

# DOCKET SU25-14 (HEREFORD ROAD RV PARK)



YES, I SUPPORT THIS REQUEST

Please state your reasons:

Will be a wonderful addition to the Community & bring in revenue for the County.

NO, I DO NOT SUPPORT THIS REQUEST

Please state your reasons:

PRINT NAME(S):

Beradic Schmidt & Janell Schmitt

SIGNATURE(S):

*[Handwritten signature]*

*[Handwritten signature]*

YOUR TAX PARCEL NUMBER:

APN 104-34-010A

(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 September 2, 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:** [Friends of the San Pedro River](#)  
**To:** [Taylor, Matthew](#)  
**Cc:** [Friends of the San Pedro River](#)  
**Subject:** Comments for Hereford RV Park P&Z Commission docket SU25-14  
**Date:** Sunday, August 24, 2025 9:59:09 AM

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**CAUTION: EXTERNAL EMAIL\***

23 August 2025

Cochise County Planning & Zoning Division

RE: Special Use Application for APN #104-34-010 A, Janell and Bennie Schmidt, RV Park Docket SU25-14

ATT: Matthew Taylor, Planner, Cochise County

Thank you for the opportunity to provide comments on the Special Use Application for a proposed RV Park (hereinafter Park) submitted on 19 May 2025 for APN #104-34-010A. We oppose approval of this application.

I am Ron Stewart; President of the Friends of the San Pedro River (FSPR) and on its behalf I am submitting our comments to the Cochise County Planning & Zoning Division. The FSPR, founded in 1987, is a volunteer, non-profit organization dedicated to the conservation, protection, and restoration of the San Pedro Riparian National Conservation Area (SPRNCA) through advocacy, education, and public outreach in support of the Bureau of Land Management.

The FSPR believes a 30-space RV park that includes a laundry, bath house, and septic facility on a property parcel identified in the application with an RU-4 zoning category (dispersed residential use) has the potential to have significant adverse impacts on the health of the SPRNCA. We are submitting our comments now, even though the lack of specificity in the application makes it appear premature to reach any conclusion (Refer to Appendix 1 of this document - Application Deficiencies).

Important factors such as legal adequate water supply for the Park, threatened and endangered species and critical habitat, wildlife corridors, increased risk of wildfire in the wildland urban interface (WUI) zone, soil erosion, wind-borne dust, altered drainage patterns, storm water pollution during construction and Park operation, cumulative noise and light pollution, and damage to native cultural sites are concerns whenever large developments are proposed near the SPRNCA. This Park will likely impact all of these natural resources which would be contrary to a goal of the Southern San Pedro Valley Area Plan within the Cochise County Comprehensive Plan, as amended in 2001, that proposed projects such as this type will have no off-site impacts.<sup>1</sup> This Park will likely impact cultural resources as well.

The environmental consequences of this kind of project are simply incompatible with the SPRNCA's mission and a rural residential lifestyle. The FSPR respectfully recommends this application be denied by the Planning & Zoning Commission for the following reasons:

- Legally adequate water supply. The Park proposes to take water from the aquifer within the area protected from additional use by the Gila River Adjudication, one of several

General Stream Adjudications under the purview of the Maricopa County Superior Court that protects the water rights for the SPRNCA.

- Endangered, threatened, and sensitive species and critical habitat. In wildlife, noise pollution has deleterious effects in both terrestrial and aquatic ecosystems, altering vocalizations, local abundance, fitness, and community structure. **2**

The following federally listed threatened and endangered species occur or have the potential to occur in the SPRNCA: Huachuca water umbel and critical habitat, Chiricahua leopard frog, desert pupfish, Gila topminnow, northern Mexican garter snake and critical habitat, southwestern willow flycatcher, western yellow-billed cuckoo (western distinct population) and critical habitat, Arizona eryngo and critical habitat, jaguar, and ocelot. BLM sensitive listed species that occur or have the potential to occur on the SPRNCA include two plants, two fish, one amphibian, two reptiles, eight bird species, and six mammals including five species of bats. Among the bat species is the federally delisted nectar feeding lesser long-nosed bat still being monitored by agencies and organizations post listing to ensure the population does not decrease. **3**

With over 400 species of birds identified through a monitoring avian productivity and survivorship (MAPS) banding program dating back over 25 years, the SPRNCA was designated as the nation's first Globally Important Bird Area in 1995 and reaffirmed as such by Audubon Arizona in 2013. **3**

- Wildlife corridors and increased traffic. Destruction of habitat, including fragmentation of plant and animal populations along with excessive noise negatively impacts wildlife. Altering the corridors with increased vehicle traffic and changing traffic patterns as well as increased human activity will cause behavioral pattern changes in wildlife as well as direct mortality vis-a-vis animal-vehicle collisions that reduce populations and/or habitat quality to the point of causing local extinctions. **2,4**
- Introduction and establishment of invasive and non-native plants and animals that compete with native plants and animals. Riparian ecosystems like the SPRNCA represent a transition zone between aquatic and upland terrestrial ecosystems. **5** These systems have historically been impacted by human caused disturbances and as a result development on uplands adjacent to the riparian area leads to sedimentation and eutrophication resulting in changes in vegetation community structure including the establishment of invasive and non-native plants. **5** Research has shown a link between invasive and non-native species movement by vehicles including off-road vehicles. Some prolific plant species can dominate new environments and upset the natural balance of plant life and wildlife to the extent that it will endanger other species and resources. **6**
- Pollutants, including hydrocarbons, salts, nitrates, heavy metals, and pesticides, are emitted from vehicles, road surface materials, and are associated with dust. These pollutants persist in and change the roadside environment, including aquatic habitats (e.g., near-road streams) and downstream aquatic systems (e.g., intermittent and perennial streams).
- Soil erosion, wind-borne dust, and alteration of hydrology. Ditches change water movement and infiltration patterns while road structures affect erosion and

sedimentation of streambeds. Adding culverts fragment streams altering movement of aquatic animals. Therefore, the loss of soil stabilizing vegetation and increased wind-borne dust during construction and Park operations is likely to occur as well as changes in drainage patterns that impact other properties.

- River contamination from septic facility. There was no information in the application that addressed a septic system or facility (Refer to Appendix 1 of this document - Application Deficiencies). There are specific Arizona Department of Environmental Quality standards for RV parks (Arizona Administrative Code Section 1812 [Site Development Standards for Mobile Homes, Manufactured Home and Recreational Vehicle Parks]). The proximity to the San Pedro River raises significant concerns regarding environmental impact, safety, and maintenance. Several factors come into play that can compromise the effectiveness of systems that are situated close to a river and pose risks to both human health and the environment.
- Increased access to remote places that, in turn, enables the collateral destruction of habitats, the degradation of ecosystems, and the loss of biodiversity and the increased likelihood of illegal poaching, and the felonious collection of fossils and cultural resources in the surrounding SPRNCA.
- Wildfire and the Wildlands-Urban Interface (WUI). The most common causes of wildfires in Arizona are dragging trailer safety chains, rims from flat tires striking pavement, vehicles parking or driving over dry vegetation, carelessly tossed cigarettes, abandoned campfires, equipment use and debris burning around homes and property, fireworks, and the discharge of firearms in areas with dry vegetation. **7** Most of the above common causes are likely to be present during construction and Park operations.
- Noise pollution. Clearing the land without replacement of vegetation will increase soil erosion and decrease noise attenuation. Vegetation attenuates sound through scattering, absorption, and destructive interference. **4**
- Light pollution. Light pollution is less thought about compared to concerns about biodiversity, climate change, and hazardous and chemical waste. However, loss of dark skies undeniably disrupts wildlife, affects human health, and increases energy consumption while obscuring our view of the stars. **8**
- Archaeological Sites and Burials. The proposed location is immediately adjacent to known, major sites of native cultures dating back 13,000 year, including the Lehner Mammoth Site, which is listed on the National Historic Register. **9** It is a near certainty that the area to be graded contains other archaeological sites and perhaps the interred remains of indigenous inhabitants. ARS 41-865 lays out procedures to protect native burials on privately owned land. The area should be surveyed in advance and work should be monitored to ensure that these precious cultural sites or burials are not destroyed or disturbed.

For the above reasons and others that were not addressed specifically in the application, the FSPR respectfully recommends the application be denied. Should the application be approved the FSPR recommends the following due diligence by the County and the applicants:

1. A thorough environmental impact assessment of the Park, including its potential

impacts on water quality and wildlife,

2. A thorough archaeological survey and assessment on the prehistoric, historic, and native cultures value and landscape to include the presence of burials,
3. A Habitat Conservation Plan (HCP) and incidental take permit from the U.S. Fish and Wildlife Service, as is required by law,
4. Adherence to AZDA native plant removal procedures, as is required by law,
5. A safety impact assessment on increased traffic on East and South Hereford Rds., the residential communities, and SPRNCA visitors,
6. An assessment of how the Park will tax local infrastructure, including law enforcement, and roads, and
7. An assessment of the development's potential to create or intensify existing fire and flood hazards.

Thank you again for the opportunity to comment. The FSPR would like to be notified and be involved with the notification to citizen process should the application (as is) be approved or should the applicant reapply with more specificity and site-plan designs.

Sincerely,

Ron Stewart  
President Board of Directors  
Friends of the San Pedro River

1 Cochise County Comprehensive Plan as amended to include Resolution 65-01. 16 October 2001.

2 Grilo, C., Neves, T., Bates, J. et al. Global Roadkill Data: a dataset on terrestrial vertebrate mortality caused by collision with vehicles. *Sci Data* 12, 505 (2025).

<https://doi.org/10.1038/s41597-024-04207-x>

3 Friends of the San Pedro River Volunteer Handbook, April 8, 2024, Final.

4 Gaudon JM, McTavish MJ, Hamberg J, Cray HA, Murphy SD. Noise attenuation varies by interactions of land cover and season in an urban/peri-urban landscape. *Urban Ecosyst.* 2022;25(3):811-818. doi: 10.1007/s11252-021-01194-4. Epub 2022 Jan 16. PMID: 35068919; PMCID: PMC8761103. Accessed on 14 August 2025 at

<https://pmc.ncbi.nlm.nih.gov/articles/PMC8761103/>

5 Meyer, S.E., Callahan, M.A., Stewart, J.E., Warren, S.D. (2021). Invasive Species Response to Natural and Anthropogenic Disturbance. In: Poland, T.M., Patel-Weynand, T., Finch, D.M., Miniati, C.F., Hayes, D.C., Lopez, V.M. (eds) *Invasive Species in Forests and Rangelands of the United States*. Springer, Cham. [https://doi.org/10.1007/978-3-030-45367-1\\_5](https://doi.org/10.1007/978-3-030-45367-1_5)

6 Evaluating the Potential for Vehicle Transport of Propagules of Invasive Species. ERDC/CERL TN-08-1 May 2008.

7 Arizona Wildlife Interagency Protection. <https://wildlandfire.az.gov/wildfire-prevention> Website accessed 18 August 2025.

