

Exhibit A

Docket SU25-14

Planning and Zoning Commission

Meeting Minutes

(September 10, 2025)

DRAFT

PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON Wednesday, SEPTEMBER 10, 2025

A regular meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, SEPTEMBER 10, 2025, at 4:00 p.m. in the Board of Supervisors' Hearing Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

Present: Kim DePew, Chair; Robert Montgomery, Vice Chair; Larry Saunders, Member; Nathan Watkins, Member; Jim Martzke, Member; Pati Fickett, Member; Gerry Gonzalez, Member; Randall Limbach, Member

Staff Present: Matthew Taylor, Planning Manager
Christine McLachlan, Development Services Director
Bert Whitehead, Civil Deputy County Attorney

Attendees: Paul Bastien, Applicant (SU25-16 and SU25-17)
Paul Prince, Applicant (RZ25-12)
Ryan and Desiree Gerth, Applicants (RZ25-13)
Bennie Schmidt, Applicant (SU25-14)
Darryl Willhite, Applicant (SU25-20)
Joshua and Tammy Drezek, Applicants (SU25-22)
Steven Hasson, Speaker (SU25-16)
Holly Richter, Speaker (SU25-14)
Philip Clouch, Speaker (SU25-14)
Linda DeMarco, Speaker (SU25-14)
Joanne Roberts, Speaker (SU25-14)
Pamela Bouilly, Speaker (SU25-14)
Debra Chatham, Speaker (SU25-14)
Francoise Sullivan, Speaker (SU25-20)

Chair DePew called the meeting to order at 4:00 p.m.

PLEDGE OF ALLEGIANCE, ROLL CALL, AND INTRODUCTION

APPROVAL OF THE PREVIOUS MONTH'S MINUTES

Motion by Member Nathan Watkins, Second by Member Gerry Gonzalez

Vote: 7 - 0 Approved (Member Martzke abstain)

CALL TO THE PUBLIC – This is the time for the public to comment. Members of the Commission may not discuss items that are not specifically identified on the agenda.

No one spoke during call to the public.

PUBLIC HEARING

1. Docket SUB25-02: An applicant-initiated request for a 9-lot subdivision on APN 208-36-003. The property totals 36.44 acres and is zoned RU-4 (Rural District, one dwelling per 4 acres).

Motion by Member Jim Martzke, Second by Member Gerry Gonzalez

Member Watkins first motioned to remove Items 1, 2, and 3 from the table. Seconded by Member Martzke. Approved 8-0.

Staff and the applicant jointly request the application be tabled until the October 8, 2025, Planning and Zoning Commission meeting.

Vote: 8 - 0 Approved

2. Docket SU25-16: An applicant-initiated Special Use Authorization request to erect a billboard at 10 E. Allen Lane near Huachuca City (APN 106-16-030B). The property is zoned General Business (GB).

Motion by Member Jim Martzke

Case planner Taylor provided a presentation, which is preserved in the files. Paul Bastien, applicant representative, provided a statement.

Chair DePew opened the public hearing. Steven Hasson spoke in favor. Chair DePew closed the public hearing.

Mr. Bastien provided a rebuttal.

Commission discussion: Vice Chair Montgomery asked staff if the applicant revised the original submittal to comply with setback and height standards, and case planner Taylor confirmed the billboard will meet applicable development standards.

Case planner Taylor stated staff recommends approval with special conditions relative to development standard compliance, prohibiting illumination, and replenishing lost vegetation.

Motion to remove illumination prohibition by Member Gonzalez, Second by Member Saunders. Amendment to conditions approved 8-0.

Vote: 8 - 0 Approved

3. Docket SU25-17: An applicant-initiated Special Use Authorization request to erect a billboard at the southeast corner of Highway 90 and Pine Street near Huachuca City (APN 106-15-013C). The property is zoned General Business (GB).

Motion by Member Nathan Watkins, Second by Member Jim Martzke

Case planner Taylor provided a presentation, which is preserved in the files. Paul Bastien, applicant representative, provided a statement.

Chair DePew opened the public hearing. No one spoke during the public hearing. Chair DePew closed the public hearing.

Mr. Bastien waived rebuttal.

Commission discussion: Member Watkins asked if the applicant had renderings of what the billboards would look like and the applicant stated they were not asked by staff to provide renderings. Member Watkins asked what type of material would be used for the billboards and Mr. Bastien stated vinyl tarps would be used and switched out two to three times per year. Chair DePew asked how the property would be accessed and Mr. Bastien stated there is a gate to the property at Pine Street, and they would work with the landowners since they cannot access the property from Highway 90. Vice Chair Montgomery commented the drawings were well done, and the billboards were substantial and likely to remain for a long time.

Case planner Taylor stated staff recommends approval with special conditions relative to development standard compliance, prohibiting illumination, and replenishing lost vegetation.

Motion to remove illumination prohibition by Member Watkins, Second by Member Martzke. Amendment to conditions approved 8-0.

Vote: 8 - 0 Approved

4. Docket RZ25-12: An applicant-initiated request to rezone APNs 117-06-063, 064, 065, 066, 067, 074, 075, 076, 077, and 078 from SR -43 (Single-Household Residential District, one dwelling per 43,000 square feet) to SR-174 (Single-Household Residential District, one dwelling per 4 acres). The parcels total about 11 acres and are located between Cochise Stronghold and Palm Roads and Windsor and Yale Streets in Sunsites Unit #2.

Motion by Member Jim Martzke, Second by Member Gerry Gonzalez

Case planner Taylor provided a presentation, which is preserved in the files. Paul Prince, applicant, provided a statement.

Chair DePew opened the public hearing. No one spoke in favor or opposition. Chair DePew closed the public hearing.

Mr. Prince waived rebuttal and there was no Commission discussion.

Case planner Taylor stated staff recommends approval without special conditions.

Vote: 8 - 0 Approved

5. Docket RZ25-13: An applicant-initiated request to rezone APN 202-81-169 from SR-8 (Single-Household Residential District, one dwelling per 8,000 square feet) to RU-10 (Rural District, one dwelling per 10 acres). The property totals about 39 acres and is located at 3123 E. Morris Ranch Road near Willcox.

Motion by Member Larry Saunders, Second by Member Randall Limbach

Case planner Taylor provided a presentation, which is preserved in the files. Ryan and Desiree Gerth, applicants, provided a statement.

Chair DePew opened the public hearing. No one spoke in favor or opposition. Chair DePew closed the public hearing.

The applicants waived rebuttal and there was no Commission discussion.

Case planner Taylor stated staff recommends approval without special conditions.

Vote: 8 - 0 Approved

6. Docket SU25-14: An applicant-initiated Special Use Authorization request to allow a 30-space recreational vehicle park on 30.7-acres located along the west side of Hereford Road, about 4.5 miles north of E. Highway 92 (APN 104-34-010A). The property is undeveloped and zoned RU-4 (Rural District, one dwelling per 4 acres).

Motion by Member Jim Martzke, Second by Member Randall Limbach

Case planner Taylor provided a presentation, which is preserved in the files. Bennie Schmidt, applicant, provided a statement.

Chair DePew opened the public hearing.

Holly Richter spoke in opposition. Philip Clouch is a contractor on the project and spoke in favor. Linda DeMarco spoke in opposition. Joanne Roberts spoke in opposition. Pamela Bouilly spoke in opposition. Debra Chatham spoke in opposition.

Chair DePew closed the public hearing.

Commission discussion: Vice Chair Montgomery discussed concerns about ingress and egress onto Hereford Road and the layout of the RV spaces. Mr. Schmidt stated the spaces would be pull-throughs with no backing out of the spaces and that the County would require a turn lane. Vice Chair Montgomery asked the applicant about the use of generators and Mr. Schmidt said generators would not be needed or allowed since power would be provided and that a large building on his property to the north would be available to guests for storage. Vice Chair Montgomery also spoke about the volume and nature of received public input. Chair DePew asked if there would be restrictions on length of stay and Mr. Schmidt stated visits would be short-term. Member Watkins clarified that the property is within the APS service area and asked if battery backup would be used for the solar panels powering the RV park. Mr. Schmidt replied that battery backup would be used for the park and for their future residence to the south. Member Watkins also commented on water usage and residential density allowed by the zoning. Member Fickett expressed concerns about

water usage and Mr. Schmidt stated there is an existing 500 gallon/minute well on the property and another well on his adjacent property. Member Saunders asked the applicant about plans for a septic system and Mr. Schmidt confirmed the site will have septic systems and that he is acquiring the property to the south to build a homestead. Member Gonzalez stated there will be impacts, but those concerns are brought up with most proposed projects in the County and complimented the applicant on his awareness of the sensitivity of the area, expressing his support for the project. Member Limbach stated he shared concerns regarding traffic and environmental impacts on a complex ecosystem and would have preferred to see a more comprehensive written plan. The applicant reiterated preliminary conversations with the County on project requirements, including access and traffic. Chair DePew commented on the rights of the property owner to develop the land and future land uses identified in the Southern San Pedro Valley Area Plan. Member Watkins stated the property owner could develop a full irrigation system on his property and the applicant stated the impacts of some uses would be far worse than what he is proposing. Mr. Schmidt further stated guests would not have direct access to the San Pedro River from his property and would have to go north to the single-lane bridge. Vice Chair Montgomery commented on the amount of public input for this special use request and how public input is considered by the Commission in land use decisions.

Case planner Taylor stated staff recommends approval with special conditions relative to number of spaces, required County permits, hours of operation, park maintenance, perimeter vegetation, and minimizing dust and soil erosion.

Vote: 2 - 6 Disapproved

AYE: Member Jim Martzke
Member Gerry Gonzalez

7. Docket SU25-20: An applicant-initiated Special Use Authorization request to allow a charitable service with a residential component at 8688 E. Madera Drive near Sierra Vista (APN 107-15-037B). The property totals about 4 acres and is zoned RU-4 (Rural District, one dwelling per 4 acres).

Motion by Member Randall Limbach, Second by Member Jim Martzke

Case planner Taylor provided a presentation, which is preserved in the files. Darryl Willhite, applicant, provided a statement.

Chair DePew opened the public hearing.

Francoise Sullivan spoke in opposition.

Chair DePew closed the public hearing.

Mr. Willhite provided a rebuttal.

Commission discussion: Vice Chair Montgomery asked about the residence and Mr. Willhite described living conditions within the home and how residents come to reside at the site. Vice Chair Montgomery asked about the gender of clients and Mr. Willhite stated homelessness doesn't know race, creed, color, or gender and that it's personal decisions that puts individuals in that situation. Vice Chair Montgomery asked if the residents have pets and Mr. Willhite stated that pets are not allowed and that the premises are kept very clean. Vice Chair Montgomery asked if potential residents have been rejected and Mr. Willhite stated residents have been rejected but it's rare. Vice

Chair Montgomery asked about the program's success and Mr. Willhite stated the majority become productive members of society. Vice Chair Montgomery asked if law enforcement is contacted to remove residents and Mr. Willhite answered on occasion individuals have to be removed but there have been no problems with neighbors. Member Limbach stated he is sensitive to the concerns of the neighbors and doesn't believe the neighborhood is an appropriate location for the facility. Chair DePew asked about response calls by the Cochise County Sheriff's Office and case planner Taylor stated there were about ten incidents between March and August 2025. Member Watkins asked if the application was the result of a complaint and case planner Taylor responded there is an active code compliance action that resulted from a neighbor complaint. Member Watkins asked the applicant how long the average resident stays at the site and Mr. Willhite replied that some residents return to society sooner than others and there are no restrictions on length of stay. Member Fickett asked how many bedrooms are within the residence and Mr. Willhite stated a total of five for himself and up to ten residents and that the residence has about 3,000 square foot of living. Member Fickett asked if the residence is always full and Mr. Willhite said the number of residents varies. Vice Chair Montgomery asked the applicant if he owned the house and Mr. Willhite said yes. Vice Chair Montgomery asked if there were a large profit motive involved and Mr. Willhite stated that he is retired military at 80% disability and also receives Social Security so bills get paid regardless of what residents pay.

Case planner Taylor stated staff recommends approval with special conditions relative to resident payments, revocation upon verified violations of conditions, on-site staffing, and a requirement for a 1,500 gallon septic system.

Vote: 6 - 2 Approved

NO: Member Pati Fickett
Member Randall Limbach

8. Docket SU25-22: An applicant-initiated Special Use Authorization request to allow a 1,008 square foot Accessory Living Quarter (ALQ) on a 4.7-acre parcel at 3154 W. Cactus View Lane in Mescal (APN 124-02-037N).

Motion by Member Randall Limbach, Second by Member Nathan Watkins

Case planner Taylor provided a presentation, which is preserved in the files. Joshua Drezek, applicant, provided a statement.

Chair DePew opened the public hearing. No one spoke in favor or opposition. Chair DePew closed the public hearing.

Mr. Drezek waived rebuttal.

Commission discussion: Vice Chair Montgomery asked the applicant about the recreational vehicles on the site and Mr. Drezek stated two fifth-wheel vehicles are going to be sold and will be removed when the accessory dwelling is in place. Chair DePew asked about permitting for the existing recreational vehicles on the site and case planner Taylor stated a temporary use permit was issued with the residential opt-out permit and the zoning regulations allow two recreational vehicles for stays of up to 15 days without a permit.

Case planner Taylor stated staff recommends approval without special conditions.

Vote: 8 - 0 Approved

9. Docket SU25-23: An applicant-initiated Special Use Authorization request to allow a marijuana establishment on 25-acres located at 5655 E. Gaskill Road near Willcox (APN 305-43-056G).

Withdrawn by applicant prior to the meeting.

Member Gonzalez motioned to remove from the agenda, Seconded by Member Watkins

Vote: 8 - 0 Approved

10. Docket R25-04: A staff-initiated text amendment to Section 2.48.160.4 (Special Use Authorization Appeals) of the Cochise County Zoning Regulations, to allow the Board of Supervisors to remand a special use authorization Planning Commission decision being appealed if new information or additional evidence is submitted.

Motion by Vice Chair Robert Montgomery, Second by Member Nathan Watkins

Director McLachlan provided a presentation, which is preserved in the files.

Chair DePew opened the public hearing. No one spoke in favor or opposition. Chair DePew closed the public hearing.

Commission discussion: Vice Chair Montgomery asked if the amendment requires the Board of Supervisors to remand a special use appeal to the Planning and Zoning Commission and Director McLachlan stated that a remand was an additional option for the Board and not a requirement. Vice Chair Montgomery asked if an applicant could request a remand without filing an appeal and Director McLachlan stated remands back to the Commission will come from the Board.

Vote: 8 - 0 Approved

PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS.

Director McLachlan provided a report and Chair DePew requested staff to include docket notification areas as a discussion item on a future meeting agenda.

CALL TO COMMISSIONERS ON RECENT MATTERS.

ADJOURNMENT

Chair DePew adjourned the meeting at 7:23 p.m.

APPROVED:

Kim DePew, Chair

ATTEST:

Christine McLachlan, Development Services Director

Exhibit A

Docket SU25-14

Staff Memo



Development Services

520-432-9300
developmentservices@cochise.az.gov
www.cochise.az.gov
1415 Melody Ln, Bdg F
Bisbee, Arizona 85603

MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Matthew Taylor, AICP, Planning Manager
FOR: Christine McLachlan, AICP, Director
SUBJECT: SU25-14 (Hereford Road RV Park)
DATE: September 10, 2025

Docket SU25-14 (Hereford Road RV Park)

A Special Use Authorization request to allow a 30-space recreational vehicle park.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Applicant: Janell and Bennie Schmidt
Location: Hereford Road (Hereford)
APN: 104-34-010A
Property Size: 30.7 acres
Zoning: RU-4
Plan Designation: Rural Density Residential
Growth Area: D – Rural Areas
Area Plan: Southern San Pedro Valley
Existing Use: Undeveloped
Proposed Use: Recreational Vehicle Park

Surrounding Zoning and Uses

North	RU-4	Undeveloped
South	RU-4	Single Family Residence
East	RU-4	Undeveloped
West	RU-4	Undeveloped (San Pedro River)

II. SITE HISTORY

- No active code compliance actions.

III. SPECIAL USE AUTHORIZATION REQUEST

The applicant requests a special use to allow a 30-space recreational vehicle park. Proposed amenities include bathroom and laundry facilities and indoor storage.

IV. ANALYSIS OF IMPACTS – COMPLIANCE WITH SPECIAL USE FACTORS

Section 2.48.160 of the Zoning Regulations identifies ten (10) factors to evaluate Special Use applications. These factors determine the suitability of a special use request, whether to recommend approval, and to determine if conditions and/or modifications are needed to mitigate potentially negative impacts on surrounding properties.

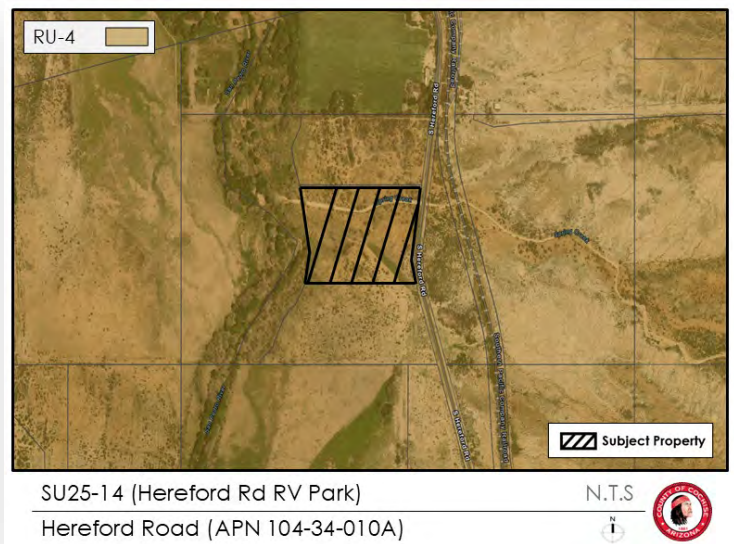
With the information provided, eight (8) factors apply to this special use request with all applicable factors complying with conditions:

1. Compliance with Duly Adopted Plans: Partially Complies

The property is designated *Rural Residential* and *Category D (Rural Areas)* by the Comprehensive Plan, and the property’s RU-4 zoning is consistent with both Plan designations. Intense, non-residential land uses requiring rezoning to a more intense zoning district or special use approval may not be appropriate.

Business uses serving a local area and its residents may be appropriate, however. Non-residential development in rural areas may be geared towards local services, tourism, or otherwise less intense uses not appropriate in more dense areas.

The property also lies within *Southern San Pedro Valley Area Plan* boundaries. The Plan designates this property as Rural Density Residential and Grazing Land. The SPV Plan encourages business and medium/high density residential land uses along Highway 92 between Palominas Road and Healing Way.



2. Compliance with the Zoning District Purpose: Complies

Rural districts allow non-residential activities that provide services serving local needs, recreational support services, and are generally compatible with rural living. These zoning districts, which range in site area from 2 acres to 36 acres, allow residential and non-residential uses compatible with an area’s rural character. The property is itself is of rural character, consisting of about 30 acres, and located in an environmentally sensitive area (*San Pedro Riparian National Conservation Area*, designated 1988) with little residential development. Rural zoning districts encourage land uses compatible with rural living and, in some instances, more intense non-residential uses provided they are developed with a sensitivity to the character of rural areas and natural environment and harmonious with existing development. County zoning regulations specifically identify RV parks as an allowed use with approval of a special use authorization in rural zoning districts. Parks must be “designed to ensure that the park fits into the rural landscape, such as clustering RV sites, maintaining perimeter open space, and enhancing existing vegetation using drought-tolerant vegetation.”

3. Development Along Major Streets: Complies

This factor encourages reduction in the number of access points along major thoroughfares, arterial streets, and county collector roads by using frontage roads, shared access, no access easements, and other measures. Property access is limited to Hereford Road, an improved, county-maintained Rural Minor Collector road. A county right-of-way permit and commercial driveway with hard-surface apron are required for the proposed development.

4. Traffic Circulation: Complies

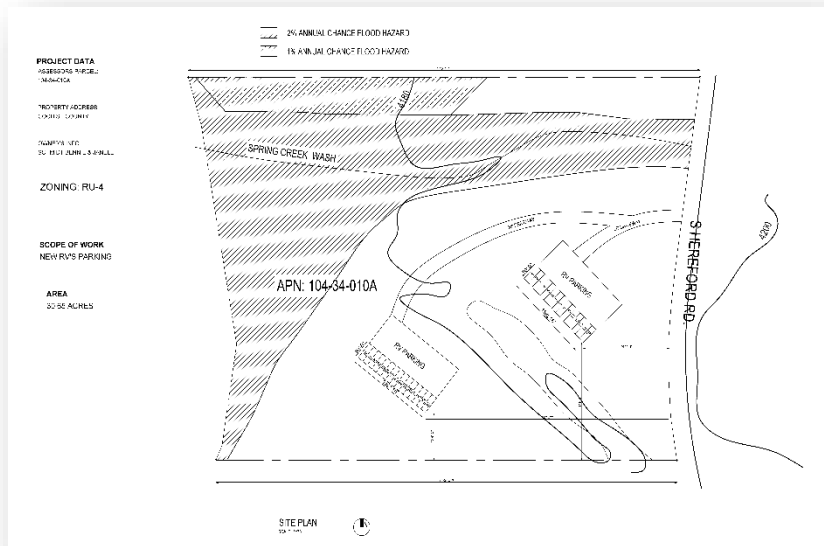
This Special Use Authorization factor stipulates:

1. The request is consistent with the preservation of the functions of surrounding streets as defined in the County Comprehensive Plan.
2. The request does not result in the use of any residential street for non-residential traffic.
3. Consideration of future circulation needs in the surrounding area has been considered through right-of-way dedication and off-site improvements if warranted.

The subject property is located along the west side of Hereford Road, approximately 4.5 miles north of Highway 92 and about 1.25 miles south of the single lane bridge that crosses the San Pedro River. If the recreational vehicle park is approved, guest traffic would access the property from Hereford Road either from the north or south – no residential streets would be used. It is unlikely the number of vehicle trips associated with the proposed recreation vehicle park would require a functional reclassification of Hereford Road or off-site improvements to mitigate increases in vehicular traffic. Potential traffic impacts associated with the proposed development will be evaluated during the permitting process if the special use is approved. The posted speed limit along the property’s frontage is 45mph.

5. Adequate Services and Infrastructure: Complies

The property is undeveloped and water is available via existing wells. A new septic system is required for the recreational vehicle park with reviews and permitting by Cochise County and potentially the Arizona Department of Environmental Quality (ADEQ). The property is located within Arizona Public Service (APS) and Palominas Fire District service areas. In addition to its proximity to the San Pedro River the property is located within a flood plain (Spring Creek). Applicable standards found in the county’s zoning and floodplain regulations will apply to this project.



