

## **Emails received And Attached Regarding Windmill Ranch Case**

**BATCH 1 as of October 11, 2022 @ 1:30 AM**

Paul Wutt, October 7, 2022, 2:50 PM - opposed  
Jennifer Ternes, October 9, 2022, 10:43 PM - opposed  
Denice Napoletano, October 10, 8:00 AM - opposed  
Allison Tiffany, October 10, 1:13 AM – opposed  
Marjorie Tuttle, October 9, 9:50 PM – opposed  
Jennifer Cerreta Szewc, October 9, 2022, 8:59 PM - opposed  
Anita Kopach, October 9, 2022, 8:57 PM – opposed  
Joan Powers, October 9, 2022, 8:52 PM – opposed  
Sandra Vandertulip, October 9, 2022, 6:18 PM – opposed  
Priya Drews, October 9, 2022, 4:45 PM – opposed  
Stanley Rose, October 9, 2022, 1:38 PM – opposed  
Sharon & Grant Grether, October 9, 2022, 2:38 PM – opposed  
David Swartz, October 9, 2022, 12:56 PM – opposed  
Kristin Manas, October 9, 2022, 11:58 AM – opposed  
Bonnie Windsor, October 9, 2022, 11:57 AM – opposed  
Barry Nestlerode, October 9, 2022, 11:53 AM – opposed  
Sue & Steve Greaves, October 10, 2022, 9:14 AM – opposed  
Darryl Colebank, October 10, 2022, 9:35 AM – opposed  
Anne Brown & Family, October 10, 2022, 10:10 AM – opposed  
Roderic Harris, October 10, 2022, 10:22 AM – opposed  
Matthew Ziegler, October 10, 2022, 1:03 PM – opposed  
Blanca Andrews, October 10, 2022, 12:53 PM - opposed  
Kaylee Andrews, October 10, 2022, 1:06 PM – opposed  
Kaylee Andrews, October 10, 2022, 1:22 PM - opposed  
Doris Angelo, October 10, 2022, 11:49 AM - opposed  
Karin Ellis, October 10, 2022, 2:00 PM – opposed  
Kacie Andrews, October 10, 2022, 2:59 PM – opposed  
Fara Oreshak, October 10, 2022, 2:02 PM – opposed  
Shannon Katt, October 10, 2022, 3:27 PM - opposed  
Sherry Corgiat, October 10, 2022, 3:40 PM - opposed  
Sarah Matheson, October 9, 2022, 4:23 PM -opposed  
Brenda Narveson, October 9, 2022, 10:10 PM – opposed  
Mike Corgiat, October 10, 2022, 4:07 PM – opposed  
Brian Snyder, October 10, 2022, 4:53 PM – opposed  
Dale & Charyl Nieman, October 10, 2022, 5:47 PM – opposed  
Karen Dolyniuk, October 10, 2022, 8:42 PM – opposed  
Amy Peterson, October 10, 2022, 9:12 PM – opposed  
Grant Peterson, October 10, 2022, 9:18 PM - opposed  
Amanda Marcisz, October 10, 2022, 9:30 PM - opposed

**From:** kachinaman <kachinaman@gmail.com>

**Sent:** Friday, October 7, 2022 2:50 PM

**To:** Horstman, Patrice <phorstman@coconino.az.gov>; Vasquez, Jeronimo <jvasquez@coconino.az.gov>; Ryan, Matt <mryan@coconino.az.gov>; Begay, Judy <jbegay@coconino.az.gov>; Fowler, Lena <lfowler@coconino.az.gov>

**Subject:** Ordinance 2022-05, zoning change for Windmill Ranch Resort

[EXTERNAL EMAIL]

Use caution before clicking on links, opening attachments, or responding. DO NOT CLICK unless you recognize the sender and know the content is safe.

Dear Coconino County Board Member's

RE: Ordinance 2022-05, zoning change for Windmill Ranch Resort

Please read my letter sent to you regarding this the last time you heard this case. I continue to oppose this project. Coconino Planning and Zoning recommended that you deny zoning change. In their statements they came to the same conclusion as I that Windmill Ranch Resort does not meet all the criteria set forth in The Coconino Comprehensive Plan. We all need to focus on what is best for our enthronement and communities.

Sincerely,

Paul Wutt  
Kachina Village

From: Jennifer Ternes <[jenniferternes@gmail.com](mailto:jenniferternes@gmail.com)>

Sent: Sunday, October 9, 2022 10:43 PM

To: Fowler, Lena <[lfowler@coconino.az.gov](mailto:lfowler@coconino.az.gov)>; Begay, Judy <[jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)>; Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>; Vasquez, Jeronimo <[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)>; Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>; Horstman, Patrice <[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)>

Subject: OPPOSE ZONE CHANGE - WINDMILL RANCH RESORT

Hello Board of Supervisors,

I am writing to voice my opposition to the Windmill Ranch Resort's application for zone change and master development plan for the development of a resort at Newman Park.

- 1) This Zone Change is not consistent with the goals, objectives, and policies of the Coconino County Comprehensive Plan.
- 2) This Zone Change will be detrimental to the public health, safety, comfort, convenience, and welfare.
- 3) This Zone Change will adversely affect the established character of the surrounding neighborhood and will be detrimental to adjacent properties.

Specifically, my concerns are as follows.

Bringing hundreds/thousands of more people to our community will...

Ravage the forest.

Dramatically increase our risk of wildfire.

Put an unsustainable strain on our already strained fire, EMT and law enforcement resources in Munds Park.

Put an unsustainable strain on our already strained US Forest Service in the forest that surrounds us.

Traffic in, through and around our very small rural community will be unimaginable, especially with these additional people riding their UTVs back and forth from Newman Park to Munds Park through the forest.

The UTV noise will be unbearable, especially for those who live along the more traveled roads in Munds Park.

Dust will be suffocating for those living or recreating in and around the forest trails and roads.

Our treasured, star-filled dark skies so unique to our rural community will be obliterated by the skyglow from this new development.

Wildlife that has inhabited this meadow and natural area for well over 50 years will be displaced.

A delicate, unique and beautiful ecosystem will be destroyed.

An iconic gateway to Coconino County will be but a distant memory as we drive by a paved over meadow filled with RVs, UTVs and the like.

For these reasons, I ask that you deny the zone change and master development plan for the development of a resort at Newman Park.

Thank you very much for your time and consideration.

Sincerely,  
Jennifer Ternes  
Munds Park resident

**From:** denice napoletano <[denicenap@gmail.com](mailto:denicenap@gmail.com)>

**Sent:** Monday, October 10, 2022 8:00 AM

**To:** Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>; Begay, Judy <[jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)>; Vasquez, Jeronimo <[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)>; Fowler, Lena <[lfowler@coconino.az.gov](mailto:lfowler@coconino.az.gov)>; Horstman, Patrice <[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)>

**Subject:** Proposed zone change for Windmill Ranch Resort

Dear Supervisors,

Thank you for your attention to this matter. The owners of Windmill Ranch Resort (APN 400-13-001) are requesting for the third time to change zoning from G (10 acre min) to RC (resort commercial)

This Board of Supervisors denied a very similar request only 18 months ago in April 2021. My understanding is as it stands with current modifications the P&Z commission forwards a recommendation of denial of ZC-22-004, this third zoning change request by Windmill Ranch.

This request for zoning change does not meet the requirements of the Coconino County comprehensive plan. The concerns that the board had on April 13, 2021 when the zone change was denied the second time have not yet been addressed adequately. This development's impact to the current wetlands and meadows existing in the area, plus the open space degradation in the floodplain area cannot adequately mitigated. An additional cause for concern is the sheer concentration of these second home part time residents with off road vehicles all anxious to 'tear it up' in the nearby forest and county unimproved roads. Our CCSO is inadequately staffed now, let alone adding a few hundred more vehicles to the forest roads.

Again, thank you for your attention to this matter.

Denice Napoletano

2423 Hano Trail, Flagstaff, AZ 86005

928 606 7978

**From:** Allison Tiffany <[mundsparkmom@gmail.com](mailto:mundsparkmom@gmail.com)>

**Sent:** Monday, October 10, 2022 1:13 AM

**To:** Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>; Horstman, Patrice <[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)>; Vasquez, Jeronimo <[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)>; Begay, Judy <[jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)>; Fowler, Lena <[lfowler@coconino.az.gov](mailto:lfowler@coconino.az.gov)>; Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>

**Subject:** OPPOSE - Windmill Ranch Resort - Zone Change

Hello Board of Supervisors,

I am writing to voice my opposition to the Windmill Ranch Resort's application for zone change and master development plan for the development of a resort at Newman Park.

The application for zone change that you have before you involves the property that we all know as the beautiful meadow you see on the right/east side of I-17 as you head north from Munds Park to Flagstaff. This is the area where we see a meadow, fields of yellow wildflowers, ponds, seasonal streams, horses and herds of elk roaming free at the "gateway" to Coconino County.

The developer submitted an application for a Zone Change from G (General, 10-acre minimum parcel size) Zone to the RC (Resort Commercial) Zone with approval of a master development plan for the development of a RV resort. Per County law (ordinance), the property is currently zoned G - General, which is a "residential land use category intended to accommodate a rural lifestyle with a range of densities from 10 to 40 acre ranchettes and agricultural land uses related to rural living." (See Coconino County Ordinance, page 14 at <https://www.coconino.az.gov/DocumentCenter/View/31215/Coconino-County-Zoning-Ordinance---Final-Approved-June-9-2022?bidId=>)

According to Coconino County Planning and Zoning officials, this property has been in its current state as far back as assessor's records were kept and "likely for much longer." Records go back to 1969, so we're talking well over 50 years. It would be safe to say there isn't a person alive today in Coconino County today who remembers this glorious gateway as anything other than the treasure that it is. (See BOS Staff Report, Case No. ZC-22-004, Page 5 in Application Packet - link below.)

The developer has a proposed plan to build 161 resort residences (cabins) and 70 casita sites each containing a small cabin and a slab for a recreational vehicle (RV). Total units are 231, total potential residences are 301 as each casita and RV can be used as a place to sleep/stay/live. (See pages 180-324 of application and accompanying documents <https://coconino.az.gov/AgendaCenter/ViewFile/Agenda/10112022-5977>. Hereafter, referred to as the "Application Packet.")

The developer's plans show the RV slabs would be 40 feet in length. (See link to Application Packet.) Per The National RV Dealers Association, an RV that is 30-50 feet in length can sleep up to 12 or more people; RVs 20-30 feet in length can sleep up to 7 adults. So, that's 70 RV sites/slabs capable of housing from 7-12 (or more) people in EACH RV for a grand total of up to 490-840 people occupying the 70 RV sites alone.

The developer's plan proposes 70 casitas (small cabins) with a 34 x 15 living space; 161 resort residences (cabins) with a 37 x 42 residence envelope. (See link to Application Packet.) Common sense math would say... These 231 casitas/cabins can certainly sleep as many people as an RV, so we're looking at the potential for well over 2,000 people sleeping/staying/living in this proposed development when one totals all the potential "beds" for 70 RVs, 70 casitas/small cabins and 161 resort residences/cabins.

As per the Application Packet, the developer has no CC&Rs or the like in place to prohibit or prevent these 301 potential residences from being used as short term rentals on Airbnb, VRBO, etc. Furthermore, Arizona state law prohibits Coconino County officials from prohibiting the 301 potential residences from being used as short term rentals, so the developer is free to do as they wish regarding short term rentals.

