, and aesthetic harmony. Allowing a rezoning to RU-4 would enable the placement of mobile or manufactured homes, fundamentally altering the character of this area.
2. **Negative Precedent for the Community:** The rezoning could set a precedent for similar zoning downgrades, opening the door to blighted housing. This could not only erode the natural beauty of the valley but also undermine the structural integrity and appeal of the neighborhood. Such changes may attract transient housing, detracting from the stability and cohesion of our community.
3. **Impact on Property Values:** Introducing RU-4 zoning in Sunsites Unit #2 would likely drive down property values, including those of my own parcels and surrounding properties. The area was intentionally zoned for site-built homes to maintain its desirability and market value. A change of this nature undermines the original intent and careful planning that went into zoning this area.
4. **Potential for Increased Crime and Deterioration:** Historically, areas with less restrictive zoning and lower-cost housing options often experience higher incidences of crime and decreased property maintenance. The proposed rezoning risks compromising the safety, security, and livability of Sunsites Unit #2.

For these reasons, I urge you to maintain the current zoning designation for Sunsites Unit #2. This area was zoned for site-built homes for valid, community-focused reasons that remain critical to its long-term prosperity and appeal. I respectfully request that you deny the rezoning application to ensure the preservation of our community's character, property values, and natural beauty.

Thank you for considering the perspectives of residents who deeply care about the future of our valley. Please do not hesitate to contact me if further discussion or clarification is needed.

Sincerely,
Lindsay Rothschild

DOCKET RZ23-24 (SUNSIDES #2)

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

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

RU-4 zoning allows for mobile & manufactured homes. A rezone to RU-4 allows the applicant or anyone who inherits or purchases the land from him in the future to place a mobile or manufactured home where there are none. We have no assurances, standards or control as to what gets built there once the zoning change is implemented. This opens the door for blight. In areas like Richland Ranchettes, residents struggle to maintain property values and quality of life, in large part due to the blanket rural (RU-4) zoning that has allowed for blighted housing to proliferate. The high number of mobile and manufactured homes have driven property values downward, inviting undesirable elements to infiltrate. A zoning downgrade sets a precedence, creating the proverbial "slippery slope" that invites more nearby zoning changes from SR to RU, and opens the door for a situation that can drive property values and the natural beauty of the area downward over time. This area was zoned for site-built homes for a reason, and the nearby homeowners generally wish to maintain that. There is plenty of RU-4 land around that Jeff could have purchased if the zoning was important.

PRINT NAME(S):

Kevin Todd & Lindsay Rothschild



SIGNATURE(S):



10/21/24



10/21/24

YOUR TAX PARCEL NUMBER: 117-05-047 [20+ additional] (eight-digit identification number found on your property tax statement)

Your comments will be made available to the Planning and Zoning Commission and Board of Supervisors. 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 October 2, 2024, at 5pm to be included with the staff report.

RETURN COMMENTS TO:

Matthew Taylor
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
mtaylor@cochise.az.gov



Scan the QR code to the right to submit comments online.

DOCKET RZ23-24 (SUNSIDES #2)

____ YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST

Please state your reasons:

It will screw-up ^{MARFESO} an already screwed-up ZONING FROM COCHISE COUNTY IN THAT AREA. Jeff, just build your home and mind your own business. ZONING IS SR-43!

PRINT NAME(S):

JANE SCHOLER

SIGNATURE(S):

Jane Scholer

YOUR TAX PARCEL NUMBER: 11705039 (eight-digit identification number found on your property tax statement)

Your comments will be made available to the Planning and Zoning Commission and Board of Supervisors. 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 December 27, 2024, at 5pm to be included with the staff report.

RETURN COMMENTS TO:

Matthew Taylor
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
mtaylor@cochise.az.gov



Scan the QR code to the right to submit comments online.

From: [Keaton Shepherd](#)
To: [Taylor, Matthew](#)
Subject: Regarding Sunsites Unit 2 Rezone Proposal
Date: Friday, December 27, 2024 4:04:51 PM

CAUTION: EXTERNAL EMAIL*

Matthew, I am writing in reference to Docket RZ23-24 (Sunsites #2) Jeff Thiede (applicant) to rezone APNs 117-05-042, 117-05-043, and 117-05-054A from NB (Neighborhood Business District) and SR-43 (Single-Household Residential District, one dwelling per 43,000 square feet) to RU-4.