6. Significant Site Development Standards: Complies

Applicable development standards contained in Sections 2.15 (RU Districts) and 2.51 (Mobile Homes, Manufactured Homes, and Recreational Vehicle Parks) apply to this project. The applicant has requested one waiver from applicable development standards, increasing allowed density above what is allowed by the existing rural zoning from one space per 4 acres to one space per acre. Comparative analysis of Sections 2.15 and 2.51 is in the table below:

STANDARD	2.15 (RURAL DISTRICTS)	2.15 (RV PARKS)
Minimum Development Area	4 acres	No minimum (30 acres proposed)
Density	One dwelling per 4 acres	30 RV spaces with density of ~1 space per acre (44,575ft ² per unit) at max capacity.
Perimeter Setback	20'	7.5' between spaces, 10' within park boundary
Maximum Building Height	30' (principal and accessory buildings)	30' (principal structures) / 20' (accessory structures) / 8' fences and walls
Maximum Site Coverage/Open Space	25%/0%	Site coverage 55% per space and for park, 75% for recreational areas. 10% dedicated to recreational facilities.
Principal Building Separation (include RVs)	15'	15'
Parking/Circulation	1 parking space per pad	1 per RV space. Internal 24' two drives, 12' one way drives.
Landscaping/Screening	Category D (Rural Areas): 6' solid screen when abutting rural residential	6' solid screen (fence, wall, vegetative equivalent)
Street Access	Access from public and/or private roads	Access to perimeter streets via designated park entrances only

7. Public Input: Complies

Section 2.48.160 of the Zoning Regulations states, “If public concerns have been raised, it is fair to ask if the applicant has made a reasonable effort to address these concerns through the Citizen Review Process.” The applicant mailed notices to property owners within 1,000’ on May 20, 2025, receiving no responses. The applicants own adjacent parcels to the north and south. Adjacent parcels to the east and west are publicly held (*Bureau of Land Management*).

8. Hazardous Materials: Not Applicable

The proposed special use does not involve the use of hazardous materials.

9. Off-Site Impacts: Complies w/conditions

This factor is intended to ensure adequate measures have been taken to mitigate off-site impacts such as noise, outdoor lighting, odors, smoke, traffic, and dust. See also Section 6 (Significant Site Development Standards):

- **Noise:** Staff recommends quiet hours as with most RV parks in rural settings. Adjacent properties to the north and south are owned by the applicant, but the subject property is located less than 100’ from the San Pedro River basin, an ecologically and environmentally sensitive area. Unrestricted access to the river basin outside of existing trail systems is discouraged.
- **Lighting:** The applicant has not proposed lighting the property. Outdoor lighting relative to brightness and shielding is subject to Section 2.45 of the zoning regulations.
- **Odors and Smoke:** Significant odors and smoke are unlikely as is the case with non-residential uses but measures should be taken to reduce risk of fire.
- **Parking:** The Zoning Regulations require a minimum of one parking space per RV space. The property is in Growth Area D which does not require improved parking areas but Staff two-inch gravel to reduce dust.

- Landscaping: Staff recommends retaining as much native vegetation on the site as possible and proactive prevention of invasive species. Growth Area D (*Rural Areas*) does not otherwise require landscaping.
- Traffic: The county requires a right-of-way permit to install a hard-surfaced apron along Hereford Road.

10. Water Conservation: Complies

County water conservation requirements apply to non-residential uses and properties. Section 2.51.170 of the zoning regulations requires water saving strategies such as low-flow fixtures, and applicable water conservation regulations and policies identified in the zoning regulations and comprehensive plan are typically identified at permitting. The property is located in the San Pedro National Conservation Area, San Pedro Watershed, and Sierra Vista Sub-Watershed with an irrigation/domestic well installed around 1985.

V. PUBLIC COMMENT

Staff mailed notices to property owners within 1000', published legal notice, and posted the property August 15-20, 2025, and has received significant opposition to this application from stakeholders. Common concerns include development impacts (traffic, noise, lights, human activity); aquifer depletion; storm water/waste water runoff; effects on nearby historical and cultural resources; and, impacts to wildlife and degradation of wildlife habitat.

VI. WAIVERS

Section 2.15.030 of county zoning regulations states that manufactured home parks are subject to densities identified for each rural district. Density restrictions are not explicitly stated for recreational vehicle parks within rural district site development standards. Park size is estimated at just over 30 acres with 30 proposed spaces, increasing allowed density from one unit per 4 acres to one unit per acre. Remaining zoning district standards not superseded by Section 2.51.110 of the zoning regulations (*Mobile Homes, Manufactured Homes, and Recreational Vehicle Parks*) and applicable site development standards relating land clearing, outdoor lighting, signage, and outdoor storage remain applicable to development of the recreational vehicle park and will be reviewed during permitting.



VII. SUMMARY AND CONCLUSION

The applicant requests special use authorization for a recreational vehicle park with restroom, laundry and storage facilities. The property is adjacent to the San Pedro River and located within the *San Pedro Riparian National Conservation Area (SPRNCA)*.

Factors in Favor of Approval

1. Complies with applicable factors with conditions.
2. Clustered, low impact residential use.
3. No opposition from nearby property owners.

Factors Against Approval

1. Proposed use is not consistent with *Southern San Pedro Valley Area Plan* land use designation (Rural Density Residential, Grazing Land).
2. Waiver request to increase allowed residential density.
3. Significant public opposition.

VIII. RECOMMENDATION

Based on the factors in favor of approval, staff recommends approval of Docket SU25-14 to allow a recreational vehicle park subject to the following conditions:

1. RV park shall not exceed 30 spaces.
2. County right-of-way and land clearing permits are required.
3. Quiet hours shall be observed between 10pm and 6am seven days per week.
4. Park shall be kept in sanitary condition. Temporary refuse and animal waste receptacles shall be appropriately sized and designed so as not to create an attractive nuisance for wildlife or pests.
5. Perimeter open space shall be retained. Existing vegetations shall be supplemented with native, drought-tolerant vegetation as needed.
6. Parking areas and internal driveways will utilize two-inch gravel to minimize dust and reduce soil erosion.
7. Within 30-days of approval of the Special Use, the applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. Prior to operation of the Special Use, the applicant shall apply for a building/use permit for the project within 12-months of approval. The building/use permit shall include a site plan in substantial conformance with the approved special use concept plan, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 12-months of the Special Use approval otherwise, the Special Use may be deemed void upon 30-day notification to the applicant.
8. It is the applicant's responsibility to obtain any additional permits, or meet any additional Conditions, that may apply to the proposed use pursuant to other federal, state, or local laws or regulations.
9. Any changes to the approved Special Use will be considered a Modification to this Special Use and will require review and approval of the Planning and Zoning Commission.

Sample Motion

I move to approve Docket SU25-14 with conditions recommended by staff, the factors in favor of approval constituting the findings of fact.

Exhibit A

Docket SU25-14

Application



Development Services

520-432-9300
developmentservices@cochise.az.gov
www.cochise.az.gov
1415 Melody Ln, Bdg F
Bisbee, Arizona 85603

Special Use Application

Special Uses are activities or uses that, because of their unique characteristics, potentially could generate greater impacts than uses permitted in a zoning district. Due to these greater impacts, special uses are not granted administratively. Rather, they must be reviewed and approved by the Planning and Zoning Commission at a public hearing.

Applicant Info	
Name:	Janell + Bennie Schmidt
Address:	7630 S Hereford Rd Hereford, AZ 85415
Phone:	602 510 9125
Email:	LetGoLetGod2524@gmail.com
Describe your relationship to this application (select one):	
<input checked="" type="checkbox"/> Property owner (skip next question)	<input type="checkbox"/> Authorized agent
By typing their name below, the undersigned, registered property owner of the property subject to this application, hereby grants the authorized agent noted above to act on their behalf and take all actions necessary for the processing, issuance and acceptance of this permit or application.	
Signature:	Date: 5/19/25
Janell Schmidt	
Property Info	
Property Owner Name(s):	Janell + Bennie Schmidt
Parcel Number (APN):	10434010A
Property Size (in acreage or square feet):	90 Acres
Property Zoning Designation:	RU4

Processing Fees

\$500 + (\$20/acre, (\$2,000 acreage fee max)) Applicants may pay online with a credit card or mail a check to the Development Services Department at 1415 W Melody Ln, Building F, Bisbee, AZ 85603, payable to the Cochise County Treasurer.

Required Submittals

- This application
- A concept plan
- A copy of the neighborhood notification letter and any information provided to the public
- A non-refundable processing fee

Project Info

Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

Service	Utility Company/Service Provider
Water/Well	
Sewer/Septic*	
Electricity	
Fire Protection	
Waste Disposal	

* If the property is, or will be, served by a septic system, indicate the location of the septic system and the 100% expansion area on the site plan. State whether the system is existing or proposed.

Is this request consistent with all deed restrictions or private covenants in effect for this property? If applicable, please include a copy of these restrictions/covenants with this application.

Yes

No

N/A, no deed restrictions

Supplemental Questions

1. Please state the reason for this request and why it should be supported.

We bought the 90 acres to benefit the Community & provide fun experiences for our community & anyone who wants to come to the area & see what SV & Hereford & Cochise County has to provide. This will bring in revenue along with a unique option for the Community & travelers too.

2. Describe all **existing** structures/uses present on the subject property. Note: Show the location and size of existing structures on the accompanying site plan.

~~5K soft out building~~ JJ Nothing

Ag Permit for USDA cattle via Single Star Ranch

3. Describe all **proposed** structures/uses that will be placed on the property. Note: Show the location and size of proposed structures on the accompanying site plan.

4. What materials will be used to construct the new building(s)? (Note, for an existing building(s), please also list the construction type(s), i.e., factory-built building, wood, block, metal).

5. Will the project be constructed/completed within one year or phased?

One year

Phased

Supplemental Questions Continued

5.a. If this is a phased project, describe the phases here and physically depict them on the site plan.

~~10 units at a time X 3 = 30 spaces~~
2 Phases - 15 units X 2 = 30 spaces

6. Describe all intermediate and final products/services that will be produced/offered/sold, if applicable.

Overnight camping
RV spaces + hook ups
Bathroom area
Laundry services

7. What are the days of the week and hours of operation (if applicable)?

7 days / week
24 hrs / day since overnight stays allowed.

8. What are the number of employees expected to work onsite?

Initially: 5 Future: 3

9. Describe the permanent legal access to the property. State which streets or easement will be used by traffic to enter or exit the property. Specify whether the vehicular access is from a public road, private road, or easement, and label all legal access on the concept plan.

10. What impact will this have on the traffic volume of roads that serve the subject property?

Should NOT have ANY traffic impact on any roads at all.

10.a. Number of passenger vehicles entering and leaving the site (per day/week)?

Max of 30 (eventually) but everyone there will be on

10.b. Number of large trucks entering and leaving the site (per day/week)?

Just depends on occupancy a diff schedule.

Supplemental Questions Continued

10.c. At what time of day, day of week, and season (if applicable) will traffic be the heaviest?

Traffic is not a concern, this is private property & shouldn't affect traffic, unsure of most popular season until occupancy starts.

11. How many driveway cuts are proposed along streets or easements to allow site access? State whether this is an increase/decrease and whether any existing cuts will need relocation.

12. What is your water source? If your property is served by a well, show the existing or proposed location of the well on the site plan. State whether the well is private or shared (if applicable).

13. Total gallons of water needed for the proposed use

14. List any strategies you will use on site to minimize onsite natural recharge.

The use of solar power,

← Conservative

15. Describe your citizen review process. Specifically, describe how you will provide notice of your mailed notice or public meeting. Explain how your special use application has incorporated the feedback you received. Upload a copy of the mailed notice to the portal.

Supplemental Questions Continued

15.a. Date of mailing by applicant: Tuesday May 20th 2025

15.b. Mailing radius:

16. Describe any outdoor activity associated with your special use proposal, if applicable.

Access to San Pedro river
fire pits

17. Will outdoor storage of equipment, materials or products be needed? If yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties.

We have a beautiful 5k sq ft out building for ANY unsightly storage needs.

18. Will any noise or vibrations be produced that can be heard or felt on neighboring properties on a regular basis? if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties?

Neighbors should not hear any noise & it will be far from any neighbors with homes, which is only one. The only noise produced will be engine & generator noise.

19. Will odors be created? If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties?

No odors, chemical or sounds will be created or bother neighbors. We are very reasonable & respectful members of the community/neighbors.

Supplemental Questions Continued

20. Will any on-site activities attract pests, such as flies or mice? If yes, what measures will be taken to mitigate/discourage their presence?

We will take any necessary measures to prevent any of that with special trash bins + pest control along w/ meticulous cleaning + sanitization.

21. Will additional dust be created on a regular basis? If yes, what measures will be taken to prevent this dust from escaping onto neighboring properties or roadways?

No additional dust should be created, concrete, asphalt + rock will all be provided to prevent that.

22. Do you anticipate the use of any hazardous or dangerous materials? If yes, please complete a "Hazardous or Polluting Materials Attachment" and attach it to this application.

Yes

No

23. Do you anticipate the need to clear more than one acre of vegetation? If so, describe the proposed dust and erosion control measures to be used and show their approximate location on site plan, if appropriate. Also, indicate if any drainage pattern alterations are proposed or necessary.

Yes, but we need to clear it out because the fire in Feb 2023 destroyed the property + burned the trees

Acknowledgments

By typing their name below, the applicant certifies that all information in this application, on the site plan, and within any supplemental documents is true and accurate. They understand that if any information is false, it may be grounds for revocation of this permit. In addition, they hereby request all inspections necessary to process this application, and if the permit is issued, they request all inspections necessary to monitor progress, and document completion, at all stages of the work related to this permit.

Applicant Signature:

Jamelle

Date:

5/19/25

Acknowledgments Continued, Prop 207 Waiver

By typing their name below, the property owner acknowledges that the approval being sought by this application may cause a reduction in the existing rights to use, divide, sell or possess the private property that is the subject of this application. The property owner further acknowledges that it is the property owner who has requested the action sought by the filing of this application. Therefore, with full knowledge of all rights granted to the property owner pursuant to A.R.S. §12-1132 through 1138, the property owner does hereby waive any and all claims for diminution in value of the property with regard to any action taken by Cochise County as result of the filing of this application.

Signature (Property Owner):



Date:

5/19/25

SCHMIDT RESIDENCE RV GARAGES APN # 104-34-010A , COCHISE COUNTY

PROJECT DATA

ASSESSORS PARCEL:
104-34-010A

PROPERTY ADDRESS:
COCHISE COUNTY

OWNER'S INFO:
SCHMIDT BENNIE & JANELL

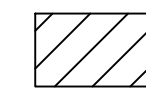
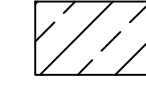
ZONING: RU-4

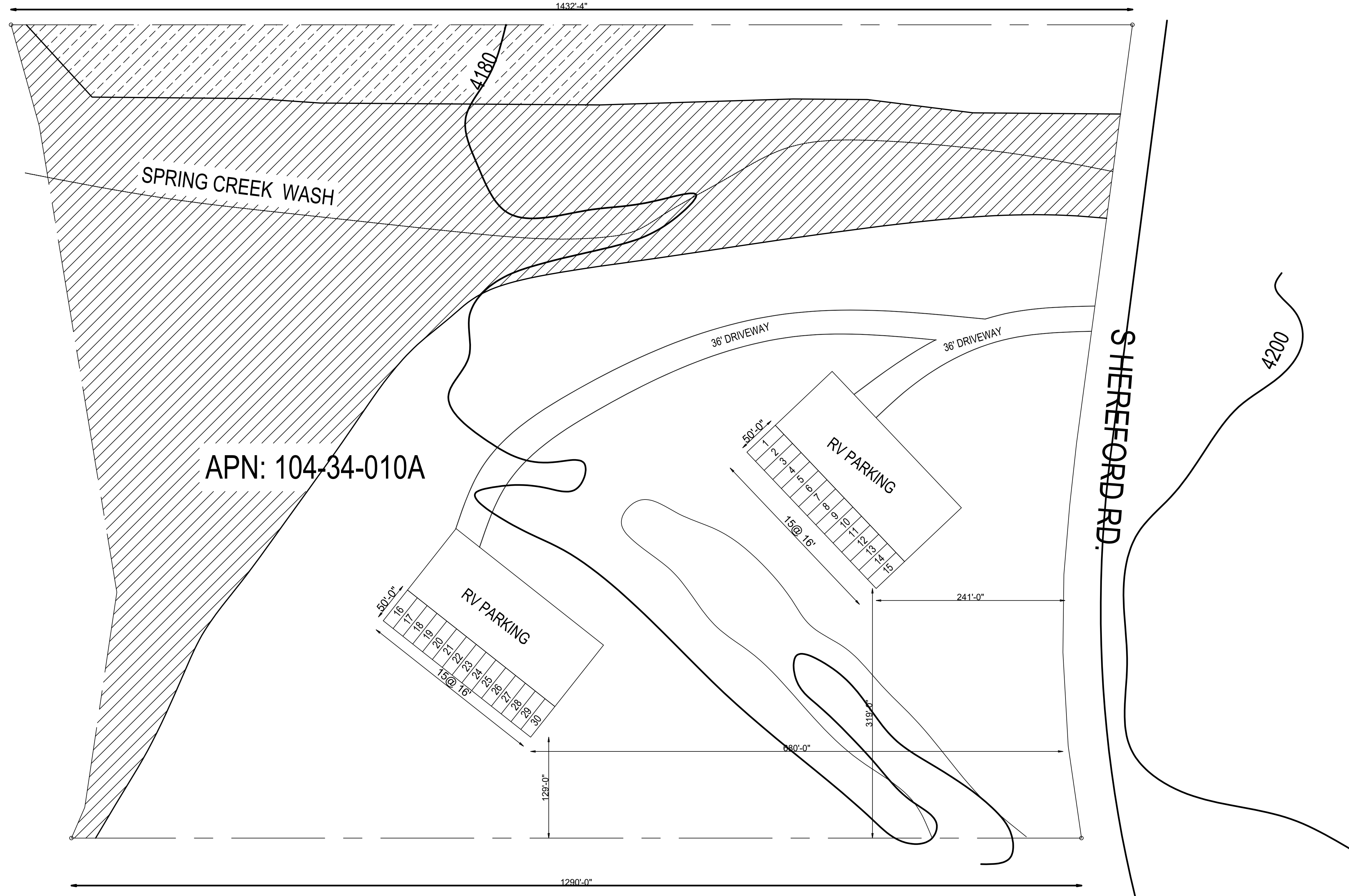
SCOPE OF WORK

NEW RV'S PARKING

AREA

30.65 ACRES

-  2% ANNUAL CHANCE FLOOD HAZARD
-  1% ANNUAL CHANCE FLOOD HAZARD



SITE PLAN
SCALE 1"=75'




SAMA ENGINEERING, LLC
4229 E DEER DANCER WAY
TUCSON, AZ 85712
520-867-0720

DATE : 04/25/2025
DRAWN BY :
PROJECT NO. : SA25043

PROJECT NAME : SCHMIDT SITE PLAN
ADDRESS : APN 104-40-010A
COCHISE COUNTY
CONTRACTOR :

C 1.0
SITE PLAN

C 1.0
SITE PLAN

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY ENGINEER OF RECORD. REUSE OF REPRODUCTION WITHOUT WRITTEN PERMISSION IS PROHIBITED. ©

Exhibit A

Docket SU25-14

Public Input

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.

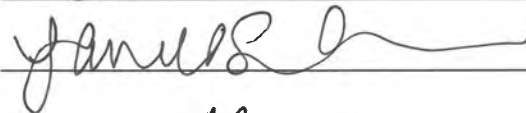
NO, I DO NOT SUPPORT THIS REQUEST

Please state your reasons:

PRINT NAME(S):

Beradic Schmidt & Janell Schmitt

SIGNATURE(S):



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



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

SCAN ME

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

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.¹ 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

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.

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

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

CAUTION: EXTERNAL EMAIL*

August 25th, 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

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

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

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

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

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

From: 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

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
To: Taylor, Matthew
Subject: Special Use Application for APN #104-340010
Date: Tuesday, August 26, 2025 8:40:36 AM

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

CAUTION: EXTERNAL EMAIL*

August 25th, 2025

Cochise County Planning and Zoning Commission

Attention: Matthew Taylor, Planner, Cochise County, 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

CAUTION: EXTERNAL EMAIL*

August 25th, 2025

Cochise County Planning and Zoning Commission

Attn: Matthew Taylor, Planner, Cochise County, 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
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	<p>This kind of project is simply incompatible with the San Pedro Riparian National Conservation Area (SPRNCA) mission and a rural residential lifestyle.</p> <p>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.</p>
Name	Joanne M. Roberts
Email Address	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.*

Electronic Signature Agreement I agree.

Electronic Signature Joanne M ROberts

Your comments will be made available to the public board responsible for reviewing them. Submission of this form or any other correspondence becomes part of the public record and is available for review by the Applicant or other members of the public.

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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

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

CAUTION: EXTERNAL EMAIL*

25 August 2025

Cochise County Planning & Zoning Commission

Attn: Matthew Taylor, Planner, Cochise County, 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

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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

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

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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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it using the Phish Alert Button at the top of the email, or forward to cochise.az.gov@missedspam.com or contact IT support at 520-432-8301.

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

CAUTION: EXTERNAL EMAIL*

August 27th, 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

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

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or contact IT support at 520-432-8301.

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

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

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

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](#)

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

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

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

CAUTION: EXTERNAL EMAIL*

August 25th, 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

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
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

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

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
Tel: 860-754-6731
Pronouns: She/her/hers

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September 1, 2025

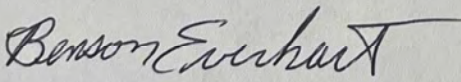
Matthew Taylor
Planning Manager
Cochise County Planning & Zoning Division
1415 Melody Lane
Bisbee, AZ 85603

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

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

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

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

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

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: ronscyberlounge@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

CAUTION: EXTERNAL EMAIL*

August 29th, 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

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

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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



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

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

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

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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

CAUTION: EXTERNAL EMAIL*

August 31, 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

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

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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

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

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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

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

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>

CAUTION: EXTERNAL EMAIL*

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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From: noreply@civicplus.com
To: [McLachlan, Christine](#); [Taylor, Matthew](#)
Subject: Online Form Submittal: Public Hearings - Public Comment Form
Date: Sunday, September 7, 2025 10:36:53 AM

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 request does not have any merit in the long term. It disregards any environmental concerns for groundwater, pollution from vehicles, generators, noise, dust, etc. The effects on all other living species other than humans cannot be predicted. My opinion is that instead of approving this application the commission should try to secure funding to purchase as much property around the San Pedro as possible to protect it from being developed detrimentally to the riparian area.

