

Emails Received and Attached Regarding Windmill Ranch Case

BATCH 3 as of October 11, 2022 @

Steve & Robin Grass, October 11, 2022, 3:20 PM - opposed

Dawn Dyer, October 11, 2022, 5:36 PM - opposed

From: stevengrass@cox.net <stevengrass@cox.net>

Sent: Tuesday, October 11, 2022 3:20 PM

To: Board Comments <boardcomments@coconino.az.gov>; 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: OPPOSE 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.

- 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,

Steve & Robin Grass

Munds Park residents

From: Dawn Dyer <dawndyer24@gmail.com>

Sent: Tuesday, October 11, 2022 5:36 PM

To: Board Comments <boardcomments@coconino.az.gov>; 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: OPPOSE ZONE CHANGE - WINDMILL RANCH RESORT

Dear Coconino County 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. I do not believe that a decrease in density alters the overall impact of this project. I do not believe that this Zone Change is consistent with the goals, objectives, and policies of the Coconino County Comprehensive Plan. This Zone Change will be detrimental to the public health, safety, comfort, convenience, and welfare. 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:

A resort of this type will bring thousands of more people to our community and surrounding area. We have already recently seen how an excess of people and vehicles in one area can be damaging to the forest. It also dramatically increases our risk of wildfire. A resort in this area will put more strain on our already strained fire, EMT and law enforcement resources in our rural area.

This resort will bring extra traffic in, through and around the communities of Munds Park, Kachina Village and Mountaineer that already see and deal with excess UTV noise and traffic throughout the summer months and holiday weekends. A resort of this type will bring even more people riding their UTVs back and forth from Newman Park to neighboring communities through the forest.

I am also concerned about wildlife in the area being frightened away, chased out or killed on the roadways with all the additional people and traffic. I am concerned about the effects of this development on our dark skies as well.

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. The beautiful meadow area that is the current gateway to Coconino County will be instead a paved over meadow filled with RVs, UTVs and forever alter the visual impact of the area. The natural waterway and floodplain in the area will be disrupted affecting wildlife and everything else that depends on it.

For these reasons, (and probably a few more I may have forgotten to add) I ask that you deny this zone change and this development of a resort at Newman Park.

Thank you very much for your time and consideration.

Sincerely,

Dawn Dyer

2478 Kachina trail