8 Craig Childs, The Wild Dark Finding the Night Sky in the Age of Light, in *Nature Conservancy Issue* 3 2025.

9 Emil Haury (1959). The Lehner Mammoth Site, Southeastern Arizona in *American Antiquity*, Vol. 25, No. 1, 1959.

#### Appendix 1 - Application Deficiencies

- 1) The application is incomplete and/or information provided is misleading.
  - a) Property Information (pg.1)

- i) Parcel Number (APN) 10434010A is listed at 30.65 acres according to the Cochise County GIS Parcel Map not 90 acres listed on the application.
- b) Project Information (pg.2)
  - i) This section was left blank.
  - ii) Water or Well information is missing
  - iii) Sewer or Septic information is missing. The site plan provided for this application does not indicate the location of a septic system including leach fields if one exists or where it will be located if one is planned/proposed.
  - iv) Electricity information is missing.
  - v) Fire Protection information is missing.
  - vi) Waste Disposal information is missing.
- c) Supplemental Questions (pgs.3, 4, 5, 6 and 7)
  - i) Q1. Based on application information provided, this RV Park is to draw visitors to the area. Applicant states that this Park will provide the community with “fun experiences” and “unique option.” Is it the intent of the applicant to offer the Park for extended stays for community members? How is the applicant defining “community?”
  - ii) Q2. The applicant states that there is a grazing permit for this property. Is it the intent of the applicant to continue grazing should the Park be developed? The applicant also states there are no structures on this parcel (104-34-010A) yet on page 6, question 17 of this application, the applicant states there is a 5,000 sq. ft. out building.
  - iii) Q3. Please clarify whether a 5000 sq. ft. building does or does not exist. If the building does not exist, will a building of like stated size be constructed? This was left blank in the application.
  - iv) Q4. This was left blank in the application. Applicant provides no information on proposed structures or uses and shows none on the site plan. However, on page 4, question 6, the applicant indicates there will be hookups, a bathroom area, and laundry services offered. Applicant provides no information on new buildings that would be required for a bathroom area and laundry services.
  - v) Q5a. The applicant identifies this is a phased project but does not provide a timeline or show them on the site plan submitted with this application.
  - vi) Q9. This information is missing. The applicant did not provide the address with the site plan nor any information regarding legal access to the property.
  - vii) Q10. The applicant states the Park “should” not have any traffic impact on any roads at all. With a 30-space park, it is illogical to state there will be no impact to the local traffic.
  - viii) Q’s10a, 10b, and 10c. The applicant statements reflect large unknowns for the volume, types, and seasonality of traffic/vehicles that likely will impact the local traffic and other environs.
  - ix) Q11. This information is missing.
  - x) Q12. This information is missing.
  - xi) Q13. This information is missing.
  - xii) Q14. The use of solar power will not minimize water use on-site and natural recharge information was not addressed by the applicant.
  - xiii) Q’s15, 15a, and 15b. The applicant did not answer this question nor provide documentation with this application. However, in question 15a, page 6 the applicant states a date that notification was sent on Tuesday, May 20th, 2025. Did the applicant send notifications for citizen review process? What was the mailing radius?
  - xiv) Q16. The applicant does not state whether access to the San Pedro River is on private land owned by the applicant, federal or other private land. Additionally, the number of fire pits was not stated. This area is identified as a high fire risk both natural

and human caused.

xv) Q17. Refer to Q3 above.

xvi) Q18. The applicant does not adequately address the question of noise and how the applicant plans to mitigate the noise during the day or nighttime that will likely be produced from vehicles, generators, and other activities that will likely occur with a 30-space RV park.

xvii) Q19. The applicant does not adequately address the question of odor(s) that will likely occur using generators, and having laundry and bathroom facilities on-site, nor any planned mitigation to address them.

xviii) Q20. The applicant states, “special trash bins,” “pest control,” and “meticulous cleaning and sanitation.” This does not adequately describe what methods and materials will be used such as chemical pest management. Sticky trap pest management? All of which are harmful to the environs and wildlife.

xix) Q22. The applicant does not adequately address hazardous and pollution with the information provided in this application. The applicant states that there will be no hazardous or dangerous material used at the Park. However, the applicant states there is a bathroom and laundry facility planned which infers some type of cleaning materials will be used.

xx) Q23. The applicant does not address the methods for “clearing out” more than 1-acre of land nor any planned mitigations for dust, erosion, or planned alterations to drainage patterns. This information was not provided with the site plan for this application.

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**From:** [Jerry Britten](#)  
**To:** [Taylor, Matthew](#)  
**Subject:** Please deny proposal for RV park near San Pedro River / Hereford Bridge  
**Date:** Monday, August 25, 2025 12:08:59 PM

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**CAUTION: EXTERNAL EMAIL\***

August 25th, 2025

Cochise County Planning and Zoning Commission

Attention: Matthew Taylor, Planner, Cochise County, [MTaylor@cochise.az.gov](mailto:MTaylor@cochise.az.gov)

Re: Special Use Application for APN #104-340010, Janell and Bennie Schmidt

I am writing to comment on the proposal to build a 30 space RV park on the east bank of the San Pedro River adjacent to the San Pedro Riparian National Conservation Area (SPRNCA) south of the Hereford Road bridge. We recently moved to the Hereford area from California, expressly for the opportunity to live in one of the most important and diverse Bird and Birding areas in the USA. Critical to this designation is the internationally recognized SPRNCA, a significant portion of which would be detrimentally impacted by this project. The SPRNCA is a vital flyway for migrating birds and one of the few areas in the western US that provides nesting habitat for significant numbers of Yellow-Billed Cuckoos. The western distinct population segment (DPS) of the Yellow-Billed Cuckoo is listed as a threatened species under the federal Endangered Species Act, primarily due to habitat loss, invasive species, drought, and pesticide contamination. Construction and operation of this RV park will directly contribute to habitat loss, and contribute locally to drought due to aquifer depletion.

This particular section of the San Pedro River, south of Hereford Bridge, is an area I have gotten to know very well since arriving here. It is home to a thriving population of American Beavers. Bird species rare to the US and sought-after by birders, such as the Green Kingfisher, Common Black Hawk (common in Central America, rare in the U.S), and the Yellow-Crowned Night Heron. We are very concerned that construction and operation of this RV Park will harm the SPRNCA and detract from the experience myself and very many others derive from this area.

Birding and birders bring a significant source of income to this area (Southwest Wings Birding Festival ( <https://www.swwings.org/> ) comes to mind, for example.) Natural habitats such as the SPRNCA are the reasons for this, and need continued protection to ensure the continued economic benefit the region enjoys from avian tourism. This project is also near the Casa San Pedro Bed and Breakfast, an operation catering to birders and nature enthusiasts, which will also be negatively affected.

We ask that the Planning and Zoning Commission deny this action for the following reasons:

- 1. Aquifer Depletion:** Far more water will be needed for a 30 space RV park than is now used on the parcel, which is zoned RU4 for dispersed use. The additional water used will inevitably deplete the aquifer, harming surface flow in the San Pedro River and the riparian forest that depends on it. This parcel is within the area that is supposed to be protected from additional water use by last year's Gila River Adjudication that protects the water rights for the SPRNCA.
- 2. Habitat Loss:** Grading and construction of such a large site will destroy the resident plants

and animals and increase the colonization of the area by invasive species of plants.

3. **Pollution:** Such a large area of disturbance will create runoff of sediment along with oil, trash, and other pollutants into the adjacent river. Nothing is said in the proposal about wastewater management. Without an adequate septic system, there is the potential for sewage to contaminate the river.

This is a wild area with little human activity. A new RV park this close to the SPRNCA will introduce noise, traffic, lights, and 24-7 human activity into this area, disrupting wildlife, including nesting birds.

Once again we strongly urge the Planning and Zoning Commission to deny this proposal.

Sincerely,

Jerald and Carolyn Britten  
4664 E. Miller Canyon Rd.  
Hereford, AZ 85615  
[geraldabritten@gmail.com](mailto:geraldabritten@gmail.com)

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**From:** [Shirley Campbell](#)  
**To:** [Taylor, Matthew](#)  
**Subject:** Re: Special Use Application for APN #104-340010, Janell and Bennie Schmidt  
**Date:** Saturday, August 23, 2025 2:04:53 PM

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CAUTION: EXTERNAL EMAIL\*

Thank you for the opportunity to comment on the proposal to build a 30 space RV park on the east bank of the San Pedro River adjacent to the San Pedro Riparian National Conservation Area (SPRNCA). I have lived in my Bisbee home for over 20 years. During that time as well as many year before, I have visited the area within the SPRNCA for hiking, wildlife viewing, photography, identifying plants and especially birds. Often I have taken family and out of state and country visitors to witness and experience this unique area.

I am very concerned that the above proposal will harm the SPRNCA and detract from the use of the area for recreation. I ask that the Planning and Zoning Commission deny this action for the following:

- 1- Additional water use. Aquifer will be depleted over time.
- 2- Large scale destruction of exiting native terrain so near the River will destroy wildlife habitat and migration corridors.
- 3- The health of this unique ecosystem will be affected.
- 4-Increasing noise, traffic, lights and human activity in the area will affect wildlife.
- 5-What about waste management?? Proposal doesn't say. Without an adequate septic system there is a potential for sewage to contaminate the River.

For these reasons, plus others, I believe this proposal should not be approved.

Thank you,

Shirley Campbell  
47D Spring Canyon  
Bisbee, AZ 85603

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**From:** [tandcollazo@aol.com](mailto:tandcollazo@aol.com)  
**To:** [Taylor, Matthew](#)  
**Subject:** Please recommend "no rezoning" for San Pedro River inholding RV Park  
**Date:** Monday, August 25, 2025 10:40:10 AM

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**CAUTION: EXTERNAL EMAIL\***

Mr. Matthew Taylor  
Planning Manager  
Cochise County  
1415 Melody Lane  
Building F  
Bisbee, AZ 85603

Dear Mr. Taylor:

Cochise County is blessed to be home to several exceptional birdwatching hotspots. Among them are the San Pedro River and Ramsey Canyon and the Huachuca Mountains. For seven years, I worked at Ramsey Canyon Preserve and am aware that following their visit to Ramsey Canyon, many out-of-state birders head to the San Pedro River. As you well know, ecotourism is a mainstay of Cochise County's economy.

To sustain the county's ecotourism economy, local efforts to safeguard natural areas must be apparent. Allowing the degradation of exceptional habitat areas will be the factor that sends well-heeled visitors to other states.

That said, I am asking you to recommend **no rezoning** for the inholding south of the Hereford Bridge along the San Pedro River. An RV park is proposed for that site. An RV Park is not an appropriate use for that inholding. The RV traffic, noise, water usage, including laundry facility, potential fire danger and immediate access to the National Riparian Conservation Area will have a negative effect on the prized natural area.

I am hopeful that you and other Cochise County leaders will continue to work with other agencies and organizations to ensure that the San Pedro River will continue to flow for many future generations. Thank you for your consideration.

Sincerely,

Debbie Collazo  
1213 W. Ontario St.  
Tucson, AZ 85745

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**or contact IT support at 520-432-8301.**

**From:** [kathe.coot](mailto:kathe.coot)  
**To:** [Taylor, Matthew](mailto:Taylor, Matthew)  
**Subject:** Special Use Application for APN #104-340010  
**Date:** Tuesday, August 26, 2025 8:40:36 AM

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**CAUTION: EXTERNAL EMAIL\***

I am a frequent visitor to the San Pedro River, bringing with me other birders who spend money on food, lodgings and gas in your area. Over the past 15+ years, we have watched the depletion of water in the river, and with that, the diminution of bird populations. The San Pedro River is one of the last free-flowing rivers in AZ - and a precious irreplaceable resource for residents and tourists. It should be protected as much as possible.

Please deny this action for the following reasons:

- The property is zoned RU4 for dispersed use, which does support the requested density.
- The San Pedro River and the riparian forest are already stressed by the ongoing drought. The additional water usage represented by multiple dwellings is contrary to last year's Gila River Adjudication that protects the water rights for the SPRNCA.
- Construction for an RV park will destroy much of the habitat and wildlife, and replace it with hard surfaces increasing heat retention.

The proposal should be surveyed for rare and endangered species of plants and animals, and historical artifacts, before further action.

Thank you for your consideration.

Kathe Anderson

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**From:** [Diana Doyle](#)  
**To:** [Taylor, Matthew](#)  
**Subject:** Opposition to Proposed RV Park along the San Pedro River  
**Date:** Monday, August 25, 2025 1:51:48 PM

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**CAUTION: EXTERNAL EMAIL\***

August 25th, 2025

Cochise County Planning and Zoning Commission

Attention: Matthew Taylor, Planner, Cochise County, [MTaylor@cochise.az.gov](mailto:MTaylor@cochise.az.gov)

Dear Mr. Taylor,

I recently learned of the proposal for an RV park to be built adjacent to the San Pedro River on a private inholding within the SPRNCA. Thank you for the opportunity to comment on this proposal.

I am a resident of the area, an avid birder for over 40 years, I regularly walk the SPRNCA in the Hereford Bridge area near the proposed project, and I have traveled in RVs for 20 years. I am very concerned about the specific choice of location for this RV park, in an inholding adjacent to a protected section of the river.

I'd like to make two points about this proposal. First, the specific importance of that segment of the river; and second, the realities of an RV park in contrast to the ideal scenario depicted on paper in a proposal.