Name Patrick Arnold

Email Address *Field not completed.*

Address *Field not completed.*

City Hereford

State AZ

Zip Code 85615

Phone Number 520 266 1352

Your Tax Parcel Number 104-47-01501

File Upload *Field not completed.*

Electronic Signature Agreement I agree.

Electronic Signature Patrick E Arnold

Your comments will be made available to the public board responsible for reviewing them. Submission of this form or any other correspondence becomes part of the public record and is available for review by the Applicant or other

members of the public.

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

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From: [Casa de San Pedro B&B](#)
To: [Taylor, Matthew](#)
Subject: Proposed RV park on the San Pedro River
Date: Friday, September 5, 2025 3:15:09 PM

CAUTION: EXTERNAL EMAIL*

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

Dear Commissioners,

I am writing to urge you to **reject** the proposed development adjacent to the San Pedro Riparian National Conservation Area (SPRNCA). This project poses unacceptable risks to the ecological integrity of the SPRNCA, the quality of life in our neighborhood, and the long-term sustainability of our shared water and land resources.

Below are several critical concerns that remain unaddressed by the applicant, each of which presents a serious threat to the public interest:

1. Unauthorized Trails on Non-Owned Lands

Guests of the development are likely to create social trails across nearby private properties, working ranches, and BLM-managed lands within the SPRNCA. These unauthorized trails will cause habitat degradation, increase trespassing, and damage sensitive areas.

2. Unsustainable River Access

The San Pedro River is highly dynamic, prone to flooding, sediment shifts, and bank erosion. The applicant has not demonstrated how recreational access can be managed without causing harm to the riverbanks, aquatic ecosystems, and visitor safety.

3. Threatened and Endangered Species

The area includes critical habitat for federally listed species. The development would result in habitat loss and increased disturbance, and no credible mitigation plan has been proposed to offset these impacts.

4. Noise Pollution The proposed development brings the likelihood of constant visitation and traffic, potentially 24/7. This would significantly increase noise pollution, which poses serious consequences for local wildlife, disrupts the quiet rural character of our community, and undermines the peace and serenity valued by both residents and visitors.

The landowners also propose using generators to support the RV park. Even small generators produce constant noise—multiplied across 60 RV spaces, the cumulative impact could be substantial. In an otherwise quiet nighttime environment, this level of noise would carry widely and disturb neighbors well beyond the immediate vicinity. Unlike temporary events, RV parks operate year-round. With continuous use by snowbirds and tourists, the ongoing issues of noise, traffic, and environmental stress will be constant. The situation becomes even more problematic if visitors bring ATVs and pets, further compounding the disturbance to both people and wildlife. The scale

and permanence of these impacts make this proposal incompatible with the surrounding area.

5. Stormwater and Chemical Runoff Risks

Paved areas, rooftops, and parking lots will generate runoff potentially laden with oil, chemicals, and waste. There is no clear plan to prevent this contamination from reaching the San Pedro River or nearby groundwater.

6. Groundwater Pumping in the Subflow Zone

Any new pumping in the subflow zone will draw directly from water that feeds the river. This directly threatens the river's flow and violates the spirit—and potentially the letter—of water protections under state and federal law.

7. Trash and Litter Risks

Wind, storms, and irresponsible human activity will almost certainly result in trash being carried into the river corridor. The applicant has not provided effective containment, cleanup, or enforcement strategies.

8. Invasive Species Introduction

Increased human activity brings a high risk of introducing invasive plant and animal species. This could permanently alter the region's ecology. There is no monitoring or prevention plan proposed.

9. Wildlife Harassment by Visitors and Pets

Guests and their pets will inevitably disturb wildlife—especially nesting birds and other sensitive species. No enforceable restrictions or protective buffers have been included in the proposal.

10. Waste Disposal and Water Quality

There is insufficient detail about how human and solid waste from the RV park will be handled. The risk to both groundwater and surface water is significant and has not been addressed with adequate safeguards.

11. Protection of Cultural and Paleontological Resources

The SPRNCA contains invaluable cultural and paleontological sites. The proposal lacks measures to protect these nonrenewable resources from damage or desecration.

12. Fire Pits and Fire Hazard

The proposal to allow fire pits presents a serious and unacceptable risk. In the context of ongoing drought conditions and the limited accessibility of the SPRNCA for emergency response, this is a recipe for disaster. The fire that occurred on April 3, 2023, underscores just how quickly things can go wrong — a clear warning that should not be ignored. Allowing open flames in such a vulnerable area is not only irresponsible but could lead to irreversible damage.

In light of these unresolved and serious concerns, I strongly urge you to deny approval for this development. The San Pedro River is one of the last free-flowing rivers in the Southwest, and its protection should be a top priority for Cochise County. Once damaged, these natural and cultural resources cannot be restored.

Approving this project would be an irreversible step in the wrong direction. Please stand with

your constituents, with science, and with the long-term health of our county by rejecting this proposal.

Thank you for your attention and leadership on this critical issue.

Respectfully,
Patrick Dome

Karl Schmitt

--

Casa de San Pedro B&B
8933 S Yell Lane
Hereford, AZ 85615
(888) 257-2050
(520) 366-1300 (phone only; no texts)
bedandbirds@gmail.com
www.bedandbirds.com

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From: [Robert Luce](#)
To: [Taylor, Matthew](#)
Subject: Schmidt RV Park Proposal
Date: Thursday, September 4, 2025 2:52:10 PM

CAUTION: EXTERNAL EMAIL*

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

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) south of the Hereford Road bridge. I am very concerned that this proposal will harm the SPRNCA and the river, and detract from public use of the area for recreation.

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

1. 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.
2. 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 loss of water will deplete the aquifer, and harm surface flow in the San Pedro River and the riparian forest that depends on it. This parcel is within the area that is protected from additional water use by last year's Gila River Adjudication.
3. 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. Scientific studies have shown a link between artificial lights and noise on bird nesting.
4. Destruction of existing native habitat near the San Pedro River will destroy wildlife habitat and migration corridors and hurt the health of the ecosystem.
5. People using the RV park will have 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.

Thank you for the opportunity to comment.

Robert Luce

R.J. Luce
Wildlife Biologist, retired
9442 E. Patti Drive
Sierra Vista, AZ 85635

<https://us01.l.antigena.com/l/yjS75QBkUnZl8nFP6yZgEeRRV7Yj3usm7hf9AROlxGWgzxCR23hFIC62tOGyyC4u6nWWnOPc5EVjdJhJU1PfcZxVr06i5SUCwkPlxILf-mdk5QTPpOEctIc43FX4sWHx0vB-xBIFa9g91kp>

I would rather wake up in the middle of nowhere than in any city on earth - Steve McQueen

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From: [Chuck & Susan](#)
To: [Taylor, Matthew](#)
Subject: The Special Use Permit for the Schmidt RV Park along the San Pedro River.
Date: Sunday, September 7, 2025 9:57:50 AM

CAUTION: EXTERNAL EMAIL*

We understand the Planning & Zoning Dept. will hear the application to allow a RV Park along the San Pedro River - just south of the Hereford Bridge.

Our understanding is that this will be heard this Wednesday, September 10th. 4 pm.

We are adamantly **OPPOSED** to granting this Special Use Permit !

We have concerns about water in the San Pedro River Sub-flow zone being adequate for the already established homes. And ADDING additional usage - for a commercial purpose - seems like a very bad idea.

We have major concerns about the stability of the river bank and water quality of the San Pedro if RVers are allowed to have unfettered access to the river. They will assuredly bring ATVs and motorcycles with them ... as that is part of the RVing experience. The noise that will pollute the area will be a continuing nuisance. There are other RV parks in the area for utilization by those wishing to enjoy the birding and peace and quiet of our valley.

We are concerned about the potential septic system and chemical run-off of a commercialized enterprise so near the river. They admit they will be paving areas and that increases the potential of the chemicals used ending up in the River.

Birding is a MAJOR ECONOMIC DRAW for this area and disrupting the quiet enjoyment of this hobby by allowing noise and activity contamination would be an economic blow to the area. Without even taking into consideration the peaceful enjoyment of their homes by those already living in the area.

They plan to have fire pits available for the RVers ... in an area that has already undergone the extensive fire of 2 years ago! The visitors, who are not cognizant of our fire danger, will greatly increase the possibility of another fire happening!

We hope you will recommend a DENIAL of this Special Use Permit application. This idea seems counter to everything that has been worked for in protecting the habitat and enjoyment of the San Pedro River area.

Chuck & Susan Ostrander, 10248 E. Calle Tejas Ln., Hereford, AZ 85615

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From: [Linda Mickley](#)
To: [Taylor, Matthew](#)
Subject: Proposal for new RV park along the San Pedro River south of the Hereford Bridge
Date: Tuesday, September 9, 2025 10:50:38 AM

CAUTION: EXTERNAL EMAIL*

RE: Special Use Application for RV park along San Pedro River
Docket SU25-14

TO: Matthew Taylor, Case Planner
Cochise County Planning and Zoning Commission

Dear Mr. Taylor,

I have many concerns and questions regarding the proposed new RV park beside the San Pedro River in Hereford. These issues should be addressed prior to approval of this Special Use Application for this project.

Sincerely,
Linda Mickley
8992 S. Red Feather Trail
Hereford, AZ

1. How will applicants provide water for this development? How will the applicants address the effects of new groundwater pumping (especially in the subflow zone) for its bathroom and laundry facilities?
2. How will the applicants manage the possibility of flooding of the river on their waste disposal/septic system? How will the applicants guarantee that waste material will not pollute the river in times of flooding?
3. How will the applicants address water runoff from paved surfaces, especially in terms of hazardous materials like oil and solvents from a spill or leakage?
4. How will the applicants address the possibility that trash will be carried to the river in the event of flooding, wind, and storms? How will they address possible littering and/or improper disposal of trash by their guests along the river?
5. How will the applicants assess the effect that this development will have on wildlife, especially nesting birds? Wildlife will be adversely affected by the noise, odor, and sight of so many people and vehicles in the area. In times of drought, wildlife will find it difficult to access the river along that stretch for much-needed water.
6. How will the applicants address threatened and endangered species, and their habitat removal or destruction?
7. How will the applicants prevent the harassment of wildlife by guests and their pets?
8. How will applicants manage fire pits, should they provide them? What will be the source of the fuel for such pits? How will the applicant prevent wood gathering from the SPRNCA and BLM lands by their guests for such pits?

9. How will the applicants address light and noise pollution from the site?
10. How will the applicants address increased traffic on S. Hereford Road and increased heavy-weight vehicular travel (RVs) on the Hereford Bridge?

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From: [Lynna kiere](#)
To: [Taylor, Matthew](#)
Subject: Written comment proposed RV park Hereford Bridge (Sept 10 meeting)
Date: Tuesday, September 9, 2025 8:14:52 PM

CAUTION: EXTERNAL EMAIL*

Dear Cochise County Planning and Zoning Commission:

I am writing to express my concern about the potential impacts of the RV park proposed along the San Pedro south of the Hereford Bridge. The San Pedro River is a unique and fragile ecosystem as well as an important source of water for residents of the county. Despite having relatively few permanent structures, RV parks can have severe environmental impacts ranging from soil erosion from the constant movement of large vehicles to light and noise pollution (that affects human residents and wildlife alike), excessive water use, and sewage, trash, and other waste.

Many of these impacts are unavoidable, though some can be mitigated to some degree. If the project is to move forward, it is crucial that the applicants detail feasible and enforceable plans on how they will reduce these potential impacts and deal with issues when they inevitably arise. Only then can concerned residents like myself as well as the members of the planning and zoning commission make an informed judgement on whether the potential benefits of this proposal outweigh its impacts to the San Pedro ecosystem and local residents.

Some of my specific questions are as follows:

- 1) How will the applicant ensure that visitors to the RV park do not use water excessively in this area where water is already limited for local residents and at a critical point for water flow in the river? What features or measures will be put in place regarding the design of the proposed permanent bathroom and laundry facilities to use water sustainably? How will the applicant regulate water use at RVs themselves, such as the filling of water tanks or use of direct water hookups?
- 2) How will the applicant manage the impacts of noise and light pollution in this sensitive habitat and for surrounding residents, both in the park itself and from the surge of vehicle traffic to and from the park, potentially at all hours?
- 3) How will the applicant avoid, mitigate, or compensate for direct impacts to wildlife, including threatened and endangered species? These are numerous and include the aforementioned light and noise pollution, decreased habitat connectivity along the sensitive riparian corridor, and disturbance by visitors and pets (dogs, as well as stray and feral cats that may be attracted by waste or intentionally introduced)?

4) How will the applicant manage the waste created, including human and pet waste, trash, chemical spills, and wastewater? How will they avoid impacts to water quality, both in the surface water of the river and in groundwater? How will they prevent wildlife from contracting dangerous parasites and diseases from the fecal waste of pets, feral animals, or rodents that are attracted to the area? How will they prevent and manage potential chemical pollution from leaked or improperly disposed oil or other vehicle fluids, cooking fats, food waste, improperly discharged sewage from RV tanks, garbage (such as batteries), etc.? How will they prevent trash from reaching the river and surrounding lands?

5) How will the applicant ensure the safety of visitors and passability of exit routes in the event of flash flooding, wildfires, or other potentially dangerous events? Is the existing road infrastructure sufficient to ensure that all visitors as well as residents of the surrounding neighborhoods can evacuate safely and quickly?

These are just some of the difficult and relevant questions concerning the impacts of this proposal. In my view, there is no good way to fully resolve many, if not most of these issues. The surest way to avoid these impacts would be to not approve the proposed park in the first place, and for me that is the ideal solution. Given the sensitive habitat and critical importance of the San Pedro, the burden of proof lies on the applicant to convince the commission and concerned residents like myself that the plan is not only worthwhile, but also that they have concrete, effective, and realistic plans to minimize the RV park's impacts. As it stands, I am in complete opposition to the park. I hope that the commission will critically evaluate the applicant's answers to these and other pertinent questions before deciding whether to approve their zoning request.

Sincerely,

Lynna Kiere
Bisbee resident

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From: noreply@civicplus.com
To: [McLachlan, Christine](#); [Taylor, Matthew](#)
Subject: Online Form Submittal: Public Hearings - Public Comment Form
Date: Tuesday, September 9, 2025 8:39:20 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

The San Pedro River is a unique and fragile ecosystem as well as an important source of water for residents of the county. Despite having relatively few permanent structures, RV parks can have severe environmental impacts ranging from soil erosion from the constant movement of large vehicles to light and noise pollution (that affects human residents and wildlife alike), excessive water use, and sewage, trash, and other waste.

If the project is to move forward, it is crucial that the applicants detail feasible and enforceable plans on how they will reduce these potential impacts and deal with issues when they inevitably arise. Only then can concerned residents like myself as well as the members of the planning and zoning commission make an informed judgement on whether the potential benefits of this proposal outweigh its impacts to the San Pedro ecosystem and local residents.

Given the sensitive habitat and critical importance of the San Pedro, the burden of proof lies on the applicant to convince the commission and concerned residents like myself that the plan is not only worthwhile, but also that they have concrete, effective, and realistic plans to minimize the RV park's impacts. As it stands, I am in complete opposition to the park.

Name Simone kiere

Email Address oldraghikers@gmail.com

Address	414b Mason hill Ave #776
City	Bisbee
State	AZ
Zip Code	85603
Phone Number	5407185516
Your Tax Parcel Number	10361101
File Upload	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.
Electronic Signature	Simone kiere

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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Exhibit A

Docket SU25-14

Publication Affidavit

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Herald/Review Media, a newspaper printed and published in the City of Sierra Vista, County of Cochise, State of Arizona, and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached was printed and published correctly in the regular and entire issue of said Herald/Review Media.

PUBLICATION DATES:

Aug. 20, 2025

NOTICE ID: rFqFo8jSpzE7LqtDekYl

NOTICE NAME: SU25-14 (Hereford Rd RV Park)

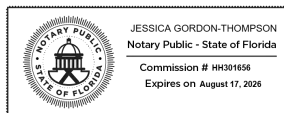
REQUEST OF

Matthew Taylor

I declare under penalty of perjury that the foregoing is true and correct.

Anjana Bhadoriya

(Signed) _____



VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: **08/22/2025**

J. Gordon-Thompson

Notary Public

Notarized remotely online using communication technology via Proof.

**SU25-14 (Hereford Rd RV
Park)**

**LEGAL NOTICE
NOTICE OF PUBLIC
HEARING**

The Cochise County Planning and Zoning Commission hereby gives notice a public hearing will be held at or after 4:00 p.m., on Wednesday, September 10, 2025, at the Cochise County Board of Supervisors Hearing Room, at 1415 Melody Lane, Building G, in Bisbee, Arizona.*

*Meetings are also held virtually. Email the address below to obtain a meeting link.

Docket SU25-14 (Hereford Rd RV Park)

The County received a Special Use Authorization request from Sama Engineering LLC on behalf of Janell and Bennie Schmidt (applicants) to allow a 30-space recreational vehicle park along the west side of S. Hereford Road approximately 4 miles north of E. Highway 92 (APN 104-34-010A). The property totals about 30.7 acres and is zoned RU-4 (Rural District, one dwelling per 4 acres). Proposed amenities include bathroom, laundry, and storage facilities.

Details of the above Docket are on file in the Cochise County Development Services Department and may be examined during office hours. Inquiries may be directed to Matthew Taylor, case planner, by calling 520-432-9256 or by email to: mtaylor@cochise.az.gov . All persons interested in said matter may appear at the public hearing. The public hearing may be continued to a later date at the Chair's discretion if the above docket has not been heard by the Planning and Zoning Commission by 8 p.m. on the scheduled meeting date.
Date: August 20, 2025
SVH001747

Exhibit B

Docket SUA25-04

(Appeal)

Board of Supervisors
Meeting Minutes
(November 18, 2025)

**PROCEEDINGS OF THE COCHISE COUNTY BOARD OF SUPERVISORS
REGULAR MEETING HELD ON
TUESDAY, NOVEMBER 18, 2025**

A regular board meeting of the Cochise County Board of Supervisors was held on Tuesday, November 18, 2025, at 10:00 a.m. in the Board of Supervisors' Hearing Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

Present: Frank Antenori, Chairman; Tom Crosby, Vice-Chairman, Telephonic; Kathleen L. Gomez, Supervisor

Staff Present: Sharon Gilman, County Administrator; Joe Casey, Deputy County Administrator; Bert Whitehead, Civil Deputy County Attorney; Lara Loewenheim, Clerk of the Board

Chairman Antenori called the meeting to order at 10:05 a.m.

CALL TO THE PUBLIC

George Adams stated his appreciation for the recent meeting on road matters. He stated the PowerPoint presentation raised concerns about how effectively the equipment functions, and he touched on available materials and the possibility of using railroad track material for road needs.

Alfred Kern expressed his appreciation to Supervisor Gomez for meeting with him. He stated railroad ballast and tailings near the pit could be used for roads.

CONSENT

Board of Supervisors

1. Approve the Minutes of the Regular meeting of the Board of Supervisors of October 21, 2025.
2. Accept a grant from the Ak-Chin Indian Community as a pass-through for the Mescal J-6 Fire District in the amount of \$8,501.93.
3. Acknowledge the receipt from the Cochise County Jail District Board of Directors of a certified copy of the official canvass of the November 4, 2025, election, and order it be filed with the Clerk of the Board.

County Schools

4. Approve Fiscal Year 2026 Individuals with Disabilities Education Act (IDEA) Grant from the Arizona Department of Education (ADE), in the amount of \$884.66.

Elections

5. Approve the appointment of two Precinct Committeemen (one Democrat and one Republican) and the resignation of one Democrat Precinct Committeeman, by recommendation of their respective Cochise County Party Chairman, to serve through the October 1, 2026, term.

Engineering & Natural Resources

6. Adopt Resolution 25-33 authorizing the addition of a portion of Conaway Circle located within the subdivision of Red Hawk II Units 2 & 3 to the Cochise County Maintained Road System.

Finance

7. Approve demands and budget amendments for operating transfers.

Supervisor Gomez made a motion to approve Consent items 1 through 7. Vice-Chairman Crosby seconded the motion.

Chairman Antenori called for the vote and it was approved 3-0.

PUBLIC HEARINGS

Development Services

8. Approve, deny, modify, or remand Docket SUA25-04 an appeal by Bennie and Janell Schmidt (applicants) of the Planning and Zoning Commission's denial of Docket SU25-14, a Special Use Authorization request to allow a 30-space recreational vehicle park on tax parcel 104-34-010A along S. Hereford Road in Palominas (Supervisor District 1).

Supervisor Gomez made a motion to approve, deny, modify, or remand Docket SUA25-04 an appeal by Bennie and Janell Schmidt (applicants) of the Planning and Zoning Commission's denial of Docket SU25-14, a Special Use Authorization request to allow a 30-space recreational vehicle park on tax parcel 104-34-010A along S. Hereford Road in Palominas (Supervisor District 1). Vice-Chairman Crosby seconded the motion.

Chairman Antenori opened the Public Hearing.

Matthew Taylor, Planning Division Manager, stated at the chair's discretion, the applicant had requested the Board of Supervisors table this item for the March 24th, 2026, regular meeting.

Supervisor Gomez made a motion to table Item 8 to March 24, 2026.

Vice-Chairman Crosby made a motion to delete the words approve, modify, remand and only deny 30-space recreational vehicle park. Supervisor Gomez seconded the motion.

Supervisor Gomez withdrew her motion to table Item 8 to March 24, 2026.

Vice-Chairman Crosby made a motion to deny docket SUA25-04 an appeal by Bennie and Janell Schmidt (applicants) of the Planning and Zoning Commission's denial of Docket SU25-14, a Special Use Authorization request to allow a 30-space recreational vehicle park on tax parcel 104-34-010A along S. Hereford Road in Palominas (Supervisor District 1). Supervisor Gomez seconded the motion.

Bennie Schmidt, Applicant, explained that his family reached out to several opposing petitioners but received no replies. He described significant investment in the homestead and concerns about growing activity along the one-lane bridge trail. He emphasized a desire to protect the land's long-standing character while creating responsible economic use. He asked for more time to engage opponents and preserve the land's beauty rather than abandoning the effort.

