

DOCKET SUA25-03: SPECIAL USE APPEAL (WILD HORSE LANE GUEST LODGING/EVENTS APPEAL)



YES, I SUPPORT THIS APPEAL (please state your reasons below)

Supporting the appeal means you believe the Planning and Zoning Commission's decision should be reversed, modified, or remanded back to the Planning and Zoning Commission for reconsideration. The appeal will return to the Board of Supervisors for final action after a re-hearing by the Commission.

good for all of Cochise County



NO, I DO NOT SUPPORT THIS APPEAL (please state your reasons below)

Not supporting the appeal means you believe the Planning and Zoning Commission's decision should be upheld.

PRINT NAME(S): Rex Widman

SIGNATURE(S): Rex Widman

YOUR TAX PARCEL NUMBER: 208 28 00121 (eight-digit identification number found on your property tax statement)

Your comments will be made available to the Board of Supervisors prior to the public hearing if received no later than 5:00pm on October 9, 2025. 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.

RETURN COMMENTS TO:

Matthew Taylor, Case Planner
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.

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business is good for Cochise County.
community is good.



NO, I DO NOT SUPPORT THIS APPEAL (please state your reasons below)

Not supporting the appeal means you believe the Planning and Zoning Commission's decision should be upheld.

PRINT NAME(S): Tara Widman

SIGNATURE(S): Tara Widman

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X

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NO, I DO NOT SUPPORT THIS APPEAL (please state your reasons below)

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PRINT NAME(S):

Dean Showers

SIGNATURE(S):



YOUR TAX PARCEL NUMBER:

208-22-01309

(eight-digit identification number found

on your property tax statement)

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MOVED OUT HERE TO DISTANCE OURSELVES FROM COMMERCIALIZATION

PRINT NAME(S): Beth Jones, George Spilsbury

SIGNATURE(S): [Handwritten Signatures]

YOUR TAX PARCEL NUMBER: 208-28-00165 (eight-digit identification number found on your property tax statement)

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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: noreply@civicplus.com
To: [McLachlan, Christine](#); [Taylor, Matthew](#)
Subject: Online Form Submittal: Public Hearings - Public Comment Form
Date: Saturday, October 4, 2025 2:16:17 PM

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number SUA25-03 (Wild Horse Ln Guest Lodging/Events Appeal)

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

Explanation My concerns are many 1) Increased traffic and noise in a very quiet area. 2) Safety for the people that reside in the area. Inviting strangers to come and party in the neighborhood, opens up our area to people who would otherwise have no need to know about the area. Many of us chose to live in this area because it's unknown and untraveled. It's a dead end road and that usually detours unnecessary people to drive into the neighborhood. 3) Concern for safety of the guests and the residents. We are unincorporated Cochise County so there is no fire or ambulance that will respond in a reasonable amount of time if something happens. 4) There are several washes that cross Ocotillo road and with the recent unfortunate event of a resident losing her life by being caught in a wash gives me concern for people who visit this area and are unaware danger of our monsoon weather. 5) I find that people do not have the same respect for an area, the people in the area, the roads, the litter, obeying speed limits etc, when they are not from the area, which is concerning for the people/residents, wild life, open range animals, those of us who take advantage of the low traffic and walk the road, ride horses etc. More traffic will take away the comfort of knowing that these activities can still take place safely. 6) This is a residential area not a commercial area and should be treated as one. I have no problem with people wanting to run a business, but I don't believe that this is the best place for it. And I believe that they should be apply for a commercial business license not a special use license as this would be an everyday business not a one time use.

Name Coralyn Wall

Email Address coralynwall13@gmail.com

Address 2500 N OCOTILLO RD

City Benson

State	AZ
Zip Code	85602
Phone Number	7205309766
Your Tax Parcel Number	0220822010019
File Upload	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.
Electronic Signature	Coralyn Wall

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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From: noreply@civicplus.com
To: [McLachlan, Christine](#); [Taylor, Matthew](#)
Subject: Online Form Submittal: Public Hearings - Public Comment Form
Date: Saturday, October 4, 2025 2:13:40 PM

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number	SUA25-03 (Wild Horse Ln Guest Lodging/Events Appeal)
Select one of the following:	No, I do not support this request
Explanation	I don't support for many reasons. The first would be safety, bringing 15 Casitas and a wedding venue to a area were you cross 8 washes to get there. We just had a person who was killed by the wash this year. This area is secluded and on a road that dead ends. The noise pollution would be awful out here. I'm concerned about people leaving the property after a event potentially causing problems in are small quiet neighborhood. The strain on are aquafir. All the neighbors around her moved here because of the serenity this will take that away from us.
Name	Jonathan Wall
Email Address	gonsteadjon@gmail.com
Address	2500 N. Ocotillo rd.
City	Benson
State	Arizona
Zip Code	85602
Phone Number	303-949-2087
Your Tax Parcel Number	0220822010019
File Upload	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.
Electronic Signature	Jonathan Wall

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From: noreply@civicplus.com
To: [McLachlan, Christine](#); [Taylor, Matthew](#)
Subject: Online Form Submittal: Public Hearings - Public Comment Form
Date: Monday, October 6, 2025 6:32:34 PM

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number	SUA25-03 (Wild Horse Ln Guest Lodging/Events Appeal)
Select one of the following:	No, I do not support this request
Explanation	The roads are not the best in the excess traffic would make them worse. When the washers run it creates a dangerous situation, especially for people not familiar with the area. I am also concerned with the noise and lie as we are the closest neighbors sharing two fence lines.
Name	Cindy Gibbs
Email Address	clg11843@icloud.com
Address	2515 N. Ocotillo Rd.
City	Benson
State	AZ
Zip Code	85602
Phone Number	520-204-0268
Your Tax Parcel Number	208-28-001C
File Upload	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.
Electronic Signature	Cindy L Gibbs

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From: noreply@civicplus.com
To: [McLachlan, Christine](#); [Taylor, Matthew](#)
Subject: Online Form Submittal: Public Hearings - Public Comment Form
Date: Monday, October 6, 2025 6:26:57 PM

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number	SUA25-03 (Wild Horse Ln Guest Lodging/Events Appeal)
Select one of the following:	No, I do not support this request
Explanation	This is a good idea just the wrong location for it. The dirt roads in the area will not accommodate all the new traffic created by this proposal. We bought this area because we love the quiet and the dark skies. The events this new project would create will be well lit, noisy with music to all hours During a recent storm just weeks ago and the following flash flood a young lady who knew the area lost her life when her car was washed down a wash imagine of an event with 200+ cars or even 20 cars trying to leave during a rain storm the results could be Unimaginable. I am the closest neighbor sharing two fence lines with the property in question and I believe this would irreparably harm my property and its value. Thank you.
Name	Mark Gibbs
Email Address	mgibbs2011@me.com
Address	2515 N Ocotillo
City	Benson
State	AZ
Zip Code	85602
Phone Number	5204909573
Your Tax Parcel Number	208 28 001 C
File Upload	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.
Electronic Signature	Mark Gibbs

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From: [Loretta Goeglein](#)
To: [Taylor, Matthew](#); [Tres Alamos Community Alliance](#); [McLachlan, Christine](#); [Antenori, Frank](#)
Subject: SUA25-03 Wild Horse Ln Guest Lodging/Events appeal
Date: Monday, October 6, 2025 10:30:03 AM

CAUTION: EXTERNAL EMAIL*

Please include this email with the agenda item.