**1) Importance of the area south of Hereford Bridge.**

You will probably receive many letters speaking to the importance of SPRNCA as a globally important bird migratory route. The SPRNCA is unequalled in Arizona and in the entire desert Southwest as one of the last few remaining free-flowing riparian corridors. The accomplishments that BLM and Friends of San Pedro River have achieved over the past couple of decades are outstanding and have drawn national attention.

Specifically, *that particular few-mile section* south of Hereford Bridge is some of the best habitat along the SPRNCA. Birders know that area as even more productive than the more well-known stretch near San Pedro House — because it is one of the few segments that consistently has water even when much of the rest of the river goes dry seasonally. (It's my understanding this is because of a spring.) Therefore it also has the lushest habitat.

Nearly 3,500 eBird checklists have been submitted for that particular river location — with 272 bird species! Visiting birders often have “San Pedro River—Hereford Bridge” on their list of top destinations when they travel to Sierra Vista.

**2) Reality of an RV Park versus the ideal on a paper proposal**

I have traveled in an RV for about 20 years, all over the country, and have stayed in hundreds of RV parks. So I've seen how they operate *in reality*. It's no fault of the owners, or the transient visitors. It's just a fact that it is hard to maintain a facility for that many visiting vehicles, keep the RV'ers happy, and keep the infrastructure operating as it was originally

intended and approved.

Here are just a few examples from my experience, all of which are incredibly detrimental to the placement of this type of facility adjacent to a riparian preserve:

a) Septic and sewage treatment seldom operates as intended — as we all know when trying to manage proper human use of public facilities. I have witnessed many “RV resorts” where sewage is literally running or flooding areas, where laundry run-off is conveniently routed out into the back property, where some sites are closed because of backed up drainage. Any of those inevitable issues go directly to the headwaters of this river system.

b) Campers want campfires, sometimes to the point of “bonfires,” whether they are legal or not. We’ve often had to ask a nearby site to reduce the extent of their fire because sparks were landing on our or other RV awnings. Fire — typically with alcohol use — and the SPRNCA don’t mix.

c) RV’ers are obsessively concerned about rodents. And campground owners must keep their facility rodent-free because a review on social media that someone “picked up rats” or “rats chewed my wires” will sink their establishment. So RV parks must fight hard to keep rodents away, and this is typically done with liberal use of rodenticide placed in concealed boxes.

Not only does this poison leach toward the river, much more important is that the hawks and owls along the river eat the poisoned rodents and die. SPRNCA is nationally known for its success in bringing back rare and local raptors such as the Gray Hawk. Fifteen species of hawks and at least three species of owls! An RV park along the river places poisoned food right in their breeding and feeding area.

d) RV’ers expect a neat campground, which means mowed grass, no weeds, and no snakes — and that means constant mowing and weeding. It’s nearly impossible to keep a campground up to customer expectations without the use of RoundUp or equivalent, and plenty of it. All that herbicide accumulates and runs directly into the river over time.

I could continue on with issues of trash not staying in dumpsters, lights and noise, social paths and trampling of the river’s edge, but I hope the Commission understands the point I’m trying to make. The reality of an RV park is very different — particularly after a few years of operation — than the neat idealized pristine conception depicted in a zoning plan on paper.

As a long-time RV’er, I’m not opposed to RV parks. But I do feel strongly, based on my experience at RV parks, that this is the wrong place. There are other parcels to put an RV park; but not in an inholding within a sensitive riparian area that has taken decades of governmental, private, and volunteer work to bring back from its previous destruction.

I urge the Commission to not approve this proposal.

Sincerely,

Diana Doyle  
Hereford, Arizona

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**From:** [Christopher Joyce](#)  
**To:** [Taylor, Matthew](#)  
**Subject:** Concern for Proposed RV Park next to SPRNCA  
**Date:** Thursday, July 3, 2025 6:11:08 PM

---

**CAUTION: EXTERNAL EMAIL\***

Attn:  
Matthew Taylor  
Cochise County Development Services Department  
1415 Melody Lane, Building F  
Bisbee, AZ 85603

Dear Mr. Taylor,

My name is Christopher Joyce, I am a land owner in Hereford, AZ. My land is in close proximity to the San Pedro Riparian National Conservation Area, a beautiful piece of public land that I am honored to be a steward of. I am writing to express my deep concern regarding the Special Use Permit request for the proposed 30-space RV park adjacent to the SPRNCA. This sensitive ecological region is home to diverse wildlife and unique habitats, and the establishment of an RV park in such proximity poses significant risks to its integrity.

I will admit I hold no official expertise in water or habitat management, but I imagine the water consumption associated with an RV park of this size would be substantial. The San Pedro River is already facing challenges related to water availability, and increased demand from the RV park could exacerbate these issues, further stressing the San Pedro water table. The potential for waste generation is another major concern. RV parks typically produce considerable amounts of wastewater, which, if not managed properly, could lead to contamination of the surrounding environment and negatively impact the water quality of the San Pedro River and water table.

The introduction of an RV park would likely lead to increased pollution, both from vehicle emissions and potential spills of fuel and other hazardous materials. This pollution could have detrimental effects on the air and water quality in the area, further threatening the delicate ecosystems that thrive in and around the conservation area.

The lack of adequate facilities to support such a development raises added concerns. The infrastructure required to manage the influx of visitors - waste disposal, restroom facilities, water supply, parking lot, manpower to manage the facilities, etc. - may not be sufficient, leading to further habitat deterioration. Also, the increased foot traffic and activity associated with an RV park could disrupt access to this public land, diminishing the experience for those who seek to enjoy the serene and tranquil SPRNCA.

Lastly, the development of this RV park would certainly cause a massive disturbance to local wildlife and their habitats, likely displace native species, and disrupt their natural behaviors, leading to long-term ecological consequences. The area is a critical habitat for many species. This is from the Bureau of Land Management's website regarding the SPRNCA:

"More than 80 species of mammals, two native species and several introduced species of fish, more than 40 species of amphibians and reptiles, and 100 species of breeding birds call the river home. It also provides invaluable habitat for 250 species of migrant and wintering birds and contains archaeological sites showing remnants of human occupation from 13,000 years ago."

Any development that threatens their survival should be approached with extreme caution.

I am a Marine Corps veteran and I fought for the freedom and rights of its citizens to life, liberty, and pursuit of happiness. But that also means fighting to keep our public lands pristine. I urge the Cochise County Development Services Department to carefully consider the potential negative impacts of the proposed RV park near the San Pedro Riparian National Conservation Area. Protecting this sensitive environment is essential for preserving its natural beauty and ecological integrity for future generations.

Thank you for your attention to this important matter. I hope that you will take these concerns into account as you review the special use permit request.

Sincerely and respectfully,

Christopher Joyce  
916-502-2299

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**From:** [Dorothy King](#)  
**To:** [Taylor, Matthew](#)  
**Subject:** application to build an RV park  
**Date:** Sunday, August 24, 2025 3:22:32 PM

---

CAUTION: EXTERNAL EMAIL\*

August 24th, 2025

Cochise County Planning and Zoning Commission

Attention: Matthew Taylor, Planner, Cochise County, MTaylor@cochise.az.gov

Re: Special Use Application for APN #104-340010, Janell and Bennie Schmidt

We are writing to share our plea with you to disapprove the application to build a 30 space RV park on an inholding on the east bank of the San Pedro River adjacent to SPRNCA. Members of our family have lived in this area for over twenty years, and we take our guests to the San Pedro River area for photography, hiking, walks and other outings. Our family has some very passionate photographers and very avid birdwatchers who visit just for those purposes. We fear that the RV park will harm the area and have many foreseen and unforeseen consequences.

We encourage the Planning and Zoning Commission to deny this application because it will further deplete water from the area and its environs. The water that would need to be used for building and maintenance of the park is in an area we believe to be protected by the adjudication of water rights (Gila River Adjudication) for SPRNCA. RVs need sewage disposal systems and such will further potentially endanger the water of the area. SPRNCA is a wildlife area and very precious. In addition, it is near protected Lehner Mammoth Site and likely historic cultural places which may be destroyed before they are discovered. Wildlife in the area has already been impacted negatively by Federal actions, e.g., construction on the border and increased human activity for enforcement actions. Saving the SPRNCA from the outcomes of an unnecessary RV park is something within local control.

We encourage the disapproval of the application and the protection of a beautiful, fragile, already endangered place.

Sincerely,

Dorothy and Max King

2008 Valley Sage St. Sierra Vista, AZ 85635

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**From:** [Karen Nicodemus](#)  
**To:** [Taylor, Matthew](#)  
**Subject:** Proposed RV Park near San Pedro River  
**Date:** Monday, August 25, 2025 1:56:23 PM

---

**CAUTION: EXTERNAL EMAIL\***

I am writing to express my deep concern regarding the proposed development of an RV park in proximity to the San Pedro Riparian National Conservation Area (SPRNCA). I request the P and Z Commission require the applicant provide responses addressing several potential environmental, social, and community impacts. Until these issues can be resolved, I stand with others in opposition to the RV Park proposal.

- <!--[if !supportLists]-->• <!--[endif]-->**Social trails management:** How will the applicant address the issue of informal social trails created by RV park guests on lands not owned by the applicant?
- <!--[if !supportLists]-->• <!--[endif]-->**River access and flood risk:** What measures will the applicant put in place to manage recreational access to the river, especially considering the river's variable channel, risk of flooding, sedimentation, and ongoing bank erosion?
- <!--[if !supportLists]-->• <!--[endif]-->**Impacts on threatened and endangered species:** How does the applicant plan to address potential habitat removal and other direct impacts to threatened and endangered species in the area?
- <!--[if !supportLists]-->• <!--[endif]-->**Stormwater and chemical runoff:** What plans are in place to manage water runoff from parking areas, paved surfaces, and rooftops, as well as to prevent and contain potential chemical spills that could negatively affect the San Pedro River?
- <!--[if !supportLists]-->• <!--[endif]-->**Groundwater impacts:** How will new groundwater pumping for water use within the RV park be managed to avoid significant negative impacts on the river?
- <!--[if !supportLists]-->• <!--[endif]-->**Wildlife protection:** What measures will be enforced to prevent harassment of wildlife, including nesting birds, by both guests and their pets?
- <!--[if !supportLists]-->• <!--[endif]-->**Waste disposal and water quality:** How does the applicant plan to handle human waste and trash generated by the RV park, and what are the implications for groundwater and river water quality?
- <!--[if !supportLists]-->• <!--[endif]-->**Cultural and paleontological resource protection:** What steps will be taken to prevent damage to significant paleontological and cultural sites within the SPRNCA?

Thank you for your attention to these matters.

Karen Nicodemus, Ph.D.

kanicodemus@gmail.com

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**From:** [karen ratte](#)  
**To:** [Taylor, Matthew](#)  
**Subject:** Special Use Application for APN #104-340010, Janell and Bennie Schmidt  
**Date:** Saturday, August 23, 2025 1:45:20 PM

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**CAUTION: EXTERNAL EMAIL\***

August 25th, 2025

Cochise County Planning and Zoning Commission

Attn: Matthew Taylor, Planner, Cochise County, [MTaylor@cochise.az.gov](mailto:MTaylor@cochise.az.gov)

I appreciate the opportunity to let you know of my concerns regarding the proposal to build a 30-space RV Park just off the SPRNCA and the San Pedro River. The San Pedro has been a protected area since I have lived in Tucson and one of our favorite spots to enjoy quiet solitude and nature without the encroachment of noise, trash, wildlife disturbance, additional water usage in the area, and other negative impacts that such a facility would bring, such as vandalism, poaching and the illegal use of ATV's within the SPRNCA.

Other zones are more suitable for a park of this nature. A facility of this type near the San Pedro River would bring an end to one of the last perennial rivers in Arizona, a protected treasure. Please do not allow this to happen.

Sincerely,  
Karen Ratte  
5000 N Gerhart Rd.  
Tucson, AZ 85745

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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:** Friday, August 22, 2025 1:23:27 PM

**CAUTION: EXTERNAL EMAIL\***

## Public Hearings - Public Comment Form

Docket Number SU25-14 (Hereford Rd RV Park)

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

Explanation This kind of project is simply incompatible with the San Pedro Riparian National Conservation Area (SPRNCA) mission and a rural residential lifestyle.