Bringing over 2,000 more people to our community will ravage the forest. It will dramatically increase our risk of wildfire. It will put an unsustainable strain on our already strained fire, EMT and law enforcement resources in Munds Park. It will put an unsustainable strain on our already strained US Forest Service in the forest. Traffic in, through and around our very small, rural community will be unimaginable, especially with these extra 2,000 people riding their UTVs back and forth from Newman Park to Munds Park through the forest. The UTV noise will be unbearable, especially for those who live along the more traveled roads in Munds Park. Dust will be suffocating for those living or recreating in and around the forest trails and roads. Our treasured, star-filled dark skies so unique to our rural community will be obliterated by the skyglow from this new development. Last but not least, wildlife that has inhabited this meadow and natural area for well over 50 years will be displaced; a delicate, unique and beautiful ecosystem will be destroyed and an iconic gateway to Coconino County will be but a distant memory as we drive by a paved over meadow filled with RVs, UTVs and the like.

For all of the aforementioned reasons, it is easy to conclude:

- 1) This Zone Change is not consistent with the goals, objectives, and policies of the Coconino County Comprehensive Plan.
- 2) This Zone Change will be detrimental to the public health, safety, comfort, convenience, and welfare.
- 3) This Zone Change will adversely affect the established character of the surrounding neighborhood and will be detrimental to adjacent properties.

I ask that you please deny this application for zone change and master development plan for the development of a resort at Newman Park.

Thank you for your time and consideration.

Kind regards,  
Allison Tiffany, Munds Park resident

From: MARJORIE TUTTLE <[mtuttle328@msn.com](mailto:mtuttle328@msn.com)>  
Sent: Sunday, October 9, 2022 9:50 PM  
To: Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>  
Cc: Horstman, Patrice <[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)>; Vasquez, Jeronimo <[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)>; Ryan, Matt <[mrryan@coconino.az.gov](mailto:mrryan@coconino.az.gov)>; Begay, Judy <[jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)>; Fowler, Lena <[lfowler@coconino.az.gov](mailto:lfowler@coconino.az.gov)>  
Subject: Windmill Ranch Oppisition letter

Hello Board of Supervisors,

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For these reasons, I ask that you deny the zone change and master development plan for the development of a resort at Newman Park.

Thank you very much for your time and consideration.

Sincerely,  
Marjorie Tuttle  
Munds Park resident full time for 25+years

**From:** jennifer szewc <[j\\_szewc@yahoo.com](mailto:j_szewc@yahoo.com)>

**Sent:** Sunday, October 9, 2022 8:59 PM

**To:** Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>; Horstman, Patrice <[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)>; Vasquez, Jeronimo <[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)>; Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>; Begay, Judy <[jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)>; Fowler, Lena <[lfowler@coconino.az.gov](mailto:lfowler@coconino.az.gov)>

**Subject:** OPPOSE ZONE CHANGE - WINDMILL RANCH RESORT

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An iconic gateway to Coconino County will be but a distant memory as we drive by a paved over meadow filled with RVs, UTVs and the like.

For these reasons, I ask that you deny the zone change and master development plan for the development of a resort at Newman Park.

Please deny this, Munds Park does not need any additional traffic, visitors, ruin-ers of our community.

Thank you,

Jennifer Cerreta Szewc

From: Anita kopach <[ankopach76@yahoo.com](mailto:ankopach76@yahoo.com)>  
Sent: Sunday, October 9, 2022 8:57 PM  
To: Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>  
Subject: OPPOSING WINDMILL RANCH RESORT

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For these reasons, I ask that you deny the zone change and master development plan for the development of a resort at Newman Park.

Thank you very much for your time and consideration.

Sincerely,

Anita Kopach

Long term full time Munds Park resident

**From:** Joan Powers <[joan.powers@gmail.com](mailto:joan.powers@gmail.com)>

**Sent:** Sunday, October 9, 2022 8:52 PM

**To:** Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>; Horstman, Patrice <[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)>; Vasquez, Jeronimo <[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)>; Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>; Begay, Judy <[jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)>; Fowler, Lena <[lfowler@coconino.az.gov](mailto:lfowler@coconino.az.gov)>

**Subject:** OPPOSE ZONE CHANGE - WINDMILL RANCH RESORT

Hello Board of Supervisors,

I am writing to voice my opposition to the Windmill Ranch Resort's application for zone change and master development plan for the development of a resort at Newman Park.

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Put an unsustainable strain on our already strained fire, EMT and law enforcement resources in Munds Park.

Put an unsustainable strain on our already strained US Forest Service in the forest that surrounds us.

Traffic in, through and around our very small rural community will be unimaginable, especially with these additional people riding their UTVs back and forth from Newman Park to Munds Park through the forest.

The UTV noise will be unbearable, especially for those who live along the more traveled roads in Munds Park in our peaceful, rural community.

Dust will be suffocating for those living or recreating in and around the forest trails and roads.

Our treasured, star-filled dark skies so unique to our rural community will be obliterated by the skyglow from this new development.

Wildlife that has inhabited this meadow and natural area for well over 50 years will be displaced.

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For these reasons, I ask that you deny the zone change and master development plan for the development of a resort at Newman Park.

Thank you very much for your time and consideration.

--

Joan Powers  
17885 South Silverlake Dr.  
Munds Park, AZ 86017

**From:** Sandra Vandertulip <[svandertulip@gmail.com](mailto:svandertulip@gmail.com)>

**Sent:** Sunday, October 9, 2022 6:18 PM

**To:** Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>; Horstman, Patrice <[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)>; Vasquez, Jeronimo <[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)>; Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>; Begay, Judy <[jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)>; Fowler, Lena <[lfowler@coconino.az.gov](mailto:lfowler@coconino.az.gov)>

**Subject:** OPPOSE ZONE CHANGE - WINDMILL RANCH RESORT

Dear Sirs and Ladies,

Please deny the zone change. The delicate balance of the forest, it's maintenance and safety of the established communities need to be considered. As our family has had property in Coconino County since 1982, we have enjoyed the beautiful forest and tranquility of Northern Arizona. Since then, little has been done to grow the infrastructure of transportation, communication and safety.

Our first responders, fire crews, etc. already have their hands full of those who don't live here, rent VRBOs and destroy the forest and risk the lives of the property owners already here with trash, fires, etc.

The idea of another community that will stretch the already tight resources of this area of Coconino County before there are additional fire, rescue, sheriff units, and no additional lanes on I-17 presents a huge safety risk to the already established communities.

You all have an opportunity to preserve our beautiful forest and lifestyle here in Coconino County. Please do not destroy it's beauty by making it a megalopolis with more traffic, crime and stretched resources.

Thank you for your consideration.  
Sandra E. Vandertulip



**From:** priya drews <[priyadrews@yahoo.com](mailto:priyadrews@yahoo.com)>

**Sent:** Sunday, October 9, 2022 4:45 PM

**To:** Horstman, Patrice <[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)>; Vasquez, Jeronimo <[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)>; Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>; Begay, Judy <[jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)>; Fowler, Lena <[lfowler@coconino.az.gov](mailto:lfowler@coconino.az.gov)>

**Subject:** OPPOSE ZONE CHANGE - WINDMILL RANCH RESORT

County Supervisors:

Concerned residents in the community of Munds Park, Kachina Village and Mountaineer are asking the Board of Supervisors to stick with their original decision and DENY THIS ZONE CHANGE!!

- 1) This Zone Change is not consistent with the goals, objectives, and policies of the Coconino County Comprehensive Plan.
- 2) This Zone Change will be detrimental to the public health, safety, comfort, convenience, and welfare.
- 3) This Zone Change will adversely affect the established character of the surrounding neighborhood and will be detrimental to adjacent properties.

For these reasons, I oppose the zone change and master development plan for the development of a resort at Newman Park.

Thank You, Priya Drews 2586 Moenkopi Trail Flagstaff AZ 86005 928 637 5094



Pond at the north end of the subject property

#### **Background**

This is the second proposal for a zone change on this property by this applicant. The first zone change (ZC-20-017) was heard by the Commission on February 24, 2021, and the Commission unanimously recommended the Board approve the zone change. The Board heard the case on April 13, 2021 and denied the application. The Board's record on this case is contained within a transcript of the hearing where the Board was unable to make the findings and denied the zone change. The Board cited concerns about impacts to the floodplain, meadows, and open space along with visual impacts and impacts from off highway vehicles (OHVs). Board members also expressed concerns about the location of the development in a rural area outside established communities.

Section 5.13.8 of the Zoning Ordinance indicates that following the denial of an application for a zone change, an application or request for the same or substantially the same change on the same, or substantially same, property shall not be filed within one year of the date of denial. The Director determined that a 20% decrease in density would constitute a substantial change, and the applicant met that requirement and applied for a new zone change before one year had lapsed.

The Commission heard the current case (ZC-22-004) on April 27, 2022, and on a 4-2 vote recommended the Board deny the application. The record for this decision is included in the

Findings section and in the Commission minutes attached to the staff report. The Board hearing for this case was originally scheduled for September 13, 2022 was continued due to technical issues after consulting with the applicant.



Meeting Date: 10/11/2022

**DATE:** 09/13/2022

**TO:** Honorable Chair and Members of the Board

**FROM:** Jay Christelman, Community Development Director

**SUBJECT:** Public hearing, consideration and possible action to approve Ordinance 2022-05, approving a request for a Zone Change from G (General, 10-acre minimum parcel size) Zone to the RC (Resort Commercial) Zone with approval of a master development plan for the development of a resort, the property is located on the east side of I-17 five miles north of Munds Park and one-half mile south of the Newman Park exit, owned by Windmill Ranch Resort, LLC, and is identified as Assessor's Parcel Number 400-13-001, Case No. ZC-22-004; pursuant to A.R.S. 38-431.03(A)(3), the Board of Supervisors may go into executive session to consult with its attorneys and to receive legal advice regarding this matter.

**RECOMMENDED MOTION:**

The Board may choose to make a motion to deny the Ordinance and deny the requested zone change or move to approve Ordinance 2022-05, approving a request for a Zone Change from G (General, 10-acre minimum parcel size) Zone to the RC (Resort Commercial) Zone with approval of a master development plan for the development of a resort, the property is located on the east side of I-17 five miles north of Munds Park and one-half mile south of the Newman Park exit, owned by Windmill Ranch Resort, LLC, and is identified as Assessor's Parcel Number 400-13-001, Case No. ZC-22-004; pursuant to A.R.S. 38-431.03(A)(3), the Board of Supervisors may go into executive session to consult with its attorneys and to receive legal advice regarding this matter. Community Development

**BACKGROUND:**


This is the second proposal for a zone change on this property by this applicant. The first zone change (ZC-20-017) was heard by the Commission on February 24, 2021, and the Commission unanimously recommended the Board approve the zone change. The Board heard the case on April 13, 2021 and denied the application. The Board's record on this case is contained within a transcript of the hearing where the Board was unable to make the findings and denied the zone change. The Board cited concerns about impacts to the floodplain, meadows, and open space along with visual impacts and impacts from off highway vehicles (OHVs). Board members also expressed concerns about the location of the development in a rural area outside established communities.

Section 5.13.8 of the Zoning Ordinance indicates that following the denial of an application for a zone change, an application or request for the same or substantially the same change on the same, or substantially same, property shall not be filed within one year of the date of denial. The Director determined that a 20% decrease in density would constitute a substantial change, and the applicant met that requirement and applied for a new zone change before one year had lapsed.

The Commission heard the current case (ZC-22-004) on April 27, 2022, and on a 4-2 vote recommended the Board deny the application. The record for this decision is included in the Findings section and in the Commission minutes attached to the staff report.

**ALTERNATIVES:**

The Board may choose to not approve the item or continue considerations to another meeting date.