Dear Cochise County Board of Supervisors:

RE: SUA25-03 Wild Horse Ln Guest Lodging/Events Center

This business does not align with the Tres Alamos Area Plan.

The Plan's Vision Statement states it will maintain a rural quality characterized by **quiet, peacefulness, neighborliness**, the beauty of rural environmental and **large lot sizes**. The Land Use Policies also states issues regarding improved **roads to be safe and water resources should be protected**.

The **road** issue should be carefully looked at, the recent flooding and fatality on the road should speak volumes. (attached photos of recent flooding in the area in question, Wild Horse Ln)
This is a big concern for the safety of traveling N. Ocotillo Road. During the flooding season which can be from July to October. The large (over sized) semi trucks (hauling to and from the gravel pit) using the road year round which is compromising the surface and condition of the paved part of the road. The poor driving skills of some drivers using the road including those large truck drivers.
Cochise County road maintenance on the dirt portion is very poor. The road, Ocotillo around Wild Horse Ln. is a river when flooding due to poor road maintenance by Cochise County. These are all safety issues with the road.

The **water** issue concerning the additional living quarters planned and other water uses at this location in addition to the existing uses and connections should also be reviewed. With the additional water service connections for potable water and irrigation may become an ADEQ and ADWR issues monitoring additional water use and a Community Drinking Water System(15 connections). The septic tank requirements also come into review. as the existing septic system cannot handle the additional flows. With the close proximity to the San Pedro River and Ash Creek watersheds these water and septic issues are a big concern.

Quiet, Peacefulness and Neighborliness is what all of the current neighbors in this area are. We are passionately trying to protect what we all have invested in for our daily living. The proposed use will shatter what quiet and peacefulness we all have enjoyed. Sound travels far and wide out here.

The original presentation to the P&Z board included 108 acres of this site for a Special Use Permit. This appeal only has 40 acres. Are the applicants not going to use the remaining acres for the planned event center? Approving the Special Use permit will open the door to the applicants to exceed this permit by using the entire property for the event center. (another Ramsey Canyon issue) This seems confusing as to what the intentions are for this property. There should be a grander scale of planning than just a special use permit for 40 acres. This is a large scale commercial business the applicants are planning that does not fit the rural residential area of North Ocotillo Road.

Please **deny** this SUA25-03 Wild Horse Ln Guest Lodging/Event Center

Sincerely,
Loretta Goeglein
2711 N. Ocotillo Road
520 686 0438

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09/30/2025

Dear Cochise County Board of Supervisors,

Thank you for taking the time to read our concerns regarding the proposed Wild Horse Lane Guest Lodging/Event Center. Unfortunately, we cannot leave our jobs to attend the 10/21/2025 meeting in person. We **do not** support this appeal.

Public safety should be the #1 priority here!

- The proposed event center location at 2565 N Ocotillo Road is 8.6 miles from the city limits meaning NO police protection.
- It is 10 miles from the hospital and EMS base.
- It is 11 miles from the fire department. However, the Benson Fire Dept does NOT serve our remote area, meaning we have NO fire protection. There is no water source in our area should there be a fire, residential or wild. Wildland fire danger is high during this intense drought. An event center would have a greater likelihood of igniting wildfire. With no fire protection, this would put local residents in harm's way. There are few sheriff deputies for our very large county and they are stretched thin. If one should be needed urgently at this event center, the timeframe of arrival could vary greatly leaving residents and eventgoers vulnerable.

The northern Ocotillo section of dirt road is maintained by the county, not the City of Benson as previously stated by prospective owners and county supervisors. Because of this, a private citizen/company cannot maintain the road. The road is also *rarely* maintained, leaving the dirt road very dangerous to unsuspecting drivers that 1) are unfamiliar with the roadway and 2) disrespect the roadway. There are 2 dangerous curves and many sections of heavy washboards on the roadway leading to the property in question. We have had to assist driver's numerous times who have driven at high rates of speed and wrecked at several sections of this roadway between the end of pavement and through Ash Creek crossing. These are not residents but visitors in our area.

North Ocotillo, starting at what is known as KOA crossing just outside of town, all the way to north end of Ocotillo experiences HEAVY flooding. Not only in the multiple crossings but along vast sections of the roadway itself. I have attached maps indicating the dangerous crossings and sections of road that flood even with a small amount of rain. I don't have to explain to you how dangerous it is to cross a flooded road. Just recently we have had a family washed away in their van at Cadillac Wash crossing and the very unfortunate death of a young mother in another crossing at Possum Lane. Visitors do not respect the flooded crossings and turn around to seek safer ground. We live just north of Ash Creek and have had to rescue several visitors to the area out of Pacheco and Ask Creek despite our clear warnings not to cross. This puts our family at risk due to the poor choices of those who think they know better than the locals. And remember, when roadways are flooded, sheriff deputies and EMS crews cannot cross either.

We walk, jog, run, ride horses and bikes on the road in our area. We've already experienced many instances when visitors are speeding on the dangerous dirt road and have nearly hit or run people off the roadway to avoid collision or injury.

Noise, light pollution, water use and waste management: There is conflicting information between the initial proposal and first hearing about the estimated number of guests and events. The amount discussed at hearing was significantly higher than originally proposed. I feel that if this information is not accurate the supervisors cannot make a well-informed decision. I know that water is inadequate in our area. How would the owners, families of owners, staff members and guests be supported by our scarce water supply?

Finally, we appreciate this idea and embrace free enterprise. But we think it would do well in a different location with safer access for all parties including fire and police protection. Please thoroughly review this issue and consider the negative repercussions if this special use request is passed.