Important factors such as legal adequate water supply for the RV Park, threatened and endangered species and critical habitat, wildlife corridors, increased risk of wildfire in the wildland urban interface (WUI) zone, soil erosion, wind-borne dust, altered drainage patterns, storm water pollution during construction and Park operation, cumulative noise and light pollution, and damage to native cultural sites are concerns whenever large developments are proposed near the SPRNCA. This Park will likely impact all of these natural resources which would be contrary to a goal of the Southern San Pedro Valley Area Plan within the Cochise County Comprehensive Plan, as amended in 2001, that proposed projects such as this type will have no off-site impacts. This Park will likely impact cultural resources as well.

Name Joanne M. Roberts

Email Address [jmmrobs485@outlook.com](mailto:jmmrobs485@outlook.com)

Address PO BOX 817/7930 S Sunnyvale Road

City Hereford

State AZ

Zip Code 85615

Phone Number 520-508-8906

Your Tax Parcel Number 10408012H

File Upload *Field not completed.*

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Electronic Signature Agreement I agree.

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Electronic Signature Joanne M ROberts

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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:** [Judy Rodgers Visser](#)  
**To:** [Taylor, Matthew](#)  
**Subject:** Special Use Application for APN #104-340010, Janell and Bennie Schmidt  
**Date:** Saturday, August 23, 2025 1:17:39 PM

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**CAUTION: EXTERNAL EMAIL\***

Thank you for the chance to comment on the proposal to build a 30 space RV park on the east bank of the San Pedro River adjacent to the San Pedro Riparian National Conservation Area (SPRNCA) south of the Hereford Road bridge.

If this is approved, it is EXTREMELY irresponsible use of land. I sincerely hope that you are a better steward of Arizona resources and will not approve this ridiculous application.

I have lived in the Sierra Vista area since 2018. During that time, our family has often made use of the area within the SPRNCA for hiking, wildlife viewing, photography, and family outings.

We are very concerned that this proposal will harm the SPRNCA and detract from our use of the area for recreation.

We ask that the Planning and Zoning Commission deny this action for the following extremely important reasons:

1. Far more water will be needed for a 30 space RV park than is now used on the parcel, which is zoned RU4 for dispersed use. The additional water used will inevitably deplete the aquifer, harming surface flow in the San Pedro River and the riparian forest that depends on it. This parcel is within the area that is to be protected from additional water use by last year's Gila River Adjudication that protects the water rights for the SPRNCA.
2. Grading and construction of such a large site will destroy the resident plants and animals and increase the colonization of the area by invasive species of plants.
3. Such a large area of disturbance will create runoff of sediment along with oil, trash, and other pollutants into the adjacent river.
4. Nothing is said in the proposal about wastewater management. Without an adequate septic system, there is the potential for sewage to contaminate the river.
5. This is a wild area with little human activity, an inholding in the SPRNCA. Introducing noise, traffic, lights, and human activity into this area will disrupt wildlife. Studies have shown a direct link between lights and noise and harm to nesting of birds.
6. Such massive destruction of existing native terrain so near to the San Pedro River will destroy wildlife habitat and migration corridors and hurt the health of the ecosystem in that general area, including protected areas in the adjacent SPRNCA.
7. People using the RV park will have direct access to a remote part of the SPRNCA. This will lead to the creation of social trails, trash, poaching, and illegal collection of fossils and artifacts.
8. This land should be surveyed for rare and endangered species of plants and animals, given their presence in the adjacent SPRNCA.
9. The proximity to the Lehner Mammoth Site, on the National Register of Historic Places, along with many other native culture sites, indicates the likely presence of ancient and historic sites in the area to be graded for the RV park. Construction will destroy these sites and any burials they contain. The area should be surveyed prior to construction and then monitored for

burials, as specified in ARS 41-865.

For these reasons, and others, we believe this proposal should not be approved.

Thank you,

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**From:** [Nicolette Wagner](#)  
**To:** [Taylor, Matthew](#)  
**Subject:** Against Proposed RV park in Hereford  
**Date:** Thursday, June 26, 2025 3:17:53 PM

---

**CAUTION: EXTERNAL EMAIL\***

Hi Matthew,

I am writing on behalf of a proposed RV park that I heard might be going in nearby our home in Hereford. We own last off Copper Glance and Solar way. Please don't allow a large RV park to get approved for development. Our sweet San Pedro River will not be able to handle the impact. We only just got a beaver to move in back onto the river who is already improving the conditions of the ecosystem immensely. That river has been impacted enough by people.

On top of that, this is a quiet residential area. We don't need more lights, noise and traffic that tourism will attract. We already have the sweet San Pedro house which is perfect for passing travelers. An RV park would be better in Bisbee or closer to the top of Ramsey or Carr Canyon.

Please don't consider passing this through permitting. Anything but another RV park.

Warmly,  
Nicolette Wagner

***Nicolette Wagner***  
(402) 718 3989

**the .raw photo collection**  
<https://www.iamnicolette.com>  
@iamnicolette.raw

**The Mojave Center**  
Program + Marketing Director  
<https://www.mojavecenter.org>  
@mojavecenter

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**From:** [Robert Weissler](#)  
**To:** [Taylor, Matthew](#)  
**Cc:** [Robert Weissler](#)  
**Subject:** Special Use Application for APN #104-340010, Janell and Bennie Schmidt  
**Date:** Saturday, August 23, 2025 5:36:28 PM

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**CAUTION: EXTERNAL EMAIL\***

25 August 2025

Cochise County Planning & Zoning Commission

Attn: Matthew Taylor, Planner, Cochise County, [MTaylor@cochise.az.gov](mailto:MTaylor@cochise.az.gov)

As a resident in the Upper San Pedro River Valley for over twenty years, I would like to take the opportunity to comment on the Special Use Application for a proposed RV Park that was submitted on 19 May 2025 (APN #104-34-010A). The parcel(s) in question are either an inholding within the San Pedro Riparian National Conservation Area or virtually adjacent to it. As a federally protected river segment, the area surrounding the proposed RV Park is a sensitive environmental resource known for hosting diverse wildlife and a last great cottonwood-willow gallery forest of the desert southwest. I have enjoyed visiting this special area many times over the past couple decades.

The proposed land use is not consistent with the current zoning for the property, namely RU-4, that specifies dispersed residential use. In addition, the proposed RV Park is very near, or possibly in, the lower floodplain of the San Pedro River, leaving the proposed RV Park potentially unsafe during summer monsoon flooding along the river. The county should ensure that tragedies, like the Camp Mystic flooding in central Texas, can be avoided. Such flooding can also overwhelm a typical septic system, so it is likely that an enormous, expensive septic field will be required to prevent river contamination. For example, 25 years ago the ten or so rooms of the Casa de San Pedro required a septic field nearly as large as a football field. The 30 spaces of the proposed RV Park would host roughly three times as many groups of visitors. Has the county staff discussed the prospect of this expense with the applicants?

A land use like an RV Park would be more suitable in a location away from the river and outside the subflow zone of its alluvial aquifer. After all, groundwater withdrawals in various places in the valley already intercept groundwater that normally would flow to the river. Our precious sources of freshwater are already spread thin giving existing residential and commercial needs. For these reasons, I oppose approval of this proposed land use.

Regards,

Robert Weissler  
9230 S Bryerly Drive  
Hereford, AZ 85615  
Email: [weissler@aves.org](mailto:weissler@aves.org)

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From: [Nancy Thut](#)  
To: [Taylor, Matthew](#)  
Subject: Special Use application for APN#104-340010  
Date: Tuesday, August 26, 2025 4:28:48 PM

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**CAUTION: EXTERNAL EMAIL\***

August 25, 2025

Cochise County Planning and Zoning Commission  
Attn.:Matthew Taylor, Planner, Cochise County

Thank you for the chance to comment on the proposal to build a 30 space RV park on the east bank of the San Pedro River adjacent to the San Pedro Riparian National Conservation Area south of the Hereford Bridge. My husband and I travel from Colorado and have spent about six weeks each winter since 2020 in either Bisbee or Sierra Vista and make several visits each week to the SPRNCA to hike and do wildlife viewing, especially birdwatching, and to be renewed by the beauty and peacefulness of this beautiful area. We are members of Friends of the San Pedro and it concerns us greatly that this proposal will harm the SPRNCA and detract from our use of this valuable recreational area. We hope that The Planning and Zoning Commission will disapprove this request.

A summary of my concerns follow-

1. I am concerned about the additional water that will be needed for a 30 space RV park and would be in violation of the Gila River Adjudication.
2. The removal of native plants and animals and the introduction of invasive species concerns me.
3. The real possibility of the destruction of endangered plants and animals and their habitat concerns me.
4. The very real possibility of runoff sediment, oil trash, sewage and other pollutants into the river is very concerning.
5. Increased fire danger, increased human intrusion into a wild area and the destruction of native cultural sites and burial areas are also very concerning.

For these reasons and others, *I believe this proposal should not be approved*

Thank you.

Nancy Thut  
1929 Wildfire Rd  
Estes Park, CO 80517  
[nathut48@gmail.com](mailto:nathut48@gmail.com)

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**From:** [Abby Yost](#)  
**To:** [Taylor, Matthew](#)  
**Subject:** Comments regarding RV park proposal adjacent to SPRNCA  
**Date:** Tuesday, August 26, 2025 7:19:07 AM

---

**CAUTION: EXTERNAL EMAIL\***

To the Cochise County Planning and Zoning Commission,

Thank you very much for the opportunity to send public comments. I value this immensely.

My name is Abby, and I live in downtown Sierra Vista, with my two elementary-aged kids. My husband works in cybersecurity at the Fort, and I work for the city. We are avid bikers and hikers, and frequent the SPRNCA regularly, sometimes multiple times a month, year round. We both have visiting family and friends who LOVE the SPRNCA, and one family friend is considering moving here, specifically because of the beautiful wildlife (they're retired biologists). We are very concerned about this proposal, and want to make sure the zoning commission knows how many local people would be in opposition to this.

This piece of land is not zoned for a multi-unit facility as proposed, but rather for residential use. This zoning decision was probably set for good reasons: the surface flow of the San Pedro is endangered by nearby larger development, and is sensitive to pollution and sewage run-off. A big development within the boundaries of the SPRINCA would diminish the wild integrity of one of Sierra Vista's main (almost only?) tourist and recreational draw. We strongly hope the commission denies this proposal.

It's quite simple:

- the land is not zoned for this,
- the proposal violates the Gila River Adjudication,
- the diminishment of the SPRNCA's open space and recreational river is not in the best interest of the county

The river is already in such a fragile state from the recent uptick of heat and drought that building this RV park might make it so that there just isn't a river (or the migrating birds that draw all the bird people, or the Cottonwood forests), period.

An RV park can go somewhere else. Land inside the boundaries of the SPRNCA is not the place.

I'd finally add that folks here really value our wild spaces and unique wildlife, as a key draw to remaining in this area. This is an incredibly unpopular proposal. The most common reaction has been something like "Seriously?! Eww!". Please uphold the zoning decisions (RU-4 residential) already in place for this parcel of land.

Again, a huge thanks for your time and consideration.

Warmly,  
Abby

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**From:** [Mavis Owens](#)  
**To:** [Taylor, Matthew](#)  
**Subject:** Special Use Application for APN #104-340010  
**Date:** Wednesday, August 27, 2025 8:56:31 AM

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**CAUTION: EXTERNAL EMAIL\***

August 27th, 2025

Cochise County Planning and Zoning Commission

Attention: Matthew Taylor, Planner, Cochise County, [MTaylor@cochise.az.gov](mailto:MTaylor@cochise.az.gov)

Re: Special Use Application for APN #104-340010

We are writing to express our opinion on the proposed development of an RV park in the San Pedro Riparian National Conservation Area (SPRNCA). Thank you for the opportunity to convey our concerns. We live in the Tucson area but frequent the SPRNCA often, both as members of a small informal hiking group and as participants of the many docent-led historical experiences. We are concerned that the inclusion of an RV park would have a detrimental effect on the San Pedro River Valley.