**What is Zoning?**

Zoning—the classification of land uses by type—is the tool used in Coconino County to regulate development. As a community grows, a piece's existing zoning classification may no longer fit the needs of the area. For this reason, the zone change, or rezoning, is available as a land planning tool. The zoning map and zoning regulations may be amended in accordance with the Coconino County Zoning Ordinance. A change to the boundaries of any zone may be initiated by a property owner, the Planning and Zoning Commission, or the Coconino County Board of Supervisors.

**How does a Zone Change occur?**

A zone change is considered when the proposal promotes the objectives of the Coconino County Comprehensive Plan and any applicable Area Plans. Amendments to either of these may be necessary before filing an application for rezoning.

Prior to the submission of an application for a zone change, the applicant should attend a pre-application meeting with Community Development department staff to provide guidance on developing a proposal for a zone change.

**FINDINGS OF FACT**


Pursuant to Section 5.12 of the Coconino County Zoning Ordinance, the Planning and Zoning Commission (and Board of Supervisors, if applicable) must make the following findings in order to approve a Zone Change:

1. That the change is consistent with the goals, objectives and policies of the Comprehensive Plan and this Ordinance.
2. That the change is in the interest of or will further the public health, safety, comfort, convenience and welfare.
3. That the change will not adversely affect the established character of the surrounding neighborhood nor be detrimental to adjacent properties.

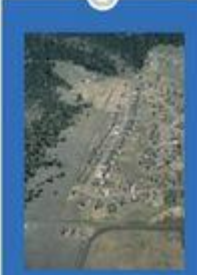
**WHAT IS THE FEE FOR A ZONE CHANGE?**

Fee amounts and depend on the current zone your project is located within and your proposed zone change request. Contact the Community Development Department for the current adopted fee schedule, or visit our website. A \$2000.00 discount is applied when a Zone Change application is filed in conjunction with a Conditional Use Permit application.

**Coconino County Community Development**  
 2000 North Fort Valley Road Building #1  
 Flagstaff, AZ 86001  
 Phone: 928.074.8800 or 1.800.526.8878  
 Fax: 928.074.8801  
 www.coconino.az.gov/communitydevelopment



Requesting a **ZONE CHANGE**



Coconino County  
Community  
Development

**The ZONE CHANGE Process**

**THE ZONE CHANGE PROCESS**

1. Pre-Application Meeting
2. Citizen Participation Plan
3. Application and Preliminary Review
4. Legal Notice
5. Staff Report
6. Public Hearing
7. Approval or Denial

**1. PRE-APPLICATION MEETING**

Prior to the submission of an application for a Zone Change, the applicant must schedule a free pre-application meeting to obtain guidance before entering into binding commitments or incurring substantial expense in the preparation of surveys, plans, etc.

**2. CITIZEN PARTICIPATION PLAN**

Prior to the submittal of an application, the applicant must prepare a Citizen Participation Plan in accordance with Section 5.2 of the Coconino County Zoning Ordinance. This requires the applicant to contact neighbors in the vicinity and other affected property owners and hold a neighborhood meeting to provide neighbors with an opportunity to understand the project and to provide comments directly to the applicant. Please see the Citizen Participation Plan brochure for more information.

**3. APPLICATION AND PRELIMINARY REVIEW**

Upon completion of the above requirements, a formal application for a Zone Change may be submitted. There are other substantial requirements including a site plan and project narrative. Complete applications will then be scheduled for a Planning and Zoning Commission study session one month prior to the formal public hearing. The intent is for the Commission to raise potential concerns for staff to investigate during the review process. A planner will be assigned the Zone Change case, and may contact the applicant for additional information.

**4. LEGAL NOTICE**

A minimum of 14 days prior to the Commission hearing, the case is advertised in the Legal Notice section of the local newspaper, a sign containing a description of the proposal is posted on the property, and all property owners within an identified radius of the project are notified by mail. When the property is being posted, staff will make a site investigation, looking at adjacent land uses and assessing the potential impacts of the zone change.

**5. STAFF REPORT**

About 2 weeks prior to the public hearing, staff prepares a report evaluating the application, which is provided to the applicant during the week prior to the hearing. The report generally includes a recommendation for approval or denial, as well as conditions which must be met in order to approve the zone change. Applicants should review the recommended conditions and be prepared to discuss them at the hearing.

**6. PUBLIC HEARINGS**


Applicants should arrive at the start of the public hearing. Cases are called in the order shown on the agenda.

**Staff Presentation.** When the case comes up, staff presents the report and recommendation. After the staff presentation, the applicant or applicant's representative will have an opportunity to speak. Following questions to the applicant, the Commission Chairperson opens the hearing for public comment. Anyone with comments pertinent to the case will be heard.

**Commission Analysis.** In reaching a recommendation, the Commission considers the staff report, input from the applicant and the public, as well as their own knowledge of the area and their ability to make the Zone Change Findings of Fact as listed on the back of this brochure. The Commission makes a recommendation of approval or denial for the Board of Supervisors to consider next. If more information is needed, the Commission may continue the case.

**7. APPROVAL OR DENIAL**

After the Commission has made their recommendation on the zone change request, the Board of Supervisors will hold a public hearing on the case and make a final decision on the request. The Board hearing format is much the same.



Coconino County  
**Comprehensive Plan**  
and Area Plans

Zone Change requests are considered in light of the goals and policies of the Comprehensive Plan and its amendments, which consist of nine (9) Area Plans:

- Belmont • Mountainaire
- Diablo Canyon
- Oak Creek Canyon
- Fort Valley • Kachina Village
- Parks • Red Lake • Valle
- Doney Park/Timberline/ Fernwood

The Comprehensive Plan and Area Plans can be downloaded from the Planning and Zoning website.

**Paul Wutt shared a link.**

October 6 at 10:22 PM ·

Windmill Ranch Resort is rearing it's ugly head again. Coconino County Board of Supervisors is having a public hearing on Tuesday, October 11, 2022. "The Planning and Zoning Commission forwards a recommendation of denial of ZC-22-004 to the Board of Supervisors".

Even though P&Z recommends denial, there is still a chance that the board will approve it. Once again, we need to get the word out. Tell your neighbors, email all the supervisor, call Matt Ryan and attend the zoom meeting at 6 PM on the 11th.

Patrice Horstman Chair, - District 1 [phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)

Jeronimo Vasquez - 928-679-7152 Vice-Chair Supervisor - District 2 [jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)

Matt Ryan Supervisor - District 3 [mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)

Judy Begay Supervisor - District 4 [jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)

Lena Fowler Supervisor - District 5 Email not listed on website, Phone: 928.679.7751

You can view the agenda and how to access the meeting at the following link: <https://coconino.az.gov/AgendaCenter/ViewFile/Agenda/10112022-5977>

COCONINO.AZ.GOV

[coconino.az.gov](http://coconino.az.gov)

## [Allison Tiffany](#) shared a post.

[October 5 at 10:54 AM](#) ·

Highly recommend signing up! 👍

## [U.S. Forest Service - Coconino National Forest](#)

[September 30 at 10:00 AM](#) ·

Are YOU staying informed?! We don't mean to "press" it on you, but our news releases are very informative.

You can subscribe to our news releases by going to our "News & Events" Page and clicking on the blue "Sign Up!" button in the right column, which will take you to a Constant Contact page. There, just enter your email address and choose one of the email lists to sign up for! It's REALLY that easy!

Sign up here: <https://www.fs.usda.gov/news/coconino/news-events>



## Most Relevant

[Paul Wutt](#)

[29m](#) ·

Allison Tiffany Thank you for all your work. Kachina Village Environmental Advocates are partners with you in opposing The Windmill Ranch Resort.

33

1 Comment

**Like**

**Comment**

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Active

Write a comment...

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[Allison Tiffany](#)

Admin



Thank you, [Paul Wutt](#)! Neighboring communities sticking together and helping each other protect what we love. It's a beautiful thing! 🌲💚🌲

2

- **Like**
- **Reply**
- [13m](#)

[Allison Tiffany](#)

Admin





## ● COMMUNITY ALERT! ●

### NEWMAN PARK ZONE CHANGE INFO

Windmill Ranch Resort, LLC wants to build an RV and tiny home resort five miles north of Munds Park (1/2 mile south of the Newman Park exit.)

The developer submitted an application for a Zone Change from G (General, 10-acre minimum parcel size) Zone to the RC (Resort Commercial) Zone with approval of a master development plan for the development of a resort.

2021: Developer tried and failed in April 2021 to have the zone change approved. It was recommended for approval by the Planning and Zoning Commission (2/24/2021) but was DENIED by the Coconino County Board of Supervisors 4/13/2021. (Victory for our community, wildlife and the forest!)

2022: Developer reduced the density of their plan by 20% and applied for a zone change, AGAIN. On 4/27/22, the Planning and Zoning Commission voted, and their recommendation to the Board of Supervisors is that the Board DENY the application for zone change. (Victory for our community, wildlife and the forest!)

## ● CURRENT SITUATION: ●

This Tuesday, October 11th, as part of the normal zone change application process, the application for zone change will go before the Board of Supervisors for approval or denial. At this Tuesday's meeting, the Board of Supervisors will hear the Planning and Zoning Commissions recommendation (for DENIAL), the applicant's final plea for approval of the zone change, and the voices of the public in support of or opposition to the zone change. The Board will then choose to make a motion to deny the zone change or move to approve it. The Board may also move to continue considerations to another meeting date.

## ● DANGER! ●

So, it's technically NOT over until the Board of Supervisors hears the final plea from developer/applicant and final comments from the community! Then, the Board of Supervisors will vote.

## ● WHAT YOU CAN DO: ●

Concerned residents in the community of Munds Park and surrounding communities are asking the Board of Supervisors to stick with their original decision and DENY THIS ZONE CHANGE!!

Let the Coconino County Board of Supervisors know:

- 1) This Zone Change is not consistent with the goals, objectives, and policies of the Coconino County Comprehensive Plan.
- 2) This Zone Change will be detrimental to the public health, safety, comfort, convenience, and welfare.
- 3) This Zone Change will adversely affect the established character of the surrounding neighborhood and will be detrimental to adjacent properties.

For these reasons, we oppose the zone change and master development plan for the development of a resort at Newman Park.

## Appreciation Accelerates Manifestation



**From:** Stanley Rose <[stan@stanroseimages.com](mailto:stan@stanroseimages.com)>

**Sent:** Sunday, October 9, 2022 1:38 PM

**To:** Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>; Horstman, Patrice <[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)>; Vasquez, Jeronimo <[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)>; Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>; Fowler, Lena <[lfowler@coconino.az.gov](mailto:lfowler@coconino.az.gov)>

**Subject:** OPPOSE ZONE CHANGE - WINDMILL RANCH RESORT

Hello,

I am a resident of Kachina Village, and moved here from Colorado with my wife in 2019. I became aware of this proposed zoning change by Windmill Ranch through a concerned resident in my neighborhood.

I am a full-time nature photographer, and one of the things that attracted me to this area was it's pristine natural environment and the aesthetic beauty of the surrounding wetlands, meadows and forests.

I have several photos from my neighborhood on display in my photography gallery in Sedona (Stan Rose Images) and I drive by the land at the center of this proposed zoning change every day. In recent months it has been disturbing to see a large area of the forest east of I-17 be bulldozed over in making way for more development. The proposed resort project is certainly no less destructive than previous proposals that were denied, and it would decimate one of the most beautiful areas between Flagstaff and Sedona. Once these ecosystems are destroyed, they are gone forever. Between climate change, extended drought, beetle kill—just in the past 4 years I've seen a rapid decline in natural areas in Northern Arizona, and these impacts are permanent. To add to these stresses by increased development would just do more to accelerate this negative trend in the destruction of our natural areas, and will be a massive eyesore.