Sincerely,

Rick & Dawn Sherman

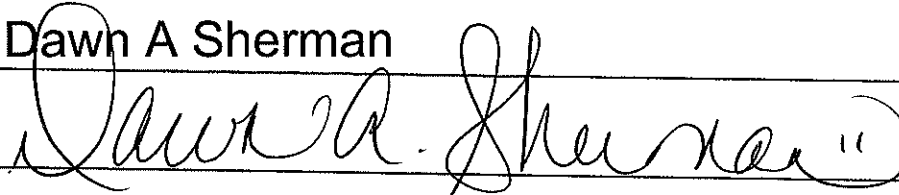
2518 N Ocotillo Rd

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----- **XXX** NO, I DO NOT SUPPORT THIS APPEAL (please state your reasons below) -----
Not supporting the appeal means you believe the Planning and Zoning Commission's decision should be upheld.

***See attached letter/photo/maps**

PRINT NAME(S): Dawn A Sherman
SIGNATURE(S): 

YOUR TAX PARCEL NUMBER: 208-22-014D8 (eight-digit identification number found on your property tax statement)

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***See attached letter/photo/maps**

PRINT NAME(S): Richard W. Sherman

SIGNATURE(S): 

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PRINT NAME(S): Calli A. Sherman

SIGNATURE(S): Calli A. Sherman

YOUR TAX PARCEL NUMBER: 208-22-014D8 (eight-digit identification number found on your property tax statement)

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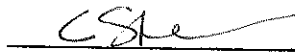
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~~_____~~ **XXX** NO, I DO NOT SUPPORT THIS APPEAL (please state your reasons below)
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PRINT NAME(S): Clayton M. Sherman

SIGNATURE(S): 

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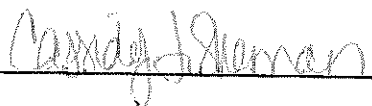
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PRINT NAME(S): Cassidy J. Sherman

SIGNATURE(S): 

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mtaylor@cochise.az.gov



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From 2510 to Larry Bingham- standing water/impassable

Ash Creek Crossing- impassable with any flow

Pacheco Crossing- impassable with any flow

DANGEROUS CURVE

DANGEROUS CURVE

Starting at dirt- road completely floods and creates a lake

Ever After Ranch

N Ocotillo Rd

Ash Creek

Tres Alamos Wash

W Flower Dr

N Ocotillo Rd



Cornfield Canyon- woman swept away and up San Pedro 2022

Red's Saddle Mules

Possum Crossing- loss of life 9/12/2025

Rd floods from this crossing all the way north to Possum Cro....

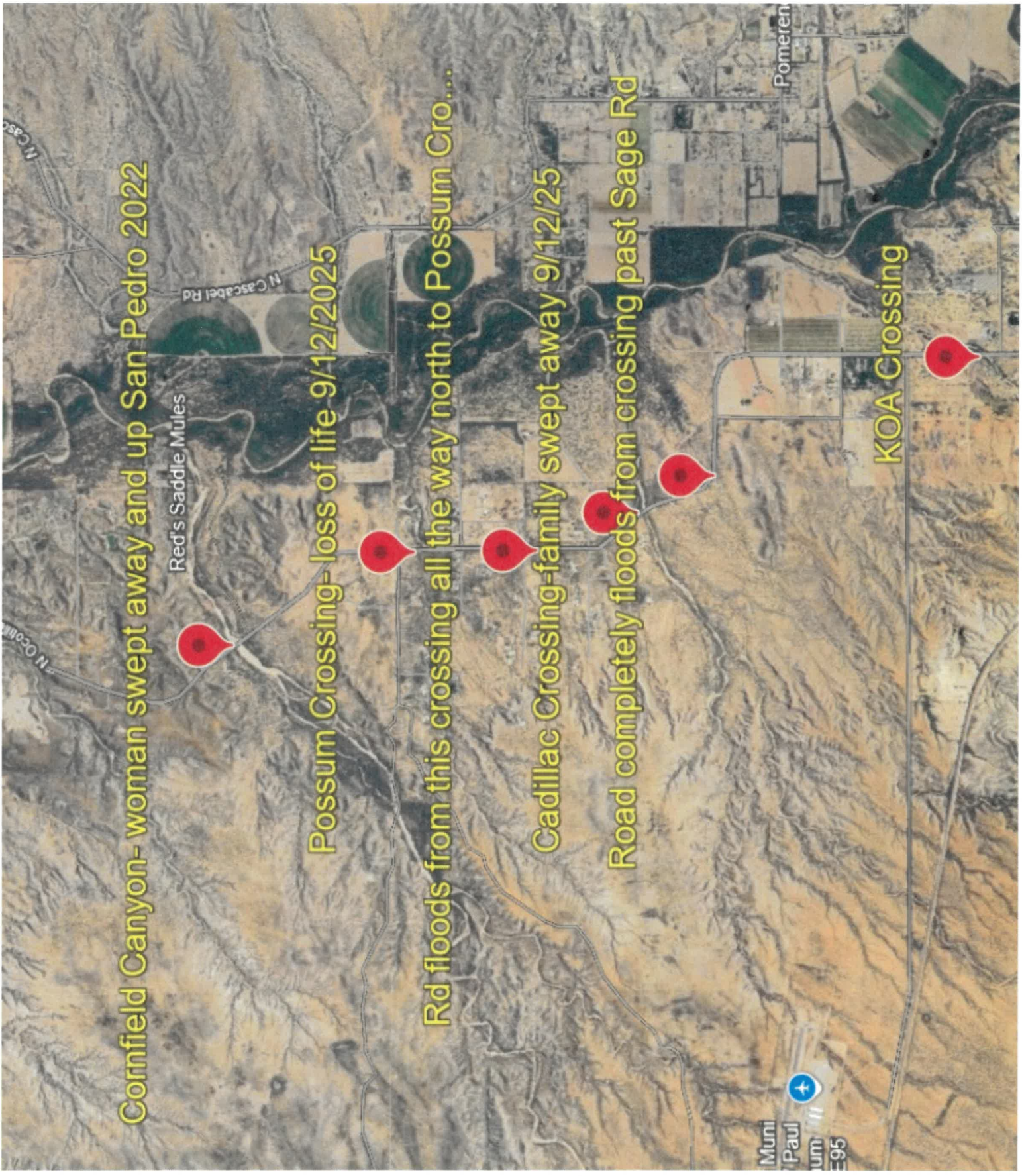
Cadillac Crossing-family swept-away 9/12/25

