

Emails Received and Attached Regarding Windmill Ranch Case

BATCH 2 as of October 11, 2022 @ 2:15 p.m.

Duckman, October 11, 2022, 8:22 AM – opposed

Jeffrey Andrews, October 10, 2022, 7:06 PM - opposed

Brian & Annette Jacobs, October 11, 2022, 11:41 AM - opposed

Robert & Cheryl Rydzynski, October 11, 2022, 12:50 PM - opposed

Judy DeClerck, October 11, 2022, 4:39 PM - opposed

From: DuckMan huntin-4-bargains@q.com

Sent: Tuesday, October 11, 2022 8:22 AM

To: Board Comments

Subject: OPPOSE ZONE CHANGE - WINDMILL RANCH RESORT

Please, please , do not allow the zone change per WINDMILL RANCH RESORT. we have seen first hand with existing change / increase of investor owned Bed and Breakfast.

the ATV miss-use, forest miss-use, roads that are already overwhelmed. More growth will only put more of a burden on the environment, Law enforcement and our ability to have a primary residential naborhood to raise our family as intended. For these reasons I ask you to adopt and consider the public concerns below and prevent any further effort from big money investors to commercialize our great county any further.

.

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.

From: Jeffrey Andrews <jlandrews47@gmail.com>
Sent: Monday, October 10, 2022 7:06 PM
To: Ryan, Matt
Subject: OPPOSE ZONE CHANGE NEWMAN PARK

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,

Jeffrey Andrews

Munds Park resident

From: Annette Jacobs <aznoodles6995@gmail.com>
Sent: Tuesday, October 11, 2022 11:41 AM
To: Board Comments
Subject: OPPOSE ZONE CHANGE - WINDMILL RANCH RESORT-please read this

Dear Board Members:

First, thank you for your service to our beautiful community. The things you do for the citizens of Coconino County do not go unnoticed.

I am writing today to ASK YOU TO DENY the request for the Windmill Ranch Resort zoning change.

My husband and I have owned a home in Munds Park since November, 2019. It was literally a dream come true for us to become a part of this beautiful community.

Prior to owning here, we used to pull a trailer out to Casner Park for years before that and have been respectful visitors to the area, obeying fire rules, off road driving rules, and general camping rules i.e. hauling garbage out, etc.-leaving our camping sites better than we found it. While camping, we loved the wildlife to include elk, deer and cattle.

Now that we own in Munds, and since our property borders the forest, we have enjoyed the visits from cows up to our back fence during the summer and other wildlife such as deer, elk, racoons, javelina, skunks and tons of birds. We enjoy hiking, biking, and just being out in nature. We often hike from our home to Frog Tank just north of our home, and enjoy seeing deer, elk, and cows roaming the forest. That's where they and the cows go for water.

In the past few years, Munds Park has been taken over by short term rental properties (AIRBNB and VRBO). We have personally experienced the increase of people who have motorcycles and other off road vehicles driving on the forest service trails right behind our house (which are foot trails only), the increase in garbage being dumped on trails, camping areas, and in the neighborhood where we live.

Thefts in our area have gone up. Many of the residents advising they come to their homes finding furniture from their front porches and yards missing. We have personally experienced items missing from our back yard. Most of these incidents are happening during the weekends when these short term rentals are active. Often times, we hear of the fact that it takes the sheriff's office a considerable amount of time to respond to our area for reporting.

We do ride our off road vehicle through Casner and go the back way to Mormon Lake. We have seen an increase in garbage being dumped in the forest as well as unattended and abandoned fires left by campers. Luckily there hasn't been any incidents near our area, but it is only a matter of time before it happens. I know we cannot stop those camping in the forest, but we can stop allowing them another outlet (Windmill Ranch Resort) to do so.

We have always enjoyed going by Newman Park and seeing all the animals there, living peacefully in such a beautiful area. I understand that it has sold to new owners who want to make

it into the Windmill Ranch Resort, but what *will that do to the animals that live there? Their quiet and safe habitat will be lost to the noise and interruption, endangering their lives and pushing them out of their natural habitat.*

Currently, Coconino County has numerous camp grounds already established for those who want to come to the area. These locations are closer toward Flagstaff and the metropolitan area where infrastructure of police and fire area available. If you allow this to happen so far out, it puts our entire community in danger with a very small amount of assistance in case something does happen.

PLEASE DENY THEIR REQUESTS FOR ZONING and allow the animals in the forest to live peacefully and safely where they are.

Thank you.

Brian and Annette Jacobs

Munds Park

From: Robert Rydzynski <phxskis@gmail.com>
Sent: Tuesday, October 11, 2022 12:50 PM
To: Board Comments
Subject: OPPOSE ZONE CHANGE - WINDMILL RANCH RESORT

To all,

I live in Munds Park and am opposed to the zone change for the Windmill Ranch Resort at Newman Park.

This will cause unnecessary traffic that we already have on I - 17 in Northern Arizona during the summer especially. I am hoping that you all will oppose this. zone change.

I live in Munds Park full time., and am a registered voter in Coconino County.

Thanks You for your time,

--

Bob and Cheryl Rydzynski

From: Judy <jdc3107@gmail.com>
Sent on: Tuesday, October 11, 2022 4:39:52 PM
To: Ryan, Matt <mryan@coconino.az.gov>
Subject: Reject Windmill Ranch Resort

Dear Supervisor Ryan,

My name is Judy DeClerck. I am a semi-retired teacher of 32 years living in Kachina Village. I'm writing to implore you to reject the proposed zone change and development at Newman Park.

The multitude of problems resulting from the massive population increase will far, far outweigh any benefit.

As a longtime resident of the area, you have no doubt seen how increasing human population has dramatically affected forest health, natural resource (water and air) quality and availability, Flagstaff infrastructure and economic viability, and people's health and quality of life.

The proposed development would obviously increase the likelihood of forest fires; damaging the already unhealthy ponderosa pines, straining Coconino County's ability to prevent and fight more forest fires and resulting floods, and of course putting people's and all living things lives at risk.

Resulting traffic increases and accidents on the I-17, a highway that currently is not able to function successfully, would be a given. This affects everyone in Flagstaff. My ability to do my work at Sutcliffe Floral in Flagstaff was directly affected when yesterday's flower delivery was over two hours late because the driver was stuck on the shut-down I-17 for over two hours.

Additionally, I am affected by noxious exhaust fumes I am exposed to every day while walking to and from work. I hesitate walking around downtown Flagstaff with my two grandchildren because of the horrible fumes. Commerce in Flagstaff will of course be affected by this. All of the people habitating Windmill Ranch Resort will travel to Flagstaff. The city's transportation infrastructure simply cannot handle any more people and cars.

I moved to Flagstaff because of the beautiful natural areas. I care very much that an entire tree species, the ponderosa pine, and likely many animal species, and the entire forest as we know it, are now threatened. Please don't make a decision that will only increase the serious problems already affecting residents of Northern Arizona.

Thank you.

Judy DeClerck