Supervisor Gomez remarked that much of the public response to local proposals often turns reactive. She noted receiving many emails about the project but felt Mr. Schmidt deserved an opportunity to fully explain his intentions. Gomez suggested that clearer communication and another review by Planning and Zoning might resolve some misunderstandings. Supervisor Gomez emphasized a preference for careful listening and measured decision-making before rejecting long-standing land-use traditions.

Joanne Roberts spoke in opposition and discussed the reasons.

Mark B. Apel spoke in opposition and discussed the reasons.

Holly E. Richter spoke in opposition and discussed the reasons.

Tricia Gerrodette spoke in opposition and discussed the reasons.

Pamela Bouilly spoke in opposition and discussed the reasons.

Mr. Schmidt responded by rejecting the idea that his family deserved sympathy, emphasizing prior research, zoning confirmation, and guidance from the county about RV park needs. He highlighted significant investment, long-standing well capacity, solar design, and a claim that alternative allowed uses could create greater environmental impact. He requested additional time to complete detailed preparation, continue outreach, and return in the spring with a specific proposal consistent with the property's zoning.

The Board and staff discussed granting the applicant additional time to complete due diligence and present a more detailed plan, with the possibility of returning to the Planning and Zoning Board in March 2026. The Board emphasized the importance of private property rights, fair discussion, and considering both environmental concerns and responsible development before making a final decision.

Kim DePew, Planning and Zoning Chairwoman, agreed that granting more time is the most reasonable solution but noted staff faces challenges when applicants or opposition are unprepared.

Vice-Chairman Crosby made a motion to withdraw his motion to deny docket SUA25-04

an appeal by Bennie and Janell Schmidt (applicants) of the Planning and Zoning Commission's denial of Docket SU25-14, a Special Use Authorization request to allow a 30-space recreational vehicle park on tax parcel 104-34-010A along S. Hereford Road in Palominas (Supervisor District 1).

Chairman Antenori made a motion to remand docket SUA25-04 an appeal by Bennie and Janell Schmidt (applicants) of the Planning and Zoning Commission's denial of Docket SU25-14, a Special Use Authorization request to allow a 30-space recreational vehicle park on tax parcel 104-34-010A along S. Hereford Road in Palominas (Supervisor District 1). Supervisor Gomez seconded the motion.

Chairman Antenori called for the vote and it was approved 2-1 (Crosby opposed).

ACTION

Board of Supervisors

9. Adopt Resolution 25-34 affirming the status of Old Ranch Road as a Public County Highway.

Chairman Antenori removed Action item 9 from the agenda.

County Attorney

10. Approve Department of Public Safety (DPS) Grant Agreement 2025-137, CFDA 16.575, Subgrant Award Agreement, from the Arizona Department of Public Safety, for the Victims of Crime Act Victim Assistance Program, in the amount of \$96,667, with required matching funds of \$24,167, effective October 1, 2025, through September 30, 2026.

Supervisor Gomez made a motion to approve Department of Public Safety (DPS) Grant Agreement 2025-137, CFDA 16.575, Subgrant Award Agreement, from the Arizona Department of Public Safety, for the Victims of Crime Act Victim Assistance Program, in the amount of \$96,667, with required matching funds of \$24,167, effective October 1, 2025, through September 30, 2026. Vice-Chairman Crosby seconded the motion.

Jillian Nunes, Victim Witness Program Manager, presented this item. Ms. Nunez explained that the County Attorney's Office oversees the victim service department. The Victim of Crime Act (VOCA) grant reimburses wages for four positions in that department. She stated the funding supports services for crime victims throughout the criminal justice process. She stated the grant also keeps the county in compliance with state-mandated requirements long followed in Arizona.

Chairman Antenori called for the vote and it was approved 3-0.

County Schools

11. Approve reimbursement to the Bisbee Unified School District, in the amount of \$51,312.27, for an indirect cost billing error and resulting overpayment made in Fiscal Year 2023.

Supervisor Gomez made a motion to approve reimbursement to the Bisbee Unified School District, in the amount of \$51,312.27, for an indirect cost billing error and resulting overpayment made in Fiscal Year 2023. Vice-Chairman Crosby seconded the motion.

Chairman Antenori called for the vote and it was approved 3-0.

12. Approve year 2 Intergovernmental Agreement (IGA) between Arizona Department of Education and Cochise County Schools for the Arizona Project Bright Futures Program, in the amount of \$146,010, effective upon execution.

Supervisor Gomez made a motion to approve year 2 Intergovernmental Agreement (IGA) between Arizona Department of Education and Cochise County Schools for the Arizona Project Bright Futures Program, in the amount of \$146,010, effective upon execution. Vice-Chairman Crosby seconded the motion.

Cynthia Meyers, Outreach Manager, presented this item. Ms. Meyers requested approval for a renewal of the Arizona Projects Bright Futures suicide prevention grant for five years. She stated the only funding change allows the purchase of training materials directly, rather than through the Arizona Department of Education. She introduced Zachary Plucas, the program manager, and provided updates on the first year of the grant.

Mr. Plucas presented this item using a PowerPoint presentation. He stated The Arizona Bright Futures pilot program engages students, parents, teachers, the juvenile system, and community partners in suicide prevention through training, awareness, and behavioral monitoring. He stated the program focuses on recognizing warning signs, improving continuity of care, and equipping schools and community organizations with tools and trained personnel to respond effectively. He noted the training has reached students, staff, and law enforcement, with ongoing efforts to expand awareness, involve parents, and track outcomes to guide future interventions.

In response to the Board, Dr. Clay stated that there are meetings once per month and that she will reach out to Douglas.

Vice-Chairman Crosby noted that isolation often signals a risk for suicide. He referenced concerns across military settings, the jail, and youth, urging attention to students who separate into small social groups. He added that someone who notices these signs can help break the isolation or find another person who can.

Chairman Antenori called for the vote and it was approved 3-0.

County Sheriff

13. Adopt Resolution 25-35 recognizing Howard G. Buffett and the Howard G. Buffett Foundation for outstanding philanthropic contributions to Cochise County and the Cochise County Sheriff's Office.

Supervisor Gomez made a motion to adopt Resolution 25-35 recognizing Howard G. Buffett and the Howard G. Buffett Foundation for outstanding philanthropic contributions

to Cochise County and the Cochise County Sheriff's Office. Vice-Chairman Crosby seconded the motion.

Kenny Bradshaw, Cochise County Jail Commander, presented this item. Mr. Bradshaw stated that Mr. Buffett had donated over 100 million dollars worth of equipment and money to Cochise County and the Cochise County Sheriff's Office. He stated Cochise County would like to recognize him for all the support he has provided to Cochise County.

Tom Alinen, Chief of Staff, stated Mr. Buffett's role in improving the County's public safety communications network. He stated a connection to the state highway patrol system is planned for March, marking a significant upgrade.

Chairman Antenori explained that a video will be provided by Mr. Buffett in recognition of recent support. He stated the Southeastern Arizona Communications (SEACOM) and Saber team radio upgrades were described as benefiting both the county and the country due to the county's position on the border. He stated the contribution was credited with strengthening public-safety efforts without placing added financial strain on local taxpayers.

Chairman Antenori called for the vote and it was approved 3-0.

Court Administration

14. Certify that the total court revenues collected in Fiscal Year 2025 exceeded total court revenues collected in Fiscal Year 1998, and authorize distribution of the 5% set-aside revenues, pursuant to A.R.S. § 41-2421.

Supervisor Gomez made a motion to certify that the total court revenues collected in Fiscal Year 2025 exceeded total court revenues collected in Fiscal Year 1998, and authorize distribution of the 5% set-aside revenues, pursuant to A.R.S. § 41-2421. Vice-Chairman Crosby seconded the motion.

Rita Shipley, Division Director Budget and Finance, presented this item. Ms. Shipley requested confirmation that fiscal year 2025 court revenues reached \$8.2 million, exceeding the 1998 baseline of \$2.1 million. She stated certification allows distribution of the 5% set-aside totaling \$338,000 to criminal-justice departments for work tied to processing criminal cases.

In response to the Board, Ms. Shipley explained that courts track extensive statistics, many of which appear on the Arizona Courts public dashboard.

Chairman Antenori called for the vote and it was approved 3-0.

Development Services

15. Approve the San Pedro Ranch Estates Final Plat Docket SUB25-02 with a waiver allowing an unpaved private subdivision road, provided long-term road maintenance and assurance agreements are recorded with the approved Final Plat (Supervisor District 3).

Supervisor Gomez made a motion to approve the San Pedro Ranch Estates Final Plat Docket SUB25-02 with a waiver allowing an unpaved private subdivision road, provided long-term road maintenance and assurance agreements are recorded with the approved Final Plat (Supervisor District 3). Vice-Chairman Crosby seconded the motion.

Matthew Taylor, Planning Division Manager, presented this item using a PowerPoint presentation. Mr. Taylor presented the staff summary for docket SUB25-02, detailing an 8-lot residential subdivision on 36 acres in Pomerene, zoned RU4, with all parcels meeting the minimum 4-acre requirement. He noted the Planning and Zoning Commission's conditional approval, the applicant's road maintenance and assurance agreements, and confirmed that all conditions and plat revisions have been met prior to final plat release.

Tricia Gerrodette raised concerns about the water supply for the Pomerene subdivision, noting that no Arizona Department of Water Resources (ADWR) application or analysis of adequate water supply appears to have been submitted. She stated that the Pomerene Water District is not an ADWR approved provider, which is required under Cochise County's mandatory adequacy jurisdiction for subdivisions.

The Board and staff discussed water supply for the Pomerene subdivision, noting that each of the eight lots could drill individual wells, but the applicant plans to use Pomerene Water. Mr. Taylor stated the well-serve letter from Pomerene Water District and the option for individual wells satisfy the state and county requirements. The Board has some uncertainty remains ok whether the district must separately demonstrate adequacy under ADWR rules.

Christine McLachlan, Development Services Director, clarified that all plats are subject to mandatory water adequacy requirements. She explained that approval of the final plat requires either an ADWR determination of adequate water supply or a written commitment from a recognized water provider with sufficient capacity for the subdivision.

Chairman Antenori made a motion to table the San Pedro Ranch Estates Final Plat Docket SUB25-02 with the waiver to December 16, 2025. Supervisor Gomez seconded the motion.

Chairman Antenori called for the vote and it was approved 3-0.

Health & Social Services

16. Approve Intergovernmental Agreement (IGA) CTR068849 Amendment 2 between Arizona Department of Health Services and Cochise County Health & Social Services for Sexually Transmitted Infection Investigations, in the amount of \$57,866.50, effective January 1, 2024, through December 31, 2028.

Supervisor Gomez made a motion to approve Intergovernmental Agreement (IGA) CTR068849 Amendment 2 between Arizona Department of Health Services and Cochise County Health & Social Services for Sexually Transmitted Infection Investigations, in the amount of \$57,866.50, effective January 1, 2024, through December 31, 2028.

Vice-Chairman Crosby seconded the motion.

Emily Harris, Division Director Clinical Services, presented this item. She stated the Board is being asked to approve an amendment to a previously approved IG for county-wide STI investigations. She stated the only change involves laboratory processes and whether internal or external labs are used for specimen processing and all other procedures and protocols remain unchanged.

Chairman Antenori called for the vote and it was approved 3-0.

17. Approve Intergovernmental Agreement (IGA) CTR067930 Amendment 2 between the Arizona Department of Health Services (ADHS) and Cochise County Health & Social Services (CCHSS) for the Women, Infants, and Children (WIC) and the Breastfeeding Peer Counselor (BFPC) Program, in the amount of \$699,050 for WIC and \$63,824 for BFPC, for the period of October 1, 2025, through September 30, 2026.

Supervisor Gomez made a motion to approve Intergovernmental Agreement (IGA) CTR067930 Amendment 2 between the Arizona Department of Health Services (ADHS) and Cochise County Health & Social Services (CCHSS) for the Women, Infants, and Children (WIC) and the Breastfeeding Peer Counselor (BFPC) Program, in the amount of \$699,050 for WIC and \$63,824 for BFPC, for the period of October 1, 2025, through September 30, 2026. Vice-Chairman Crosby seconded the motion.

Suzanne Hagle, Division Director Prevention Services, presented this item. Ms. Hagle stated this is Amendment Two to a previously approved program, with no changes to day-to-day operations. The funding amount has been increased, while services including nutrition and breastfeeding education and tailored food packages will continue. The program currently serves about 3,000 families per month countywide.

Chairman Antenori called for the vote and it was approved 3-0.

STATE & FEDERAL LEGISLATION

18. Discussion and possible action regarding state and federal legislative matters listed or described in the attached County Supervisors Association Legislative Policy Committee Agenda, the Arizona Association of Counties (AACo) Legislative Policy Committee Agenda, and the proposed State budget, and other matters related thereto.

Chairman Antenori noted that the federal government shutdown has been temporarily averted until January 30th, 2026, with potential impacts on social services funding and military salaries. He stated efforts are underway to monitor and address how these issues affect Cochise County and Fort personnel. He stated the legislature will begin its session in January, and the county continues to work with legislators on pending bills.

REPORT BY SHARON GILMAN, COUNTY ADMINISTRATOR -- RECENT AND PENDING COUNTY MATTERS

Ms. Gilman informed the Board that previously canceled animal shelter work sessions will be rescheduled now that the USDA has provided guidance on grant usage. She announced a county vehicle auction running from November 17th through December 4th, 2026, featuring high-mileage vehicles available for purchase as-is.

SUMMARY OF CURRENT EVENTS

Report by District 1 Supervisor, Tom Crosby

Vice-Chairman Crosby deferred his report.

Report by District 2 Supervisor, Kathleen L. Gomez

Supervisor Gomez suggested moving updates on current events and state and federal legislation to the beginning of meetings, so more attendees can hear them, noting that many leave before the end of the agenda. She shared personal news about the passing of her father, Dr. Michael Gomez, and provided details on the upcoming rosary, mass, and celebration of life. She highlighted recent community events, including an international border gravel race with over 500 participants and the Indian festival attended by Congresswoman Grijalva, giving special recognition to county maintenance crews for their support.

Report by District 3 Supervisor, Frank Antenori

Chairman Antenori deferred his report.

Chairman Antenori adjourned the meeting at 11:58 a.m.

APPROVED:

Frank Antenori, Chairman

ATTEST:

Lara Loewenheim, Clerk of the Board

Exhibit B

Docket SUA25-04

(Appeal)

Staff Memo



Development Services

520-432-9300
developmentservices@cochise.az.gov
www.cochise.az.gov
1415 Melody Ln, Bdg F
Bisbee, Arizona 85603

MEMORANDUM

TO: Cochise County Board of Supervisors
FROM: Matthew Taylor, AICP, Planning Manager
FOR: Sharon Gilman, County Administrator
THROUGH: Christine McLachlan, AICP, Director
SUBJECT: SUA25-04; Appeal of a Planning and Zoning Commission Decision
DATE: November 18, 2025

I. APPEAL OF PLANNING AND ZONING COMMISSION DECISION

The appellants, Bennie and Janell Schmidt, filed an appeal against a decision made by the Cochise County Planning and Zoning Commission. On September 10, 2025, the Commission failed to approve *Docket SU25-14*, a Special Use Authorization request for a 30-space recreational vehicle park on S. Hereford Road in Palominas (tax parcel 104-34-010A). The parcel totals 30.7 acres and is zoned RU-4 (Rural District, one dwelling per 4 acres). The proposed use requires special use approval in rural zoning districts per Section 2.15.070 of the Zoning Regulations.

The Board of Supervisors hears appeals at duly noticed public hearings of Special Use Authorization decisions made by the Planning and Zoning Commission. Following deliberations the Board shall either **affirm**, **modify**, or **reverse** the decision of the Planning and Zoning Commission. The Board may also **remand** the docket back to the Commission should the Board determine:

1. Additional evidence or testimony is necessary for a proper decision; or
2. New information has been submitted that was not reasonably available at the time of the Commission hearing.

II. PLANNING AND ZONING COMMISSION PUBLIC HEARING

Because of their unique characteristics and potential to impact surrounding properties, special uses may be authorized only if potentially negative offsite impacts are absent or can be mitigated. The Zoning Regulations include ten special use factors representing policy decisions and are intended to reduce uncertainty concerning the potential impacts of the use. The factors focus on how a proposed land use can impact neighboring properties and residents, including increased traffic, demand on services and infrastructure, and potentially negative offsite impacts such as dust, smoke, noise, odors, lighting, or stormwater runoff. In this case, dissenting Commissioners believed the special use request is not appropriate in an environmentally sensitive area (*San Pedro Riparian National Conservation Area*), demonstrates inconsistency with the *Southern San Pedro Valley Area Plan*, and has generated significant public opposition.

Video of the Commission meeting is available at <https://www.youtube.com/watch?v=eRuGIGY035E>. *Docket SU25-14* begins at 50:32.

Staff finds the following factors for and against *Docket SU25-14*:

Factors in Favor of Special Use Approval

1. Complies with applicable factors with conditions.
2. Clustered, low impact residential use.
3. No opposition from nearby property owners.

Factors Not in Favor of Special Use Approval

1. Proposed use is not consistent with Southern San Pedro Valley Area Plan land use designations (Rural Density Residential, Grazing Land).
2. Waiver request to increase allowed residential density.
3. Significant public opposition due to potential development-related impacts (traffic, noise, lights, human activity); aquifer depletion; storm water/waste water runoff; effects on nearby historical and cultural resources; impacts to wildlife and degradation of habitat.

In addition to factors related to compliance with applicable plans and regulations, traffic impacts, and adequate services/ infrastructure, the Zoning Regulations identifies public input as a factor to evaluate special uses:

Section 2.48.160.4.g: *If there is major public opposition to a proposed Special Use Authorization request, this may indicate that the technical evaluation regarding the compatibility of the use does not concur with the view of local residents, and a recommendation of denial may be appropriate. If public concerns have been raised, it is fair to ask if the Applicant has made a reasonable effort to address these concerns through the Citizen Review Process. If there is major public support for a proposed use, this may be a factor in favor of the request.*

Staff notified 4 unique property owners within 1000' of the project parcels with most properties in the notification area being held by public entities. Six property owners outside the notification area spoke during the public hearing. After considering all facts, the Commission voted 2 to 6 on a motion to approve, denying the special use request for the recreational vehicle park (*see table below*).

<i>Commissioner Vote on Docket SU25-14</i>	
Aye	Gonzalez, Martzke
Nay	DePew, Fickett, Limbach, Montgomery, Saunders, Watkins

III. APPEAL REQUIREMENTS

The appellant applied on September 25, 2025. Per Section 2.48.160.4 of the Zoning Regulations, appeal applications must include the following:

- An identification of the decision being appealed.
- A complete statement of all reasons why the appellant believes that the decision, or any part of the decision, was erroneous, arbitrary, capricious, or an abuse of discretion; and
- Written presentation of additional testimony and evidence, a full explanation of the additional testimony and evidence that will be submitted, with an explanation of why this was not presented to the Planning Commission.

IV. APPELLANT SUBMITTAL AND STAFF ANALYSIS

The application identifies the decision being appealed and provides additional information that was not discussed

during the public hearing. The rationale for why the appellant believes the Commission's failure to approve the special use was in error is summarized below:

- Hypothetical assumptions regarding traffic along Hereford Road and other human activities, including unrestricted access to the San Pedro River.
- Insufficient time to review public input and prepare responses prior to the Commission meeting.

Per the appeal application, the appellant will offer the following for Board consideration:

- Additional information that addresses community concerns.
- Letters of support.

V. STAFF FINDINGS

The applicant and staff met notification requirements for *Docket SU25-14* as required by the Zoning Regulations. Additionally, planning staff properly advertised the September 10, 2025, Planning and Zoning Commission regular meeting, ensuring the general public had timely notice and both physical and remote access to the meeting. Lastly, the Commission Chair followed procedural requirements for each scheduled public hearing during the September 10th meeting, allowing time for staff presentations, applicant statements, public comments, applicant rebuttals, and Commission discussion.

Staff completed the notification process for the appeal between October 1st and 15th, 2025, and the process is identical to that of the original special use.

Based on the September 10, 2025, public hearing of *Docket SU25-14* and September 25, 2025, appeal application, staff finds the following factors for this appeal:

Factors in Favor of the Appeal

1. Appellant meets application submittal requirements.
2. Staff recommended conditional approval of *Docket SU25-14*.

Factors Not in Favor of the Appeal

1. The Zoning Regulations authorize the Planning and Zoning Commission to render Special Use Authorization decisions.
2. The Commission considered special use factors contained in the Zoning Regulations.

VI. ATTACHMENTS

- *Docket SU25-14* staff memo and application
-

Sample Motions

Mister Chair, I move to **APPROVE** *Docket SUA25-04*, reversing the Planning and Zoning Commission's decision and approving *Docket SU25-14* with conditions recommended by Staff:

1. RV park shall not exceed 30 spaces.
2. County right-of-way and land clearing permits are required.
3. Quiet hours shall be observed between 10pm and 6am seven days per week.
4. Park shall be kept in sanitary condition. Temporary refuse and animal waste receptacles shall be appropriately sized and designed so as not to create an attractive nuisance for wildlife or pests.
5. Perimeter open space shall be retained. Existing vegetations shall be supplemented with native, drought-tolerant vegetation as needed.
6. Parking areas and internal driveways will utilize two-inch gravel to minimize dust and reduce soil erosion.
7. Within 30 days of approval of the Special Use, the applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. Prior to the operation of the Special Use, the applicant shall apply for a building/use permit for the project within 12 months of approval. The building/use permit shall include a site plan in substantial conformance with the approved special use concept plan, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 12 months of the Special Use approval. Otherwise, the Special Use may be deemed void upon 30-day notification to the applicant.
8. It is the applicant's responsibility to obtain any additional permits or meet any additional Conditions that may apply to the proposed use pursuant to other federal, state, or local laws or regulations.
9. Any changes to the approved Special Use will be considered a Modification to this Special Use and will require review and approval of the Planning and Zoning Commission.

Mister Chair, I move to **MODIFY** the Planning and Zoning Commission's decision (the applicant is willing to reduce the number of recreational vehicle spaces from 30 to 24 per the appeal application).

Mister Chair, I move to **DENY** *Docket SUA25-04*, affirming the Planning and Zoning Commission's disapproval of *Docket SU25-14*.

Mister Chair, I move to **REMAND** the Special Use back to the Planning and Zoning Commission to consider new information provided by the applicant. The Commission shall hear this appeal during its December 10, 2025, meeting.