In short, I feel that this proposed zoning change and intended development would irreparably harm our community, and is inconsistent with the goals and objectives of the Coconino County Comprehensive Plan. So I am voicing my opposition to the proposal.

Sincerely, Stan Rose

**From:** Sharon Grether <[sharongrether@gmail.com](mailto:sharongrether@gmail.com)>

**Sent:** Sunday, October 9, 2022 2:38 PM

**To:** Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>; Horstman, Patrice <[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)>; Vasquez, Jeronimo <[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)>; Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>; Begay, Judy <[jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)>; Fowler, Lena <[lfowler@coconino.az.gov](mailto:lfowler@coconino.az.gov)>

**Subject:** OPPOSE ZONING CHANGE-NEWMAN PARK

Good afternoon,

I have been a resident of Munds Park, Az for many years and would once again like to oppose the proposed zoning change for Newman Park. We opposed it last year and it was denied and we still oppose it and still don't believe it will comply with Coconino Counties Comprehensive Plan no matter what changes they have made to the proposed development plan. This is approx 5 miles north of us and the additional people will put additional strain on our already overused forest roads in the summer and with that brings more chances for deadly offroad accidents, fires and litter. Our ecosystem is already abused by visitors, our animals are disrupted, the land is scarred by overuse and abuse in the summer months. Our dark sky's will suffer with more light pollution (even with dark sky lights). Our Fire department will have additional strain that will cut down on response times in our busy summer months and that can have detrimental outcomes for our residents in Munds Park. Every year we have more serious off road accidents and unattended camp fires and this extra amount of residents being proposed so close to us is too much for this area. Over-development is not good!

Thank you for protecting our forest and animals!

Sharon and Grant Grether

745 Stringer Rd

Munds Park Az 86017

**From:** Advantage Inspection Service <[azinspect@gmail.com](mailto:azinspect@gmail.com)>

**Sent:** Sunday, October 9, 2022 12:56 PM

**To:** Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>; Horstman, Patrice <[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)>; Vasquez, Jeronimo <[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)>; Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>; Begay, Judy <[jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)>; Fowler, Lena <[lfowler@coconino.az.gov](mailto:lfowler@coconino.az.gov)>

**Subject:** OPPOSE ZONE CHANGE - WINDMILL RANCH RESORT

Dear Board of Supervisors,

Please OPPOSE ZONING CHANGE - WINDMILL RANCH RESORT. I have been a property owner in Munds Park for over 25 years. With the accelerating growth from the Fox Ranch area northward along the I-17 alignment there has already been extensive damage done to the adjacent areas due to the increase of side-by-side UTV use shredding the forest. Resultantly, wildlife in the area of the proposed development is already under extreme stress and drivers on these forest roads are at risk of collisions with speeding UTV drivers.

It is not reasonable to to approve an ultra high density residential resort near the Newman Park exit following repeated prior denials of zoning changes. Please side with the recommended denial of the WINDMILL RANCH RESORT by the Planning and Zoning Commission. The proposed project is not compatible with the goals, objectives and policies of the Coconino County Comprehensive Plan. Approving the requested zoning change would be detrimental to all adjacent properties and negatively impact the public health, safety, comfort and welfare.

PLEASE VOTE TO OPPOSE THE WINDMILL RANCH RESORT ZONE CHANGE

Thank you,

*David Swartz*

Direct: 602-469-3175

**From:** K Manas <[kristin.manas@gmail.com](mailto:kristin.manas@gmail.com)>

**Sent:** Sunday, October 9, 2022 11:58 AM

**To:** Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>; [jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov); Fowler, Lena <[lfowler@coconino.az.gov](mailto:lfowler@coconino.az.gov)>; Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>; Horstman, Patrice <[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)>

**Subject:** DENY THIS ZONE CHANGE

As a resident of Munds Park I urge you to deny the application for zoning change requested by Windmill Ranch, LLC.

I live here in appreciation of a quiet semi rural mountain pine life. I fear an additional RV park in the surrounding area will create more side by side traffic in the surrounding forest. As stated by local law enforcement, we are already at a saturation point with motorized vehicles in the forest. They are loud, in some cases dangerous and destructive to the land, vegetation and animals.

Please deny this change and keep the original zoning in place. There are already plenty of options with the new park addition in progress in Munds Park.

Respectfully,

Kristin Manas

[Kristin.manas@gmail.com](mailto:Kristin.manas@gmail.com)

602-908-2861

From: Bonnie Windsor <[bonniewindsor32@gmail.com](mailto:bonniewindsor32@gmail.com)>

Sent: Sunday, October 9, 2022 11:57 AM

To: Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>; Horstman, Patrice <[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)>; Vasquez, Jeronimo <[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)>; Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>; Begay, Judy <[jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)>

Subject: Windmill Ranch

I am requesting that the development of Windmill Ranch be declined.  
This project will have a negative impact on the area.

I am a property owner and full time resident in Munds Park.

Thank you,

Bonnie Windsor

**From:** Barry Nestlerode <[bjndds@gmail.com](mailto:bjndds@gmail.com)>

**Sent:** Sunday, October 9, 2022 11:53 AM

**To:** Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>; Horstman, Patrice <[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)>; Vasquez, Jeronimo <[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)>; Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>; Begay, Judy <[jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)>

**Subject:** WINDMILL RANCH

To Whom It May Concern,

I respectfully request that the development of Windmill Ranch be declined. As a property owner and resident in the area, I think the environmental impact of this project will have negative consequences for the area.

Thank you,

Dr. Barry Nestlerode

From: Sue Greaves <[greavfam@gmail.com](mailto:greavfam@gmail.com)>

Sent: Monday, October 10, 2022 9:14 AM

To: Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>; Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>; Horstman, Patrice <[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)>

Cc: Vasquez, Jeronimo <[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)>; Begay, Judy <[jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)>; Fowler, Lena <[lfowler@coconino.az.gov](mailto:lfowler@coconino.az.gov)>

Subject: I oppose the Windmill Ranch project

Dear Board if Supervisors:

I just learned that the developer of Windmill Ranch is asking for the property to be rezoned. This zone change is not consistent with goals, objectives and policies of the Comprehensive Plan. This zone change would be detrimental to the established character of the surrounding neighborhood and adjacent properties, including Mund's Park, where I am a year round resident.

I worry about how this project would impact the surrounding forest, increase wildfire risk, put a strain on the Mund's Park Fire Department and increase traffic on an already busy freeway.

This area is so beautiful and rich with wildlife, what will happen to the many animals that live in this beautiful and delicate ecosystem? How will the dust and erosion from increased ATV traffic effect the area?

This area is a welcome mat for people traveling north from Phoenix to Flagstaff and I hate to see it destroyed. This is one of the reasons my family moved to Mund's Park and I don't want to see it destroyed.

I urge you to please deny the rezoning request and the master development plan for the property at Newman Park.

Thank you

Sue and Steve Greaves  
Year round residents of Mund's Park

**From:** d cole <[dcole61@hotmail.com](mailto:dcole61@hotmail.com)>

**Sent:** Monday, October 10, 2022 9:35 AM

**To:** Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>; Horstman, Patrice <[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)>; Vasquez, Jeronimo <[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)>; Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>; Begay, Judy <[jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)>; Fowler, Lena <[lfowler@coconino.az.gov](mailto:lfowler@coconino.az.gov)>

**Subject:** OPPOSE ZONE CHANGE - WINDMILL RANCH RESORT

Hello Board of Supervisors,

I am writing to voice my opposition to the Windmill Ranch Resort's application for zone change and master development plan for the development of a resort at Newman Park.

- 1) This Zone Change is not consistent with the goals, objectives, and policies of the Coconino County Comprehensive Plan.
- 2) This Zone Change will be detrimental to the public health, safety, comfort, convenience, and welfare.
- 3) This Zone Change will adversely affect the established character of the surrounding neighborhood and will be detrimental to adjacent properties.

Specifically, my concerns are as follows.

Bringing hundreds/thousands of more people to our community will...

Ravage the forest. I already see this in the forest.

Dramatically increase our risk of wildfire. These visitors are ignorant of the fire danger here.

Put an unsustainable strain on our already strained fire, EMT and law enforcement resources in our rural area.

Put an unsustainable strain on our already strained US Forest Service in the forest that surrounds us.

Traffic in, through and around our rural community will be unimaginable, especially with these additional people riding their UTVs back and forth from Newman Park to neighboring communities through the forest.

The UTV noise will be unbearable, especially for those who live along the more traveled roads in our rural community.



Dust will be suffocating for those living or recreating in and around the forest trails and roads.

Our treasured, star-filled dark skies so unique to our rural community will be obliterated by the skyglow from this new development.

Wildlife that has inhabited this meadow and natural area for well over 50 years will be displaced.

A delicate, unique and beautiful ecosystem will be destroyed.

An iconic gateway to Coconino County will be but a distant memory as we drive by a paved over meadow filled with RVs, UTVs and the like.

For these reasons, ***I ask that you deny the zone change and master development plan for the development of a resort at Newman Park.***

Thank you very much for your time and consideration.

Sincerely,  
Darryl Colebank

2514 Konda Trl

Flagstaff, AZ 86005

**From:** Anne Voelkerding <[annevoelkerding@gmail.com](mailto:annevoelkerding@gmail.com)>

**Sent:** Monday, October 10, 2022 10:10 AM

**To:** Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>; Horstman, Patrice <[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)>; Vasquez, Jeronimo <[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)>; Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>; Begay, Judy <[jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)>; Fowler, Lena <[lfowler@coconino.az.gov](mailto:lfowler@coconino.az.gov)>

**Cc:** Bobby Brown <[robert.brown0724@gmail.com](mailto:robert.brown0724@gmail.com)>

**Subject:** Oppose Zone Change Windmill Ranch Resort—PLEASE DON'T ALLOW!!

Dear Board of Supervisors,

Please, we beg you to listen! I am writing to voice my opposition to the Windmill Ranch Resort's application for zone change and master development plan for the development of a resort at Newman Park.

- 1) This Zone Change is not consistent with the goals, objectives, and policies of the Coconino County Comprehensive Plan.
- 2) This Zone Change will be detrimental to the public health, safety, comfort, convenience, and welfare.
- 3) This Zone Change will adversely affect the established character of the surrounding neighborhood and will be detrimental to adjacent properties.

Specifically, my concerns are as follows.

Bringing hundreds/thousands of more people to our community will...

Ravage the forest.

Dramatically increase our risk of wildfire.

Put an unsustainable strain on our already strained fire, EMT and law enforcement resources in Munds Park.

Put an unsustainable strain on our already strained US Forest Service in the forest that surrounds us.

Traffic in, through and around our very small rural community will be unimaginable, especially with these additional people riding their UTVs back and forth from Newman Park to Munds Park through the forest.

The UTV noise will be unbearable, especially for those who live along the more traveled roads in Munds Park.

Dust will be suffocating for those living or recreating in and around the forest trails and roads.

Our treasured, star-filled dark skies so unique to our rural community will be obliterated by the skyglow from this new development.

Wildlife that has inhabited this meadow and natural area for well over 50 years will be displaced.

A delicate, unique and beautiful ecosystem will be destroyed.

An iconic gateway to Coconino County will be but a distant memory as we drive by a paved over meadow filled with RVs, UTVs and the like.

For these reasons, I ask that you deny the zone change and master development plan for the development of a resort at Newman Park.