Road completely floods from crossing past Sage Rd

KOA Crossing

Muni Paul um // E95

Pomeran





Starting at dirt- road completely floods and creates a lake

Roadway completely floods at this intersection

Lopez Crossing

N Ocotillo Rd

N Ocotillo Rd

N Tres Alamos Rd

N Sunrise Ave

N Lake Shelly Dr

N Hacienda Dr

W Flower Dr

W House Dr

W Little Rincon Rd

W Vista Dr

W Glorious Dr

N Ocotillo Rd



Removal of body/
vehicle from Possum
Crossing 9/13/25

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YES, I SUPPORT THIS APPEAL (please state your reasons below)

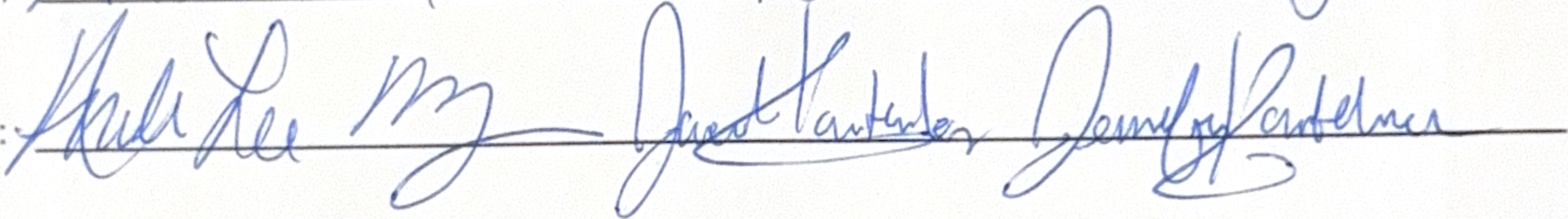
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See attached document.

PRINT NAME(S): Amber Lee, Micah Lee, Jacob Kartchner, Jennifer Kartchner

SIGNATURE(S): 

YOUR TAX PARCEL NUMBER: 20826009 (eight-digit identification number found on your property tax statement)

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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.



With the current information I have, I am opposed to the proposed Special Use Permit for Wild Horse Guest Lodging and Events on Parcels 208-28-001N, 208-28-001P, and 208-28-001R in Benson.

I Amber Lee, and family reside on the neighboring farm on two sides of the property listed above. We come from a multi-generational ranching and farm operation here in southern Arizona where we make our livelihood in the agriculture industry. We operate a cow calf operation along with our own starting yard for feeder steers that are processed locally and sold in our local meat markets. We also farm with irrigation on the same property growing our own hay and making commodities to feed our livestock. In agriculture the job hours are not 8-5. During harvest and hay season our tractors are cutting and bailing hay in the early mornings when most are sleeping. We live in this area for the simple fact we are in open range, this is an agriculture area and we can make our livelihood without being encroached upon by event centers, planned community living or neighborhoods around dictating when agriculture is allowed. If we allow this zoning change its only a matter of time before they force us ranchers and farmers out even further or in a worse case go out of business. Once we start turning our agriculture land into parks and recreation where will they stop and who will feed America? Lets preserve our ranching history.

Here are a few facts:

1. The first curve on Ocotillo road is called Dead Mans curve for good reason. If we start introducing alcohol at events outside of the patrolled area of town where people have to navigate unimproved and unlit county roads we are asking for trouble. Not to mention people that are unfamiliar with the area and the flooding issues just like most recently we will unfortunately have more fatalities.

2. Zoning Inconsistency and Community Character:

The proposed use does not align with the rural zoning designation of our community, nor does it align with the objectives outlined in the County's Comprehensive Plan in Article 1 Section 102 C, Section 102 I, and Section 102 K. According to the plan, the Tres Alamos Community Plan is envisioned as a peaceful, rural community with large lot sizes, open spaces, wildlife corridors, and dark night skies. It also emphasizes preserving ranching history and natural beauty. Converting low-density, agricultural land into a high-traffic tourism site degrades the character and legacy of our community.

I hope you take planning and zoning recommendation by not approving this event center in our rural area. Lives and livelihoods are at stake.

Sincerely,

Amber Lee, Micah Lee, Jacob Kartchner, Jennifer Kartchner

**DOCKET SUA25-03: SPECIAL USE APPEAL
(WILD HORSE LANE GUEST LODGING/EVENTS APPEAL)**

YES, I SUPPORT THIS APPEAL (please state your reasons below)
Supporting the appeal means you believe the Planning and Zoning Commission's decision should be reversed, modified, or remanded back to the Planning and Zoning Commission for reconsideration. The appeal will return to the Board of Supervisors for final action after a re-hearing by the Commission.

NO, I DO NOT SUPPORT THIS APPEAL (please state your reasons below)
Not supporting the appeal means you believe the Planning and Zoning Commission's decision should be upheld.

Attached Response.

PRINT NAME(S): Ann P. Roberts

SIGNATURE(S): *Ann P. Roberts*

YOUR TAX PARCEL NUMBER: 208-22-01245 (eight-digit identification number found on your property tax statement)

Your comments will be made available to the Board of Supervisors prior to the public hearing if received no later than 5:00pm on October 9, 2025. 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.

RETURN COMMENTS TO: Matthew Taylor, Case Planner
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.



Ann P. Roberts

Tax Parcel ID No. 208-22-012A5

I DO NOT SUPPORT THIS APPEAL – Wild Horse Lane Guest Lodging/Events

I BELIEVE THE PLANNING AND ZONING COMMISSION'S DECISION TO DENY THE SPECIAL USE PERMIT SHOULD BE UPHELD.

1. The proposed use is not cohesive with the Cochise County Comprehensive Plan and the Tres Alamos Area Plan.
2. Emergency services for the area of the proposed development are minimal and are already strained. There is no guarantee of quick responses, if any:
 - a. Fire services, if available, would come from the City of Benson but only if they still have adequate coverage for residences within the City limits.
 - b. Emergency medical services could be dispatched from the Benson Hospital, St. David, Tombstone or Dragoon, once again depending on availability; and,
 - c. Cochise County is the primary law enforcement agency with assistance, depending on availability from Benson PD or DPS.
3. The conditions and maintenance of the road are a major concern and of utmost importance when addressing the impact of the increased traffic in the area, especially during those times of the year when we have monsoonal activity and swift water runoff.
4. The original Special Use Application included three (3) parcels covering approximately 108 acres. At the Planning and Zoning Commission Meeting, the applicants stated the application should only cover two (2) parcels being 40 acres. AS such there is confusion regarding the mapping and placement of existing and proposed structures and uses.
5. The totality of the proposed structures and uses, especially commercial guest lodging and retreat activities, would typically require either General Business (GB) or Commercial (C) zoning districts and are not appropriate for the area.