Development Services

520-432-9300
developmentservices@cochise.az.gov
www.cochise.az.gov
1415 Melody Ln, Bdg F
Bisbee, Arizona 85603

MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Matthew Taylor, AICP, Planning Manager
FOR: Christine McLachlan, AICP, Director
SUBJECT: SU25-14 (Hereford Road RV Park)
DATE: September 10, 2025

Docket SU25-14 (Hereford Road RV Park)

A Special Use Authorization request to allow a 30-space recreational vehicle park.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Applicant: Janell and Bennie Schmidt
Location: Hereford Road (Hereford)
APN: 104-34-010A
Property Size: 30.7 acres
Zoning: RU-4
Plan Designation: Rural Density Residential
Growth Area: D – Rural Areas
Area Plan: Southern San Pedro Valley
Existing Use: Undeveloped
Proposed Use: Recreational Vehicle Park

Surrounding Zoning and Uses

North	RU-4	Undeveloped
South	RU-4	Single Family Residence
East	RU-4	Undeveloped
West	RU-4	Undeveloped (San Pedro River)

II. SITE HISTORY

- No active code compliance actions.

III. SPECIAL USE AUTHORIZATION REQUEST

The applicant requests a special use to allow a 30-space recreational vehicle park. Proposed amenities include bathroom and laundry facilities and indoor storage.

IV. ANALYSIS OF IMPACTS – COMPLIANCE WITH SPECIAL USE FACTORS

Section 2.48.160 of the Zoning Regulations identifies ten (10) factors to evaluate Special Use applications. These factors determine the suitability of a special use request, whether to recommend approval, and to determine if conditions and/or modifications are needed to mitigate potentially negative impacts on surrounding properties.

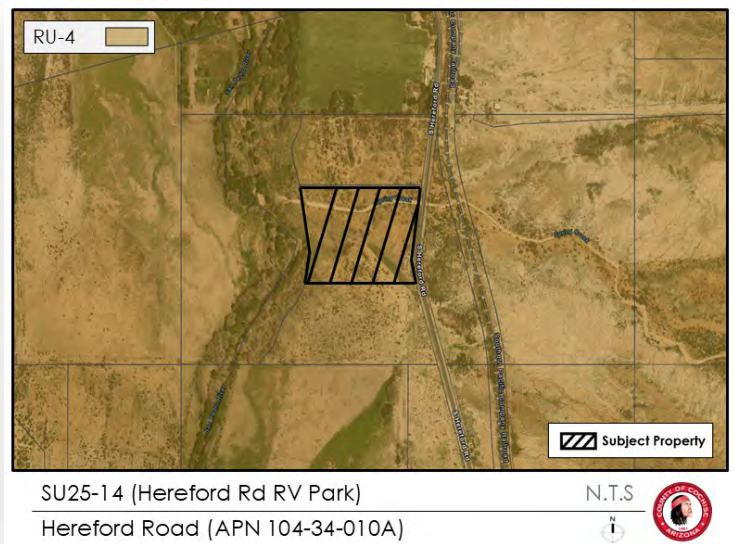
With the information provided, eight (8) factors apply to this special use request with all applicable factors complying with conditions:

1. Compliance with Duly Adopted Plans: Partially Complies

The property is designated *Rural Residential* and *Category D (Rural Areas)* by the Comprehensive Plan, and the property’s RU-4 zoning is consistent with both Plan designations. Intense, non-residential land uses requiring rezoning to a more intense zoning district or special use approval may not be appropriate.

Business uses serving a local area and its residents may be appropriate, however. Non-residential development in rural areas may be geared towards local services, tourism, or otherwise less intense uses not appropriate in more dense areas.

The property also lies within *Southern San Pedro Valley Area Plan* boundaries. The Plan designates this property as Rural Density Residential and Grazing Land. The SPV Plan encourages business and medium/high density residential land uses along Highway 92 between Palominas Road and Healing Way.



2. Compliance with the Zoning District Purpose: Complies

Rural districts allow non-residential activities that provide services serving local needs, recreational support services, and are generally compatible with rural living. These zoning districts, which range in site area from 2 acres to 36 acres, allow residential and non-residential uses compatible with an area’s rural character. The property is itself is of rural character, consisting of about 30 acres, and located in an environmentally sensitive area (*San Pedro Riparian National Conservation Area*, designated 1988) with little residential development. Rural zoning districts encourage land uses compatible with rural living and, in some instances, more intense non-residential uses provided they are developed with a sensitivity to the character of rural areas and natural environment and harmonious with existing development. County zoning regulations specifically identify RV parks as an allowed use with approval of a special use authorization in rural zoning districts. Parks must be “designed to ensure that the park fits into the rural landscape, such as clustering RV sites, maintaining perimeter open space, and enhancing existing vegetation using drought-tolerant vegetation.”

3. Development Along Major Streets: Complies

This factor encourages reduction in the number of access points along major thoroughfares, arterial streets, and county collector roads by using frontage roads, shared access, no access easements, and other measures. Property access is limited to Hereford Road, an improved, county-maintained Rural Minor Collector road. A county right-of-way permit and commercial driveway with hard-surface apron are required for the proposed development.

4. Traffic Circulation: Complies

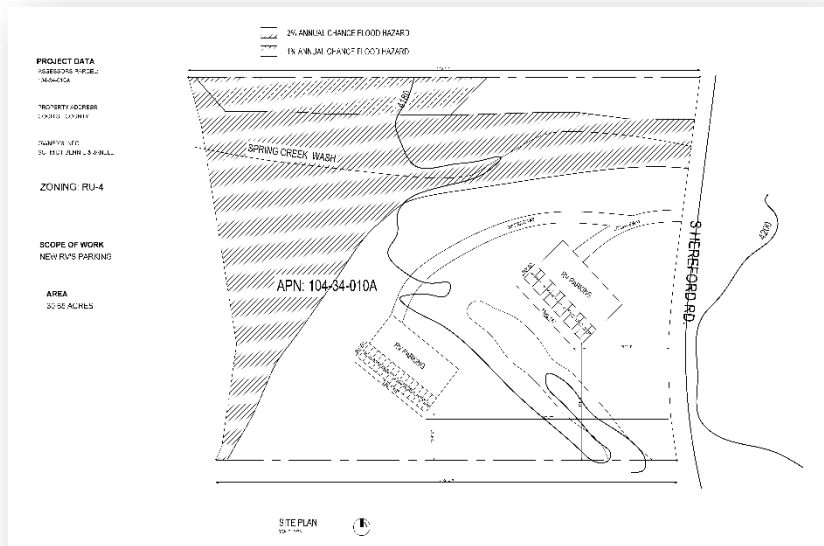
This Special Use Authorization factor stipulates:

1. The request is consistent with the preservation of the functions of surrounding streets as defined in the County Comprehensive Plan.
2. The request does not result in the use of any residential street for non-residential traffic.
3. Consideration of future circulation needs in the surrounding area has been considered through right-of-way dedication and off-site improvements if warranted.

The subject property is located along the west side of Hereford Road, approximately 4.5 miles north of Highway 92 and about 1.25 miles south of the single lane bridge that crosses the San Pedro River. If the recreational vehicle park is approved, guest traffic would access the property from Hereford Road either from the north or south – no residential streets would be used. It is unlikely the number of vehicle trips associated with the proposed recreation vehicle park would require a functional reclassification of Hereford Road or off-site improvements to mitigate increases in vehicular traffic. Potential traffic impacts associated with the proposed development will be evaluated during the permitting process if the special use is approved. The posted speed limit along the property’s frontage is 45mph.

5. Adequate Services and Infrastructure: Complies

The property is undeveloped and water is available via existing wells. A new septic system is required for the recreational vehicle park with reviews and permitting by Cochise County and potentially the Arizona Department of Environmental Quality (ADEQ). The property is located within Arizona Public Service (APS) and Palominas Fire District service areas. In addition to its proximity to the San Pedro River the property is located within a flood plain (Spring Creek). Applicable standards found in the county’s zoning and floodplain regulations will apply to this project.



6. Significant Site Development Standards: Complies

Applicable development standards contained in Sections 2.15 (RU Districts) and 2.51 (Mobile Homes, Manufactured Homes, and Recreational Vehicle Parks) apply to this project. The applicant has requested one waiver from applicable development standards, increasing allowed density above what is allowed by the existing rural zoning from one space per 4 acres to one space per acre. Comparative analysis of Sections 2.15 and 2.51 is in the table below:

STANDARD	2.15 (RURAL DISTRICTS)	2.15 (RV PARKS)
Minimum Development Area	4 acres	No minimum (30 acres proposed)
Density	One dwelling per 4 acres	30 RV spaces with density of ~1 space per acre (44,575ft ² per unit) at max capacity.
Perimeter Setback	20'	7.5' between spaces, 10' within park boundary
Maximum Building Height	30' (principal and accessory buildings)	30' (principal structures) / 20' (accessory structures) / 8' fences and walls
Maximum Site Coverage/Open Space	25%/0%	Site coverage 55% per space and for park, 75% for recreational areas. 10% dedicated to recreational facilities.
Principal Building Separation (include RVs)	15'	15'
Parking/Circulation	1 parking space per pad	1 per RV space. Internal 24' two drives, 12' one way drives.
Landscaping/Screening	Category D (Rural Areas): 6' solid screen when abutting rural residential	6' solid screen (fence, wall, vegetative equivalent)
Street Access	Access from public and/or private roads	Access to perimeter streets via designated park entrances only

7. Public Input: Complies

Section 2.48.160 of the Zoning Regulations states, “If public concerns have been raised, it is fair to ask if the applicant has made a reasonable effort to address these concerns through the Citizen Review Process.” The applicant mailed notices to property owners within 1,000’ on May 20, 2025, receiving no responses. The applicants own adjacent parcels to the north and south. Adjacent parcels to the east and west are publicly held (*Bureau of Land Management*).

8. Hazardous Materials: Not Applicable

The proposed special use does not involve the use of hazardous materials.

9. Off-Site Impacts: Complies w/conditions

This factor is intended to ensure adequate measures have been taken to mitigate off-site impacts such as noise, outdoor lighting, odors, smoke, traffic, and dust. See also Section 6 (Significant Site Development Standards):

- **Noise:** Staff recommends quiet hours as with most RV parks in rural settings. Adjacent properties to the north and south are owned by the applicant, but the subject property is located less than 100’ from the San Pedro River basin, an ecologically and environmentally sensitive area. Unrestricted access to the river basin outside of existing trail systems is discouraged.
- **Lighting:** The applicant has not proposed lighting the property. Outdoor lighting relative to brightness and shielding is subject to Section 2.45 of the zoning regulations.
- **Odors and Smoke:** Significant odors and smoke are unlikely as is the case with non-residential uses but measures should be taken to reduce risk of fire.
- **Parking:** The Zoning Regulations require a minimum of one parking space per RV space. The property is in Growth Area D which does not require improved parking areas but Staff two-inch gravel to reduce dust.

- Landscaping: Staff recommends retaining as much native vegetation on the site as possible and proactive prevention of invasive species. Growth Area D (*Rural Areas*) does not otherwise require landscaping.
- Traffic: The county requires a right-of-way permit to install a hard-surfaced apron along Hereford Road.

10. Water Conservation: Complies

County water conservation requirements apply to non-residential uses and properties. Section 2.51.170 of the zoning regulations requires water saving strategies such as low-flow fixtures, and applicable water conservation regulations and policies identified in the zoning regulations and comprehensive plan are typically identified at permitting. The property is located in the San Pedro National Conservation Area, San Pedro Watershed, and Sierra Vista Sub-Watershed with an irrigation/domestic well installed around 1985.

V. PUBLIC COMMENT

Staff mailed notices to property owners within 1000', published legal notice, and posted the property August 15-20, 2025, and has received significant opposition to this application from stakeholders. Common concerns include development impacts (traffic, noise, lights, human activity); aquifer depletion; storm water/waste water runoff; effects on nearby historical and cultural resources; and, impacts to wildlife and degradation of wildlife habitat.

VI. WAIVERS

Section 2.15.030 of county zoning regulations states that manufactured home parks are subject to densities identified for each rural district. Density restrictions are not explicitly stated for recreational vehicle parks within rural district site development standards. Park size is estimated at just over 30 acres with 30 proposed spaces, increasing allowed density from one unit per 4 acres to one unit per acre. Remaining zoning district standards not superseded by Section 2.51.110 of the zoning regulations (*Mobile Homes, Manufactured Homes, and Recreational Vehicle Parks*) and applicable site development standards relating land clearing, outdoor lighting, signage, and outdoor storage remain applicable to development of the recreational vehicle park and will be reviewed during permitting.



VII. SUMMARY AND CONCLUSION

The applicant requests special use authorization for a recreational vehicle park with restroom, laundry and storage facilities. The property is adjacent to the San Pedro River and located within the *San Pedro Riparian National Conservation Area (SPRNCA)*.

Factors in Favor of Approval

1. Complies with applicable factors with conditions.
2. Clustered, low impact residential use.
3. No opposition from nearby property owners.

Factors Against Approval

1. Proposed use is not consistent with *Southern San Pedro Valley Area Plan* land use designation (Rural Density Residential, Grazing Land).
2. Waiver request to increase allowed residential density.
3. Significant public opposition.

VIII. RECOMMENDATION

Based on the factors in favor of approval, staff recommends approval of Docket SU25-14 to allow a recreational vehicle park subject to the following conditions:

1. RV park shall not exceed 30 spaces.
2. County right-of-way and land clearing permits are required.
3. Quiet hours shall be observed between 10pm and 6am seven days per week.
4. Park shall be kept in sanitary condition. Temporary refuse and animal waste receptacles shall be appropriately sized and designed so as not to create an attractive nuisance for wildlife or pests.
5. Perimeter open space shall be retained. Existing vegetations shall be supplemented with native, drought-tolerant vegetation as needed.
6. Parking areas and internal driveways will utilize two-inch gravel to minimize dust and reduce soil erosion.
7. Within 30-days of approval of the Special Use, the applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. Prior to operation of the Special Use, the applicant shall apply for a building/use permit for the project within 12-months of approval. The building/use permit shall include a site plan in substantial conformance with the approved special use concept plan, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 12-months of the Special Use approval otherwise, the Special Use may be deemed void upon 30-day notification to the applicant.
8. It is the applicant's responsibility to obtain any additional permits, or meet any additional Conditions, that may apply to the proposed use pursuant to other federal, state, or local laws or regulations.
9. Any changes to the approved Special Use will be considered a Modification to this Special Use and will require review and approval of the Planning and Zoning Commission.

Sample Motion

I move to approve Docket SU25-14 with conditions recommended by staff, the factors in favor of approval constituting the findings of fact.

Exhibit B

Docket SUA25-04

(Appeal)

Application



Development Services

520-432-9300
developmentservices@cochise.az.gov
www.cochise.az.gov
1415 Melody Ln, Bdg F
Bisbee, Arizona 85603

Special Use Appeal Application

An appeal against an approved or denied special use may be filed by the applicant or by any other person aggrieved in any manner by the decision by the Planning and Zoning Commission. An appeal must be filed within 15-calendar days of the commission decision. Any submitted appeal will be reviewed by the Board of Supervisors at a public hearing within 60- calendar days of the receipt of the appeal. Additional sheets may be attached, if necessary.

Commission Docket Info	
Name of docket being appealed:	SU 25-14
Commission hearing date:	9/10/25
Appeal submittal date:	9/25/25
Appellant Info	
Name:	Bennie + Jameli Schmidt
Address:	7630 S Hereford Rd. Hereford AZ
Email:	Letgolet6ad2526@gmail.com
Phone Number:	602 510 9125
Processing Fee	
\$600. Applicants may pay online with a credit card or mail a check to the Development Services Department at 1415 W Melody Ln, Building F, Bisbee, AZ 85603, payable to the Cochise County Treasurer.	
Required Submittals	
<input checked="" type="checkbox"/>	This application
<input checked="" type="checkbox"/>	A non-refundable processing fee

Appeal Narrative

1. Describe the decision you would like to appeal.

The vote to not approve the
Permit for 30 space RV park

2. Provide a complete statement of all reasons why you believe that the decision, or any part of the decision, was erroneous, arbitrary, capricious, or any abuse of discretion. (Additional sheets may be attached.)

We did not get the letters from the community until a day or two before the meeting so we would like to have an opportunity to address the concerns. There were also a lot of unrealistic hypothetical assumptions being made such as "people going 70mph in a 40", we obviously don't control traffic. We would like the opportunity to address the concerns as things like "poaching" & river pollution will be monitored as any illegal activity will be handled by local authorities. Any existing riparian issues are happening due to lack of oversight & we will not be adding to that as our property is monitored. Our land

is fully fenced & no access is permitted so people will not

2 Cont. . .

be destroying the area. There is a public access point up the road near the one lane bridge that we do not control. It was erroneously assumed that we were going to give people unchecked permission to roam around the river + destroy the area. This is not true, we care about balance of preservation + conservation + will be good stewards of this beautiful land.

I also want to say that we will work with the county for all turn-in + access roads + the entry gate is not on a curve so that will help with any traffic concerns.

There is no noise concern as we will have rules as our own home is on the property + near this area + the spots are full hook ups so no need for generators.

We are also willing to go down to 24 spots instead of 30.

Appeal Narrative Continued

3. Provide a full explanation of the additional testimony and evidence that will be submitted. Include an explanation of why this was not presented to the Planning and Zoning Commission.

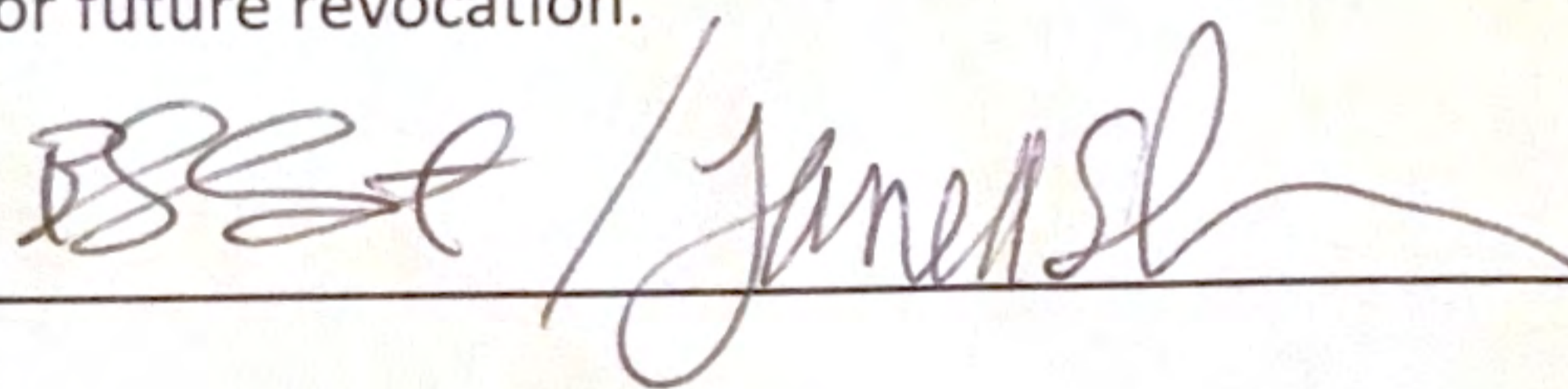
We will be addressing the concerns of the community as we understand the delicate balance of conservation + want the best for the area while maintaining a safe + welcome environment for wildlife + enthusiasts alike.

We will also submit our own letters of support + from the community. We will also discuss things in #2 in further detail.

Acknowledgment

By typing their name below, the applicant hereby certifies that information contained in this application and accompanying plans and documents is true, correct, and to the best of their knowledge. The applicant understands that if any of this information is false, it may be grounds for denial or future revocation.

Signature:



Date:

9/25/25

Exhibit B

Docket SUA25-04

(Appeal)

Public Input

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.

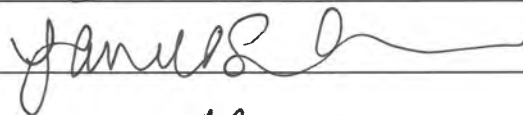
NO, I DO NOT SUPPORT THIS REQUEST

Please state your reasons:

PRINT NAME(S):

Beradic Schmidt & Janell Schmitt

SIGNATURE(S):



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



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

SCAN ME

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

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.¹ 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

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

CAUTION: EXTERNAL EMAIL*

August 25th, 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

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

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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

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
To: [Taylor, Matthew](#)
Subject: Please recommend "no rezoning" for San Pedro River inholding RV Park
Date: Monday, August 25, 2025 10:40:10 AM

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

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

or contact IT support at 520-432-8301.

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

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

CAUTION: EXTERNAL EMAIL*

August 25th, 2025

Cochise County Planning and Zoning Commission

Attention: Matthew Taylor, Planner, Cochise County, 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

CAUTION: EXTERNAL EMAIL*

August 25th, 2025

Cochise County Planning and Zoning Commission

Attn: Matthew Taylor, Planner, Cochise County, 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
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	<p>This kind of project is simply incompatible with the San Pedro Riparian National Conservation Area (SPRNCA) mission and a rural residential lifestyle.</p> <p>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.</p>
Name	Joanne M. Roberts
Email Address	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.*

Electronic Signature Agreement I agree.

Electronic Signature Joanne M ROberts

Your comments will be made available to the public board responsible for reviewing them. Submission of this form or any other correspondence becomes part of the public record and is available for review by the Applicant or other members of the public.

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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

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

CAUTION: EXTERNAL EMAIL*

25 August 2025

Cochise County Planning & Zoning Commission

Attn: Matthew Taylor, Planner, Cochise County, 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

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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

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

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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

CAUTION: EXTERNAL EMAIL*

August 27th, 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

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

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or contact IT support at 520-432-8301.

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

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

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

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](#)

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

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

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

CAUTION: EXTERNAL EMAIL*

August 25th, 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

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
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

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

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
Tel: 860-754-6731
Pronouns: She/her/hers

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September 1, 2025

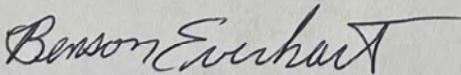
Matthew Taylor
Planning Manager
Cochise County Planning & Zoning Division
1415 Melody Lane
Bisbee, AZ 85603

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

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

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

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

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

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: ronscyberlounge@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

CAUTION: EXTERNAL EMAIL*

August 29th, 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

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

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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



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

From: noreply@civicplus.com
To: [McLachlan, Christine](#); [Taylor, Matthew](#)
Subject: Online Form Submittal: Public Hearings - Public Comment Form
Date: Saturday, 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 *Field not completed.*

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

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

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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

CAUTION: EXTERNAL EMAIL*

August 31, 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

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

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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

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

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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

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

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>

CAUTION: EXTERNAL EMAIL*

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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7 ADDITIONAL NO
45 NO

From: noreply@civicplus.com
To: McLachlan, Christine; Taylor, Matthew
Subject: Online Form Submittal: Public Hearings - Public Comment Form
Date: Sunday, September 7, 2025 10:36:53 AM

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 request does not have any merit in the long term. It disregards any environmental concerns for groundwater, pollution from vehicles, generators, noise, dust, etc. The effects on all other living species other than humans cannot be predicted. My opinion is that instead of approving this application the commission should try to secure funding to purchase as much property around the San Pedro as possible to protect it from being developed detrimentally to the riparian area.