Thank you very much for your time and consideration. Please help save our community for ourselves and future generations!

Sincerely,

Anne Brown and family

Munds Park resident

**From:** [mail@rharris.org](mailto:mail@rharris.org) <[mail@rharris.org](mailto:mail@rharris.org)>

**Sent:** Monday, October 10, 2022 10:22 AM

**To:** Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>; Horstman, Patrice <[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)>; Vasquez, Jeronimo <[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)>; Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>; Begay, Judy <[jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)>; Fowler, Lena <[lfowler@coconino.az.gov](mailto:lfowler@coconino.az.gov)>

**Subject:** Please Do Not Approve The Windmill Ranch Zoning Change

To: The Coconino County Board of Supervisors

10 October 2022

Dear Board Members:

The owners of the Windmill Ranch Resort Company appear to be attempting to profit personally at the extreme expense of Coconino County residents and voters. Creating a new 1,000+ unit residential “resort” along the I-17 corridor between Munds Park and Flagstaff will further exacerbate the traffic jams that are all too common now. Traffic has been a nightmare most of the year 2022, particularly during the past summer, and worst of all on Friday and Sunday afternoons.

Granted, much of the traffic mess has been aggravated by the road construction and lane closures that will eventually come to an end. But traffic accidents, weather phenomena, and things like brush fires will continue to create traffic hazards and backups indefinitely. Flagstaff has been for several years constructing high-rise apartment buildings on virtually every square foot of empty real estate that becomes available. This has already intensified traffic to/from and within Flagstaff. And this is particularly the case on the I-17 corridor between Flagstaff and the Valley of the Sun.

Adding the proposed “resort” along I-17 will require enormous costly infrastructure additions for water, electricity, and sewage. Have the utility services signed off on this project? How about the Pinewood Fire Department in Munds Park? Or the Highlands Fire District in Mountaineer? Their resources are already strained, especially during busy Summer tourism season, as well as Winter ski & tourism season.

As a resident of Munds Park, I commute to Flagstaff several times a week for shopping, doctor and dental appointments, auto service, and more. I frequently shop for friends and neighbors who are elderly, or who are less able to afford the time and the escalating cost of fuel, etc. Lately, the Southbound traffic has been bumper-to-bumper more often than not during daytime business hours. In fact, yesterday, I drove forest roads back to Munds Park from Flagstaff, due to the horrific traffic jam between Kachina/Mountaineer and Munds Park.

For these reasons, and more, I am writing to voice my opposition to the Windmill Ranch Resort’s application for zone change and master development plan for the development of a resort at Newman Park:

1) This Zone Change is not consistent with the goals, objectives, and policies of the Coconino County Comprehensive Plan.

2) This Zone Change will be detrimental to the public health, safety, comfort, convenience, and welfare.

3) This Zone Change will adversely affect the established character of the surrounding neighborhood and will be detrimental to adjacent properties.

Specifically, my concerns are as follows:

Bringing hundreds/thousands of more people to our community will:

Ravage the forest.

Dramatically increase our risk of wildfire.

Put an unsustainable strain on our already strained fire, EMT and law enforcement resources in Munds Park.

Put an unsustainable strain on our already strained US Forest Service in the forest that surrounds us.

Traffic in, through and around our very small, rural community will be unimaginable, especially with these additional people riding their UTVs back and forth from Newman Park to Munds Park through the forest.

The UTV noise will be unbearable, especially for those who live along the more traveled roads in Munds Park.

Dust will be suffocating for those living or recreating in and around the forest trails and roads.

Our treasured, star-filled dark skies so unique to our rural community will be obliterated by the skyglow from this new development.

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A delicate, unique and beautiful ecosystem will be destroyed.

An iconic gateway to Coconino County will be but a distant memory as we drive by a paved over meadow filled with RVs, UTVs and the like.

For these reasons, I ask that you deny the zone change and master development plan for the development of a resort at Newman Park.

Thank you very much for your time and consideration.

Sincerely,

Roderic E. Harris

Full-time Munds Park resident

**From:** Matt Ziegler <[zmattyz@gmail.com](mailto:zmattyz@gmail.com)>

**Sent:** Monday, October 10, 2022 1:03 PM

**To:** Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>; Horstman, Patrice <[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)>; Vasquez, Jeronimo <[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)>; Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>; Begay, Judy <[jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)>; Fowler, Lena <[lfowler@coconino.az.gov](mailto:lfowler@coconino.az.gov)>

**Subject:** Windmill Ranch Resort

Hello Board of Supervisors,

I am writing to share my thoughts about the Windmill Ranch Resort. I feel that this project would be inconsistent with the character of this location and would negatively impact the surrounding forest with a huge influx of people and motorized vehicles. I believe that this resort would also increase the danger of forest fires for the surrounding communities.

Please do not let another development project that will bring hundreds of visitors from out of the area reduce the quality of life for the people who already live here (your constituents).

Thanks for taking the time to read this!

--

Sincerely,  
Matthew Ziegler  
Phone:928.853.4292

**From:** Blanca Andrews <[bmma62@gmail.com](mailto:bmma62@gmail.com)>

**Sent:** Monday, October 10, 2022 12:53 PM

**To:** Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>; Horstman, Patrice <[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)>; Vasquez, Jeronimo <[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)>; Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>; Begay, Judy <[jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)>; Fowler, Lena <[lfowler@coconino.az.gov](mailto:lfowler@coconino.az.gov)>

**Subject:** OPPOSE ZONE CHANGE - WINDMILL RANCH RESORT

Hello Board of Supervisors,

I am writing to voice my opposition to the Windmill Ranch Resort's application for zone change and master development plan for the development of a resort at Newman Park.

- 1) This Zone Change is not consistent with the goals, objectives, and policies of the Coconino County Comprehensive Plan.
- 2) This Zone Change will be detrimental to the public health, safety, comfort, convenience, and welfare.
- 3) This Zone Change will adversely affect the established character of the surrounding neighborhood and will be detrimental to adjacent properties.

Specifically, my concerns are as follows.

Bringing hundreds/thousands of more people to our community will...

Ravage the forest.

Dramatically increase our risk of wildfire.

Put an unsustainable strain on our already strained fire, EMT and law enforcement resources in Munds Park.

Put an unsustainable strain on our already strained US Forest Service in the forest that surrounds us.

Traffic in, through and around our very small rural community will be unimaginable, especially with these additional people riding their UTVs back and forth from Newman Park to Munds Park through the forest.

The UTV noise will be unbearable, especially for those who live along the more traveled roads in Munds Park in our peaceful, rural community.

Dust will be suffocating for those living or recreating in and around the forest trails and roads.

Our treasured, star-filled dark skies so unique to our rural community will be obliterated by the skyglow from this new development.

Wildlife that has inhabited this meadow and natural area for well over 50 years will be displaced.

A delicate, unique and beautiful ecosystem will be destroyed.

An iconic gateway to Coconino County will be but a distant memory as we drive by a paved over meadow filled with RVs, UTVs and the like.

For these reasons, I ask that you deny the zone change and master development plan for the development of a resort at Newman Park.

Thank you very much for your time and consideration.

Sincerely,

Blanca Andrews

Munds Park resident



**From:** Kaylee Andrews <[kayleeandrews20@gmail.com](mailto:kayleeandrews20@gmail.com)>

**Sent:** Monday, October 10, 2022 1:06 PM

**To:** [Lflower@coconino.az.gov](mailto:Lflower@coconino.az.gov); Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>; Begay, Judy <[jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)>; Vasquez, Jeronimo <[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)>; Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>; [phorstman@cocnino.az.gov](mailto:phorstman@cocnino.az.gov)

**Subject:** OPPOSE ZONE CHANGE - WINDMILL RANCH RESORT

Hello Board of Supervisors,

I am writing to voice my opposition to the Windmill Ranch Resort's application for zone change and master development plan for the development of a resort at Newman Park.

- 1) This Zone Change is not consistent with the goals, objectives, and policies of the Coconino County Comprehensive Plan.
- 2) This Zone Change will be detrimental to the public health, safety, comfort, convenience, and welfare.
- 3) This Zone Change will adversely affect the established character of the surrounding neighborhood and will be detrimental to adjacent properties.

Specifically, my concerns are as follows.

Bringing hundreds/thousands of more people to our community will...

Ravage the forest.

Dramatically increase our risk of wildfire.

Put an unsustainable strain on our already strained fire, EMT and law enforcement resources in Munds Park.

Put an unsustainable strain on our already strained US Forest Service in the forest that surrounds us.

Traffic in, through and around our very small rural community will be unimaginable, especially with these additional people riding their UTVs back and forth from Newman Park to Munds Park through the forest.

The UTV noise will be unbearable, especially for those who live along the more traveled roads in Munds Park in our peaceful, rural community.

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A delicate, unique and beautiful ecosystem will be destroyed.

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For these reasons, I ask that you deny the zone change and master development plan for the development of a resort at Newman Park.

I spent the best years of my childhood in Coconino County. I ask you, please hear the the voices of our community.

Thank you very much for your time and consideration.

Sincerely,

Kaylee Andrews

Munds Park resident

**From:** Kaylee Andrews <[kayleeandrews20@gmail.com](mailto:kayleeandrews20@gmail.com)>  
**Sent:** Monday, October 10, 2022 1:22 PM  
**To:** Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>  
**Subject:** OPPOSE ZONE CHANGE - WINDMILL RANCH RESORT

Board of Supervisors,

I am writing to voice my opposition to the Windmill Ranch Resort's application for zone change and master development plan for the development of a resort at Newman Park.

PLEASE HEAR THE VOICES OF OUR COMMUNITY!!!

Before you read my formal email I want you to understand that at the end of the day many of us are just simple humans who enjoy our small town.

I have fond memories of wildlife as a kid, that are rare to see nowadays. Please protect our wildlife & our community members by DENYING THIS ZONE CHANGE.

- 1) This Zone Change is not consistent with the goals, objectives, and policies of the Coconino County Comprehensive Plan.
- 2) This Zone Change will be detrimental to the public health, safety, comfort, convenience, and welfare.
- 3) This Zone Change will adversely affect the established character of the surrounding neighborhood and will be detrimental to adjacent properties.

Specifically, my concerns are as follows.

Bringing hundreds/thousands of more people to our community will...

Ravage the forest.

Dramatically increase our risk of wildfire.

Put an unsustainable strain on our already strained fire, EMT and law enforcement resources in Munds Park.

Put an unsustainable strain on our already strained US Forest Service in the forest that surrounds us.

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An iconic gateway to Coconino County will be but a distant memory as we drive by a paved over meadow filled with RVs, UTVs and the like.

For these reasons, I ask that you deny the zone change and master development plan for the development of a resort at Newman Park.

I spent the best years of my childhood in Coconino County. I ask you, please hear the the voices of our community.

Thank you very much for your time and consideration.

Sincerely,  
Kaylee Andrews  
Munds Park resident

**From:** Doris Angelo <[coffeebreak33@msn.com](mailto:coffeebreak33@msn.com)>

**Sent:** Monday, October 10, 2022 11:49 AM

**To:** Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>; Horstman, Patrice <[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)>; Vasquez, Jeronimo <[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)>; Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>; Begay, Judy <[jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)>; [lfowler@az.gov](mailto:lfowler@az.gov)

**Subject:** Oppose Change Windmill Ranch Resort

Hello Board of Supervisors,

I am writing to voice my opposition to the Windmill Ranch Resort's application for zone change and master development plan for the development of a resort at Newman Park.