Here are some of our concerns:

- 1) The value of the San Pedro River can hardly be overstated as a matter of prehistoric and historic importance. This is an area of unparalleled significance from the existence of early indigenous peoples, to prehistoric mammoth hunting grounds, to the Spanish exploration of the Southwest, to the recorded history of the Wild West, and the importance of early mining in Arizona.
- 2) This area was never zoned for RV use. We believe that the development of an RV park and the proposed amenities would place unnecessary strain on the current water supply, wildlife, and the San Pedro River ecosystem as a whole.
- 3) Construction and occupation of an RV park carries the possibility of runoff of sediment into the water, increased human presence would result in trash, possible water contamination, noise, and lights affecting wildlife, and destruction of existing plant life and wildlife habitat.

To summarize, we believe that the SPRNCA is an extremely fragile area which is too important to jeopardize with the addition of an RV park. We hope that this proposal will be denied.

Thank you.

James and Mavis Owens  
5365 W. Lazy Heart  
Tucson, Arizona 85713  
[jmowens22@gmail.com](mailto:jmowens22@gmail.com)

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**From:** [Z Knipps](#)  
**To:** [Taylor, Matthew](#)  
**Subject:** Special Use Application for APN#104-340010- Schmidt  
**Date:** Thursday, August 28, 2025 9:43:52 AM

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**CAUTION: EXTERNAL EMAIL\***

To the Cochise County Planning and Zoning Commission, Attn: Matthew Taylor, Planner

Thank you all for the opportunity to comment on the proposal to build a 30 space RV park on the east bank of the San Pedro River. This property is adjacent to the San Pedro Riparian National Conservation Area ("SPRNCA") which is south of the Hereford Road bridge.

We have lived in the Sierra Vista area since 2020. We are members of the Friends of the San Pedro River because of the love we have for this area. As birders and hikers, this area has introduced us to various birds that were new to us. The photography of the birds, animals and natural beauty of the area has kept us going back to see what new things appear here.

We support the conservation and protection of this resource and globally important bird migratory route that it supports. Unfortunately there are many who do not pay attention to what is happening across our state and country. We are destroying natural habitats for not only birds but also wildlife and people. What are we teaching our children if we allow things to be destroyed?

The Planning and Zoning Commission should disapprove this request for the following reasons:

- 1- With the shortage of water plaguing many of the counties and states around here, a 30 space RV park would require more water being taken away from farmers and ranchers in the area.
- 2- Such a large area of disturbance will create runoff of sediment along with oil, trash and other pollutants that could end up in the river.
- 3- Grading and construction will destroy the resident plants and habitat for animals, and increase the colonization of invasive species of plants as no one will be monitoring it. The migration of several bird species would be impacted by the additional traffic, noise and lights.
- 4- What about waste management? Are they construction a septic system?
- 5- The current ecosystems will be greatly affected by this park.
- 6- With access to the remote parts of the SPRNCA, the possibility of social trails, trash, poaching and illegal collection of fossils and artifacts is a real concern.
- 7- Construction and grading in this area has a real potential of destroying ancient and historic sites. Places like Lehner Mammoth Site is on the National Register of Historic Places and burial sites and other historical sites would be gone forever.
- 8- Are there endangered species of plants and animal in the area that need to be identified and kept?

The property of which we are protesting a RV Park is zoned RU-4 for dispersed residential use in 4 acre lots, not a multi-unit facility with a laundry, bath house and other structures. Also the increased traffic to the area will affect the neighborhoods currently adjacent to this proposal.

We hope that you will consider all the factors surrounding this proposal and oppose it.

Thank you for your time.  
Bob and Zondra Knipps  
2767 Ridge Crest St.  
Sierra Vista. AZ 85650  
zknipps@comcast.net

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**From:** [Bettina Arrigoni](#)  
**To:** [Taylor, Matthew](#)  
**Subject:** Special Use Application for APN #104-340010, Janell and Bennie Schmidt  
**Date:** Sunday, August 31, 2025 2:36:41 PM

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**CAUTION: EXTERNAL EMAIL\***

Hi,

Thank you for the opportunity to provide comments on the proposal to build an RV park on the east side of the San Pedro River, just south of the Hereford Bridge, adjacent to the San Pedro River National Conservation Area. My husband and I support the conservation and protection of this precious resource and the globally important bird migratory route it supports.

We have lived in Hereford for the past 6 years. We moved here because we love the wildness of the area and specifically the San Pedro River and all of the wildlife it supports. We were full time RVers for 7 years before moving here. We traveled the country and the San Pedro River makes this area so unique. We are very concerned about the short term and long term potential negative impacts an RV park close to the National Conservation Area would have. Our biggest concerns are the negative impact an RV park would have on the watershed, and as a result a negative impact to wildlife:

- 1.This would be a substantial increase in water usage for this area.
- 2.How would the sewage be handled? During monsoon and times of high river flow, chances are sewage would contaminate the river.

Thank you for the opportunity to submit comments for your consideration.

Sincerely,  
Bettina Arrigoni  
5890 E Silverthorne Ct  
Hereford, AZ 85615  
541-727-1980

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**From:** [Warren Barnes](#)  
**To:** [Taylor, Matthew](#)  
**Subject:** Re: Special Use Application for APN #104-340010, Janell and Bennie Schmidt  
**Date:** Saturday, August 30, 2025 12:52:22 PM

---

**CAUTION: EXTERNAL EMAIL\***

30 August 2025

Cochise County Planning and Zoning Commission  
Attention: Matthew Taylor, Planner, Cochise County, AZ

Re: Special Use Application for APN #104-340010, Janell and Bennie Schmidt

Thank you for the chance to provide some thoughts on the proposal to build a 30-unit recreational vehicle (RV) park on the bank of the San Pedro River, immediately adjacent to the San Pedro River, south of the Hereford Road bridge. This area is part of the San Pedro Riparian National Conservation Area (SPRNCA)

**The SPRNCA was created by an Act of Congress in 1988 to protect one of the rarest ecosystems in the United States** - the Fremont cottonwood/Gooding willow forest. It is administered by the Bureau of Land Management (BLM) and covers about 1 mile on either side of the river for approximately 40 miles from the Mexican border to the town of St. David. In the early eighties, Tenneco planned to develop the land (housing subdivision) but instead traded with the BLM for equal acreage in the Phoenix area. **This allowed the BLM to take possession of the Riparian Area (1986) in order to protect and preserve it.** The key point, Mr. Taylor, is protection and preservation of the riparian area.

Due to its unique location, size and health, the San Pedro River has been identified by the Nature Conservancy as the premier **remaining** riparian habitat in the Southwest. The river is a nesting ground for hundreds of bird species, from violet-crowned hummingbirds to Mexican spotted owls. An estimated 40 percent of all North American birds use the San Pedro River at some point in their lives.

As a resident of Cochise County and volunteer at the San Pedro House, I am extremely concerned about the possibility of this RV project being approved for construction and operation along the banks of the San Pedro. This 30-unit RV park means that, theoretically, 30 different, transient families could live in the park throughout the year while using water from a river that is slowly drying up from lack of rain and snow. A recent walk to the river showed that the water is now only moving at a slow trickle in some places. A volunteer friend recently told me that her neighbor in Hereford drilled 2,000 feet trying to

establish a well on her property, but was unable to locate water even at that depth. Six months ago, a visiting couple at the San Pedro House told me they were considering moving to the area. They wanted to build along Ramsay Road, but two water drilling projects down to 1,250 feet, on two different properties, failed to locate any water. This is serious!

We currently have at least 22 different RV parks spread across Cochise County, with visitors using our dwindling water supply on a daily basis. We have reached the point that it's now time to stop allowing permits to build and operate RV parks in this area of Southeast Arizona. We have enough. Our resources are finite, and the river must be protected as long as possible.

Thank you for your consideration,

Warren R. Barnes

2748 Ridge Crest Street

Sierra Vista, AZ 85650

520-508-9375

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**From:** [Sue Bortman](#)  
**To:** [Taylor, Matthew](#)  
**Subject:** San Pedro River  
**Date:** Sunday, August 31, 2025 12:59:45 PM

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CAUTION: EXTERNAL EMAIL\*

I object to having an RV park next to the San Pedro River. I am part of the Miller Canyon Crew that does trail maintenance along the river and would hate to see it disturbed, the water level is already low and I fear it would decrease it even more and that would impact all of the the wonderful birds and other animals that I go there to see.

Sincerely

Susan walls-Bortman

Sent from my iPhone

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**From:** [Clyde Morris & Joelle Buffa](#)  
**To:** [Taylor, Matthew](#)  
**Subject:** Application #104-34-010A Schmidt Residence RV Garage: Please DENY  
**Date:** Saturday, August 30, 2025 3:02:28 PM  
**Attachments:** [RV Site Appln County SPRNCA.docx](#)

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**CAUTION: EXTERNAL EMAIL\***

I submit the following as part of the official County record for this permit

From: Joelle Buffa, 2981 Avenida de Suenos, Sierra Vista

Subject : Application #104-34-010A Schmidt Residence RV Garage

Dear Mr. Taylor,

I write asking that you deny the Subject Application for an RV development adjacent to the San Pedro River Conservation Area. I often visit the SPRCA to birdwatch, walk and pursue other nature-related recreational activities. During my bicycle rides between Sierra Vista and Tombstone, I always pause on the bridge to rest and admire the tranquility and wildlife at the San Pedro River. When I continue my ride away from the river, I am delighted by the open vistas and rural aura that stretches unbroken to the Tombstone Hills. The proposed “Residence Garage” would be a blight to this serene area, and is completely out-of-character with the parcel’s RU-4 Zoning.

I am an RV owner myself and have camped at hundreds of RV sites across the US over the past 35 years. Consequently, I am very familiar with the potential pitfalls of having one in an area so near to the nationally recognized SPRCA. The 1988 enabling legislation that created the SPRNCA states that the SPRNCA should be managed in a way that “ensure(s) that management conserves, protects and enhances the riparian area and aquatic wildlife, archeological, paleontological, scientific, and cultural values”. The proposed Residence RV Garage would seriously compromise fulfilling these goals.

The parcel encompasses Spring Creek Wash, which immediately drains into the San Pedro River. Blowing trash, runoff sediment, oil/pollutants, and sewage from the “laundry” and “hook-ups” (mentioned in the application, but not shown on the site plan) would seep into the watershed or flow directly into the San Pedro River from Spring Creek Wash. There would be increased wildfire danger to the SPRNCA and surrounding rangelands from the “fire pits” (again mentioned in the application, but not shown on the site plan), and other human activity. The introduction of human activity, lights and traffic (particularly at night when desert wildlife is most active) would cause damage to wildlife and vegetation. The increased, unrestricted human activity could damage cultural sites, endangered plants or sensitive wildlife.

Finally, I am concerned how incomplete and naive this permit application is, and the conflicts between the site plan and the written application. The application mentions a laundry, showers, bathroom, RV-hookups, a storage building and fire pits. Yet none of these are shown on the site plan. During my career as a public land manager for the federal government, I reviewed and approved many land use permits. This experience taught me that an application and project as poorly thought-out as this will result in problems if executed.

Please DENY this permit.

/Joelle Buffa/

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**From:** [June Campbell](#)  
**To:** [Taylor, Matthew](#)  
**Subject:** Opposition to the Special Use Application for APN #104-340010, Janell and Bennie Schmidt  
**Date:** Saturday, August 30, 2025 6:52:30 PM

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**CAUTION: EXTERNAL EMAIL\***

Cochise County Planning and Zoning Commission  
Attention: Matthew Taylor, Planner, Cochise County

I am writing to oppose the proposed RV Park adjacent to the San Pedro Riparian National Conservation Area (SPRNCA). I live in Tucson and visit the SPRNCA frequently to enjoy nature. I am concerned that an RV park adjacent to the river in that area will degrade the quality of the experience for those coming to enjoy the wonderful riparian forest. The SPRNCA is a precious resource for many people in Southern Arizona.