Name Patrick Arnold

Email Address *Field not completed.*

Address *Field not completed.*

City Hereford

State AZ

Zip Code 85615

Phone Number 520 266 1352

Your Tax Parcel Number 104-47-01501

File Upload *Field not completed.*

Electronic Signature Agreement I agree.

Electronic Signature Patrick E Arnold

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: [Casa de San Pedro B&B](#)
To: [Taylor, Matthew](#)
Subject: Proposed RV park on the San Pedro River
Date: Friday, September 5, 2025 3:15:09 PM

CAUTION: EXTERNAL EMAIL*

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

Dear Commissioners,

I am writing to urge you to **reject** the proposed development adjacent to the San Pedro Riparian National Conservation Area (SPRNCA). This project poses unacceptable risks to the ecological integrity of the SPRNCA, the quality of life in our neighborhood, and the long-term sustainability of our shared water and land resources.

Below are several critical concerns that remain unaddressed by the applicant, each of which presents a serious threat to the public interest:

1. Unauthorized Trails on Non-Owned Lands

Guests of the development are likely to create social trails across nearby private properties, working ranches, and BLM-managed lands within the SPRNCA. These unauthorized trails will cause habitat degradation, increase trespassing, and damage sensitive areas.

2. Unsustainable River Access

The San Pedro River is highly dynamic, prone to flooding, sediment shifts, and bank erosion. The applicant has not demonstrated how recreational access can be managed without causing harm to the riverbanks, aquatic ecosystems, and visitor safety.

3. Threatened and Endangered Species

The area includes critical habitat for federally listed species. The development would result in habitat loss and increased disturbance, and no credible mitigation plan has been proposed to offset these impacts.

4. Noise Pollution The proposed development brings the likelihood of constant visitation and traffic, potentially 24/7. This would significantly increase noise pollution, which poses serious consequences for local wildlife, disrupts the quiet rural character of our community, and undermines the peace and serenity valued by both residents and visitors.

The landowners also propose using generators to support the RV park. Even small generators produce constant noise—multiplied across 60 RV spaces, the cumulative impact could be substantial. In an otherwise quiet nighttime environment, this level of noise would carry widely and disturb neighbors well beyond the immediate vicinity. Unlike temporary events, RV parks operate year-round. With continuous use by snowbirds and tourists, the ongoing issues of noise, traffic, and environmental stress will be constant. The situation becomes even more problematic if visitors bring ATVs and pets, further compounding the disturbance to both people and wildlife. The scale

and permanence of these impacts make this proposal incompatible with the surrounding area.

5. Stormwater and Chemical Runoff Risks

Paved areas, rooftops, and parking lots will generate runoff potentially laden with oil, chemicals, and waste. There is no clear plan to prevent this contamination from reaching the San Pedro River or nearby groundwater.

6. Groundwater Pumping in the Subflow Zone

Any new pumping in the subflow zone will draw directly from water that feeds the river. This directly threatens the river's flow and violates the spirit—and potentially the letter—of water protections under state and federal law.

7. Trash and Litter Risks

Wind, storms, and irresponsible human activity will almost certainly result in trash being carried into the river corridor. The applicant has not provided effective containment, cleanup, or enforcement strategies.

8. Invasive Species Introduction

Increased human activity brings a high risk of introducing invasive plant and animal species. This could permanently alter the region's ecology. There is no monitoring or prevention plan proposed.

9. Wildlife Harassment by Visitors and Pets

Guests and their pets will inevitably disturb wildlife—especially nesting birds and other sensitive species. No enforceable restrictions or protective buffers have been included in the proposal.

10. Waste Disposal and Water Quality

There is insufficient detail about how human and solid waste from the RV park will be handled. The risk to both groundwater and surface water is significant and has not been addressed with adequate safeguards.

11. Protection of Cultural and Paleontological Resources

The SPRNCA contains invaluable cultural and paleontological sites. The proposal lacks measures to protect these nonrenewable resources from damage or desecration.

12. Fire Pits and Fire Hazard

The proposal to allow fire pits presents a serious and unacceptable risk. In the context of ongoing drought conditions and the limited accessibility of the SPRNCA for emergency response, this is a recipe for disaster. The fire that occurred on April 3, 2023, underscores just how quickly things can go wrong — a clear warning that should not be ignored. Allowing open flames in such a vulnerable area is not only irresponsible but could lead to irreversible damage.

In light of these unresolved and serious concerns, I strongly urge you to deny approval for this development. The San Pedro River is one of the last free-flowing rivers in the Southwest, and its protection should be a top priority for Cochise County. Once damaged, these natural and cultural resources cannot be restored.

Approving this project would be an irreversible step in the wrong direction. Please stand with

your constituents, with science, and with the long-term health of our county by rejecting this proposal.

Thank you for your attention and leadership on this critical issue.

Respectfully,
Patrick Dome

Karl Schmitt

--

Casa de San Pedro B&B

8933 S Yell Lane

Hereford, AZ 85615

(888) 257-2050

(520) 366-1300 (phone only; no texts)

bedandbirds@gmail.com

www.bedandbirds.com

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From: Robert Luce
To: Janell, Bennie
Subject: Schmidt RV Park Proposal
Date: Thursday, September 4, 2025 2:52:10 PM

CAUTION: EXTERNAL EMAIL*

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

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) south of the Hereford Road bridge. I am very concerned that this proposal will harm the SPRNCA and the river, and detract from public use of the area for recreation.

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

1. 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
2. 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 loss of water will deplete the aquifer, and harm surface flow in the San Pedro River and the riparian forest that depends on it. This parcel is within the area that is protected from additional water use by last year's Gila River Adjudication
3. 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. Scientific studies have shown a link between artificial lights and noise on bird nesting.
4. Destruction of existing native habitat near the San Pedro River will destroy wildlife habitat and migration corridors and hurt the health of the ecosystem.
5. People using the RV park will have 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

Thank you for the opportunity to comment

Robert Luce

J. Luce
Wildlife Biologist, retired
9427th Pato Drive
Sierra Vista, AZ 86301

<https://us01.j.antigena.com/lyjS75QBkUnZl8nFP6yZgEeRRV7Yj3usm7hf9AROlxGWqzCR23hfIC62tOGyyC4u6nWWnOPc5EVJdJhJU1PfcZxVr06i8SUCwkPlxLF-mdk8QTPpOECTic43FX4sWHx0vB-xBIFa9g91kp>

I would rather wake up in the middle of nowhere than in any city on earth - Steve McQueen

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From: [Chuck & Susan](#)
To: [Taylor, Matthew](#)
Subject: The Special Use Permit for the Schmidt RV Park along the San Pedro River.
Date: Sunday, September 7, 2025 9:57:50 AM

CAUTION: EXTERNAL EMAIL*

We understand the Planning & Zoning Dept. will hear the application to allow a RV Park along the San Pedro River - just south of the Hereford Bridge.

Our understanding is that this will be heard this Wednesday, September 10th. 4 pm.

We are adamantly **OPPOSED** to granting this Special Use Permit !

We have concerns about water in the San Pedro River Sub-flow zone being adequate for the already established homes. And **ADDING** additional usage - for a commercial purpose - seems like a very bad idea.

We have major concerns about the stability of the river bank and water quality of the San Pedro if RVers are allowed to have unfettered access to the river. They will assuredly bring ATVs and motorcycles with them ... as that is part of the RVing experience. The noise that will pollute the area will be a continuing nuisance. There are other RV parks in the area for utilization by those wishing to enjoy the birding and peace and quiet of our valley.

We are concerned about the potential septic system and chemical run-off of a commercialized enterprise so near the river. They admit they will be paving areas and that increases the potential of the chemicals used ending up in the River.

Birding is a **MAJOR ECONOMIC DRAW** for this area and disrupting the quiet enjoyment of this hobby by allowing noise and activity contamination would be an economic blow to the area. Without even taking into consideration the peaceful enjoyment of their homes by those already living in the area.

They plan to have fire pits available for the RVers ... in an area that has already undergone the extensive fire of 2 years ago! The visitors, who are not cognizant of our fire danger, will greatly increase the possibility of another fire happening!

We ~~hope~~ you will recommend a **DENIAL** of this Special Use Permit application. This idea seems counter to everything that has been worked for in protecting the habitat and enjoyment of the San Pedro River area.

Chuck & Susan Ostrander, 10248 E. Calle Fejas Ln., Hereford, AZ 85615

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From: [Linda Mickley](#)
To: [Taylor, Matthew](#)
Subject: Proposal for new RV park along the San Pedro River south of the Hereford Bridge
Date: Tuesday, September 9, 2025 10:50:38 AM

CAUTION: EXTERNAL EMAIL*

RE: Special Use Application for RV park along San Pedro River
Docket SU25-14

TO: Matthew Taylor, Case Planner
Cochise County Planning and Zoning Commission

Dear Mr. Taylor,

I have many concerns and questions regarding the proposed new RV park beside the San Pedro River in Hereford. These issues should be addressed prior to approval of this Special Use Application for this project.

Sincerely,
Linda Mickley
8992 S. Red Feather Trail
Hereford, AZ

1. How will applicants provide water for this development? How will the applicants address the effects of new groundwater pumping (especially in the subflow zone) for its bathroom and laundry facilities?
2. How will the applicants manage the possibility of flooding of the river on their waste disposal/septic system? How will the applicants guarantee that waste material will not pollute the river in times of flooding?
3. How will the applicants address water runoff from paved surfaces, especially in terms of hazardous materials like oil and solvents from a spill or leakage?
4. How will the applicants address the possibility that trash will be carried to the river in the event of flooding, wind, and storms? How will they address possible littering and/or improper disposal of trash by their guests along the river?
5. How will the applicants assess the effect that this development will have on wildlife, especially nesting birds? Wildlife will be adversely affected by the noise, odor, and sight of so many people and vehicles in the area. In times of drought, wildlife will find it difficult to access the river along that stretch for much-needed water.
6. How will the applicants address threatened and endangered species, and their habitat removal or destruction?
7. How will the applicants prevent the harassment of wildlife by guests and their pets?
8. How will applicants manage fire pits, should they provide them? What will be the source of the fuel for such pits? How will the applicant prevent wood gathering from the SPRNCA and BLM lands by their guests for such pits?

9. How will the applicants address light and noise pollution from the site?
10. How will the applicants address increased traffic on S. Hereford Road and increased heavy-weight vehicular travel (RVs) on the Hereford Bridge?

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From: [Lynna Kiere](#)
To: [Taylor, Matthey](#)
Subject: Written comment proposed RV park Hereford Bridge (Sept 10 meeting)
Date: Tuesday, September 9, 2025 8:14:52 PM

CAUTION: EXTERNAL EMAIL*

Dear Cochise County Planning and Zoning Commission:

I am writing to express my concern about the potential impacts of the RV park proposed along the San Pedro south of the Hereford Bridge. The San Pedro River is a unique and fragile ecosystem as well as an important source of water for residents of the county. Despite having relatively few permanent structures, RV parks can have severe environmental impacts ranging from soil erosion from the constant movement of large vehicles to light and noise pollution (that affects human residents and wildlife alike), excessive water use, and sewage, trash, and other waste.

Many of these impacts are unavoidable, though some can be mitigated to some degree. If the project is to move forward, it is crucial that the applicants detail feasible and enforceable plans on how they will reduce these potential impacts and deal with issues when they inevitably arise. Only then can concerned residents like myself as well as the members of the planning and zoning commission make an informed judgement on whether the potential benefits of this proposal outweigh its impacts to the San Pedro ecosystem and local residents.

Some of my specific questions are as follows:

- 1) How will the applicant ensure that visitors to the RV park do not use water excessively in this area where water is already limited for local residents and at a critical point for water flow in the river? What features or measures will be put in place regarding the design of the proposed permanent bathroom and laundry facilities to use water sustainably? How will the applicant regulate water use at RVs themselves, such as the filling of water tanks or use of direct water hookups?
- 2) How will the applicant manage the impacts of noise and light pollution in this sensitive habitat and for surrounding residents, both in the park itself and from the surge of vehicle traffic to and from the park, potentially at all hours?
- 3) How will the applicant avoid, mitigate, or compensate for direct impacts to wildlife, including threatened and endangered species? These are numerous and include the aforementioned light and noise pollution, decreased habitat connectivity along the sensitive riparian corridor, and disturbance by visitors and pets (dogs, as well as stray and feral cats that may be attracted by waste or intentionally introduced)?

4) How will the applicant manage the waste created, including human and pet waste, trash, chemical spills, and wastewater? How will they avoid impacts to water quality, both in the surface water of the river and in groundwater? How will they prevent wildlife from contracting dangerous parasites and diseases from the fecal waste of pets, feral animals, or rodents that are attracted to the area? How will they prevent and manage potential chemical pollution from leaked or improperly disposed oil or other vehicle fluids, cooking fats, food waste, improperly discharged sewage from RV tanks, garbage (such as batteries), etc.? How will they prevent trash from reaching the river and surrounding lands?

5) How will the applicant ensure the safety of visitors and passability of exit routes in the event of flash flooding, wildfires, or other potentially dangerous events? Is the existing road infrastructure sufficient to ensure that all visitors as well as residents of the surrounding neighborhoods can evacuate safely and quickly?

These are just some of the difficult and relevant questions concerning the impacts of this proposal. In my view, there is no good way to fully resolve many, if not most of these issues. The surest way to avoid these impacts would be to not approve the proposed park in the first place, and for me that is the ideal solution. Given the sensitive habitat and critical importance of the San Pedro, the burden of proof lies on the applicant to convince the commission and concerned residents like myself that the plan is not only worthwhile, but also that they have concrete, effective, and realistic plans to minimize the RV park's impacts. As it stands, I am in complete opposition to the park. I hope that the commission will critically evaluate the applicant's answers to these and other pertinent questions before deciding whether to approve their zoning request.

Sincerely,

Lynna Kiere
Bisbee resident

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From: noreply@civicplus.com
To: [McLachlan, Christine](#); [Taylor, Matthew](#)
Subject: Online Form Submittal: Public Hearings - Public Comment Form
Date: Tuesday, September 9, 2025 8:39:20 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

The San Pedro River is a unique and fragile ecosystem as well as an important source of water for residents of the county. Despite having relatively few permanent structures, RV parks can have severe environmental impacts ranging from soil erosion from the constant movement of large vehicles to light and noise pollution (that affects human residents and wildlife alike), excessive water use, and sewage, trash, and other waste.

If the project is to move forward, it is crucial that the applicants detail feasible and enforceable plans on how they will reduce these potential impacts and deal with issues when they inevitably arise. Only then can concerned residents like myself as well as the members of the planning and zoning commission make an informed judgement on whether the potential benefits of this proposal outweigh its impacts to the San Pedro ecosystem and local residents.

Given the sensitive habitat and critical importance of the San Pedro, the burden of proof lies on the applicant to convince the commission and concerned residents like myself that the plan is not only worthwhile, but also that they have concrete, effective, and realistic plans to minimize the RV park's impacts. As it stands, I am in complete opposition to the park.

Name

Simone kiere

Email Address

oldraghikers@gmail.com

Address	414b Mason hill Ave #776
City	Bisbee
State	AZ
Zip Code	85603
Phone Number	5407185516
Your Tax Parcel Number	10361101
File Upload	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.
Electronic Signature	Simone kiere

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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Taylor, Matthew

From: Lopez, Sonia on behalf of Development Services
Sent: Monday, March 9, 2026 9:22 AM
To: Taylor, Matthew
Subject: FW: Docket SUA25-04 (Hereford Road RV Park Appeal)

From: kathe.coot <kathe.coot@cox.net>
Sent: Saturday, March 7, 2026 12:09 PM
To: Development Services <DevelopmentServices@cochise.az.gov>
Subject: Docket SUA25-04 (Hereford Road RV Park Appeal)

CAUTION: EXTERNAL EMAIL*

Please forward this message to members of the Planning and Zoning Commission. Thank you!

I am writing to oppose the 30 space RV Park on a 30- acre RU-4 zoned in-holding within the San Pedro Riparian Conservation Area. I live in the Phoenix area and do not have a tax parcel number for Cochise County, but am a frequent visitor to the San Pedro, bringing with me several other birders who know the value of the riparian corridor of the San Pedro River. To the extent that this development application impairs an already stressed river and one of the few migratory corridors for birds through the desert, it will impair the birding tourism that Sierra Vista is known for.

You have already heard the reasons to deny this application in terms of light and noise pollution, possible river pollution, extinction of habitat and other reasons. It seems a shame to allow more of the same in such a precious area. Thank you for your consideration.

Kathe Anderson

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Taylor, Matthew

From: Joelle Buffa <joelle.clyde@gmail.com>
Sent: Monday, March 9, 2026 9:04 PM
To: Taylor, Matthew
Subject: Docket SUA25-04 Hereford Road RV Park Appeal

CAUTION: EXTERNAL EMAIL*

Dear Mr. Taylor,

I write asking that the Commission recommend **denial** of the applicants' appeal for an RV development adjacent to the San Pedro River Conservation Area. Commissioner's voted to deny the project, but the after the applicants appealed the decision it was remanded. I am concerned that despite being remanded to the applicants so they could reach out to adjacent landowners, such as the Friends of the San Pedro (of which I am a member), they have not. They have not modified the project to mitigate harm to the environment, nor provided more detail to their very insufficient plans as requested.

I often visit the SPRCA to birdwatch, walk and pursue other nature-related recreational activities. During my bicycle rides from my home in Sierra Vista, 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 west. 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.

Please recommend that the Supervisors DENY this permit.

/Joelle Buffa/

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Taylor, Matthew

From: noreply@civicplus.com
Sent: Tuesday, March 10, 2026 10:56 PM
To: McLachlan, Christine; Taylor, Matthew
Subject: Online Form Submittal: Public Hearings - Public Comment Form

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number	SUA25-04 (Hereford Rd RV Park Appeal)
Select one of the following:	No, I do not support this request
Explanation	This RV Park should be rejected because it is not compliant with the current zoning status for the area. It should have been rejected and the BOS meeting last year. The proposed park does not belong in a National Conservation Area that was created by Congress to protect the area from just this type of development. This is a commercial enterprise in an area zoned RU4. It should be rejected!! If you make an exception to the rules your exception becomes a precedent and your rules become worthless. This proposed RV Park needs to be cancelled and not reconsidered. Thank you!
Name	Steven B Capps
Email Address	sbcapps@rocketmail.com
Address	3364 Swan Dr
City	Sierra Vista
State	AZ
Zip Code	85635
Phone Number	971-713-5566
Your Tax Parcel Number	105-05-18609
File Upload	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.

Electronic Signature

Steven B Capps

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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Taylor, Matthew

From: Steven Capps <sbccapps@rocketmail.com>
Sent: Tuesday, March 10, 2026 8:36 PM
To: Taylor, Matthew
Subject: RV Park APN #104-34-010

CAUTION: EXTERNAL EMAIL*

Mr Taylor

I sent in comments last year regarding my opposition to the proposed RV Park near Hereford. My reasons remain the same. Chief amongst them that the property is not zoned for a commercial enterprise and that the proposed RV Park is in a National Conservation Area set aside by the US Congress to preserve the river, wildlife, and the entire ecosystem.

This proposed RV Park is not compatible with the area, it will not improve the area and will most definitely degrade the environment from increased traffic, oil and fuel runoff from parked vehicles into the river, grading and paving of the park.

I don't know why the zoning commission is now in favor of this park, it seems like you're making an exception to the rules but my experience has been that when you make one exception to the rules, the rules become worthless because the exception is now a precedent.

I respectfully ask that you reconsider your approval of this project and reject it fully.

Thank You

Steven B Capps
3364 Swan Dr
Sierra Vista AZ 85635

[Yahoo Mail: Search, Organize, Conquer](#)

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Taylor, Matthew

From: Jered Cargman <jered@swingin60s.com>
Sent: Thursday, March 5, 2026 11:40 AM
To: Taylor, Matthew
Subject: SUA25-04 (Hereford Road RV Park Appeal)

CAUTION: EXTERNAL EMAIL *

I want to go on record as most definitely opposing this RV Park. The area is ecologically sensitive and should not have this or any kind of development. Approving this would also set a precedent for further development in this pristine area.

Thank you,
Jered Cargman
Bisbee, AZ

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Taylor, Matthew

From: jo ann caruthers <joanncaruthers@cox.net>
Sent: Sunday, March 8, 2026 1:17 PM
To: Gomez, Kathleen; Crosby, Tom; Antenori, Frank
Cc: McLachlan, Christine; Taylor, Matthew
Subject: Data Canters

CAUTION: EXTERNAL EMAIL*

I want to go on record as vehemently opposing data centers in Cochise County. They use huge amounts of water for cooling due to heat generated by the centers. Cochise County is almost totally dependent on ground water, that is on fossil water laid down in geologic eras when it was much wetter. This water is NOT being replenished and when it's gone, it's gone.

Water usage alone is reason enough to oppose them, but in addition to using vast amounts of water, they also consume vast mounts of power. The idea of relying on nuclear power to meet power needs is not acceptable. Please don't go there. We like Cochise County the way it is. These data centers would have immense impacts that could change our environment irreversibly and not for the good.

Please oppose them.

Jo Ann Caruthers
4968 Marble Drive
Hereford, AZ 85635

Sent from my iPad

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Taylor, Matthew

From: noreply@civicplus.com
Sent: Wednesday, March 4, 2026 6:56 PM
To: McLachlan, Christine; Taylor, Matthew
Subject: Online Form Submittal: Public Hearings - Public Comment Form

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number	SUA25-04 (Hereford Rd RV Park Appeal)
Select one of the following:	No, I do not support this request
Explanation	<p>In as much as the BOS and the P&Z Staff strongly recommended the landowners reach out to the public on their plans for a commercial business within a property inholding within SPRNCA, the landowners having 5 months to do so, have not contacted the Friends of the San Pedro River. An organization that they derided and lied about having no contact before or after the BOS and first P&Z Commission meetings addressing this SUP request.</p> <p>The Friends of the San Pedro River stand by our original comments sent to the P&Z Commissioner in August 2025 and to the BOS in November objecting to the SUP for an RV Park of any size given no new information has been provided to mitigate for our and other residents' concerns.</p>
Name	Joanne Roberts for Friends of the San Pedro River
Email Address	fspr@sanpedroriver.org
Address	9800 E Highway 90
City	Sierra Vista
State	Arizona
Zip Code	85635
Phone Number	520-508-4445
Your Tax Parcel Number	10408012
File Upload	FSPR Public Comment on Appeal SU25-14 RV Park FINAL.pdf

Electronic Signature Agreement I agree.

