

Handed out at P/z Dec 15, 2011 mtg

**Valenzuela, Beverly**

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**From:** Gould, Robert  
**Sent:** