

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [McLachlan, Christine](#); [Taylor, Matthew](#)  
**Subject:** Online Form Submittal: Public Hearings - Public Comment Form  
**Date:** Friday, April 18, 2025 5:44:38 PM

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## Public Hearings - Public Comment Form

Docket Number	SU25-08 (Monte Vista Trail Truck Parking)
Select one of the following:	No, I do not support this request
Explanation	The acres that have already been cleared out create giant dust clouds in the wind, and it is always windy here. Truck coming and going all through the night and day. I do not want it to turn into a parking lot with 20 trucks some day.
Name	Michael Pajak
Email Address	mpajak4443@gmail.com
Address	3241 w Londo Ln
City	benson
State	AZ
Zip Code	85602
Phone Number	5202470631
Your Tax Parcel Number	12404020A
File Upload	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.
Electronic Signature	Michael C Pajak

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 SU25-08 (MONTE VISTA TRAIL TRUCK PARKING)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

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

*Please see attached comment letter dated 4/23/25*

PRINT NAME(S):

DIANE E. MAZANEK

SIGNATURE(S):

*Diane Mazanek*

YOUR TAX PARCEL NUMBER: 124-04-021 (eight-digit identification number found on your property tax statement)

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 May 6, 2025, at 5 p.m.

RETURN COMMENTS TO: Matthew Taylor  
Cochise County Development Services  
1415 Melody Lane, Building F  
Bisbee, AZ 85603  
[mtaylor@cochise.az.gov](mailto:mtaylor@cochise.az.gov)



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

From: Diane Mazanek - Tax Parcel # 124-04-021

Date: 4/23/25

- I do not support docket # SU25-08  
special use request. (Monte Vista Trail Truck Parking)

Less than 5 mos ago, the Henriques' moved to their property here. And apparently want to have their trucking business right here too.

We live 8 miles West of Benson &  $1\frac{1}{4}$  miles North of I-10. I love my home of almost 40 years & its rural setting. I am also one of 14 residences, including the Henriques', who use Acorn Lane as our only access road. It is a dirt road that requires private maintenance. Early last year we had our road redone - widen to allow vehicles to pass each other & a compacted dirt base put down. We finally have a nice road in & out. A wash crosses Acorn Lane. This wash runs during monsoons. Rain water also collects there. Neither, have the Henriques' witnessed. When it becomes muddy, we treat it gently. We do not want large mud ruts made from heavy 18 wheelers & then wonder if & when it will be fixed.

From my home I have had a simply beautiful view of the Rincon Mountains for all these years. Now the 2-3 semi trucks that have been parked disrupt my view.

This is a long established rural residential neighborhood of all nice, well-maintained homes. We are not a frontage road type area meant for a commercial trucking business.

Thank you for your consideration on these issues.

April 28, 2025

Cochise County Planning and Zoning Commission  
1415 Melody Ln, Bdg F  
Bisbee, AZ 85603

RE: Docket SU25-08 (Monte Vista Trail Truck Parking)

To Whom It May Concern:

This letter is in response to the notice we received regarding the Special Use Authorization request under Docket SU25-08. Our tax parcel number is 124-04-019-4 and our address is 3250 W. Acorn Lane.

We are opposed to this request due to the following reasons:

- The dirt roads are not made for large trucks. They will tear up the road, especially during monsoons. They will like y get stuck in the road when it's muddy and block the road for the homeowners. We do not have a road maintenance agreement and this will put undue hardship on the homeowners to maintain the roads.
- The trucks stir up too much dust - they drive in front of our property, then to the side of our property and then park right behind our property line.
- The trucks are loud and disturb the peaceful environment.
- They work on their trucks on the property and we have concerns about oil/gas leakage.
- We bought our property for the rural country setting and the beautiful views from our back deck and out our kitchen window. Now we see trucks and trailers.
- The truck drivers drive their personal vehicles too fast down the dirt roads when coming to pick up the trucks.
- This is a rural residential area, not a commercial zone or truck stop. There are two truck stops a few miles up the road.

We appreciate your time and consideration of our concerns and look forward to the hearing on May 14<sup>th</sup>.

Sincerely,



Lanel Valencia

David and Lanel Valencia

# DOCKET SU25-08

## (MONTE VISTA TRAIL TRUCK PARKING)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST


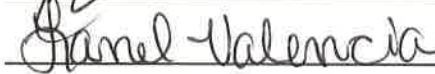
Please state your reasons:

1. The dirt roads are not made for large trucks. They will tear up the road, especially during monsoons. They will likely get stuck in the road when it's muddy and block the road for the homeowners. We do not have a road maintenance agreement and this will put undue hardship on the homeowners to maintain the roads.
2. The trucks stir up too much dust - they drive in front of our property, then to the side of our property and then park right behind our property line.
3. The trucks are loud.
4. We bought our property for the beautiful views from our back deck and out our kitchen window - now we see trucks and trailers.
5. The truck drivers drive their personal vehicles too fast down the dirt roads when coming to pick up the trucks.
6. This is a residential area, not a commercial zone or truck stop.

PRINT NAME(S):

David and Lanel Valencia

SIGNATURE(S):

YOUR TAX PARCEL NUMBER: 124-04-019-4 (eight-digit identification number found on your property tax statement)

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 May 6, 2025, at 5 p.m.

RETURN COMMENTS TO:

Matthew Taylor  
Cochise County Development Services  
1415 Melody Lane, Building F  
Bisbee, AZ 85603  
[mtaylor@cochise.az.gov](mailto:mtaylor@cochise.az.gov)



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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [McLachlan, Christine](#); [Taylor, Matthew](#)  
**Subject:** Online Form Submittal: Public Hearings - Public Comment Form  
**Date:** Tuesday, April 29, 2025 5:48:31 PM

**CAUTION: EXTERNAL EMAIL\***

## Public Hearings - Public Comment Form

Docket Number SU25-08 (Monte Vista Trail Truck Parking)

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

Explanation Roads are not able to support truck traffic, especially during monsoon, which will cause havoc for residents. Noise pollution, excessive dust and dirt thrown around, we already live in a high wind area, and we are downwind from the trucks. this a quiet residential area not a commercial truck area. There are two truck stops a few miles up the road for parking. these trucks are parked right out my back yard and destroy my view that I moved here for also.

Name David Valencia

Email Address dv71668@yahoo.com

Address 3250 W Acorn Ln

City benson

State Arizona

Zip Code 85602

Phone Number 5206860364

Your Tax Parcel Number 124-04-019-4

File Upload *Field not completed.*

Electronic Signature Agreement I agree.

Electronic Signature David M Valencia

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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**To:** [McLachlan, Christine](#); [Taylor, Matthew](#)  
**Subject:** Online Form Submittal: Public Hearings - Public Comment Form  
**Date:** Tuesday, April 29, 2025 8:09:03 PM

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## Public Hearings - Public Comment Form

Docket Number SU25-08 (Monte Vista Trail Truck Parking)

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

Explanation

- Concerned about impact to property values to have industrial type business in residential area
- It creates an eyesore and obstructs views; impacts serenity of rural living
- Excess wear and tear to the road that is not maintained
- Concern if the non-maintained dirt road can handle the weight of semi trucks
- Extra traffic on small dirt road, have gotten stuck behind a truck going 6mph; do not want this to be a regular thing
- Concern of additional unknown persons coming in and out of our private road
- Concern of mechanical state of vehicles or spills and potential impact to our ground well water
- We recently purchased this home and the protection of this zoning worked in to our decision; special use permit will go against those protections
- The deed restrictions in place for the area have focus on optics and quality of the properties (ie no above ground utility lines, homes have to be of a certain size, etc); this request is contrary the spirit of the deed restrictions
- It was part of the applicants due diligence to understand and comply with the zoning when purchasing the property

Name Andrea and Adam Messersmith

Email Address amdev23@gmail.com

Address 3305 W Acorn Lane

City Benson

State AZ

Zip Code 85602

Phone Number 5205593041

Your Tax Parcel Number 12404010U

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File Upload *Field not completed.*

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Electronic Signature Agreement I agree.

---

Electronic Signature Adam C Messersmith

---

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**To:** [McLachlan, Christine](#); [Taylor, Matthew](#)  
**Subject:** Online Form Submittal: Public Hearings - Public Comment Form  
**Date:** Thursday, May 1, 2025 5:09:32 PM

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## Public Hearings - Public Comment Form

Docket Number SU25-08 (Monte Vista Trail Truck Parking)

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

Explanation

Safety Concerns: 1. The zoning for this residential community is in place to ensure safety for families. There are concerns around trespassing and privacy risks associated with trucking personnel who do not live on the premises. 2. The safety of our privately maintained road is also in question. There are no established standards to support the ongoing traffic of semi-trucks daily on a private dirt road. The deterioration of that road by semi-truck traffic will lead to burdensome repairs by the residential community. The lack of regulations around the repair of trucks in a residential community or the possible chemical/oil contamination that could occur in the ground water, directly impacts this residential community. Our properties are not equipped to handle the environmental hazards associated with commercial vehicle storage or maintenance. The community has no information on what is transported by these vehicles which is also a safety concern.

Property Value: This area is zoned rural residential and requires property owners to maintain clean and orderly surroundings. The presence of multiple semi- trucks along with their continued traffic will change this peaceful environment to an industrial surrounding, likely reducing property values.

Finally, it was a part of the applicant's due diligence to understand and comply with the zoning requirements when purchasing the property and should not become the burden of this community.

Name Nate Goerke

Email Address *Field not completed.*

Address *Field not completed.*

City *Field not completed.*

State *Field not completed.*

Zip Code	<i>Field not completed.</i>
Phone Number	5203071938
Your Tax Parcel Number	12404010T
File Upload	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.
Electronic Signature	N Goerke

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**To:** [McLachlan, Christine](#); [Taylor, Matthew](#)  
**Subject:** Online Form Submittal: Public Hearings - Public Comment Form  
**Date:** Friday, May 2, 2025 8:33:00 AM

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## Public Hearings - Public Comment Form

Docket Number SU25-08 (Monte Vista Trail Truck Parking)

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

Explanation We strongly oppose the Special Use Authorization to allow parking for up to five semi-trailer trucks at 3281 W Monte Vista Trail, Benson, 85602. This request conflicts with zoning, threatens our road infrastructure, safety, environment, and property values, and introduces commercial activity that does not belong in a residential community.

### 1) Road Maintenance and Traffic Impact

The county does not maintain the road servicing our properties. Introducing regular heavy truck traffic will significantly accelerate wear and tear, leading to deterioration that individual property owners would bear the burden of repairing. These roads were not designed for frequent use by large commercial vehicles. With monsoon season approaching, the increased weight and frequency of semi-truck traffic will further compromise already vulnerable road conditions, increasing the risk of washouts, deep ruts, and impassability. This not only endangers safe access for emergency vehicles but also poses a serious risk of damage to residents' personal vehicles, which are not equipped to navigate such deteriorated surfaces daily.

### 2) Trespassing and Security Concerns

Our area includes multiple areas marked as "No Trespassing." A business operating in close proximity may bring increased foot and vehicle traffic, including employees and other individuals unfamiliar with local boundaries. This raises serious concerns about unintentional or intentional trespassing, posing safety and privacy risks to residents.

### 3) Environmental and Water Quality Risks

With semi-trucks frequently accessing the site, there is a heightened risk of fuel, oil, or other chemical spills. This poses a potential threat to the groundwater and well water that local residents rely on. Our properties are not equipped to handle the environmental hazards associated with commercial vehicle storage and maintenance.

4) Impact on Property Values and Community Character  
This area is zoned rural residential and requires property owners to maintain clean and orderly surroundings. The presence of multiple commercial trucks and trailers will visually and functionally change the neighborhood's character, likely reducing nearby property values and undermining the aesthetic and peaceful nature that current zoning is meant to protect.

We must uphold the current rural residential zoning to preserve the integrity of this community and prevent setting a precedent that may invite further commercial development in the area. Allowing this change would open the door for future zoning requests that could further erode our neighborhood's quiet, safe, and residential character. Protecting the existing zoning is not just about this one request—it is about safeguarding our rural area's long-term vision and livability for current and future residents.

Name	Stacy & Curtis Skaggs
Email Address	sikaggs@gmail.com
Address	3285 W Acorn Ln
City	Benson
State	AZ
Zip Code	85602
Phone Number	5207301116
Your Tax Parcel Number	12404010
File Upload	<a href="#">Skaggs_Docket SU25-08.docx</a>
Electronic Signature Agreement	I agree.
Electronic Signature	Stacy C. Skaggs, Curtis L. Skaggs

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**To:** [McLachlan, Christine](#); [Taylor, Matthew](#)  
**Subject:** Online Form Submittal: Public Hearings - Public Comment Form  
**Date:** Friday, May 2, 2025 11:48:53 AM

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## Public Hearings - Public Comment Form

Docket Number	SU25-08 (Monte Vista Trail Truck Parking)
Select one of the following:	No, I do not support this request
Explanation	See attached Having 2 properties within the 750' limitation, I would like it to be known that we are a double "No" to allowing this to happen.
Name	Phyllis J Ellis
Email Address	Ellis.phyllisj@gmail.com
Address	3255 W ACORN LN
City	Benson
State	AZ
Zip Code	85602-7701
Phone Number	5202210080
Your Tax Parcel Number	12404022B
File Upload	<a href="#">SU25-08 (Monte Vista Trail Truck Parking).docx</a>
Electronic Signature Agreement	I agree.
Electronic Signature	Phyllis J Ellis

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [McLachlan, Christine](#); [Taylor, Matthew](#)  
**Subject:** Online Form Submittal: Public Hearings - Public Comment Form  
**Date:** Saturday, May 3, 2025 8:53:06 PM

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## Public Hearings - Public Comment Form

Docket Number SU25-08 (Monte Vista Trail Truck Parking)

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

Explanation We do not support this request. This has always been a residential neighborhood with traffic for the homes here. The road is fine for that but is not suitable for constant semi truck traffic. We live close to the road and the dust and noise from the trucks will be substantial. The views are blocked by the trucks.

Name Michael Godwin Valerie Godwin

Email Address vrlgodwin@outlook.com

Address 3241 w acorn ln

City Benson

State Az

Zip Code 85602

Phone Number 5204007165

Your Tax Parcel Number 12404016

File Upload *Field not completed.*

Electronic Signature Agreement I agree.

Electronic Signature Valerie Godwin

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**To:** [McLachlan, Christine](#); [Taylor, Matthew](#)  
**Subject:** Online Form Submittal: Public Hearings - Public Comment Form  
**Date:** Saturday, May 3, 2025 10:31:02 AM

**CAUTION: EXTERNAL EMAIL\***

## Public Hearings - Public Comment Form

Docket Number SU25-08 (Monte Vista Trail Truck Parking)

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

Explanation We bought our property in this neighborhood because it was a peaceful residential area that would allow us to have our horses and also give us quick access to I-10. Having a commercial business just a short distance from our property where we expect to build a home, "with up to 5 semi-trailer trucks" is a big concern for us, not necessarily because its a commercial business but because of the expected noise, pollution from the diesel and the disturbance it would create in our residential neighborhood. There is not even a mention of a restriction on the intended or planned hours of operation which suggests to us, that activities could potentially be anytime of the day or night disrupting the peace and quiet inherent and expected in a residential neighborhood.

Name Ann Chenevert-Steffler

Email Address makinart@gmail.com

Address 2018 N. Rosemary Dr.

City Tucson

State AZ

Zip Code 85716

Phone Number 480-650-4406

Your Tax Parcel Number 124-04-005

File Upload *Field not completed.*

Electronic Signature Agreement I agree.

Electronic Signature

Ann Chenevert-Steffler

---

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# DOCKET SU25-08

## (MONTE VISTA TRAIL TRUCK PARKING)

\_\_\_\_ YES, I SUPPORT THIS REQUEST  
Please state your reasons:

X NO, I DO NOT SUPPORT THIS REQUEST

Please state your reasons: *Semi trucks will destroy what's left of Acorn Lane. The road is bad enough already. My property is due south of Acorn Lane and the proposed truck parking lot. I do not want the dust and the noise. Would you? The trucks should be parked closer to the Hiway or the Railroad tracks, not in a quiet, peaceful residential area. Park them behind the Chevron store. More truck traffic on Mesal Road is also not good. Please do not approve this request. This is a residential area, not commercial or industrial. If 5 trucks are OK, how long will it be before 10 trucks are OK? How long before*

PRINT NAME(S): *they want lighting for the parking lot.*

Henry Lindley

SIGNATURE(S): Henry Lindley

YOUR TAX PARCEL NUMBER: 124-04-010R (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](mailto:mtaylor@cochise.az.gov)



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