Electronic Signature Joanne M Roberts

Your comments will be made available to the public board responsible for reviewing them. Submission of this form or any other correspondence becomes part of the public record and is available for review by the Applicant or other members of the public.

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Taylor, Matthew

From: Friends of the San Pedro River <fspremail@gmail.com>
Sent: Monday, March 9, 2026 7:11 AM
To: Taylor, Matthew
Subject: Special Use Application for APN #104-34-010 A, Janell and Bennie Schmidt, RV Park Docket SUA25-04, March 11, 2026, Agenda

CAUTION: EXTERNAL EMAIL*

Mr. Taylor,

Thank you for the opportunity to provide comments again on the Special Use Application for a proposed RV Park (hereinafter Park) for APN #104-34-010A which was remanded back to the P&Z Commission by the Board of Supervisors at their Nov. 18, 2025, meeting. We oppose approval of this application.

I am Joanne Roberts, President of and on behalf of the Friends of the San Pedro River (FSPR). We submitted comments to the P&Z Commission in Aug. 2025 and again to the Board of Supervisors (BOS) in Nov. 2025 in opposition of this request. We were somewhat encouraged by the BOS's decision which stressed the need for the landowners to take further steps to speak with neighbors, interested citizens, and organizations to address the many concerns and issues with developing a commercial business in a rural residential area. Our concerns and objections were not and are not reactive but carefully consider the uniqueness of place and loss of open space, water inadequacies, wildlife habitat, and potentially loss of rare, endangered, and threatened species.

With the absence of new evidence, information, or any communication with the FSPR by the landowners, I am resubmitting our comments to the Cochise County Planning & Zoning Division. Without exception, our concerns have not been adequately addressed by the landowners or the P&Z staff.

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 interpretation in cooperation with and 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.¹ 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,

Joanne M. Roberts
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., Callaham, 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

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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Taylor, Matthew

From: Theresa <tjmathis0822@gmail.com>
Sent: Sunday, March 8, 2026 6:18 PM
To: Taylor, Matthew
Subject: Docket SUA25-04 (Hereford Road RV Park Appeal):

CAUTION: EXTERNAL EMAIL*

I am opposed to the request for a Special Use Permit as described in Docket SUA25-04 (Hereford Road RV Park Appeal) for the following reasons:

1) this was originally declined and the applicant appealed the decision. The Board of Supervisors reviewed the decision and sent it back to the Zoning and Planning Committee. This was done because the proponent was apparently told that the application did not need to be complete but could provide just general information. I support giving the proponent an opportunity to better state his position and make his request more robust to meet the guidelines as described in the process. In addition, the Board stipulated that he needed to work with adjacent landowners to address concerns and objections made by the public and the Friends of the San Pedro River. However, I do hope the planning and zoning commission stand by their initial determination to not grant the special use permit for the following reasons:

- Mr. Schmidt said he knew what he was purchasing - which to me means he knew the property was zoned RU-4 (Rural District, one dwelling per 4 acres) when he purchased it.
- during the meeting several people spoke out against the request citing quiet, peaceful, rural living conditions, the sensitivity of the San Pedro National Riparian Conservation Area - which lies adjacent to the property being proposed for the Special Use Permit, failure of the proponent to try and work with the Friends of the San Pedro River.
- Also, during this meeting the proponent was given an opportunity to respond to those who spoke out against his request. He spoke for an additional 10 minutes where he 1) demeaned and ridiculed the education and decades of professional experience of those who spoke out against his proposal, 2) he said he was being bullied 3) he threatened the Board of Supervisors that if they did not grant his request he would put a house on every acre of his 30 acre parcel and 4) the board refused to allow anyone opposed to the request to refute any of his claims. In addition, when walking into the meeting of the board of supervisors they had a presentation on the wall providing conduct guidelines including no clapping, no booing, I can't remember the rest of it but in general terms it stated we should treat each other with courtesy and respect. The proponent, Mr. Schmidt, completely disregarded that direction and the Board of Supervisors allowed that behavior. If this request is now approved it just shows that someone can bully and threaten the Board of Supervisors to get what they want.
- As of March 5, 2026, the Schmidts have not reached out to the Friends of San Pedro which has voiced significant concerns.
- Many people in the community purchased their land under the RU-4 zoning specifically based on the rural feel and the limiting of dwellings and businesses within that zoning. They (I) purchased land specifically for the peace and quiet, lack of traffic, and the rural atmosphere. A 30 unit RV Park does not fit within the guidelines of RU-4. Mr. Schmidt knew the zoning when he purchased the land but obviously figured he would get around that zoning. This will change the atmosphere of the community. I also question why it is okay for anyone to purchase land within a specific zone, knowing they wanted to do something inconsistent with the zoning. Land purchasers should

always do their due diligence before purchasing land rather than expecting special dispensation when they realize they can't do what they want. What good is zoning if the county doesn't follow the guidelines?

- There is a 377 unit RV park already approved in Naco, just 15 miles further south than where Mr. Schmidt purchased his property. This includes 177 RV sites and 13 VIP Park Model units. There is plenty and a diversity of sites there to satisfy any need for an RV park, and it stays away from the National Riparian Conservation Area.
- There are over 50 RV parks within Cochise County, this does not include Forest Service, BLM, or boon-docking sites and campgrounds. I would question what capacity are the current RV parks at. Even if they are at 80-90 percent capacity, the 377 unit near Naco will alleviate any potential overcrowding occurring.
- Other concerns include potential fire - do the proponents have a fire plan or are they just relying on the county for fire prevention
- Water use - During the Board of Supervisors meeting they said there were two wells on site - but the Friends group is only aware of one well. Southwest Arizona had been in a long-term, continuous drought since approximately 1994, with over two-thirds of the years since 1994 seeing below-average precipitation. This is the driest period in the region in at least 1,200 years. Does the county need another high water use proposition? In nearby Sulphur Valley farmers are reducing irrigation due to depletion of the water table, other private landowners have had wells go dry due to high water use by farms and their deeper wells. Is Cochise County going to put long term county residents and their reliance on water at risk for temporary visitors? Especially when there is no shortage of existing RV parks.
- Unauthorized access and use of The San Pedro Riparian National Conservation Area (SPRNCA). This is likely to include the use of ATV's within the sensitive riparian corridor. Recently a fire went through the area and burned a private residence. The owners have not rebuilt and apparently don't have a presence anymore. As of this morning (3/8/26) multiple cars, pickups and ATVs were accessing the site, there is camping, fishing occurring and the land is being used in an ever widening area. Unless Mr. Schmidt monitors users having an RV park adjacent to the SPRNCA will likely increase unauthorized use and damage. As Mr. Schmidt has not reached out to the Friends of the San Pedro River he has indicated any sensitivity or concern about the uniqueness and fragility of the SPRNCA. The SPRNCA is used to working with adjacent landowners and coming to agreement on what works for all parties - but his failure to contact them indicates he is no willing to work with them.
- The SPRNCA protects over 40 miles of the upper San Pedro River in Arizona. It is vital for biodiversity, providing habitat for over 350 bird species, 80 mammal species and numerous aquatic species, and serves as a Globally Important Bird Area. In addition to its conservation importance, it provides significant opportunities for hiking, birdwatching, horseback riding as well as contributing to the local tourism of Sierra Vista.
- The Arizona Wildlife Conservation Strategy speaks specifically of conservation goals for the SPRNCA and includes
 1. provide a base flow sufficient for SPRNCA management purposes
 2. ensure vegetative communities support healthy, diverse, and abundant populations of native wetland plants, fish and wildlife species
 3. improve habitat connectivity in corridors between mountain ranges and in riparian areas
 4. conserve the exceptional example of low-elevation desert riparian habitat and the breeding and migratory birds that depend on it.

In closing, I hope the Zoning and Planning Commission review this project and the concerns that have been brought forward, and importantly how Mr. Schmidt has bullied the opposition and the Board of Supervisors. It appears Mr. Schmidt cares only about his needs and not being a good neighbor or responsible land owner.

Sincerely,
Theresa Mathis
Cochise County Land Owner

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Taylor, Matthew

From: Amy Metz <amy13jsa@gmail.com>
Sent: Thursday, March 5, 2026 3:08 PM
To: Taylor, Matthew
Subject: RV Park Near the San Pedro River

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: EXTERNAL EMAIL*

Mr. Taylor,

I'm reaching out about the rezoning issue for the 30 Space RV Park situated near the San Pedro River that is on the agenda March 11,2026.

The request was denied and should stay as initially decided. The area is zoned RU-4 (Rural District one dwelling per 4 acres). This should remain in place and help safeguard the San Pedro River's Riparian Conservation Area. We need to be good stewards of the land because land is the one thing we are running out of.

I reviewed the meeting in November and the way the landowner came across to me is he does not care about anyone but himself and making money. They responded disrespectfully to those who voiced concerns, despite these individuals being landowners and experts on the potential impact on the river. And to my knowledge he has never reached out to The Friends of the San Pedro River about this matter.

I hope you hold true to the first ruling and not approve the proposal.

Thank you for your time.

Amy Metz

303-507-8571

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Taylor, Matthew

From: Linda Mickley <wyosundogs4@gmail.com>
Sent: Saturday, March 7, 2026 9:46 AM
To: Taylor, Matthew
Subject: Hereford Road RV Park Appeal

CAUTION: EXTERNAL EMAIL*

March 7, 2026

RE: Hereford Road RV Park Appeal

TO: Cochise County Board of Supervisors

Dear Board Members:

I am writing regarding the appeal of Docket SUA25-04 (Hereford Road RV Park Appeal) recently submitted by the applicants. I have many concerns and questions about the possible approval of Special Use Authorization for this site.

Sincerely,

Linda Mickley

8992 S. Red Feather Trail

Hereford, AZ 85615

My concerns include, but are not limited to, the following:

Most importantly, has "due diligence", as stipulated by the Board of Supervisors, been exercised by the applicants regarding the many concerns and objections made by the public? Has the applicant reapplied with more specificity as to how they will address issues brought up by the public and the Board at the previous meeting? Have the landowners reached out to the citizens, neighbors, and interested parties?

For example: Have the applicants addressed highway safety along Hereford Road and on the one-lane bridge, which were major issues noted during the previous public hearing?

In addition, have the applicants provided more information regarding issues such as water use and conservation, noise and light pollution, waste management and storm-water run-off, and environmental degradation concerns?

In the interest of the preservation of the beauty and health of the San Pedro River and its surrounding environs, I strongly urge the Planning and Zoning Commissioners to deny a special use permit to develop the 30-space RV park.

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Taylor, Matthew

From: Molly Molloy <arizona@gmail.com>
Sent: Monday, March 9, 2026 1:03 PM
To: Taylor, Matthew
Subject: Schmidt proposal for RV Park near SPRNCA

CAUTION: EXTERNAL EMAIL*

Re:APN#104-340010
Special use application

Dear Mr. Taylor,

I am quite disturbed that this unacceptable RV proposal is still being considered.

As many of us have written before, this proposal disregards the zoning (R4-4), and water regulations. The noise, light, pollution, fire dangers and environmental destruction involved with this project will still threaten this beautiful place and fragile ecosystem. I saw no water last August and a fellow birder also saw no water when she was there in the fall. I have noticed a great decline in the number of birds and animals since I started going there some 30 years ago.

The landowners have not reached out to the citizens. Neighbors, and interested parties (such as the FSPR- to which I belong). As requested by the Board of Supervisors. NO notifications regarding “due diligence” have been given since the November 2025 meeting. (Please bring the photographs I sent you then to the meeting.) They simply have not addressed our many concerns, which does not bode well for the future. They are not responsible stewards or good neighbors!

Please do not reward their careless negligence with an approval of this dreadful and destructive “venture.”

Please save the San Pedro NCA!

Thank you.

Sincerely,
Molly Molloy
1871 E. Loma Vista Dr.
Tempe, AZ. 85282
Aridzona@gmail.com

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Taylor, Matthew

From: Clyde Morris & Joelle Buffa <clyde_joelle@verizon.net>
Sent: Monday, March 9, 2026 10:04 AM
To: Taylor, Matthew
Subject: Schmidt Residence RV Garage

CAUTION: EXTERNAL EMAIL*

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

Dear Mr. Taylor,

I am writing to you today to advise you that I continue to support the denial of the subject application for an RV development adjacent to the San Pedro River Conservation Area. I wrote to you in September with an explanation of why this proposal would be so damaging to the Conservation Area and why there were not enough details in the plans to assure that the owner of the land would develop and operate the RV resort in a clean and protective manner.

Please continue to deny this project.

Clyde Morris Sierra Vista

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Taylor, Matthew

From: James Owens <jowens22_2000@yahoo.com>
Sent: Saturday, March 7, 2026 12:49 PM
To: Taylor, Matthew
Subject: Special Use Appeal Application for APN #104-340010, Janell and Bennie Schmidt

CAUTION: EXTERNAL EMAIL*

March 7, 2026

To:
Michael Taylor, Cochise County Planning Manager

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

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

jowens22_2000@yahoo.com

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Taylor, Matthew

From: Carolyn Santucci <carolyns216@gmail.com>
Sent: Monday, March 9, 2026 7:39 AM
To: Taylor, Matthew
Subject: Special Use Application for APN #104-34-010 A, Janell and Bennie Schmidt, RV Park Docket SUA25-04, March 11, 2026, Agenda

CAUTION: EXTERNAL EMAIL*

Mr. Taylor,

I am again 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).

While I was initially pleased and surprised that the Planning & Zoning Commission (P&Z) at their meeting in August, 2025, denied the request from the property owners for a Special Use Permit to rezone the property from 4-acre residential to commercial, and that the Board of Supervisors in their meeting in November, 2025, remanded the request back to P&Z requesting that the landowners take further steps to speak with neighbors, interested citizens, and organizations to address the many concerns and issues with developing a commercial business in a rural residential area, I am less than hopeful that the request will again be denied. To my knowledge the landowners have made no attempt to take the steps required by the Board of Supervisors when the application was remanded back to P&Z. Their disregard for the damage that the proposed RV park will cause to the fragile ecosystem of the San Pedro River is obvious.

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, the same reasons I expressed concern about prior to the August P&Z meeting and the November Board of Supervisors meeting:

- 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 again deny this application and prioritize the environment of the area over commercial growth and potential revenue.

Carolyn Santucci
1716 Piccadilly Lane
Sierra Vista, AZ 85635
520-227-7185

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Taylor, Matthew

From: Renell Stewart <renellsmail@icloud.com>
Sent: Monday, March 9, 2026 6:28 PM
To: Taylor, Matthew
Cc: Ron Stewart
Subject: Comments on Special Use Permit #104-34-0010A

CAUTION: EXTERNAL EMAIL*

Mr. Taylor,

My wife and I have followed the review process for the proposed 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 commented on its initial submission and appreciate the chance to do so again now. We understand there is a process that must be followed, but we are frankly puzzled how this issue has been allowed to drag on and why the submitters were allowed a second and now third chance to get the ruling they want. Have they done anything to answer the questions posed in the comments received or by Mr. Crosby and others among the Supervisors?

We have lived in the Sierra Vista area since 1983. During that time, my family and I have made use of the area within the SPRNCA for hiking, wildlife viewing, photography, and family outings. We have come to love the river as a rare riparian oasis in our area. We are very concerned that this proposal will harm the SPRNCA and detract from my use of the area for recreation, not to mention the damage that will be done to the natural quality of the area affected.

We recently walked the San Pedro Trail through this area. The cottonwoods were leafless and thus there was a clear view across the river. My route took me along the west side of the river opposite where the trailer park is to be built. The site is nearby, clearly visible. The buildings they have already put up there unavoidably apparent. Add to what is already there more buildings and a multi-space trailer park with vehicles coming and going at all hours, people wandering around, playing music, having fires, running generators. The peace and natural setting so attractive to people from around the world, bringing revue to the area, by the way, who go to that area for bird watching and other forms of recreation will soon find it has lost the natural quality that drew them there. All this in an area adjacent to land set aside to protect the precious riparian forest. All this in an area recently protected by a judicial decision that outlines the protective measures to ensure a supply of water to preserve the riparian area.

We ask that the Board affirm its initial action to disapprove this action for the following reasons, mostly a repeat of what we submitted before:

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 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 inevitably 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
renellsmail@icloud.com

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Taylor, Matthew

From: noreply@civicplus.com
Sent: Monday, March 9, 2026 11:30 PM
To: McLachlan, Christine; Taylor, Matthew
Subject: Online Form Submittal: Public Hearings - Public Comment Form

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number SUA25-04 (Hereford Rd RV Park Appeal)

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

Explanation See attachment.

Name Louise Wilkinson

Email Address louwilk8@gmail.com

Address 419 S Meadowood Ln

City Sierra Vista

State AZ

Zip Code 85635

Phone Number 5735784695

Your Tax Parcel Number 10748008

File Upload [Hereford Road RV Park Appeal.docx](#)

Electronic Signature Agreement I agree.

Electronic Signature Louise Wilkinson

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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Taylor, Matthew

From: noreply@civicplus.com
Sent: Monday, March 9, 2026 11:12 AM
To: McLachlan, Christine; Taylor, Matthew
Subject: Online Form Submittal: Public Hearings - Public Comment Form

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number SUA25-04 (Hereford Rd RV Park Appeal)

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

Explanation

To the members of the Planning and Zoning Committee,

My name is Abby Yost, and I'm providing a comment as an engaged tax-paying citizen of the county. I'm a mother of two elementary-aged children and my husband works at the Fort Huachuca. We and many people we know were surprised to find out this application is still being considered, considering the request is not in compliance with the parcel's RU-4 zoning. Zoning decisions need to be consistent, and fairly applied to everyone, or completely reconsidered, especially in light of endangering a widely loved and used piece of public land.

Please consider the importance of the SPRNCA to the broad citizenry of this county, not simply a few individuals. My family loves the SPRNCA, and have grown up deeply proud of it as part of our Cochise County identity. The river and landscape health is already extremely fragile, and a commercial RV Park with a sewage/drainage issue would have wide consequences on hummingbirds, coatis, beavers, and many "signature" creatures that contribute to tourist visitation and a Cochise County identity.

As a random mother in SV, I finally hope to share with the committee how deeply and widespread the unpopularity of this proposal is among people living in Sierra Vista and the Fort. People here really love this place (SPRNCA), really don't love the sprawling RV parks that dominate west of town, and are counting on the original zoning decision to protect land that is not zoned for this use as a matter of integrity. Consider the risk of generating outrage and confusion if exceptions to zoning rules threaten places as beloved as SPRNCA.

We respectfully urge the committee to deny the appeal of allowing a commercial-use recreational RV Park in the boundaries of the San Pedro Riparian Conservation Area. This is a simple matter; the land is zoned for RU-4, not a high density commercial venture. Nothing has changed since the September 10th decision where this request was denied. It was the correct decision, in compliance with the Cochise County Planning and Zoning Commission's own zoning regulations, and therefore can not go forward if nothing has change. Inside the boundaries of a beloved national Conservation Area is simply not the place for a commercial RV Park.

With respect and gratitude for the opportunity to accept public comments,
Dr. and Mr. Brandon and Abby Yost

Name	Abby Yost
Email Address	abby.yost@proton.me
Address	1232 Carmelita Dr.
City	Sierra Vista
State	AZ
Zip Code	85635
Phone Number	928-379-3259
Your Tax Parcel Number	10677021
File Upload	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.
Electronic Signature	Abby A Yost

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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Taylor, Matthew

From: Abby Yost <abby.yost@proton.me>
Sent: Monday, March 9, 2026 11:22 AM
To: Taylor, Matthew
Subject: Comments in opposition to the appeal of Hereford Road RV Park

CAUTION: EXTERNAL EMAIL*

Mr. Michael Taylor.

Please accept these citizen comments to be added as attachments to the final agenda. In appreciation!

To the members of the Planning and Zoning Committee,

My name is Abby Yost, and I'm providing a comment as an engaged tax-paying citizen of the county. I'm a mother of two elementary-aged children and my husband works at the Fort Huachuca. We and many people we know were surprised to find out this application is still being considered, considering the request is not in compliance with the parcel's RU-4 zoning. Zoning decisions need to be consistent, and fairly applied to everyone, or completely reconsidered, especially in light of endangering a widely loved and used piece of public land.

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With respect and gratitude for the opportunity to accept public comments,

Abby Yost, PhD

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PETITION IN SUPPORT OF 24 RV PADS BORDERING THE SAN PEDRO RIVER ON THE RIPARIAN AT 7630 S. HEREFORD RD.

I am in full support of the proposal Bennie and Janell Schmidt have for 24 RV pads on the 30 acres (parcel 10) in the middle of their 90 acres located at 7630 S. Hereford Rd., Hereford, AZ 85615. This is on The Riparian which backs up East of The San Pedro River. I feel this is a great option for travelers and the surrounding communities and SE Arizona. Being able to take advantage of this beautiful location in Miracle Valley could offer people an outlet to connect to nature while making a long term economic impact for area businesses and Cochise County. The goal is to create a beautiful getaway for conservationists, bird watchers, and lovers of the outdoors to come together to enjoy this majestic landscape in a harmonic way. I feel The Schmidt's getting the required zoning gives them a way to steward this land in a balanced way being accountable with the ecosystem, landscape and the overall environment and sharing this with nature loving enthusiasts.

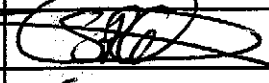







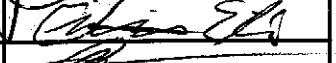
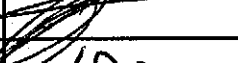


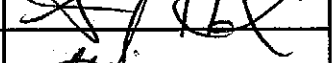



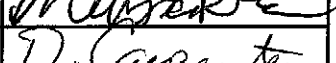
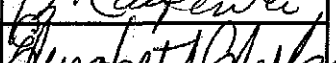
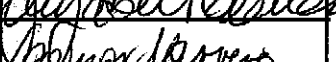
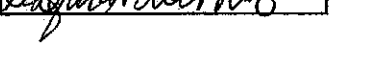
Cochise County should take every one of our voices seriously to approve such a project that could protect and preserve the land and be a highlight for the area that needs more recreational travel options.