DOCKET SUA25-03: SPECIAL USE APPEAL
(WILD HORSE LANE GUEST LODGING/EVENTS APPEAL)

____ YES, I SUPPORT THIS APPEAL (please state your reasons below)
Supporting the appeal means you believe the Planning and Zoning Commission's decision should be reversed, modified, or remanded back to the Planning and Zoning Commission for reconsideration. The appeal will return to the Board of Supervisors for final action after a re-hearing by the Commission.

X NO, I DO NOT SUPPORT THIS APPEAL (please state your reasons below)
Not supporting the appeal means you believe the Planning and Zoning Commission's decision should be upheld.

See Attached.

PRINT NAME(S): Kevin H. Roberts

SIGNATURE(S): *Kevin H. Roberts*

YOUR TAX PARCEL NUMBER: 208-22-01245 (eight-digit identification number found on your property tax statement)

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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.



Kevin H. Roberts

Tax Parcel ID No. 208-22-012A5

I DO NOT SUPPORT THIS APPEAL

BASED UPON MY COMMENTS AND CONCERNS PRESENTED AT THE PLANNING AND ZONING MEETING ON August 13, 2025, AND REITERATED IN THE ROBLES RESPONSE, I BELIEVE THE PLANNING AND ZONING COMMISSION'S DECISION TO DENY THE SPECIAL USE PERMIT SHOULD BE UPHeld. BASED UPON CONCERNS PRESENTED WITH THE NEIGHBORHOOD, ROADWAY AND ACCESS AND EMERGENCY SERVICES.

DOCKET SUA25-03: SPECIAL USE APPEAL
(WILD HORSE LANE GUEST LODGING/EVENTS APPEAL)

YES, I SUPPORT THIS APPEAL (please state your reasons below)
Supporting the appeal means you believe the Planning and Zoning Commission's decision should be reversed, modified, or remanded back to the Planning and Zoning Commission for reconsideration. The appeal will return to the Board of Supervisors for final action after a re-hearing by the Commission.

NO, I DO NOT SUPPORT THIS APPEAL (please state your reasons below)
Not supporting the appeal means you believe the Planning and Zoning Commission's decision should be upheld.

See Attached.

PRINT NAME(S): Ethan Jay Roberts

SIGNATURE(S): Ethan Jay Roberts

YOUR TAX PARCEL NUMBER: 208-22-012A5 (eight-digit identification number found on your property tax statement)

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RETURN COMMENTS TO: Matthew Taylor, Case Planner
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.



Ethan Jay Roberts

Tax Parcel ID No. 208-22-012A5

I DO NOT SUPPORT THIS APPEAL

I BELIEVE THE PLANNING AND ZONING COMMISSION'S DECISION SHOULD BE UPHELD
BASED UPON CONCERNS PRESENTED WITH THE NEIGHBORHOOD, ROADWAY AND
ACCESS AND EMERGENCY SERVICES.

From: noreply@civicplus.com
To: [McLachlan, Christine](#); [Taylor, Matthew](#)
Subject: Online Form Submittal: Public Hearings - Public Comment Form
Date: Thursday, October 9, 2025 1:35:31 PM

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number	SUA25-03 (Wild Horse Ln Guest Lodging/Events Appeal)
Select one of the following:	No, I do not support this request
Explanation	Please see attached comment letters from myself and my wife, Ali Goeglein
Name	Clayton Goeglein
Email Address	copperminer25@gmail.com
Address	2667 N Ocotillo Rd
City	Benson
State	AZ
Zip Code	85602
Phone Number	5206861314
Your Tax Parcel Number	208-93-010A
File Upload	Scan10-09-2025-132908.pdf
Electronic Signature Agreement	I agree.
Electronic Signature	Clayton J Goeglein

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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This E-mail is from an EXTERNAL address. **DO NOT click on links or open attachments unless you trust the sender and know the content is safe.** If you suspect this message to be phishing, please report it using the Phish Alert Button at the top of the email, or forward to cochise.az.gov@missedspam.com or contact IT support at 520-432-8301.

Goeglein Family Opposition Statement

Wild Horse Lane Guest Lodging/Events Appeal – Docket No. SUA25-03

Submitted to the Cochise County Board of Supervisors
October 8, 2025

This packet includes letters submitted by Clayton and Ali Goeglein, residents of 2667 N Ocotillo Road, Benson, Arizona (Parcel No. 208-93-010A). Both letters express opposition to the appeal filed by the Robles family regarding the denied Special Use Permit for the Wild Horse Lane Guest Lodging and Events project on parcels 208-28-001N, 208-28-001P, and 208-28-001R.

The Goeglein family has lived on their 20-acre property for more than a decade, raising their children in a quiet, rural environment. Their opposition is based on safety, water resources, flooding hazards, and incompatibility with the rural residential nature of the community.

Contained in this packet:

Document	Submitted By
Opposition Letter – Clayton Goeglein	Clayton Goeglein
Opposition Letter – Ali Goeglein	Ali Goeglein

Respectfully submitted,

Clayton and Ali Goeglein
2667 N Ocotillo Rd
Benson, AZ 85602
Parcel No. 208-93-010A
Clayton: 520-686-1314 | Ali: 520-686-2821
Email: copperminer25@gmail.com

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

Clayton Goeglein
2667 N Ocotillo Rd
Benson, AZ 85602
Parcel No. 208-93-010A

October 8, 2025

To:
Cochise County Board of Supervisors
1415 Melody Lane, Building G
Bisbee, AZ 85603

**Subject: Opposition to Appeal of Denied Special Use Permit (Docket No. SUA25-03) –
Wild Horse Lane Guest Lodging/Events Appeal – Robles Family**

Dear Members of the Cochise County Board of Supervisors,

I am writing to respectfully oppose the appeal filed by the Robles family regarding the denial of a Special Use Permit for the Wild Horse Lane Guest Lodging and Events project on Ocotillo Road. My property is located nearby at 2667 N Ocotillo Road, and I am directly affected by the potential impacts this project would bring.

The Planning and Zoning Commission acted appropriately in denying this permit. The proposed event center remains incompatible with the rural residential character, infrastructure, and safety conditions of our community.

Access to the proposed site requires traveling more than two miles on an unpaved dirt road with eleven wash crossings. This road is narrow and not designed for heavy or high-volume traffic. Event traffic would increase wear, dust, and accident risk. The County already struggles to maintain this road, and additional traffic would reduce safety for residents, livestock, and wildlife.

The proposed event center would introduce amplified music, vehicle noise, and light pollution into a quiet rural area. As a parent of three young daughters, I value the safe environment that our neighborhood provides. Increased traffic and late-night events would directly affect the wellbeing of families who chose this area for its peace and safety.