- 1) This Zone Change is not consistent with the goals, objectives, and policies of the Coconino County Comprehensive Plan.
- 2) This Zone Change will be detrimental to the public health, safety, comfort, convenience, and welfare.
- 3) This Zone Change will adversely affect the established character of the surrounding neighborhood and will be detrimental to adjacent properties.

Specifically, my concerns are as follows.

Bringing hundreds/thousands of more people to our community will...

Ravage the forest.

Dramatically increase our risk of wildfire.

Put an unsustainable strain on our already strained fire, EMT and law enforcement resources in Munds Park.

Put an unsustainable strain on our already strained US Forest Service in the forest that surrounds us.

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An iconic gateway to Coconino County will be but a distant memory as we drive by a paved over meadow filled with RVs, UTVs and the like.

For these reasons, I ask that you deny the zone change and master development plan for the development of a resort at Newman Park.

Thank you very much for your time and consideration.

Sincerely,

Doris & Michael Angelo

Pinewood Blvd.

Munds Park resident

**From:** Karen Ellis <[disneykaren58@gmail.com](mailto:disneykaren58@gmail.com)>

**Sent:** Monday, October 10, 2022 2:00 PM

**To:** Horstman, Patrice <[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)>; Vasquez, Jeronimo <[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)>; Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>; Begay, Judy <[jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)>; Fowler, Lena <[lfowler@coconino.az.gov](mailto:lfowler@coconino.az.gov)>

**Subject:** Oppose Zone Change Windmill Ranch Resort at Newman Park

To Whom It May Concern,

I am writing to you in regard to the proposed zoning change for Windmill Ranch Resort at Newman Park. Our family has had a "cabin/home" in Munds Park since 1980. During that time we have seen a lot of growth north and south of it along the I-17. The area simply can not support further growth. The First Responders, police, fire and forest service, in this area are over taxed. The traffic and noise it becoming worse. Unchecked UTV's, hikers and campers in undesignated areas are a threat to fires in the area. The infrastructure in the area is not sufficient to support any further growth.

As you already know, Arizona and the whole south west is experiencing one of the worst droughts in recorded history. Our water supply is stretched to the limits. Adding another subdivision or small city is just not sustainable with the current conditions.

The roads in Flagstaff are already unable to handle the traffic for the current use. Bringing in another community will make this issue even worse.

Please consider these items when deciding future plans for our fragile forest areas in Arizona. Adding a community like the proposed one, does not contribute to the area it only takes away from it.

Thank you for your consideration,

Karen Ellis

Munds Park Resident

From: Kacie Andrews <[Kacieandrews@hotmail.com](mailto:Kacieandrews@hotmail.com)>  
Sent: Monday, October 10, 2022 2:56 PM  
To: Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>  
Subject: OPPOSE ZONE CHANGE- WINDMILLRANCH

Hello Board of Supervisors,

I am writing to voice my opposition to the Windmill Ranch Resort's application for zone change and master development plan for the development of a resort at Newman Park.

- 1) This Zone Change is not consistent with the goals, objectives, and policies of the Coconino County Comprehensive Plan.
- 2) This Zone Change will be detrimental to the public health, safety, comfort, convenience, and welfare.
- 3) This Zone Change will adversely affect the established character of the surrounding neighborhood and will be detrimental to adjacent properties.

Specifically, my concerns are as follows.

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Put an unsustainable strain on our already strained fire, EMT and law enforcement resources in Munds Park.

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A delicate, unique and beautiful ecosystem will be destroyed.

An iconic gateway to Coconino County will be but a distant memory as we drive by a paved over meadow filled with RVs, UTVs and the like.

For these reasons, I ask that you deny the zone change and master development plan for the development of a resort at Newman Park.

Thank you very much for your time and consideration.

Sincerely,  
Kacie Andrews  
Munds Park resident

**From:** Fara Oreshack <[fara.oreshack@gmail.com](mailto:fara.oreshack@gmail.com)>

**Sent:** Monday, October 10, 2022 2:02 PM

**To:** Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>; Horstman, Patrice <[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)>; Vasquez, Jeronimo <[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)>; Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>; Begay, Judy <[jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)>; Fowler, Lena <[lfowler@coconino.az.gov](mailto:lfowler@coconino.az.gov)>; Nemeth, Cynthia <[cnemeth@coconino.az.gov](mailto:cnemeth@coconino.az.gov)>

**Subject:** October 11, 2022, Agenda item Windmill Ranch Resort

Please find attached 2 letters of opposition of the Windmill Ranch Resort request to rezone, with quotes and references to the Coconino County Comprehensive Plan.

The Letter titled "BOS Windmill Ranch Resort Oct 2022" is specific to tomorrow's agenda and is dated 10/10/2022. The letter titled "Newman Park Windmill Ranch Resort 2022" was to Planning and Zoning, the Board of Supervisors were copied, and dated April 14, 2022.

Please read and take these letters of insight and information into consideration. I have copied Cynthia Nemeth as well - due to Coconino County Parks and Recreation recent efforts in creating the Pumphouse County Natural Area.

Kindly submitted,

Fara J. Oreshack

Fara J Oreshack  
PO Box 25213  
Munds Park, AZ 86017  
623.399.3389

October 10, 2022

RE: Zone Change Request hearing for Parcel 400-13-001, Case No. ZC-22-004, Newman Park, Windmill Ranch Resort, LLC

Coconino County Board of Supervisors:

This letter is in opposition of the current agenda item requesting a change in the zoning for the purpose of development of the above referenced property. Ironically, despite a busy schedule, I have been researching what is needed to make the Newman Park section(s) of land a Nature Conservatory that cannot be developed. That these areas be preserved for future generations, to preserve wetlands, wildlife, wildlife corridor, and floodplains. Especially newsworthy at this time – we should recognize the importance of wetlands, and the impact of overdevelopment of our drought conditions in the western US. In addition, not changing the zoning for overdevelopment and working towards conservatory would align with the recent achievement of the Coconino County Parks & Recreation's effort in the development and protection of the *Pumphouse Natural Area & Kachina Wetlands*.

After my April, 2022, letter to the Planning and Zoning Department of Coconino County, I thought I would have more time to get information and interested parties together. It appears, I was mistaken, and am once again requesting that the Coconino County Board of Supervisors NOT consider a zone change. The property purchased by Windmill Ranch Resort, LLC was purchased as a General zoning, and should be remain as designated. I will be attaching the letter that was sent to Planning and Zoning April 14, 2022, outlining and providing specific references found in the guidance of the Coconino County Comprehensive Plan.

I have reviewed the Coconino County Comprehensive Plan and I am focusing on specific areas of the plan in order to express an overall environmental impact that is not aligned with the plan to preserve and protect the fragile eco system and wildlife. The area is essentially an inholding area<sup>1</sup> surrounded by forest. Large-resort commercial uses should only be sited in appropriate locations that can be adequately served by roads, water, sewer, and other public facilities and services, and shall be discouraged from locating in inholding areas.<sup>2</sup> This proposal would impact the open space, the wildlife corridors, migratory corridors, floodplain(s), dark skies, air quality, (additional dust from over use of forest and the increased motorized vehicular traffic in RVs, and OHVs), transportation (I 17 is already taxed as are the primary roads that lead into Flagstaff), and, of course, the impact to the overall scenic viewsheds.

Please see the attached April 14, 2022, letter for additional references, insight and information. Kindly submitted,

---

<sup>1</sup> Coconino County Comprehensive Plan, Page 193, Glossary of Terms

<sup>2</sup> Coconino County Comprehensive Plan, Page 73, policy #28, Land Use & Growth

Fara J. Oreshack

cc

Coconino County Board of Supervisors:

[BoardComments@coconino.az.gov](mailto:BoardComments@coconino.az.gov)

[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)

[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)

[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)

[jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)

[lfowler@coconino.az.gov](mailto:lfowler@coconino.az.gov)

[cnemeth@coconino.az.gov](mailto:cnemeth@coconino.az.gov)

Fara J Oreshack  
PO Box 25213  
Munds Park, AZ 86017  
623.399.3389

April 14, 2022

RE: Coconino County Development of Parcel 400-13-001, Newman Park, Windmill Ranch  
Resort Zone Change Request

Mr. Short and Mr. Cristelman, Coconino County P&Z

On my way to town yesterday – I had the most stunning view near Neuman Park. In the open meadow stood at least 2 elk grazing peacefully. All I could think of was how the elk and other wildlife won't have these open areas if development continues unchecked. There has already been a decrease in the sighting of elk in Munds Park due in part to a previously approved development on the west side of I-17. There has been, unfortunately, an influx in the efforts to develop along the I-17 corridor from Munds Park to Flagstaff (e.g. Munds Park, Kachina Village, Newman Park). The owners of proposed Windmill Ranch Resort and other owners and perspective owners are requesting zone changes to what is actually a “commercial” change. This change would remove the current zoning that presently protects and preserves these delicate environments. These owners/investors were aware of the zoning when the properties were purchased. It is clear that the investor objectives will over develop the very areas protected in the Coconino County Comprehensive Plan, increase people-decrease animal and vegetation species; environmental impact due to increase man-made material-contributing to the climate change of the area; increased traffic-increased noise, increased activity in the forest-less protection of current wildlife in the area. This does not include, increased fire hazards due to activity in the surrounding forest, increased activity impacting wildlife, vegetation species, littering of the forests, destruction of the nearby landscape of the county; increased impacts on resources such as fire departments, police/sheriff/DPS offices, medical facilities and staff, over-all infrastructure stress.

I have reviewed the Coconino County Comprehensive Plan and I am focusing on specific areas of the plan in order to express an overall environmental impact that is not aligned with the plan to preserve and protect the fragile eco system and wildlife. The area is essentially an inholding area<sup>3</sup> surrounded by forest and as referenced by footnote 23, these are not ideal locations for large resort commercial resorts should be discouraged in these areas. This proposal would impact the open space, the wildlife corridors, floodplain, dark skies, air quality, (additional dust from over use of forest and the increased motorized vehicular traffic in RVs, and OHVs), transportation (I 17 is already taxed as are the primary roads that lead into Flagstaff), and then the impact to the overall scenic viewsheds.

This development would be zoned under “commercial,” regardless that it is essentially providing over 200 temporary living spaces in an environment that is predominately open space, forest and not meant to be urban.

---

<sup>3</sup> Coconino County Comprehensive Plan, Page 193, Glossary of Terms

The following points are copied here to support the statements above. These items are referenced for your ease of locating the quotes in the Plan.