The proposed 30-space RV camp with a laundry, bath house, and other structures should not be approved for a number of troubling concerns including:

- Increased water usage in violation of the Gila River Adjudication
- Removal of native plants and animals and the introduction of invasive species
- The destruction of endangered plants and animals and their habitat
- Runoff of sediment, oil, trash, sewage, and other pollutants into the adjacent river
- The introduction of noise, traffic, lights, and human activity into a wild area
- Human intrusion into the SPRNCA from the park and increased fire danger
- The destruction of native cultural sites and burials

I appreciate the opportunity to express my opposition to this proposal. To protect and conserve the SPRNCA, I hope the Commission will deny this proposal.

Thank you,

June Campbell  
PO Box 42724  
Tucson, AZ 85733

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**From:** [Steven Capps](#)  
**To:** [Taylor, Matthew](#)  
**Subject:** Special use application APN 104-34-010A proposed RV Park near Hereford Road  
**Date:** Saturday, August 30, 2025 10:46:36 PM

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**CAUTION: EXTERNAL EMAIL\***

Mr Taylor

I would like to comment on the proposed RV Park to be located in the San Pedro Riparian National Conservation Area (on private land) near Hereford Road.

When I retired in 2019 and moved to Sierra Vista I had never heard of the San Pedro River but within a month of my arrival I was exploring the river from the Hereford Bridge to North of Fairbank. Cochise County has something very special that most of Arizona doesn't have. As I've learned in the six years I've been here the river of today is nothing compared to what it was in the past but it's still something unique and every effort should be made to protect it. The proposed 30 unit RV Park (on 30.7 acres ) with laundry and bath house will only help to deplete the aquifer and further reduce the already reduced surface flow of the river. If this park is built it will destroy native vegetation and replace it with asphalt, leading to possible contaminate runoff into the river and remaining natural landscape (fuel, brake fluid, transmission fluid, RV waste water and sewage). There will be increased traffic in the area which will have an effect on the quality of life for the current residents in the area. I'm assuming the infrastructure requirements for the water and power needs are not present and will require excavation and major land disruptions which will have a negative effect on the native wildlife.

If this area was proposed for its currently zoned designation of RU-4 (one dwelling per 4 acres) I wouldn't be writing to you but 30.7 acres for an RV Park is something that shouldn't be allowed inside a conservation area on private land or public.

Does Cochise County really need this in this location? I'm assuming the scenic nature of the area is the big draw for selecting this location but an RV Park will not enhance the scenic nature of the area and would be detrimental to the health of the San Pedro River and the San Pedro Riparian National Conservation Area overall.

I would like to request that Cochise County reject this application and adhere to the RU-4 zoning designation.

Thank you  
Steven B Capps  
3364 Swan Dr  
Sierra Vista AZ 85635  
sbcapps@rocketmail.com  
[Yahoo Mail: Search, Organize, Conquer](#)

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**From:** [Caryl DeGroot](#)  
**To:** [Taylor, Matthew](#)  
**Subject:** Zone change near San Pedro River  
**Date:** Sunday, August 31, 2025 11:58:08 AM

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**CAUTION: EXTERNAL EMAIL\***

August 25th, 2025

Cochise County Planning and Zoning Commission

Attention: Matthew Taylor, Planner, Cochise County, [MTaylor@cochise.az.gov](mailto:MTaylor@cochise.az.gov)

Re: Special Use Application for APN #104-340010, Janell and Bennie Schmidt

Thank you for the chance to comment on the proposal to build a 30 space RV park on the east bank of the San Pedro River adjacent to the San Pedro Riparian National Conservation Area (SPRNCA) south of the Hereford Road bridge. I have lived in the Sierra Vista area since 1957. During that time, our family has often made use of the area within the SPRNCA for hiking, wildlife viewing, photography, swimming and family outings. We are very concerned that this proposal will harm the SPRNCA and detract from our use of the area for recreation.

We ask that the Planning and Zoning Commission deny this action for the following reasons:

1. Far more water will be needed for a 30 space RV park than is now used on the parcel, which is zoned RU4 for dispersed use. The additional water used will inevitably deplete the aquifer, harming surface flow in the San Pedro River and the riparian forest that depends on it. This parcel is within the area that is to be protected from additional water use by last year's Gila River Adjudication that protects the water rights for the SPRNCA.
2. Grading and construction of such a large site will destroy the resident plants and animals and increase the colonization of the area by invasive species of plants.
3. Such a large area of disturbance will create runoff of sediment along with oil, trash, and other pollutants into the adjacent river.
4. Nothing is said in the proposal about wastewater management. Without an adequate septic system, there is the potential for sewage to contaminate the river.
5. This is a wild area with little human activity, an inholding in the SPRNCA. Introducing noise, traffic, lights, and human activity into this area will disrupt wildlife. Studies have shown a direct link between lights and noise and harm to nesting of birds.
6. Such massive destruction of existing native terrain so near to the San Pedro River will destroy wildlife habitat and migration corridors and hurt the health of the ecosystem in that general area, including protected areas in the adjacent SPRNCA.
7. People using the RV park will have direct access to a remote part of the SPRNCA. This will lead to the creation of social trails, trash, poaching, and illegal collection of fossils and artifacts.
8. This land should be surveyed for rare and endangered species of plants and animals, given their presence in the adjacent SPRNCA.
9. The proximity to the Lehner Mammoth Site, on the National Register of Historic Places, along with many other native culture sites, indicates the likely presence of ancient and historic sites in the area to be graded

for the RV park. Construction will destroy these sites and any burials they contain. The area should be surveyed prior to construction and then monitored for burials, as specified in ARS 41-865.

For these reasons, I believe this proposal should not be approved.

Thank you,

Caryl deGroot  
[Carylde@yahoo.com](mailto:Carylde@yahoo.com)  
4505 Territorial Loop, SV, AZ 85635

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**From:** [Elaine Emeigh](#)  
**To:** [Taylor, Matthew](#)  
**Subject:** Re: APN #104-340010, Janell and Bennie Schmidt, Special Use Application  
**Date:** Monday, September 1, 2025 4:10:57 PM

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**CAUTION: EXTERNAL EMAIL\***

Please register my opposition to the above-named proposal. I sincerely believe that the granting of this application would seriously harm the SPRNCA, as well as all the adjoining wildlife areas that our communities have worked for so long to protect. and conserve.

I have lived in Sierra Vista for almost 20 years. My husband and I moved here largely influenced by the obvious positive concern for the preservation of these natural San Pedro River wildlife areas. All of these non-human resources must continue to be protected for the sake of our human interests and the health of our ecosystem.

Please do not succumb to approval of commercial interests that could significantly modify and/or destroy this natural resource.

Thank you for your careful consideration.

Elaine Emeigh  
2144 Thunder Meadows Drive  
Sierra Vista, AZ 85635  
303-905-2184

a application

Elaine Emeigh  
303-905-2184  
2144 Thunder Meadows Drive  
Sierra Vista, AZ 85635

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**From:** [Amie Esteves](#)  
**To:** [Taylor, Matthew](#)  
**Subject:** Objection to Special Use Permit on Parcel Adjacent to SPRNCA  
**Date:** Friday, August 29, 2025 10:57:32 AM

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**CAUTION: EXTERNAL EMAIL\***

I am writing to express my hope that the application for the Schmidt Residence RV garages adjacent to the San Pedro River be rejected. Commercial RV parks can act as sources of pollution, which can damage the already delicate ecosystem of the San Pedro River. Such a facility would also change the rural nature of the community, bringing noise, air, and water pollution to the residents.

I hope that these factors will be taken into consideration when the decision to reject or accept the permit is made.

Thank you,  
-Amie Esteves

--

Amie Esteves  
[amieesteves@gmail.com](mailto:amieesteves@gmail.com)  
Tel: 860-754-6731  
*Pronouns: She/her/hers*

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September 1, 2025

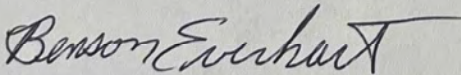
Matthew Taylor  
Planning Manager  
Cochise County Planning & Zoning Division  
1415 Melody Lane  
Bisbee, AZ 85603

Dear Mr. Taylor

I am in opposition to the proposed RV Park along the San Pedro River in Hereford and hope you will deny a Special Use Permit for this proposal in our neighborhood. I live nearby along the river, and do not want trespassers using the river corridor on nearby private properties. There is no way that visitors to this RV park will actually stay contained within the confines of that one tract of land, when the shady cottonwood forest extends along the river right next to it. In addition, it will not even be clear to visitors what adjacent properties are federal BLM lands, and which are adjacent residential parcels, and/or private ranchlands.

In addition, the BLM has no facilities or resources to accommodate these additional visitors at that location, even on the public lands, especially now with only very limited staffing. It would be an unmanaged free-for-all in terms of recreational across public-private ownerships, leading to garbage, possible fire ignition, loose pets, and destruction of sensitive wildlife habitat. The additional water use of this commercial facility is also of great concern, as it would compete for the limited groundwater that feeds our streamside wells, and sustains the flows in the river itself.

Please encourage this use at some another location that can be better managed, is less sensitive, and that will not impact the adjacent private landowners and sensitive ecosystem so directly.

Sincerely, 

Benson Everhart  
9525 S. Riverview Ln  
Hereford, AZ 85615

**From:** [Carol Garnett](#)  
**To:** [Taylor, Matthew](#)  
**Subject:** Special Use Application #104-340010  
**Date:** Friday, August 29, 2025 8:32:04 AM

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**CAUTION: EXTERNAL EMAIL\***

Good Morning:

I am glad for the opportunity to contact you regarding this application and its effect on the SPRNCA.

I am a long-time resident of Bisbee and frequently walk and enjoy the beauty of this area, and am concerned about its preservation.

This application should be denied:

-Too much additional water use further stressing the aquifer and reducing river flow which supports the trees, vegetation, birds and other small mammals.

-Where will the wastewater and other runoff pollutants go? Will it pollute the river?

-Increased human activity (lights, traffic, noise) is disruptive to wildlife in the area. I treasure the birds and wildlife that live here in peace.

I ask that the Planning and Zoning Commission deny this application and protect the SPRNCA from the damage it would cause.

Thank you, Carol Garnett 303-444-3276

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**From:** [Carol Garnett](#)  
**To:** [Taylor, Matthew](#)  
**Subject:** Special Use Application APN#104-340010  
**Date:** Friday, August 29, 2025 8:47:07 AM

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**CAUTION: EXTERNAL EMAIL\***

Good Morning:

I am a long time resident of Bisbee and often hike or walk on the SPRNCA. I am asking the Zoning Commission to deny this application for an RV park.

I am concerned about:

-The use of water from an already overused aquifer that supports the San Pedro River and all of its wildlife and beauty.

-The original construction of the site and the continuing noise, lights, traffic and human activity will disrupt wildlife and hurt the ecosystem of the area which should be preserved.

By denying this application the commission will be preserving our access to one of the most beautiful areas in our state.

Thank you for listening.

Carol Garnett 303-444-3276

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**From:** [Joelle Buffa](#)  
**To:** [Taylor, Matthew](#)  
**Subject:** Application #104-34-010A Schmidt Residence RV Garage  
**Date:** Saturday, August 30, 2025 4:23:23 PM

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**CAUTION: EXTERNAL EMAIL\***

To: Matthew Taylor, Cochise County Planning and Zoning

From: Clyde Morris, 2981 Avenida de Suenos, Sierra Vista

Subject: Application #104-34-010A Schmidt Residence RV Garage

Dear Mr. Taylor,

Please deny the Subject Application for an RV development adjacent to the San Pedro River Conservation Area (SPRCA). I live in Sierra Vista and frequently visit the SPRCA because it is so unique in Cochise County and truly all of the southern USA. I watch birds there, hike its many trails, visit cultural and historic sites, and attend presentations on biological and historic subjects. It is a true treasure to live so close. While there, I meet many folks from out of town, Arizona and around the world who are attracted to these unique features and activities. This benefits our economy which needs all the help it can get. There are plenty of RV parks existing in our County.

I am surprised and concerned how incomplete this permit application is with conflicts between the site plan and the written application. The application lists a laundry, showers, bathroom, RV-hookups, a storage building and fire pits. None of these are shown on the site plan. I believe that an application and project so poorly thought-out as this will result in problems if executed. As a retiree who travels throughout the country, I have seen how damaging a poorly planned and managed RV park can be. Being located so close to the world famous SPRCA, potential damage can occur to wildlife from sewage, trash, runoff, and groundwater. There would be an increased threat of domestic pets spreading and impacting wildlife in the SPRCA as well as invasive non-native plants.