Events with alcohol service increase the risk of impaired driving on dark, unlit roads. Emergency response times in this area are already extended; heavy event traffic or flooding could block access for emergency vehicles.

On September 12, a woman lost her life after drowning in a flooded wash on Ocotillo Road, five miles closer to town than this site. Her husband was swept downstream while attempting to reach her. This tragic event underscores the real dangers of flooding and the limited capacity of emergency services to respond during storms.

Water resources in this part of Cochise County are limited. The project's demand, including up to fifteen

accessory dwelling units, would place additional strain on the aquifer that supports local residents and agriculture.

While some residents, including myself, operate small businesses with mailing addresses in this area, those businesses are not conducted on rural residential property. My business, Little Rincon Rentals LLC, operates within the City of Benson on commercially zoned property, not from my home.

Approving this appeal would reduce property values and set a precedent for future commercial encroachment in rural zones.

For these reasons, I respectfully urge the Board to uphold the Planning and Zoning Commission's denial of the Robles family's appeal. This project poses ongoing risks to safety, infrastructure, water sustainability, and the rural character of our neighborhood.

Sincerely,

Clayton Goeglein
2667 N Ocotillo Rd
Benson, AZ 85602
Parcel No. 208-93-010A



Ali Goeglein
2667 N Ocotillo Rd
Benson, AZ 85602
Parcel No. 208-93-010A

October 8, 2025

To:
Cochise County Board of Supervisors
1415 Melody Lane, Building G
Bisbee, AZ 85603

**Subject: Opposition to Appeal of Denied Special Use Permit (Docket No. SUA25-03) –
Wild Horse Lane Guest Lodging/Events Appeal – Robles Family**

Dear Members of the Cochise County Board of Supervisors,

As a mother and long-time resident living directly north of the proposed Wild Horse Guest Lodging and Events property, I am writing to express my strong opposition to the appeal of the denied Special Use Permit (Docket No. SUA25-03). My husband and I have lived on our property for more than ten years, raising our children in a peaceful, rural environment.

Water usage from this project would place significant strain on the local aquifer. Many nearby properties, including ours, rely on artesian wells. Large-scale water consumption for multiple lodging units and event facilities could reduce groundwater levels and affect neighboring wells.

The dirt section of Ocotillo Road receives minimal maintenance and is often rough, dusty, and filled with washboard ruts. Increased traffic from guests and service vehicles would make driving conditions worse for residents.

As a mother who often drives home late from my children's sporting events, I am concerned about encountering impaired drivers leaving events. These roads are dark, narrow, and not designed for this kind of traffic.

Between the county line and the proposed site, eleven washes flood heavily during monsoon storms. I have personally been stranded overnight due to flooding at Ash Creek and understand how dangerous these conditions can be. On September 12, a woman tragically drowned after her car was swept away in floodwaters on Ocotillo Road, five miles south of this proposed site. Her husband was rescued after being washed downstream. These are real dangers, not hypothetical ones.

Noise and light pollution from events would permanently change the quiet, family-oriented atmosphere that defines our community. We moved here for the dark skies and peace that rural life offers. Allowing commercial events here would destroy that character.

North Ocotillo Road is no place for an event venue of this size. It is unsafe, unsustainable, and incompatible with our neighborhood's zoning and values. I respectfully urge the Board to uphold the

Planning and Zoning Commission's denial of this appeal.

Sincerely,

Ali Goeglein
2667 N Ocotillo Rd
Benson, AZ 85602
Parcel No. 208-93-010A

A handwritten signature in blue ink, appearing to read "Ali Goeglein", with a long horizontal flourish extending to the right.

From: noreply@civicplus.com
To: [McLachlan, Christine](#); [Taylor, Matthew](#)
Subject: Online Form Submittal: Public Hearings - Public Comment Form
Date: Thursday, October 9, 2025 12:15:38 PM

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number	SUA25-03 (Wild Horse Ln Guest Lodging/Events Appeal)
Select one of the following:	No, I do not support this request
Explanation	I Oppose the Wild Horse Lane Guest Lodging and Event Center. Please see attached document.
Name	Garrett William Roberts
Email Address	gr9050@gmail.com
Address	2532 N. Ocotillo Rd
City	Benson
State	AZ
Zip Code	85602
Phone Number	5206860383
Your Tax Parcel Number	208-22-012C3
File Upload	Appeal Draft Letter Wild Horse Guest Lodging and Events.docx
Electronic Signature Agreement	I agree.
Electronic Signature	Garrett W. Roberts

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.

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

This E-mail is from an EXTERNAL address. **DO NOT click on links or open attachments unless you trust the sender and know the content is safe.** If you suspect this message to be phishing, please report it using the Phish Alert Button at the top of the email, or forward to cochise.az.gov@missedspam.com or contact IT support at 520-432-8301.

Dear Board of Supervisors,

With the information provided in the previous planning and zoning meeting and in the appeal packet, I am opposed to the proposed Special Use Permit for Wild Horse Guest Lodging and Events. This proposal raises serious concerns related to zoning consistency, environmental sustainability, infrastructure liability, insurance accessibility, and community character. These concerns are outlined below for consideration by the Cochise County Board of Supervisors.

Zoning Inconsistency and Community Character

The proposed use does not align with the rural zoning designation of our community, nor does it reflect the objectives outlined in Cochise County's Comprehensive Plan; specifically, Article 1 Sections 102 C, 102 I, and 102 K. The Tres Alamos Community Plan envisions a peaceful, rural environment with large lot sizes, open spaces, wildlife corridors, and dark night skies. It emphasizes preserving ranching history and natural beauty. Converting low-density agricultural land into a high-traffic tourism site directly undermines these principles and degrades the character and legacy of our community.

Environmental and Water Resource Impacts

The planned introduction of orchards and gardens for commercial use, a "natural wading pool," and 15 guest lodges will place significant strain on our already depleting groundwater resources. Many farmers and ranchers including myself have experienced the negative consequence of increased water usage over the past few years. With minimal rainfall over the past decade, any increase in water demand threatens the sustainability of our local ecosystem and the basic necessities of life for existing residents.

While the proposed wading pool may be lined with a bentonite clay layer to reduce seepage, it will still be subject to substantial evaporation. According to the Arizona Meteorological Network (AZMET), in southeastern Arizona, open water sources lose approximately **46 gallons per square foot per year** to evaporation. For a half-acre pool, roughly **21,780 square feet**, equates to over **1 million gallons of water lost annually**. The planned project has planned for a natural wading pool to be approximately **0.84 acres** which would equate to **1,683,158 gallons of evaporation each year**.