We will accomplish responsible growth by integrating new development in a way that respects the environment... Value for the beauty of our distinctive natural landscapes, solitude, recreational opportunities, and ecological function remains a priority; as a result, we will work to ensure their long-term health and viability.<sup>4</sup>

... everyone—government, businesses, organizations, landowners, residents, and visitors—has an ethical obligation to the land... A land ethic, then, reflects the existence of an ecological conscience, and this in turn reflects a conviction of individual responsibility for the health of the land.<sup>5</sup>

... solutions to shared problems. It also means a deep love and appreciation of the landscapes and traditions that define living in the rural West. The Coconino County Code of the West is intended to offer an accurate portrait of the conditions in rural Coconino County and to help make the transition to living and doing business here as transparent and pleasant as possible. We do not offer the same level of service that one expects from a municipal government.<sup>6</sup> Dark skies are a treasured and protected resource in Coconino County; therefore, you should expect neighborhoods with little or no lighting.<sup>7</sup>

Since we are a part of nature and our actions affect the health and vitality of ecosystems, we are responsible for proper stewardship of the natural environment.<sup>8</sup> Avoid or mitigate for the effects of human use and development on ecological processes and the landscape... Avoid land uses that deplete natural resources. Reducing or depleting resources such as water, soil, wildlife, or natural vegetation alters ecosystems in significant and fundamental ways. Depleting these resources disrupts natural processes in ways that are often irreversible.<sup>9</sup> Impacts may not be apparent for years or decades; in some cases, we may not recognize them until they reach a threshold when impacts are dramatic. A series of seemingly innocuous, site-specific changes in land use can combine to produce cumulative effects that we cannot attribute to a single, landscape-scale event.<sup>10</sup>

Large areas of the county are rural, natural, open, and disconnected from urban life; conserving these areas supports the goals of this Comprehensive Plan.<sup>11</sup> Develop strategies for wise restraint, recognizing that sometimes the best choices for the long term are not the easy choices.<sup>12</sup> Support communities and land managers in their effort to restore forest health, reduce the likelihood of high-severity wildfire, and safeguard

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<sup>4</sup> Coconino County Comprehensive Plan, Page 3, Vision for the Future

<sup>5</sup> Coconino County Comprehensive Plan, Page 4, Land Ethic

<sup>6</sup> Coconino County Comprehensive Plan, Page 5, Code of the West

<sup>7</sup> Coconino County Comprehensive Plan, Page 6, Code of the West

<sup>8</sup> Coconino County Comprehensive Plan, Page 7, Guiding Principles

<sup>9</sup> Coconino County Comprehensive Plan, Page 9, Guiding Principles

<sup>10</sup> Coconino County Comprehensive Plan, Page 10, Guiding Principles

<sup>11</sup> Coconino County Comprehensive Plan, Page 17, Sustainability and Resiliency

<sup>12</sup> Coconino County Comprehensive Plan, Page 25, policy #9, Sustainability and Resiliency

watershed health.<sup>13</sup> The County will work cooperatively with the public and agencies to protect scenic viewsheds, prevent fragmentation of open lands, preserve important wildlife habitat, protect watersheds, and provide buffers between developed areas.<sup>14</sup>

Unfragmented habitats and wildlife corridors maintain ecological and species diversity. Scenic viewsheds, air quality, water quality, and other environmental features like dark skies provide important quality-of-life values for residents. Time and again, county residents have supported the conservation and stewardship of natural resources, as well as the maintenance and restoration of healthy ecosystems...<sup>15</sup>

Development projects will be located outside of floodplains to prevent property damage, protect riparian areas, and facilitate water infiltration into the ground. Floodplains will be delineated by the County using the best available data.<sup>16</sup> The County favors projects that conserve open space, wildlife movement corridors, and wildlife watering areas.<sup>17</sup>

Primary sources of air pollution in Coconino County are vehicles, power plants, wood burning stoves, and dust...<sup>18</sup>

Promoting orderly, concentrated growth in or near existing communities with appropriate levels of infrastructure and services in place<sup>19</sup> ... often fragment wildlife habitat, offer no opportunity for preserving open space, and disregard topography and other building constraints such as floodplains<sup>20</sup> The commercial use of inholdings within the national forest and national parks is strongly discouraged and, when development of inholdings is proposed, the existing density should not be increased and the proposed development should use integrated conservation design methods.<sup>21</sup> The County will work with private landowners, public land managers, tribal entities, and the ASLD to protect open lands for the purposes of maintaining scenic viewsheds, preventing fragmentation, preserving important wildlife habitat, conserving working lands, protecting watersheds and water resources, providing buffers from developed areas, and protecting environmentally sensitive lands.<sup>22</sup> Ensuring the quality of the county's expansive ranchlands is important. The vast landscapes of rural Coconino County are significant not only for their economic, visual, and historical values, but also because they contain large areas of contiguous habitat that provides wildlife corridors and ecosystem services<sup>23</sup> Commercial development projects shall be located and designed in a manner that is compatible with the character of the area in which the project is proposed.<sup>24</sup> Large-resort commercial uses

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<sup>13</sup> Coconino County Comprehensive Plan, Page 26, policy #12, Sustainability and Resiliency

<sup>14</sup> Coconino County Comprehensive Plan, Page 26, policy #17, Sustainability and Resiliency

<sup>15</sup> Coconino County Comprehensive Plan, Page 27, Natural Environment

<sup>16</sup> Coconino County Comprehensive Plan, Page 30, policy #6, Natural Environment

<sup>17</sup> Coconino County Comprehensive Plan, Page 34, policy #11, Natural Environment

<sup>18</sup> Coconino County Comprehensive Plan, Page 40, Air Quality

<sup>19</sup> Coconino County Comprehensive Plan, Page 58, Land Use & Growth

<sup>20</sup> Coconino County Comprehensive Plan, Page 63, Land Use & Growth

<sup>21</sup> Coconino County Comprehensive Plan, Page 65, policy #3, Land Use & Growth

<sup>22</sup> Coconino County Comprehensive Plan, Page 67, policy #12, Land Use & Growth

<sup>23</sup> Coconino County Comprehensive Plan, Page 68, Land Use & Growth

<sup>24</sup> Coconino County Comprehensive Plan, Page 72, policy #25, Land Use & Growth

should only be sited in appropriate locations that can be adequately served by roads, water, sewer, and other public facilities and services, and shall be discouraged from locating in inhaling areas.<sup>25</sup> In reviewing the environmental impacts of a proposal, the County will require development projects to demonstrate sensitivity to the natural and cultural environment including preservation of views, trees, and native vegetation; consideration of wildlife; preservation of dark skies; and conservation of water resources.<sup>26</sup>

County residents value star-filled night skies for their inspirational beauty... This is especially significant because the number of quality astronomical sites in the U.S. is decreasing rapidly because of light pollution.<sup>27</sup>

Another desirable community characteristic is natural quiet. Protecting natural soundscapes is becoming a serious issue in many national parks, natural areas, and tourist areas.<sup>28</sup>

The County supports the protection of environmentally sensitive features, cultural resources, and cultural and historic sites. To this end, trail design should consider accommodating an appropriate level of use while minimizing negative impacts to all types of resources.<sup>29</sup> The County supports the removal and rehabilitation of user-created, non-designated trails (both motorized and nonmotorized) that result in unauthorized access and/or damage to adjacent private and public lands.<sup>30</sup>

Within Coconino County, the airports, rail-lines, highways, and trails move large volumes of materials and millions of people, including nearly 5 million visitors annually to Grand Canyon National Park. This infrastructure requires physical footprints. Without sound, conservation-based planning, it can fragment or damage habitat, limit wildlife movement, introduce pollutants and non-native and invasive species, cause adverse hydrologic impacts, disrupt scenic viewsheds, and create excessive noise<sup>31</sup> The County will coordinate land use and circulation planning activities to encourage comprehensive and efficient development patterns that support adjacent land uses, complement the character of communities and adjacent neighborhoods, and minimize impacts to the natural environment.<sup>32</sup>

County residents value star-filled night skies for their inspirational beauty... This is especially significant because the number of quality astronomical sites in the U.S. is decreasing rapidly because of light pollution.<sup>33</sup>

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<sup>25</sup> Coconino County Comprehensive Plan, Page 73, policy #28, Land Use & Growth

<sup>26</sup> Coconino County Comprehensive Plan, Page 73, policy #29, Land Use & Growth

<sup>27</sup> Coconino County Comprehensive Plan, Page 103, Dark Skies, Community Character

<sup>28</sup> Coconino County Comprehensive Plan, Page 104, Natural Quiet, Community Character

<sup>29</sup> Coconino County Comprehensive Plan, Page 126, policy #15, Parks, Open Space, Trails, & Recreation

<sup>30</sup> Coconino County Comprehensive Plan, Page 127, policy #23, Parks, Open Space, Trails, & Recreation

<sup>31</sup> Coconino County Comprehensive Plan, Page 155, Circulation

<sup>32</sup> Coconino County Comprehensive Plan, Page 155, policy #1, Circulation

<sup>33</sup> Coconino County Comprehensive Plan, Page 103, Dark Skies, Community Character



As a significant factor in a community's overall character, natural scenery can have dramatic effects on property values and tourist revenues. As communities develop, it becomes increasingly important to conserve the unique features that distinguish an area—its rock formations, mountain backdrops, forests, riparian areas, meadows, or expansive open spaces.<sup>34</sup> This development would not provide the retention of the valuable open space that is along this corridor, and will impact the overall ecosystem, wildlife and beauty of our valuable ponderosa forest.

A quick review of August 28, 2019, Coconino County Planning and Zoning Commission meeting notes revealed that there were concerns. Discussions around the potential for a land exchange, the development of existing industrial or commercial areas, the protection of the scenic corridor, the development proposal would butcher the gateway and beauty of the corridor, etc. Although it would have been a logging area, many of these same principles are still applicable. In addition, in April of 2021, this basic idea was presented to the Board of Supervisors and soundly rejected as it is not aligned with the Coconino County Comprehensive Plan as noted above.

There is always more, but this should paint a picture of what is proposed by developers and how it is not aligned with the plan for smart growth. This proposal isn't to help communities, forest, or county, this is business. When I have traveled to other states with national forests, or landscape treasures, it is not dotted with RV parks and resorts. The current homes and old developed areas along this corridor are in unobstructive areas and not highly visible (smart growth not over growth). The smart growth to stay away from wildlife corridors, floodplains, etc. is witnessed by the periodic migration of deer, elk etc. These areas left the open and forested areas in place. In 2020, I saw antelope on occasion that appeared to be coming back into the area. I have not seen many antelope, elk or deer since about 2021; surely their protected areas are being infringed upon with unchecked/over camping and over use of these areas. With these changes that have been on the books – it is already happening to the wildlife and vegetation as more land is allowed to be rezoned for investors so there can be more resorts or RV places. A buffer from I-17 will not improve the quality of the environment for the wildlife/vegetation or lessen the impact – it will only hide it from the highway. This resort is NOT in the interest of the current public health, safety, comfort, convenience and welfare – it is a business that increases detrimental impact on the eco-system and wildlife. In addition, this resort would definitely adversely affect the establish character of the wetlands it is on and would be detrimental to the surrounding properties – the forest!

I hope you will take this information into consideration to preserve our valuable open spaces, scenic gateways, wildlife corridors and limited forest areas. There is enough over use, vegetation damage, garbage, hot campfires found along the forest trails now, we really shouldn't add more by adding more people to an area that is volatile and subjected to too much wear now.

Regards,

Fara J Oreshack

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<sup>34</sup> Coconino County Comprehensive Plan, Page 98, Community Character

cc

Coconino County Board of Supervisors:

[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)

[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)

[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)

[jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)

[lfowler@coconino.az.gov](mailto:lfowler@coconino.az.gov)

**From:** Shannon Katt <[sakatt@aol.com](mailto:sakatt@aol.com)>

**Sent:** Monday, October 10, 2022 3:27 PM

**To:** Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>; Horstman, Patrice <[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)>; Vasquez, Jeronimo <[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)>; Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>; Begay, Judy <[jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)>; Fowler, Lena <[lfowler@coconino.az.gov](mailto:lfowler@coconino.az.gov)>

**Subject:** OPPOSE ZONE CHANGE - WINDMILL RANCH RESORT

Please adhere to the commission's recommendation to deny this zone change.

The RV park in Munds Park, and its expansion, is already straining services in the area. We do not need another RV facility in the immediate vicinity.

