

Taylor, Matthew

From: noreply@civicplus.com
Sent: Monday, March 9, 2026 9:15 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	VAR26-04 (Kachina Trail Height Increase)
Select one of the following:	Comment Only
Explanation	We live on East Kachina very near the proposed project. We strongly oppose and commercial development or other use which would generate significant traffic on Kachina. Kachina and connecting streets are heavily used by local resident pedestrians, most of whom are seniors. The zoning does not allow any commercial uses. It is difficult to understand how an application for a 10,000 square foot building cannot be anticipating some type of commercial activity. Any approval of this variance should be strictly conditioned on no commercial or business use. Also the applicant should be asked to describe the anticipated traffic to be generated by this project.
Name	Ted Berns
Email Address	tberns18334@gmail.com
Address	2104 E Kachina Trail
City	SIERRA VISTA
State	AZ
Zip Code	85650
Phone Number	5204566188
Your Tax Parcel Number	105-18-014C;105-18-002F;105-18-002G
File Upload	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.

Electronic Signature

Theodore D Berns

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: Wednesday, March 11, 2026 11:49 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	VAR26-04 (Kachina Trail Height Increase)
Select one of the following:	No, I do not support this request
Explanation	We absolutely do not support this request for variance. The land out here is zoned for residential use only and there is plenty of commercial land available in this town. This storage facility does not need to be located at the end of Kachina where the road is bad enough already and very narrow at the end Kachina. We all heard enough noise during the construction of the dirt road he made down to that area as an access to the property! This building would create a huge eyesore for all of us that would obstruct the beautiful Mountain Views that we all love and chose to live here for! We do not wish to be subjected to the noise of anymore trucks hauling pieces of equipment out of there whenever they are needed. In addition, this area is used by many citizens that walk, bike, and walk their dogs. In addition, there are many people that ride horses and use the access to the linear park at that entrance for hiking in peace and quiet. Again, there is plenty of commercial property available in this town and we strongly oppose this request for all of the reasons stated.
Name	Richard and Lynn Cisar
Email Address	Tinsley24@cox.net
Address	1910 E Yavapai PI
City	Sierra Vista
State	AZ
Zip Code	85650
Phone Number	5202493978

Your Tax Parcel Number 10518058

File Upload *Field not completed.*

Electronic Signature Agreement I agree.

Electronic Signature Richard and Lynn Cisar

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DOCKET VAR26-04 (KACHINA TRAIL HEIGHT INCREASE)

_____ YES, I SUPPORT THIS REQUEST

Please state your reasons:

X _____ NO, I DO NOT SUPPORT THIS REQUEST

Please state your reasons: *This property is adjacent to a quiet residential neighborhood & parkland. Such a large garage is inappropriate for such. What is the use of this garage? Commercial use? Hobby use? We are concerned that this increase in traffic by non-residents on Kachina Trail. We oppose the 28' as it would increase the visual presence.*

PRINT NAME(S): Neske, Robert N. + Katiri A.

SIGNATURE(S): *Robert N. Neske* *Katiri A. Neske*

YOUR TAX PARCEL NUMBER: 10518003F (the eight-digit identification number found on the tax statement from the Assessor's Office)

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. Please submit your comments by 12:00 PM on March 20th, 2026.

Return comments via email to Slarsala@cochise.az.gov or by regular mail:

Sharon Larsala, Case Planner
Development Services Department
1415 Melody Lane, Building F
Bisbee, AZ 85603

Visit our website at <https://www.cochise.az.gov/FormCenter/Development-Services-6/Public-Hearings-Public-Comment-Form-140> or scan the QR code to the right to submit comments online.



Taylor, Matthew

From: noreply@civicplus.com
Sent: Wednesday, March 11, 2026 7:29 AM
To: McLachlan, Christine; Taylor, Matthew
Subject: Online Form Submittal: Public Hearings - Public Comment Form

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Public Hearings - Public Comment Form

Docket Number	VAR26-04 (Kachina Trail Height Increase)
Select one of the following:	No, I do not support this request
Explanation	Heavy truck, or industrial use on a roadway in a residential area that is generally quiet. E. Kachina is a poorly constructed road that narrows between Cherokee and Calle Encinas. It is also the entrance to the Garden Canyon paths used by bicyclist, hikers etc. No industrial sized storage proposed here would benefit any residential area.
Name	Steven Ferguson
Email Address	4bi958@gmail.com
Address	4077 S. Wenro Drive
City	Sierra Vista
State	AZ
Zip Code	85650
Phone Number	(619)212-5724
Your Tax Parcel Number	10518060
File Upload	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.
Electronic Signature	Steven D. Ferguson

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public record and is available for review by the Applicant or other members of the public.

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Docket Number	VAR26-04 (Kachina Trail Height Increase)
Select one of the following:	No, I do not support this request
Explanation	<p>Re: Docket VAR26-04 (Kachina Trail Height Increase)</p> <p>This comment is being submitted in response to the Dustin Foote variance request, for a garage with a height of 28' 10", which is 8' 10" over current Zoning regulations.</p> <p>The surrounding area of the proposed building site is composed of small acreage lots that enjoy the City of Sierra Vista's Garden Canyon Park, unobstructed views of Federal and State Lands, reaching all the way to the mountains. Our fantastic unobstructed views keep our property values high and make this a desirable place to live.</p> <p>The Variance Application claim, Supplemental Question 3.</p> <p>" Describe any specific physical conditions, unique to your property, that do not allow it to develop in the same manner as other properties within the same zoning district."</p> <p>The applicant appears to reason that the property is 25' lower than Kachina road, thus a building that is 8' 10" higher than current zoning regulations, should be allowed. Applicant, actually has no unique property attributes, which prohibit building following current Zoning laws.</p> <p>The narrow paved Kachina Trail leading to the property in question, is frequented by runners, hikers, bikers, and local dog walkers of all ages. The heavy equipment the applicant plans to store in the oversize garage, will be traveling on Kachina Trail. Our fear is that having heavy equipment traveling through our residential neighborhood will generate noise, road damage, fumes, and pose danger to pedestrians. These attributes are not desirable in a residential neighborhood.</p> <p>The applicant is obviously wanting this overheight building</p>

to specifically house heavy equipment that should be stored in an area zoned commercial, not residential.

If this over height building is approved, what is to stop the continuation of other over height buildings housing heavy equipment, being approved in this and the other surrounding residential zones?

Thank you for your consideration,
Steven Douglass
Catherine Hursh
1911 E Yavapai Pl.
Sierra Vista, AZ

Name	Catherine Hursh
Email Address	Cahursh@gmail.com
Address	1911 E Yavapai Pl.
City	Sierra Vista
State	AZ
Zip Code	85650
Phone Number	978-807-6263
Your Tax Parcel Number	105-18-056
File Upload	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.
Electronic Signature	Catherine A. Hursh

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