The pool is estimated to be at least **3 feet deep** to safely accommodate paddle boarding. This depth is necessary to reduce the risk of injury if someone falls off the board, ensuring they do not strike the bottom. Filling a pool of this size and depth would require nearly **half a million gallons of water**, which, combined with annual evaporation, represents an unsustainable drain on local groundwater in our arid climate.

Noise and Light Pollution

The transformation of this property into an event center with guest lodging will dramatically increase noise levels in a currently quiet and serene neighborhood. Wedding receptions and outdoor events typically produce sound levels of 90 to 100 decibels (dB) and above, especially when amplified music, microphones, and large crowds are involved. In a very rural area like Tres Alamos, where ambient noise is minimal and the terrain is largely flat in the valley, sound travels much farther than in urban environments. Using the **inverse square law** to calculate decibels (dB) for 0.5 miles away,

an event of 90-100 is calculated that approximately **57.6 dB** can be heard from **0.5 miles away** with consideration of terrain and structures.

Even under current conditions, traffic noise is already clearly audible across long distances. Loud noises and echoing can be heard from more than 4 miles away due to the topography of the surrounding area. Train horns are federally regulated to operate between **96 and 110 decibels** and trains can clearly be heard going through Benson **over 7.5 miles away**. This highlights the area's acoustic sensitivity. This means any increase in sound, especially from events, will be even more disruptive.

- Event noise and traffic can be clearly heard from up to 0.5 miles away, especially during quiet evening hours.
- Hills to the west of the proposed site reflect and amplify sound, increasing its reach across the valley.
- Under sound-carrying conditions, such as low humidity, cloud cover, and nighttime temperature inversion, event noise may be audible from as far as 2 to 3 miles away. These atmospheric factors can trap and carry sound farther than usual, making distant noise more pronounced.

This level of noise intrusion poses a serious concern for maintaining the peaceful character of the community and impairs emergency awareness. In past emergencies, residents have been able to assist responders precisely because of the low ambient noise. Increased noise pollution could compromise this vital awareness and delay life-saving responses to aid first responders (which has happened in the past when first responders needed assistance).

Additionally, noise pollution disrupts local wildlife. Many species in the area, such as owls, bats, deer, and coyotes, rely on quiet environments to hunt, communicate, and detect predators. Loud, persistent human activity can cause stress, disorientation, and displacement. Nocturnal animals are especially vulnerable, as sound interference can impair their ability to navigate and feed. Over time, this disruption may lead to reduced biodiversity and altered migration patterns.

Artificial lighting further threatens wildlife. Species such as owls and bats are often disoriented by light pollution, which interferes with their natural behaviors. They rely on darkness to hunt, navigate, and stay safe from predators. Artificial lighting disrupts these patterns, leaving them confused or vulnerable. Another great benefit of our neighborhood is the ability to observe the stars clearly, which is becoming increasingly scarce as development continues around the world. As Tucson has continued to grow, our ability to see the stars has declined due to its light pollution creeping over the Rincon Mountains. Developing guest lodging and creating an event center will further threaten our ability to enjoy the stars. Shaded lighting may help reduce light pollution but will not prevent its contribution to brighter skies and disturbed wildlife.

Heightened Wildfire Risk and Insurance Challenges

The proposal includes temporary structures and outdoor event areas within an arid, brush-dominated landscape, substantially increasing wildfire risk. Insurance companies are already reluctant to insure properties in our area due to limited emergency response capabilities. Developing a project in a high-risk zone not only elevates the danger of wildfires but also jeopardizes the ability of surrounding

properties to secure essential insurance coverage. This places an undue burden on current residents and threatens financial stability across the community.

Road Maintenance and Liability

The road leading to the proposed site, Ocotillo Road, is maintained by Cochise County. Increased traffic from a lodging and event venue introduces new risks, including increased wear and tear, congestion, and potential accidents. If voluntary road maintenance is undertaken by the business or community members as mentioned by the applicants, it would increase the County's liability as the governing authority that approved this proposal. This is crucial to protect residents and ensure that informal or unregulated efforts do not inadvertently expose the community to greater risk.

Should the development lead to increased degradation of the roadway, it may require additional repairs funded by taxpayers. It is imperative that the County acknowledges its responsibility not only to maintain safe roads but also to manage the potential liabilities that may arise with the influx of visitors and vehicles to the area.

Commercial Classification vs. Special Use

The proposed Wild Horse Guest Lodging and Events project aligns more closely with General Business/commercial use than with the intent of a Special Use Permit. It involves paid lodging, organized events, and public-facing services designed to generate revenue which are hallmarks of a commercial enterprise. Special Use Permits are intended to accommodate limited, infrequent activities that complement rural land use without altering its character or intensity. This proposal, by contrast, introduces a sustained and structured business operation that exceeds the scope of what a Special Use Permit is designed to allow.

Approving this under a special use designation would stretch the definition beyond its intended purpose and set a precedent for commercial expansion in areas meant to remain rural and low-impact. Special Use Permits should be reserved for limited, occasional activities, not for full-scale commercial ventures that require ongoing infrastructure, staffing, and public engagement.

Conclusion

Given the zoning inconsistencies, environmental risks, infrastructure liabilities, insurance challenges, and misclassification of the proposed development, I respectfully ask the Board to deny docket SU25-18 for Wild Horse Guest Lodging and Events. The values, safety, and long-term vision of the Tres Alamos community must be prioritized. Any development should align with the established goals of preserving rural character, protecting open space, and ensuring responsible land use that benefits, not burdens the community.

Thank you for taking the time to read and consider these concerns.

Respectfully,

Garrett W. Roberts

From: noreply@civicplus.com
To: [McLachlan, Christine](#); [Taylor, Matthew](#)
Subject: Online Form Submittal: Public Hearings - Public Comment Form
Date: Thursday, October 9, 2025 3:59:52 PM