**Shannon Katt**

520 Barnwood Trail

Munds Park AZ 86017

**From:** Sherry Corgiat <[sherrycorg@gmail.com](mailto:sherrycorg@gmail.com)>

**Sent:** Monday, October 10, 2022 3:40 PM

**To:** Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>; Horstman, Patrice <[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)>; Vasquez, Jeronimo <[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)>; Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>; Begay, Judy <[jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)>; Fowler, Lena <[lfowler@coconino.az.gov](mailto:lfowler@coconino.az.gov)>

**Cc:** Sherry Corgiat <[sherrycorg@gmail.com](mailto:sherrycorg@gmail.com)>; Michael Corgiat <[mike@mikecorgiat.com](mailto:mike@mikecorgiat.com)>

**Subject:** OPPOSE ZONE CHANGE - WINDMILL RANCH RESORT

Hello Board of Supervisors,

I am writing to voice my opposition to the Windmill Ranch Resort's application for zone change and master development plan for the development of a resort at Newman Park.

1) This Zone Change is not consistent with the goals, objectives, and policies of the Coconino County Comprehensive Plan.

2) This Zone Change will be detrimental to the public health, safety, comfort, convenience, and welfare.

3) This Zone Change will adversely affect the established character of the surrounding neighborhood and will be detrimental to adjacent properties.

Specifically, my concerns are as follows.

Bringing hundreds/thousands of more people to our community will...

Ravage the forest.

Dramatically increase our risk of wildfire.

Put an unsustainable strain on our already strained fire, EMT and law enforcement resources in Munds Park.

Put an unsustainable strain on our already strained US Forest Service in the forest that surrounds us.

Traffic in, through and around our very small rural community will be unimaginable, especially with these additional people riding their UTVs back and forth from Newman Park to Munds Park through the forest.

The UTV noise will be unbearable, especially for those who live along the more traveled roads in Munds Park.

Dust will be suffocating for those living or recreating in and around the forest trails and roads.

Our treasured, star-filled dark skies so unique to our rural community will be obliterated by the skyglow from this new development.

Wildlife that has inhabited this meadow and natural area for well over 50 years will be displaced.

A delicate, unique and beautiful ecosystem will be destroyed.

An iconic gateway to Coconino County will be but a distant memory as we drive by a paved over meadow filled with RVs, UTVs and the like.

For these reasons, I ask that you deny the zone change and master development plan for the development of a resort at Newman Park.

Thank you very much for your time and consideration.

Sincerely,

Sherry Corgiat

Munds Park resident

**From:** Sarah Matheson <sarah.marie.matheson@gmail.com>  
**Sent:** Sunday, October 9, 2022 4:23 PM  
**To:** Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>  
**Subject:** Newman Park Zoning

To whom it may concern:

I was concerned to hear that once again we are facing the possibility of Newman Park being destroyed to bring in a masterplan resort development. It is my understanding that a resort like this is not consistent with the goals and policies of the Coconino Country Comprehensive Plan. I was disappointed to read their plan, noting that the forest will be destroyed for fake parks, a clubhouse, and large planned community. The "enhanced water features" was particularly alarming (doesn't sound like a place that is concerned with water conservation, in fact will waste it for no reason). We cannot bring in another development project by corporate developers that aren't remotely concerned about the local area, community, or wildlife.

I live in Kachina Village and I hope the concern for the adjacent communities will continue to be taken into consideration.

You said no to the zoning before, say no again. This is not a solution to the housing concerns and this is not a property that fits with keeping Flagstaff from becoming Sedona-like.

Thank you,

Sarah Matheson

Kachina Village resident

**From:** Brenda Narveson <brendanarveson@yahoo.com>  
**Sent:** Sunday, October 9, 2022 10:10 PM  
**To:** Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>  
**Subject:** OPPOSE ZONE CHANGE-WINDMILL RANCH RESORT

Hello Board of Supervisors,

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Dust will be suffocating for those living or recreating in and around the forest trails and roads.

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An iconic gateway to Coconino County will be but a distant memory as we drive by a paved over meadow filled with RVs, UTVs and the like.

For these reasons, I ask that you deny the zone change and master development plan for the development of a resort at Newman Park.

Thank you very much for your time and consideration.

Sincerely,  
Brenda Narveson  
Munds Park resident

Sent from my iPhone



**From:** mike@mikecorgiat.com

**Sent:** Monday, October 10, 2022 4:07 PM

**To:** Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>

**Subject:** OPPOSE ZONE CHANGE-WINDMILL RANCH RESORT

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For these reasons, I ask that you deny the zone change and master development plan for the development of a resort at Newman Park.

Thank you very much for your time and consideration.

Sincerely,

Michael Corgiat

Munds Park resident

**From:** Brian Snyder <snyder\_brian@yahoo.com>

**Sent:** Monday, October 10, 2022 4:53 PM

**To:** Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>; Horstman, Patrice <[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)>; Vasquez, Jeronimo <[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)>; Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>; Begay, Judy <[jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)>; Fowler, Lena <[lfowler@coconino.az.gov](mailto:lfowler@coconino.az.gov)>

**Subject:** OPPOSE ZONE CHANGE - WINDMILL RANCH RESORT

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Put an unsustainable strain on our already strained US Forest Service in the forest that surrounds us.

Traffic in, through and around our very small, rural community will be unimaginable, especially with these additional people riding their **UTVs back and forth from Newman Park to Munds Park through the forest.**

The current UTV rental facility in Munds Park already adds a serious degree of danger to our area. I can't imagine the increased number of accidents, some potentially fatal, that would be present in the area due to this facility.

Dust will be suffocating for those living or recreating in and around the forest trails and roads.

Our treasured, star-filled dark skies so unique to our rural community will be obliterated by the skyglow from this new development.

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For these reasons, I ask that you deny the zone change and master development plan for the development of a resort at Newman Park.

Thank you very much for your time and consideration.

Sincerely,

Brian Snyder

Munds Park resident

**From:** DALE NIEMAN <dalenieman@me.com>

**Sent:** Monday, October 10, 2022 5:47 PM

**To:** Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>; Horstman, Patrice <[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)>; Vasquez, Jeronimo <[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)>; Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>; Begay, Judy <[jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)>; Fowler, Lena <[lfowler@coconino.az.gov](mailto:lfowler@coconino.az.gov)>

**Subject:** Fwd: forward

Hello Board of Supervisors,

>

> I am writing to voice my opposition to the Windmill Ranch Resort's application for zone change and master development plan for the development of a resort at Newman Park.

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>

> Thank you very much for your time and consideration.

>

> Sincerely,

> Dale Nieman and Charyl Nieman, 17169 S. Bow String Road, Munds Park,

> Arizona 86017 (949) 683-0514 Munds Park resident

>

> \*\*\*\*\*

**From:** Karen Dolyniuk [kadolyniuk@gmail.com](mailto:kadolyniuk@gmail.com)

**Sent:** Monday, October 10, 2022 8:42 PM

**To:** Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>; Horstman, Patrice <[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)>; Vasquez, Jeronimo <[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)>; Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>; Begay, Judy <[jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)>; Fowler, Lena <[lfowler@coconino.az.gov](mailto:lfowler@coconino.az.gov)>

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For these reasons, I ask that you deny the zone change and master development plan for the development of a resort at Newman Park.

Thank you very much for your time and consideration.

Sincerely,

Karen Dolyniuk

Munds Park resident



**From:** Amy Peterson <acpeterson710@gmail.com>

**Sent:** Monday, October 10, 2022 9:12 PM

**To:** Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>; Horstman, Patrice <[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)>; Vasquez, Jeronimo <[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)>; Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>; Begay, Judy <[jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)>; Fowler, Lena <[lfowler@coconino.az.gov](mailto:lfowler@coconino.az.gov)>

**Subject:** Opposition of Newman Park Development

Hello Board of Supervisors,

I am writing to voice my opposition to the Windmill Ranch Resort's application for zone change and master development plan for the development of a resort at Newman Park.

- 1) This Zone Change is not consistent with the goals, objectives, and policies of the Coconino County Comprehensive Plan.
- 2) This Zone Change will be detrimental to the public health, safety, comfort, convenience, and welfare.
- 3) This Zone Change will adversely affect the established character of the surrounding neighborhood and will be detrimental to adjacent properties.

Specifically, my concerns are as follows.

Bringing hundreds/thousands of more people to our community will...

Ravage the forest.

Dramatically increase our risk of wildfire.

Put an unsustainable strain on our already strained fire, EMT and law enforcement resources in Munds Park.

Put an unsustainable strain on our already strained US Forest Service in the forest that surrounds us.

Traffic in, through and around our very small rural community will be unimaginable, especially with these additional people riding their UTVs back and forth from Newman Park to Munds Park through the forest.

The UTV noise will be unbearable, especially for those who live along the more traveled roads in Munds Park in our peaceful, rural community.

Dust will be suffocating for those living or recreating in and around the forest trails and roads.

Our treasured, star-filled dark skies so unique to our rural community will be obliterated by the skyglow from this new development.

Wildlife that has inhabited this meadow and natural area for well over 50 years will be displaced.

A delicate, unique and beautiful ecosystem will be destroyed.

An iconic gateway to Coconino County will be but a distant memory as we drive by a paved over meadow filled with RVs, UTVs and the like.

For these reasons, I ask that you deny the zone change and master development plan for the development of a resort at Newman Park.

Thank you very much for your time and consideration.

Sincerely,

Amy Peterson

Munds Park resident

**From:** Peterson, Grant <grant.peterson@evrealestate.com>

**Sent:** Monday, October 10, 2022 9:18 PM

**To:** Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>

**Subject:** No to Windmill Ranch Resorts

Hello Board of Supervisors,

I am writing to voice my opposition to the Windmill Ranch Resort's application for zone change and master development plan for the development of a resort at Newman Park.

- 1) This Zone Change is not consistent with the goals, objectives, and policies of the Coconino County Comprehensive Plan.
- 2) This Zone Change will be detrimental to the public health, safety, comfort, convenience, and welfare.
- 3) This Zone Change will adversely affect the established character of the surrounding neighborhood and will be detrimental to adjacent properties.

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For these reasons, I ask that you deny the zone change and master development plan for the development of a resort at Newman Park.

Thank you very much for your time and consideration.

Sincerely,

Grant Peterson

Munds Park resident

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Grant Peterson  
Global Real Estate Advisor

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**ENGEL & VÖLKERS • SCOTTSDALE | TRUCKEE | LAKE TAHOE | INCLINE VILLAGE | RENO  
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BEACH | BELMONT SHORE | SANTA YNEZ | HEALDSBURG | SANTA ROSA | MILL  
VALLEY | FAIRFAX | KENTFIELD | SAN ANSELMO | NAPA | ST HELENA | ST  
GEORGE | EDEN | WASATCH | BEND | MENDOCINO | MCCALL | SUN VALLEY**

**From:** Amanda Marcisz <amanda14@cox.net>

**Sent:** Monday, October 10, 2022 9:30 PM

**To:** Board Comments <[boardcomments@coconino.az.gov](mailto:boardcomments@coconino.az.gov)>; Horstman, Patrice <[phorstman@coconino.az.gov](mailto:phorstman@coconino.az.gov)>; Vasquez, Jeronimo <[jvasquez@coconino.az.gov](mailto:jvasquez@coconino.az.gov)>; Ryan, Matt <[mryan@coconino.az.gov](mailto:mryan@coconino.az.gov)>; Begay, Judy <[jbegay@coconino.az.gov](mailto:jbegay@coconino.az.gov)>; Fowler, Lena <[lfowler@coconino.az.gov](mailto:lfowler@coconino.az.gov)>

**Subject:** OPPOSE ZONE CHANGE - WINDMILL RANCH RESORT

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For these reasons, I ask that you deny the zone change and master development plan for the development of a resort at Newman Park.

Thank you very much for your time and consideration.

Sincerely,  
Amanda Marcisz  
Munds Park resident