The proposed Residence Garage is completely out-of-character with the parcel's RU-4 Zoning. Being so close to the SPRCA, it will negatively impact the Conservation Area's ability to fulfill its 1988 enabling legislation which calls for management, conservation, protection and enhancement of the riparian area and aquatic wildlife, archeological, paleontological, scientific and cultural values.

The parcel includes Spring Creek Wash which drains directly into the San Pedro River. This will allow water pollution, trash, runoff, sediment, oil/pollutants, and sewage to flow directly into

the San Pedro River from the development in Spring Creek Wash. Fire pits listed in the application but not shown on the site plan increases the threat of wildfire to the SPRCA and nearby private lands. The introduction of increased human activity, lights and could cause damage to cultural sites, endangered plants and sensitive wildlife.

I ask you to deny this permit. Thank you for your attention to my concerns,

Clyde Morris

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**From:** [Ann Prezyna](#)  
**To:** [Taylor, Matthew](#)  
**Subject:** Special Use Application for APN #104-34001-  
**Date:** Monday, September 1, 2025 8:45:47 AM

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**CAUTION: EXTERNAL EMAIL\***

Dear Mr. Taylor and Cochise County Planning and Zoning Commissioners:

I write to oppose construction of an RV park adjacent to the San Pedro River. My husband and I purchased 120 acres along the SPRNCA around 2002. We placed most of our land in a total conservation easement with The Nature Conservancy.

As you likely are aware, climate change, human encroachment, increased water usage drawing down San Pedro River levels, air and water pollution, and trespassing cattle have increasingly threatened the integrity of the San Pedro River's native plant and animal species. Placing an RV park with space for 30 homes is a very bad idea as it will accelerate the decline in this valuable ecosystem that is the SPRNCA.

More residents in this area will mean less water in the river. The Gila River Adjudication already threatens to shut down existing wells. It is unwise to increase usage of the dwindling groundwater in this area as it sustains any remaining flows in the river. Over the 25-year duration of our residence here, flows in our section of the river adjacent to highway 92 have gone from year-round, to winter only, to flood flows only. Another well providing water for 30 RV tenants will only make a very bad situation worse.

Increased human presence will increase human use of the SPRNCA. With more homes and residents since we moved here, there are many more incidents of unlawful target practice, use of ATVs, loose dogs, and other usage in our stretch of the river. This activity destroys native vegetation and negatively affects avian and other native wildlife that tries to survive in an environment they should safely call home, including endangered species such as yellow billed cuckoo and Huachuca water umbel. More lights, more noise, more human presence, displacement of existing vegetation and habitat and the many species that reside there by construction and occupation of an RV park is something you should reject.

Thank you for considering my viewpoint.

Respectfully,

Ann E. Prezyna  
Palominas, Arizona

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August 31, 2025

Matthew Taylor  
Planning Manager  
Cochise County Planning & Zoning Division  
1415 Melody Lane  
Bisbee, AZ 85603

Dear Mr. Taylor,

I'd like to submit comments opposing the approval of a Special Use Permit for a new RV Park along the San Pedro River in Hereford. I live in close proximity to the proposed project location and am concerned regarding a myriad of potential impacts to the BLM's San Pedro Riparian National Conservation Area (SPRNCA), as well the private lands that make up our rural, residential neighborhood:

- 1) Unmanaged "social trails" will undoubtedly be created by their guests along the river on land that the applicant does not own—including both nearby private properties, ranchlands being grazed, and BLM's SPRNCA. This will result in ongoing trespass on private lands and deterioration of riparian habitat.
- 2) The floodplain is very active on that parcel, in part from tributary washes, and I have seen photographs of it completely submerged under water. How will recreational access to the river be provided given flooding, the variable nature of the river channel, and sedimentation and bank erosion?
- 3) The yellow-billed cuckoo, a federally listed species, nests in the area along with dozens of rare and sensitive species such as gray hawks, zone-tailed hawks, and many others. These species cannot tolerate disturbance by intensive recreational activities, and there will be no way to control this.
- 4) The character of our quiet, rural neighborhood is why so many of us live where we do. That will change with increased visitation, recreational use, and vehicular traffic that will go on 24 hours a day.
- 5) Since the entire parcel floods already, the additional water runoff from compacted parking areas, paved surfaces, and rooftops, along with potential chemical spills from restroom facilities, etc. will result in dangerous conditions, both on site, and downstream.
- 6) Additional groundwater pumping for consumptive water uses, especially within the near stream subflow zone, will directly impact the river, and compete for water resources with neighboring private wells. The County previously purchased the Three Canyons Conservation Project on the other side of the river from this site-to preclude and retire consumptive use of groundwater near the river in this hydrologically sensitive stretch of the river. This development proposal would clearly counteract the benefits of that existing water conservation project.
- 7) Trash will be carried to the river by people, wind, and storm events. That will necessitate additional, ongoing clean-up efforts by others, off site.

8) Invasive plant and animal species will likely be introduced-intentionally and/or unintentionally, including the harassment of wildlife and nesting birds on and off the site, through loose dogs and other stray pets.

9) Waste disposal (human and trash) from the RV park will be an issue, especially in this flood prone area and will result in water quality implications to both surface water and groundwater.

10) The property has already experienced a severe fire, but heavy fuels, including log jams in the surrounding riparian forest are abundant, and the proposed fire pits on the site will provide additional fire ignition hazards, in addition to cigarettes, and other ignition sources associated with recreation.

11) Damage to significant paleontological and cultural sites within the SPRNCA is also likely in areas not currently designed or managed for intensive recreational access.

As a PhD riparian ecologist who has both studied and helped manage this riparian areas for over 25 years, I do not see any way this proposed Special Use is compatible for this site, at this location, and strongly believe that if approved, it will result in ecosystem damage, in addition to disrupting the rural residential neighborhood that I call home. Please confirm receipt of this letter, thank you.

Sincerely,



Holly E. Richter, Principal  
Resilient Rivers, LLC  
9525 S. Riverview Lane, Hereford, AZ 85615

**From:** [Carolyn Santucci](#)  
**To:** [Taylor, Matthew](#)  
**Subject:** Comments for Hereford RV Park P&Z District docket SU25-14  
**Date:** Sunday, August 31, 2025 10:51:31 AM

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**CAUTION: EXTERNAL EMAIL\***

August 31, 2025

Cochise County Planning and Zoning Division  
Attention: Matthew Taylor, Planner, Cochise County

I am writing to express my concerns regarding a proposed 30 space RV park on the east bank of the San Pedro River adjacent to the San Pedro Riparian National Conservation Area (SPRNCA).

As a resident of Sierra Vista since 1990, I have come to love the San Pedro River and the many recreational opportunities within the SPRNCA. If the application for the RV park is approved, I believe the river and the SPRNCA will suffer irreparable damage for the following reasons:

- Increased groundwater pumping would threaten the river. The Nature Conservancy has conducted Wet/Dry Mapping of the San Pedro River in June of each year since 2009. In 2009, the Upper Reach of the San Pedro River showed that there was surface flow in 63% of the length of the river surveyed. In 2024, the surface flow in the same surveyed area had decreased to 32%. This is a catastrophic loss caused, in large part, by the increase in groundwater pumping as a direct result of the increased population in the area. If approved, the RV park will only exacerbate this problem.
- The application for the RV park makes no mention of how wastewater generated by 30 RVs will be handled. Presumably a septic system would be installed. Does the outflow from the septic system have the potential to release harmful bacteria into the river?
- The use of heavy equipment to clear the area for construction will not only disturb the soil but will destroy the natural habitat relied upon by native plants, animals, and insects, some of which are listed as endangered species.
- The proximity of this area to the Lehner Mammoth Kill Site, which is listed in the National Register of Historic Places, would lead one to assume that there are other important archaeological sites in the vicinity which have yet to be identified. These sites could include Native American burial sites which would be destroyed by the heavy equipment needed to clear the area.
- This proposed RV park would be situated in an area that currently sees little human activity. That would change with the creation of the park, potentially leading to problems such as litter, noise and light pollution, and the excavation and removal of historic artifacts by visitors.
- The area listed on the application is 90 acres, and at the bottom of the application is a note which states: "Ag permit for USDA cattle via Single Star Ranch." Do the applicants intend to also graze cattle on the site? If so, this will further threaten the river, as run-off from grazing near the river after heavy rains would lead to an increase of harmful bacteria such as E. coli entering the river.

For these and many other reasons, I urge the Planning and Zoning District to deny this application.

Carolyn Santucci  
1716 Piccadilly Lane  
Sierra Vista, AZ 85635  
520-227-7185  
Carolyn Santucci  
cell phone: 520-227-7185  
home phone: 520-458-8218

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**From:** [ronscylounge@icloud.com](mailto:ronscylounge@icloud.com)  
**To:** [Taylor, Matthew](#)  
**Subject:** Comments on Special Use Application for APN #104-340010, Janell and Bennie Schmidt  
**Date:** Friday, August 29, 2025 8:02:58 AM

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**CAUTION: EXTERNAL EMAIL\***

August 29th, 2025

Cochise County Planning and Zoning Commission

Attention: Matthew Taylor, Planner, Cochise County, [MTaylor@cochise.az.gov](mailto:MTaylor@cochise.az.gov)

Re: Special Use Application for APN #104-340010, Janell and Bennie Schmidt

Thank you for the chance to comment on the proposal to build a 30 space RV park on the east bank of the San Pedro River adjacent to the San Pedro Riparian National Conservation Area (SPRNCA) south of the Hereford Road bridge. We have lived in the Sierra Vista area since 1983. During that time, our family has often made use of the area within the SPRNCA for hiking, wildlife viewing, photography, and family outings. We are very concerned that this proposal will harm the SPRNCA and detract from public use of the area for recreation.

We ask that the Planning and Zoning Commission deny this action for the following reasons:

1. Far more water will be needed for a 30 space RV park than is now used on the parcel, which is zoned RU4 for dispersed use. The additional water used will deplete the aquifer, harming surface flow in the San Pedro River and the riparian forest that depends on it. This parcel is within the area that is to be protected from additional water use by last year's Gila River Adjudication that protects the water rights for the SPRNCA. This reason alone should cause denial of the change in usage requested.
2. Grading and construction of such a large site will destroy the resident plants and animals and increase the colonization of the area by invasive species of plants.
3. Such a large area of disturbance will create runoff of sediment along with oil, trash, and other pollutants into the adjacent river.
4. Nothing is said in the proposal about wastewater management. Without an adequate septic system, there is the potential for sewage to contaminate the river.
5. This is a wild area with little human activity, an inholding in the SPRNCA. Introducing noise, traffic, lights, and human activity into this area will disrupt wildlife. Studies have shown a direct link between lights and noise and harm to nesting of birds.
6. Such massive destruction of existing native terrain so near to the San Pedro River will destroy wildlife habitat and migration corridors and hurt the health of the ecosystem in that general area, including protected areas in the adjacent SPRNCA.
7. People using the RV park will have direct access to a remote part of the SPRNCA. This will lead to the creation of social trails, trash, poaching, and illegal collection of fossils and artifacts.

8. This land should be surveyed for rare and endangered species of plants and animals, given their presence in the adjacent SPRNCA.
9. The proximity to the Lehner Mammoth Site, on the National Register of Historic Places, along with many other native culture sites, indicates the likely presence of ancient and historic sites in the area to be graded for the RV park. Construction will destroy these sites and any burials they contain. The area should be surveyed prior to construction and then monitored for burials, as specified in ARS 41-865.

For these reasons, and others, we believe this proposal should not be approved.