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number	SUA25-03 (Wild Horse Ln Guest Lodging/Events Appeal)
Select one of the following:	No, I do not support this request
Explanation	<p>Cochise County Supervisors, Tom Crosby, Kathleen Gomez and Frank Antenori.</p> <p>I had stated to the Planning and Zoning committee on August 13, 2025 my concerns about the Wild Horse Guest Lodging/Events center. I still hold to those concerns, noise and traffic.</p> <p>Being business owners we know that the idea is to make money. I am sure that is the hope and plan for Mario and Angela Robles. In order to do that they will have to keep the Lodging/Event Center booked majority of the year. Which means a daily constant flow of traffic. Daily and nightly noise. The Robles's stated that during nightly events they would move the speakers into a building at 10 pm. We all have been to weddings and understand that by that time with the alcohol and excitement of the party you will not get people to move into a building, which would have to be large for 100 to 150 people.</p> <p>Another concern is the serving of alcohol and then driving. Ocotillo Road is narrow and paved for about seven mile and then it's one more mile to the proposed property. For about one and half mile Ocotillo runs along the top of a hill with curves and blind hill tops. The last mile is a narrow dirt road, which most of the time is very rough.</p> <p>We lived in Tucson on a one acre lot. We heard traffic and noise everyday and every night. We moved here to get away from the noise and enjoy the tranquility of this beautiful neighborhood. Please consider our concerns and all the neighbors in the neighborhood who have been here for many years.</p>
Name	Gwendolyn White
Email Address	minni3050@hotmail.com
Address	1768 W Bosque Mesquite Ln
City	Benson

State	AZ
Zip Code	85602
Phone Number	5204035996
Your Tax Parcel Number	208-93-010C3
File Upload	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.
Electronic Signature	White

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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From: noreply@civicplus.com
To: [McLachlan, Christine](#); [Taylor, Matthew](#)
Subject: Online Form Submittal: Public Hearings - Public Comment Form
Date: Thursday, October 9, 2025 4:50:24 PM

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number	SUA25-03 (Wild Horse Ln Guest Lodging/Events Appeal)
Select one of the following:	No, I do not support this request
Explanation	P & Z justly denied their special use permit, please stand by your board's decision that you elected. The proposed business does not align with our Tres Alamos Area Plan and our community at large. An event center in our RU4 neighborhood will completely destroy our peace and tranquility of the neighborhood that's clearly outlined in our area plan. There is a risk with potential event customers driving out there having to cross 5 washes. The noise and traffic will completely disturb the community.
Name	Laurel Goeglein
Email Address	Laureljg86@gmail.com
Address	<i>Field not completed.</i>
City	<i>Field not completed.</i>
State	<i>Field not completed.</i>
Zip Code	<i>Field not completed.</i>
Phone Number	5205499542
Your Tax Parcel Number	20867029
File Upload	IMG_3976.jpeg
Electronic Signature Agreement	I agree.
Electronic Signature	Laurel Goeglein

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members of the public.

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**DOCKET SUA25-03: SPECIAL USE APPEAL
(WILD HORSE LANE GUEST LODGING/EVENTS APPEAL)**

YES, I SUPPORT THIS APPEAL (please state your reasons below)
Supporting the appeal means you believe the Planning and Zoning Commission's decision should be reversed, modified, or remanded back to the Planning and Zoning Commission for reconsideration. The appeal will return to the Board of Supervisors for final action after a re-hearing by the Commission.

NO, I DO NOT SUPPORT THIS APPEAL (please state your reasons below)
Not supporting the appeal means you believe the Planning and Zoning Commission's decision should be upheld.

- Does NOT align with the Tres Alamos Area Plan
- Incongruencies with potential buyers proposed plan
- Risk with potential customers crossing 5 washes
- Will completely disturb the peace & tranquility

PRINT NAME(S): Laurel Goeglein

SIGNATURE(S): Laurel Goeglein

YOUR TAX PARCEL NUMBER: 20807029 (eight-digit identification number found on your property tax statement)

Your comments will be made available to the Board of Supervisors prior to the public hearing if received no later than 5:00pm on October 9, 2025. 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.

RETURN COMMENTS TO: Matthew Taylor, Case Planner
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: noreply@civicplus.com
To: [McLachlan, Christine](#); [Taylor, Matthew](#)
Subject: Online Form Submittal: Public Hearings - Public Comment Form
Date: Thursday, October 9, 2025 6:29:17 PM

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number SUA25-03 (Wild Horse Ln Guest Lodging/Events Appeal)

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

Explanation

At the P&Z meeting, the Robles' spoke a lot about security. the problem is, they're security stops at the inside of their gate and will have no effect on the neighborhood. We, as a neighborhood, already deal with SKP snow birds and hunters every fall/winter the seem to enjoy leaving trash or making their own roads wherever they feel the need. As a rule, my family has always taken a weekend to go out and cleaning up after these "visitors". I cannot believe that certain members of the P&Z board suggested that the noise should not be a problem. It's curious to know that someone who has never experienced our quiet lifestyle can make such a judgement on what HE thinks is best for "our" neighborhood. Recently, a judge upheld an injunction against the Ramsey Canyon Inn for disrupting the peaceful nature of the neighborhood. I personally do not understand why this would be viewed any differently.

The Robles' claimed that they do not anticipate having more than 50 to 100 guest at a time. I am not a business owner but i do understand that if they get a request for a venue to provide for 500 people, they would be fools to deny it.

The Robles' claimed that they were working on a deal with the "City of Benson" to take over maintaining the dirt road section to they're address. this is a blatant lie. If they were in talks about the road, they would have understood that the address is in the county's realm of operation. This just is the beginning of a relationship, with lies.

I completely oppose this rezoning because I believe that it is not good for this close knit, rely on one another, assist one another, and watch out for one another neighborhood.

Name Niles Miller

Email Address Niles.Miller@swgas.com

Address 2743 N Ocotillo Rd.

City Benson

State	AZ
Zip Code	85602
Phone Number	5206862266
Your Tax Parcel Number	208-93-002A2
File Upload	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.
Electronic Signature	Niles E. Miller

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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From: noreply@civicplus.com
To: [McLachlan, Christine](#); [Taylor, Matthew](#)
Subject: Online Form Submittal: Public Hearings - Public Comment Form
Date: Thursday, October 9, 2025 6:44:03 PM

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Public Hearings - Public Comment Form

Docket Number	SUA25-03 (Wild Horse Ln Guest Lodging/Events Appeal)
Select one of the following:	No, I do not support this request
Explanation	I do not support this motion The extra traffic on our rarely maintained county dirt road will further deteriorate . As well as non residents who do not know how to drive on a dirt road and do not know the dangers of rural life. For example when it rains.,flooding issues and muudy slick roads can cause you can easily loose control of a vehicle and not knowing the risk of entering flooded washes. Not to mention wildlife and livestock on the road. If there is an issue the sheriff's dept has a long response time to arrive to this location. Any noise pollution that the events/guests cause will be disruptive to our peaceful quiet country lifestyle.
Name	Rita Miller
Email Address	Ritamiller0317@gmail.com
Address	2743 N Ocotillo Rd
City	Benson
State	AZ
Zip Code	85602
Phone Number	5206866714
Your Tax Parcel Number	20893002A2
File Upload	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.
Electronic Signature	Rita C Miller

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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