NAME	ADDRESS	SIGNATURE
Bill Ward	8345 E CANADA DR SIERRA VISTA ⁸⁵⁶⁵⁰ AZ	Bill Ward
Tami Sanderson	5625 E. La Paloma Lane Hereford AZ 85615	Tami Sanderson
Luciana Ruiz	1449 ANDREA DR SIERRA VISTA AZ ⁸⁵⁶⁵⁰	Luciana Ruiz
Blanca Acosta	8145 N Coronel Dr Macneal 85617	Blanca Acosta
Tony Pretzel	5665 S Masquita Ti hu, Hereford	Tony Pretzel
Michael Johnson	1556 Desert Willow Loop, Sierra Vista	Michael Johnson
Paul Elmquist	3229 TEAL PL SIERRA VISTA	Paul Elmquist
Hazel Sparks	9636 E. McLain Ln Hereford	Hazel Sparks
Fili Lugo	1194 5TH street Douglas AZ	Fili Lugo
Justine Shipin	1336 S. SLP OWL PL 85650	Justine Shipin
Jimmy Hatcher	500 S. SEVENTH ST	Jimmy Hatcher
Sandra Kederig	3899 Camino Arroyo Sierra Vista AZ 85650	Sandra Kederig
Roy Garcia	890 Road Rd Sierra Vista AZ 85650	Roy Garcia
Julie Day	411 W. HOWLAND ST BISBEE	Julie Day
Karla A Gray	705 S. Peer Creek LN Sierra Vista	Karla A Gray
Angel Marmish	2922 Copperpointe Dr SU 85635	Angel Marmish
Eva Acosta	4545 Calle Las Cruces SV 85635	Eva Acosta
Cole Lauer	2300 N acokilla Ln Huachuca city	Cole Lauer
William Ward	4710 S LA DONNA LA SIERRA VISTA ^{AZ} 85650	William Ward
George Durazo	8070 E Canal Dr Sierra Vista 85650	George Durazo

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Cochise County should take every one of our voices seriously to approve such a project that could protect and preserve the land and be a highlight for the area that needs more recreational travel options.

NAME	ADDRESS / CITY	SIGNATURE
STAN GARNER	3711 PASEO SANTA LLARA SV	
NICHOLAS H	5073 Highland Shadows	
Maria S. ... Martina B.	5753 S. San Paulo SV 85630 565 El Camino Real, SV 85635	 
Lindsay Clement	4638 S. ... Ave	
Kevin Dugan	604 Graham Dr ^{Sierra Vista}	
Arhnee ...	604 Graham Dr Sierra Vista	
Paula Rodriguez	La Donna Lane SV AZ	
Christian Elias	6037 Mark Dr. Sierra Vista, AZ	
Roy Greene	201 Whittow St. Sierra Vista, AZ	
Veronica Roberts	202 N Canyon Dr #18	
Adrienne ...	202 N Canyon Dr	
Sonia Hilerio	650 E Busby Dr	
Claudia Juarez	650 E Busby Dr	
Rebecca Saunde	42 E James Dr	
Lexis ...	42 E James Dr	
Melissa Bume	9900 E. Rose dr Hereford 85615	
Riberta ...	2864 W. Appaloosa ⁸⁵⁷⁴² Tucson AZ	
Elizabeth ...	3385 Eagle Lake Dr Sac Vls 85615	
Dagmar ...	583 Phillip Dr. Sierra Vista AZ 85631	

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NAME	ADDRESS	SIGNATURE
Brenna Eaton	1652 W AZ 92 Hereford, AZ 85615	
Madison Stinemetz	N/A	
Jodi Cota	6304 S. De Mello Hereford	
Cossey Barnett	3216 Swan Dr Sierra Vista	
Terry Russell	4740 E Calle Del Palmar	
Yazmin Molina	599 E Wilcox Dr Hereford Sierra Vista	
Lisa Holmer	555 E Wilcox Dr. SV	
Mel Welles	2849 Fairmeade Cir	
Matt Kern	5035 S San Paulo Ave	
Twilynn Kern	9595 E Ramsley SV AZ	
Allen Mobeck	4923 S. Highway 92 SV AZ	
Bryan Grimm	2005 E Walston Lane, S.V. AZ 85650	
Wellington Johnston	2451 E suma rd SV AZ 85616	
Aurcy Eichelberger	7700 E Thompson Ln SV 85650	
Gary Farmer	1931 E. Foothills Dr. 85635	
Peter Johnson	4291 Rocky Mountain Way SV 85650	
Aaron Lucero	3154 Jusnic, Tucson	
Bailey Gander	1997 E. Choctaw, SV 85650	
Jesenia Suarez	110 E 3rd Street Douglas AZ 85607	

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NAME	ADDRESS	SIGNATURE
Bayle Ward	8845 E. Canada Dr. ^{SV} 85650	Bayle Ward
Lawrence Briner	11095 N. Pecos Pt. Brins Oro Valley Az 85727	Lawrence Briner
Erser Quire	99 E 12th St Douglas Az	Erser Quire
Jeanette Avosta	2514 7th Street Douglas Az	Jeanette Avosta
Gabriel Lopez	3342 Iris Ave Douglas Az	Gabriel Lopez
Alexandro Rago	919 E 10th St Douglas, Az	Alexandro Rago
Alexandra Mejia	1553 E. 9th st. Douglas Az. 85607	Alexandra Mejia
Laudia Figueroa	165 W. Linda Vista Ln 85626	Laudia Figueroa
Daniel Gryn	1120 Apache Dr #103	Daniel Gryn
Ricardo Duarte	2911 E 13th st, Douglas AZ 85607	Ricardo Duarte
Juan Zaragoza	1205 5th st, Douglas Az 85607	Juan Zaragoza
Dorothy McKelvey	1404 Camelot RD Sierravista	Dorothy McKelvey
Gloria Bajoroud	1232 Quail Hollow Dr ^{Sierra Vista}	Gloria Bajoroud
Robert Ferguson	8W N. HENZNER AVE Apt 200A	Robert Ferguson
Kennedy Thomas	1196 Hugues St Jothwachuca Az 85103	Kennedy Thomas
GRADIE CASTRO	8160 S VADO IN HEREFORD, AZ 85615	Gracie Castro
Adriana Barber	1440 Wildflower dr, AZ 85635	Adriana Barber
Valerie Wright	507 Alegre Pl	Valerie Wright
Heather Messmer	1264 Sierra Dr Sierravista AZ 85635	Heather Messmer
Rudisty Gurner	1997 E Choctaw dr. Sierra Vista Az. 85650	Rudisty Gurner

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NAME	ADDRESS/CITY	SIGNATURE
Edna Lopley	7241 S. Hall Dr. Hereford, AZ 85615	
Andrew Vohle	2587 Rising Moon Way 85635	
Raiza Vasquez	9096 E. Dakota Rd Hereford AZ 85615	
David Ruiz	94 Bel Air Place #102 SU AZ 85635	
Olga Rivero	2713 E 7th St. Douglas, AZ 85607	
Sergio Hoyos	353 5th St. Douglas AZ 85607	
Mike Harshin	2821 Oakmont P. Sierra Vista	
Sam Reed	101 Clawson St Bisbee AZ 85603	
Holly Reed	101 Clawson St. Bisbee AZ 85603	
Liena Dilone	3530 Rhapsody Dr Sierra Vista AZ 85650	
Nicolae Dilone	3530 Rhapsody Dr Sierra Vista, AZ	
Clinia Espejo	3530 Rhapsody Dr Sierra Vista AZ 85650	
Tomasito Parra	3530 Rhapsody Dr Sierra Vista	
Ernestina Fernn	3530 Rhapsody Dr Sierra Vista	
Susan Marsicano	1460 N F Triangle Ln, Benson AZ 85602	
Richard Piszczek	355 N 7th Apt 203 Sierra Vista AZ 85635	
Jared Stark	1020 Mimosa Circle Sierra Vista AZ 85635	
Jerry Wilf	2117 Chaplain Carter Dr S.V.	
Shantelle Will	2117 Chaplain Carter Dr SU AZ 85635	
Andrew Jewell	7164 E Nevada dr Hereford	

PETITION IN SUPPORT OF 24 RV PADS BORDERING THE SAN PEDRO RIVER ON THE RIPARIAN AT 7630 S. HEREFORD RD.

I am in full support of the proposal Bennie and Janell Schmidt have for 24 RV pads on the 30 acres (parcel 10) in the middle of their 90 acres located at 7630 S. Hereford Rd., Hereford, AZ 85615. This is on The Riparian which backs up East of The San Pedro River. I feel this is a great option for travelers and the surrounding communities and SE Arizona. Being able to take advantage of this beautiful location in Miracle Valley could offer people an outlet to connect to nature while making a long term economic impact for area businesses and Cochise County. The goal is to create a beautiful getaway for conservationists, bird watchers, and lovers of the outdoors to come together to enjoy this majestic landscape in a harmonic way. I feel The Schmidt's getting the required zoning gives them a way to steward this land in a balanced way being accountable with the ecosystem, landscape and the overall environment and sharing this with nature loving enthusiasts.

Cochise County should take every one of our voices seriously to approve such a project that could protect and preserve the land and be a highlight for the area that needs more recreational travel options.

NAME	ADDRESS/CITY	SIGNATURE
Arcoff Muph	2257 High Desert circle/Huachuca City	
Roger Rodina	77 EL camino Real SA ^{Sierra Vista, AZ}	
Tonya Luna	4624 E Bowers S.V, Az 85650	
Connie Temple	4624 Bowers St S.V. AZ 85650	
Abram Wisnicki	4626 E Gardner St SV AZ 85650	
Hollis A. Gulbranson	405 S. Garden Ave, #92 ^{Sierra Vista, AZ 85635}	
Lynette Orinski	405 S Garden Ave, # 92/Sierra Vista, AZ 85635	
Yul Afuang	106 N 1st St., SV 85635	
Vicky Berryhill	145 E Via Platino Huachuca City ⁸⁵⁶¹⁶	
Michael Berryhill	145 E Via Platino Huachuca City	
Kane Fret-Mason	8558 E Barataria Blvd Sierra Vista ⁸⁵⁶⁵⁰	
Kenneth W. Mason	8558 E. Barataria Blvd. S.V. 85650	
Jorge Molina	19 E. Kuytean Dr Sierra Vista 85635	
Alexis King	201 N garden Ave #44, SV 85635	
Juan Reyna	201 N garden Ave #44, SV 85635	
Tim Rudolph	2401 Quail Run Dr, S.V. 85635	
Lynnda Rodriguez	9526 E Olive Ave Hereford AZ 85615	
NOEL RODRIGUEZ	9526 E OLIVE AVE HEREFORD 85615	
Teresa Kinney	970 Cottonwood rd. Sierra Vista ⁸⁵⁶⁴⁵	
Chris Kinney	970 COTTONWOOD DR. SIERRA VISTA	

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NAME	ADDRESS / CITY	SIGNATURE
Joey	9640 E Cana St	[Signature]
Robert	301 N 1st St	[Signature]
[Signature]	316 N 4TH ST SIERRA VISTA	[Signature]
Tim W	548 GRAHAM PL	[Signature]
[Signature]	5003 Coronado #6085 V.AZ 85635	[Signature]
[Signature]	489 Nevada Dr Hereford	[Signature]
John Kongues	Box 4912 S. Apache Ave S.V.	[Signature]
Sara Edwards	Mazon/Canada	[Signature]
William Jones	580 North Ave	[Signature]
John Stokes	4100 E. Monsanto dr	[Signature]
Carol Roche	6119 E Lippinaw Way Hereford	[Signature]
(MARTIN HATTIE)	570 S CORONADO DR	[Signature]
GARHAMPT	2601 CHERRY HILL DR. S.V.	[Signature]
DOUGHAMPT	2601 CHERRY HILL PT. S.V.	[Signature]
Vill Karl	500 Leonard Ave	[Signature]
Virginie Cow	8325 Wildwood Bark Sv	[Signature]
Shelley Johnson	280 S Hwy 92 SV	[Signature]
Thomas McCliff	5467 Waco Dr	[Signature]
Vanessa Mercad	2086 Valley Sage St	[Signature]
Andrea Mercad	2086 Valley Sage St	[Signature]

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NAME	ADDRESS/CITY	SIGNATURE
Robyn Williams	116 Wells Ave Bisbee AZ	
Alazet Hernandez-Acosta	400s car michael ave apt 4	
Alex Stone	400 Derrin	
Lawry Jack Mason	2101 W. Hogan St	
Alexis L. Moore Sumner	40 E. Berridge Dr	
Mrs. S. New	200 CAYON	
Debbie Hottel	215 N 2nd St Jag Lake	
Larry James	1555 E Busby Dr	
Shawn Buck	Lanan 5273 Highland Shadows Dr	
LACY, Amber	116 Charles St, Fort Huachuca AZ	
Misty Anderson	302 E Heather Dr	
Mr. Philip Curtis	2724 Thornwood SV AZ	
Donny Bradski	3507 Kingsd. Dr. SV AZ	
Wm	3737 Hwy Bend A	
Ju P on	3408 E settlers Ranch Rd	
BOB MURVZ	3746 Via Dada Reina SV	
Daymon Michael	300 E Broad Drive SV	
Michael Jones	2132 Santa Rita Rd SV	
Billie McCabe	205 W Safford	
Matthew Kilian	1484 E Calle Copo	

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NAME	ADDRESS / CITY	SIGNATURE
Mark Baxter	4555 Paseo Manolito SW	Mark Baxter
David Jessee	4545 E. Glenn Rd. S.V. AZ	David Jessee
Reese N. Hymer	8688 E. MADERA RD SV. AZ	Reese N. Hymer
Jacquelyn Stone	1030 S. Carmichael Ave	Jacquelyn Stone
Rose Marie King	4395 Camino del Norte Sierra Vista	Rose Marie King
Charles Beal	650 E. Busby Dr. SIENNA V.	Charles Beal
Paul Zuercher	1650 E. Busby Dr. SIENNA VISTA	Paul Zuercher
Deanna Nord	224 N. Canyon Dr. Sierra Vista	Deanna Nord
Kimberly Dieter	224 N. Canyon Dr. Sierra Vista	Kimberly Dieter
Donald Nord	224 N. Canyon Dr. Sierra Vista	Donald Nord
Mike Watson	224 N. Canyon Dr. Sierra Vista	Mike Watson
Elizabeth Dieter	224 N. Canyon Dr. Sierra Vista	Elizabeth Dieter
Edward S	224 N. Canyon Dr. Sierra Vista	Edward S
Alvira Dieter	224 N. Canyon Dr. Sierra Vista	Alvira Dieter
Alex Flores	400 Denman Ave Sierra Vista AZ	Alex Flores
Mague Flores	100 E. Golf Links Sierra Vista	Mague Flores
Salomon Burkman	3612 Camino Del Vaca Sierra Vista AZ ⁸⁵⁶⁵⁰	Salomon Burkman
Vickie Alley	700 S. Carmichael Trl. #157	Vickie Alley
Sean Costa	400 Denman Ave #502	Sean Costa
Elisa Pontis	7100 S. Carmichael	Elisa Pontis

ELISA PONTIS

PETITION IN SUPPORT OF 24 RV PADS BORDERING THE SAN PEDRO RIVER ON THE RIPARIAN AT 7630 S. HEREFORD RD.

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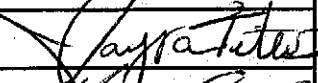
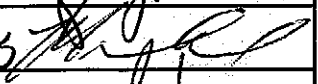
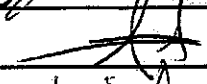
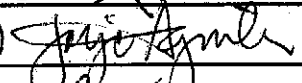


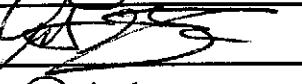
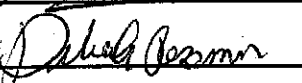
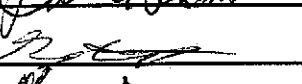
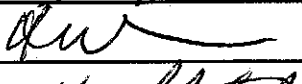

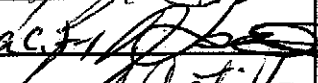
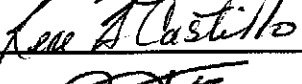

NAME	ADDRESS / CITY	SIGNATURE
Mayra Titus	5733 S. Calle de la Rosa, Hereford 85615	
Mike Titus	5733 S. Calle de la Rosa, Hereford 85615	
Victor Agüero	1382 E 25th St Douglas AZ 85607	
Jaime Aguilera	2629 CHERRY HILLS DR. SU 85650	
G. Aguilera	2629 Cherry Hills Dr SU 85650	
SAM LEOPARDI	473 PARK PL BISBEE 85603	
Mark P	247 E Ash ST Huachuca City AZ 85616	
Debi Rossma	247E Ash St Huachuca City 85616	
Brent Allison	1732 TERRA DE SIERRA VISTA 85635	
HEATHER BROWN	5769 S RODGERS WACO, AZ 85620	
Lester Strayhorn	1020 N. Hunt Ranch Tr Huachuca City	
Heather Allard	1020 N. Hunt Ranch Trail Huachuca City	
Rene A Castillo	1401 Andrea De Sierra Vista AZ	
JON W FRASCO	2613 South Ridge ST SU AZ 85650	

Exhibit B

Docket SUA25-04

(Appeal)

Publication Affidavit

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Herald/Review Media, a newspaper printed and published in the City of Sierra Vista, County of Cochise, State of Arizona, and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached was printed and published correctly in the regular and entire issue of said Herald/Review Media.

PUBLICATION DATES:

Feb. 18, 2026

NOTICE ID: qqLF7GFqBzpodOZLkumh

NOTICE NAME: SUA25-04 (Hereford Road RV Park Appeal)

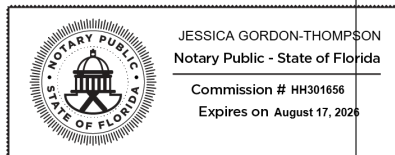
REQUEST OF

Matthew Taylor

I declare under penalty of perjury that the foregoing is true and correct.

Anjana Bhadoriya

(Signed) _____



VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: **02/20/2026**

J. Thompson

Notary Public

Notarized remotely online using communication technology via Proof.

SUA25-04

**LEGAL NOTICE
NOTICE OF PUBLIC
HEARING**

Chair's discretion if the above docket has not been heard by the Planning and Zoning Commission by 8 p.m. on the scheduled meeting date.
Date: February 18, 2026
SVH002213

The Cochise County Planning and Zoning Commission hereby gives notice that a public hearing will be held at or after 4:00 p.m., on Wednesday, March 11, 2026, at the Cochise County Board of Supervisors Hearing Room, at 1415 Melody Lane, Building G, in Bisbee, Arizona.*

*Meetings are also held virtually. Email the address below to obtain a meeting link.

Docket SUA25-04 (Hereford Road RV Park Appeal)

The appellants, Bennie and Janell Schmidt, filed an appeal with the Board of Supervisors against a decision made by the Planning and Zoning Commission on September 10, 2025, where the Commission failed to approve Special Use Authorization Docket SU25-14 to allow a recreational vehicle park on 30.7 acres located along S. Hereford Road approximately 4 miles north of E. Highway 92 (tax parcel 104-34-010A). The parcel is zoned RU-4 (Rural District, one dwelling per 4 acres) and the proposed use requires Special Use approval per Section 2.15.070 of the Zoning Regulations.

The Board of Supervisors heard the appeal during a public hearing on November 18, 2025, remanding the Special Use request back to the Planning and Zoning Commission for further proceedings. The Commission will hear the requested Special Use during a public hearing on March 11, 2026, and forward a recommendation to the Board of Supervisors. The Board will either affirm, reverse, or modify the Commission's recommendation during a subsequent public hearing.

Details of the above Docket are on file in the Cochise County Development Services Department and may be examined during office hours. Inquiries may be directed to Matthew Taylor, case planner, by calling 520-432-9256 or by email to: mtaylor@cochise.az.gov. All persons interested in said matter may appear at the public hearing. The public hearing may be continued to a later date at the

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Herald/Review Media, a newspaper printed and published in the City of Sierra Vista, County of Cochise, State of Arizona, and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached was printed and published correctly in the regular and entire issue of said Herald/Review Media.

PUBLICATION DATES:

Mar. 22, 2026

NOTICE ID: 23QlmgJgxFNefEgDdXqX

NOTICE NAME: SUA25-04

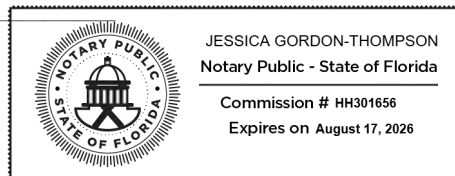
REQUEST OF

Matthew Taylor

I declare under penalty of perjury that the foregoing is true and correct.

Anjana Bhadoriya

(Signed) _____



VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: **03/24/2026**

J. Thompson

Notary Public

Notarized remotely online using communication technology via Proof.

SUA25-04
LEGAL NOTICE NOTICE OF
PUBLIC HEARING

The Cochise County Board of Supervisors hereby gives notice that a public hearing will be held at or after **10:00 a .m., on Tuesday, April 7, 2026**, at the Cochise County Board of Supervisors Hearing Room, at 1415 Melody Lane, Building G, in Bisbee, Arizona.*

*Meetings are also held virtually. Email the address below to obtain a meeting link:

Docket SUA25-04 (Hereford Road RV Park Appeal)
The appellants, Bennie and Janell Schmidt, filed an appeal with the Board of Supervisors against a decision made by the Planning and Zoning Commission on September 10, 2025, where the Commission failed to approve Special Use Authorization Docket SU25-14 to allow a recreational vehicle park on 30.7 acres located along Hereford Road approximately 4 miles north of E. Highway 92 (tax parcel 104-34-010A). The parcel is zoned RU-4 (Rural District, one dwelling per 4 acres) and the proposed use requires Special Use approval per Section 2.15.070 of the Zoning Regulations.

The Board of Supervisors heard the appeal during a public hearing on November 18, 2025, remanding the Special Use request back to the Planning and Zoning Commission for further proceedings. The Commission heard the requested Special Use again on March 11, 2026, recommending conditional approval with new information provided by the applicant. The Board will hear the appeal a second and final time during a public hearing on **April 7, 2026**, and either affirm, reverse, or modify the Commission's recommendation.

Details of the above Docket are on file in the Cochise County Development Services Department and may be examined during office hours. Inquiries may be directed to Matthew Taylor, case planner, by calling 520- 432-9256 or by email to: mtaylor@cochise.az.gov . All persons interested in said matter may attend the public hearing.
Date: March 22, 2026
SVH002291