Thank you,

Ron and Renell Stewart  
5264 S. Equestrian Ave.  
Sierra Vista, AZ 85650  
[Quiburi@icloud.com](mailto:Quiburi@icloud.com)

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DOCKET SU25-20  
(MADERA DRIVE CHARITABLE SERVICES)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

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

*Comments submitted  
through cochise.az.gov*

PRINT NAME(S):

Francoise Sullivan Jay Sullivan

SIGNATURE(S):

Francoise Sullivan  
Jay Sullivan

YOUR TAX PARCEL NUMBER: 1071503709 (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 September 2, 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:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [McLachlan, Christine](#); [Taylor, Matthew](#)  
**Subject:** Online Form Submittal: Public Hearings - Public Comment Form  
**Date:** Saturday, August 30, 2025 1:12:53 PM

**CAUTION: EXTERNAL EMAIL\***

## Public Hearings - Public Comment Form

Docket Number	SU25-20 (Madera Dr Charitable Services))
Select one of the following:	No, I do not support this request
Explanation	Property is zoned for 1 family/unit; new owner has had various people coming and going and have heard loud screaming and noise which sounded like the people were not mentally stable; owner has not paid the monthly water/maintenance fee which we oversee; property devaluation and well water water pressure concerns with the 10 or more people use; safety concerns and security concerns as residents are not in a locked secure home;
Name	Jay and Francoise Sullivan
Email Address	fsullivan8@gmail.com
Address	5278 S Ricardo Rd
City	Sierra Vista
State	AZ
Zip Code	85650
Phone Number	5202552825
Your Tax Parcel Number	10715037 D9
File Upload	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.
Electronic Signature	Francoise Sullivan

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:** [Roberta Vance](#)  
**To:** [Taylor, Matthew](#)  
**Subject:** San Pedro River doc  
**Date:** Monday, September 1, 2025 4:39:41 PM

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**CAUTION: EXTERNAL EMAIL\***

August 27, 2025

My wife and I have followed the history of the San Pedro River since the 1970's. Memorable was an Audubon bird count we got to a place to park near the Hereford bridge. The river, to our shock and dismay, was running red as there had been a breach at one of the dams at the Cananea Mining Operation. The river ran red for the several miles we hiked that day. When we first knew the San Pedro Valley at night, the stars were spectacular. There was no development in the San Pedro and virtually no light pollution.

One of the most amazing incidents for us was a drive with an anthropologist, Bill Robinson. We visited one of the Mammoth kill sites. Bill reenacted how early man dealt with the mammoth and would drive one of them over a cliff and how they knew the mammoth anatomy. One of them would daringly dash in and cut the tendons in a leg to cripple it. George Gaylord Simpson was an evolutionary biologist. He amassed a great deal of information at that time, noting that the San Pedro Valley had the most diverse avian and mammal populations in the world. Later when the Costa Rican cloud forest was inventoried, it was shown to be more diverse than the San Pedro.

A part of this documentation was from a mammal specialist, Dr. Donald Hofmeister of the University of Illinois. He took students out

1

to do a decennial census and discovered that populations of small rodents could vary enormously from decade to decade.

Both of these have led me to follow the history of the San Pedro River since those early years. More recently, I made the case for the protection of the San Pedro River to Governor Bruce Babbitt. He became very interested in the protection of the San Pedro River and other riparian habitats in Arizona. Governor Babbitt's work led to the creation of the SPRNCA.

I have accompanied an anthropologist visiting terraced agricultural cultivation of agaves. I visited Native American sites on both sides of the San Pedro further down the river where the San Pedro joins the Gila River.

These are only a few of the remarkable things I have learned about the San Pedro River during my fifty years in Southern Arizona.

I have been intimately involved in the protection of the San Pedro, in particular of the protection of its water resources. I would urge whatever future additional protection of the river is necessary. Therefore, I am opposed to building of a recreational vehicle park in a sensitive area adjacent to the San Pedro Riparian National Conservation Area (SPRNCA). To protect clean air, clean skies, and the biologic and archeological features and sites, the San Pedro should be protected in every way possible to include denying the building of the RV site.

2

Yours

Bill Roe

[bill@roemail.net](mailto:bill@roemail.net)

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**From:** [Janet Cunningham](#)  
**To:** [Taylor, Matthew](#)  
**Subject:** 30 space RV park on the SPRNCA  
**Date:** Sunday, August 31, 2025 12:51:22 PM

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**CAUTION: EXTERNAL EMAIL\***

August 31, 2025

Cochise County Planning and Zoning Commission

Attention: Matthew Taylor, Planner, Cochise County, [MTaylor@cochise.az.gov](mailto:MTaylor@cochise.az.gov)

Re: Special Use Application for APN #104-340010, Janell and Bennie Schmidt

I would like to take this opportunity to comment on the proposal to build a 30 space RV park along the San Pedro River next to the San Pedro Riparian National Conservation Area (SPRNCA) south of Hereford Road bridge. We have lived in Hereford since 2011, however visited and birded the area since the mid-seventies (@1978). We (my husband and I) often make use of the area within the SPRNCA for birding, hiking, wildlife viewing, and photography. We are extremely concerned that this proposed RV park will cause serious and irreversible harm to the SPRNCA as well as detract from our and many other locals use of the area for recreation.

We are requesting the Planning and Zoning Commission please deny this action for the following reasons:

1. This land should be surveyed for rare and endangered species of plants and animals, given their presence in the adjacent SPRNCA.
2. Grading and construction of such a large site will destroy the resident plants and animals and increase the colonization of the area by invasive species of plants.
3. Such massive destruction of existing native terrain so near to the San Pedro River will destroy wildlife habitat and migration corridors and hurt the health of the ecosystem in that general area, including protected areas in the adjacent SPRNCA.
4. Such a large area of disturbance will create runoff of sediment along with oil, trash, and other pollutants into the adjacent river.
5. Increased water use will deplete our aquifer, harm the surface flow needed for the riparian forest.
6. Wastewater management, there is great potential for sewage to get into the river.

There are so many other reasons as well! Please do not approve this insane proposal!

Thank you so much,

Janet Cunningham  
5905 E Silverthorne Ct  
Hereford AZ 85615  
[cyclestix@gmail.com](mailto:cyclestix@gmail.com)

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**From:** [Molly Molloy](#)  
**To:** [Taylor, Matthew](#)  
**Cc:** [Molly Molloy](#)  
**Subject:** Special Use Application for APN #104-340010  
**Date:** Sunday, August 31, 2025 3:46:34 PM

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**CAUTION: EXTERNAL EMAIL\***

Mr. Matthew Taylor, Planner  
Cochise County Planning and Zoning Commission  
RE: Special Use Application for APN #104-340010, Janell and Bennie Schmidt

Dear Mr. Taylor,

I appreciate the chance to comment on what I consider to be a disastrous proposal to build an RV park near the SPRNCA.

The San Pedro River NCA is one of my favorite places in the world. I have been visiting it since the late 1990s, birding and hiking in this peaceful environment. I have enjoyed it with my family and my friends. The area has been under threat for years by overdevelopment and climate change. There are many more people, and not enough resources, especially water. This unique and special place needs to be protected and not developed any further.

I am opposed to this project for many reasons, any one of which can destroy the river area and its wildlife.

1, There is already a water shortage in the area and in the whole state. There is too much development already, and this multi-unit project will need a great deal more water than is currently used. (The land is also not zoned for such a project; it is now RU-4.) This is also in violation of last year's Gila River Adjudication. It will greatly deplete the aquifer and impede the surface flow. The forest needs this water too.

I was greatly disturbed on my visit to the SPRNCA (around the San Pedro House and surrounding area) in early August, to see the current state of the river. Rather than a free flowing river like it was in years past, I noticed a few muddy puddles, one stagnant pond (Black Phoebe Pond), and just a little water at one end not far from the San Pedro House. The river was not flowing at all, but just a mass of downed tree limbs. Signs of our long drought are also evident already in the surrounding area.

2, In the grading and construction of such a large site, so many native plants and animals, many endangered, will be disturbed and destroyed. I can testify to the declining populations of many birds over the years, which has been accelerating. I already miss the yellow-billed cuckoos, willow flycatchers, and others, who are in danger already from overpopulation and climate change.

3. Such a disturbance in the land will cause a runoff of pollution, oils, sewage, and chemicals like fertilizers.

4. Chemicals reminds me of the fact that no mention has been made of wastewater management. This could pollute the river. Also there is no recycling in Cochise County! We have too much plastic and garbage already and it is polluting the area.

5. Wildlife will be harmed, even destroyed by noise, traffic, lights, and human activity in a wild area. I know that noise and light disturbs not only nocturnal animals and birds, like owls, but also nesting birds. This is a wildlife corridor, and important for migration. Extinction is forever.
6. There will also be increased fire danger - and we are still in a drought!
7. Human intrusion into the SPRNCA from this RV park will damage the ecosystem and trails. It will be easier for people to poach and illegally collect fossils and artifacts.
8. There should be a survey of the rare and endangered species. They need protection.
9. With the Lehner Mammoth Site nearby, there are probably ancient and historic areas, including perhaps burial sites, which should be surveyed and protected, and monitored if this destruction proceeds.

There has been more than enough damage by the border wall and increasing development in the area.

Since I first visited this area almost 30 years ago, I have been searching for the green kingfisher. Please protect this special place, treasured by birders around the world, so that I can have a chance to find it!

For these reasons and more, please deny this proposal. Thank you for the opportunity to give my comments.

Sincerely,  
Molly Molloy  
1871 E. Loma Vista Dr.  
Tempe, AZ 85282  
[arizona@gmail.com](mailto:arizona@gmail.com)

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**From:** [Christie Van Cleve](#)  
**To:** [Taylor, Matthew](#)  
**Subject:** Proposed RV Park adjacent to the San Pedro River  
**Date:** Sunday, August 31, 2025 1:28:14 PM

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**CAUTION: EXTERNAL EMAIL\***

August 25th, 2025

Cochise County Planning and Zoning Commission  
Attention: Mathew Taylor, Planner, Cochise County

Re: Special Use Application for APN #104-340010, Janell and Bennie Schmidt

Thank you for the opportunity to comment on this issue.

Please deny this application. I moved to this area 17 years ago for the opportunities to hike and bird from the Huachuca Mountains to the San Pedro River and for the generally rural atmosphere. The following are my concerns:

Goes against current zoning which will likely negatively impact people who moved there for the rural atmosphere, not because they wish to be close to a commercial endeavor such as an RV Park.

Sets a bad precedent in this regard.

High water usage on an already fragile water supply

Negative impact on my experience hiking the river

Negative impact on wildlife habitat and therefore on wildlife

Please consider denying this Special Use Application.

Sincerely,

Christie Van Cleve  
4357 East Miller Canyon Road  
Hereford, AZ 85615

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**Comments on SU25-14**

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**From** Mark B Apel <mapel@arizona.edu>

**Date** Wed 9/3/2025 3:23 PM

**To** Taylor, Matthew <MTaylor@cochise.az.gov>; McLachlan, Christine <CMcLachlan@cochise.az.gov>

**Cc** Holly Richter <hollyrichter@resilientrivers.com>

<b>CAUTION: EXTERNAL EMAIL*</b>
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Matthew and Christine,

Thank you for the opportunity to review SU25-14, a special use permit requesting a 30-space RV park off of Hereford Road and adjacent to the San Pedro Riparian National Conservation Area (SPRNCA). As a former planner for the County, I would like to mention that the Sierra Vista Sub-watershed Plan was adopted by the Commission and Board around 2006 to address water conservation and supply issues through specific policies that should be applied to any land use proposals within the plan area. There is no mention of this plan in Section IV.1 of the staff memo for this docket. This special use application is requesting a waiver from the density requirements of RV parks in RU districts, to allow one RV unit per acre instead of one unit per four acres. The SV Sub-watershed plan has a policy that states any proposals to increase density and pumping within 2 miles of the San Pedro Riparian National Conservation Area would NOT be permitted unless they proposed alternative water supplies. This application proposes to use an existing well but is also proposing to increase the density of units. Therefore, this proposal is not in compliance with applicable adopted plans. Land use proposals use so close to the San Pedro River and SPRNCA should be given careful consideration of their projected water use and impacts to surface flows and considered in the factors for or against. However, I do recognize that the projected impact of pumping for this use does not compare to the likely historical ag pumping that took place on this parcel in the past. Nonetheless, that ag pumping has not occurred for some time and river flows today that support nationally important riparian habitat are sensitive to any pumping, ag or residential. Thank you for sharing this information with the Commission.

Mark Apel

Cochise County Environmental Projects Coordinator (Retired)

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