I am the owner of a nearby property at 602 W Towner St. I chose and ultimately paid more for this location specifically because it is zoned SR-43 and is surrounded by SR-43 properties. I am currently building a custom home in full compliance with county regulations, investing a considerable amount to create an aesthetically pleasing and efficient place to live. While some may view the SR-43 building requirements and permit process as an obstacle, I have come to see them as a beneficial protection and the inspectors as a valuable resource. The peace of mind that comes from knowing that your investment is above board is worth the extra costs of permit fees and time for occasional inspections. When I first looked into land in Cochise County, specifically Sunsites, I was certain I wanted an RU-4. To be frank, the vast majority of parcels that were available and/or adjacent to available parcels did not appear to be as well cared for as the lots in Sunsites Unit 2. Manufactured homes, numerous outbuildings, and sprawling debris seemed to be the norm. I come from rural Alaska, where we don't even have counties, let alone building permits and inspections, and you see much of the same. To be fair, people have also done excellent work and made great use of non-conventional building methods on their RU-4 lots, and they certainly have their place here in Cochise! The reality is that there are plenty of available properties already zoned RU-4, but only one exceptionally beautiful zone in the foothills of the Dragoons, Unit 2. It is a perfect canvas to create beautiful living spaces that reflect pride of ownership. Since limited inspections take place on RU-4 builds, there is a very real risk that builders will cut corners, even if they promise not to. The fact is, building is hard! Especially as an owner-builder with no prior experience. It rarely goes as planned and serious issues arise at a moments notice. Luckily, Cochise County is there to help, as are the many other Sunsites residents who have built by the book. Choosing to go RU-4 is choosing to go-it-alone, regardless of the outcome. The problem is, it takes everyone else along with you if you're in the middle of an area of SR zoning! The original rezone to SR-174 was a good compromise that was agreed on at the neighborhood level. However, things took a turn and the applicant changed their minds again when met with opposition from the community. From my perspective, the time and money spent flip flopping seems like an indication of poor planning and less likelihood of a successful build. I would like to see Sunsites unit 2 fill out in a healthy way, with site built, well-planned homes that will last, bringing more tax revenue in, and helping the value of all properties in the area.

Thank you for your time and consideration,

Keaton Shepherd
602 W Towner

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From: [Mickey Shields](#)
To: [Taylor, Matthew](#)
Subject: Docket RZ23-24
Date: Sunday, December 22, 2024 3:51:43 PM

CAUTION: EXTERNAL EMAIL*

Hello Matthew,

I am against the rezoning to RU-4 of the subject property owned by Jeff Thiede.

Sunsites Unit #2, with its location at the foothills of the Dragoon Mountains, and view of the surrounding valley, make it prime land. The higher home values are due to these views, and the consistency of site-built homes and pride of ownership. Property values in this area could plummet, as they have in Richland Ranchettes, with the inclusion of mobile homes/manufactured homes.

There is a precedent in Sunsites Unit #2 for down-zoning to SR-174 rather

than RU-4 (earlier this year with the Haber/Carr zoning change and in 2016 with the Shields zoning change).

An SR-174 zoning will accomplish the same things as an RU-4 zoning, while preserving the beauty and community of the area.

Thank you for your time.

Mickey Shields

520-507-0043

APN 117-05-191A

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From: [Sue Kay Wrigley](#)
To: [Taylor, Matthew](#)
Subject: RZ23-24 change of zoning
Date: Friday, December 27, 2024 10:27:33 PM

CAUTION: EXTERNAL EMAIL*

I am writing once again to express my concerns in a change of zoning for the Thiede properties. I own two homes within 1/2 mile of these properties in question, and I do not think it a good idea for their zoning to be changed. Nearby property owners could become vulnerable to a loss of value to their properties. Please feel free to call me at 520-826-2053 or email me at jfomull@hotmail.com I work full time, so I am unable to attend the meeting, but please consider my opinion on such a requested change. Sue Kay Wrigley

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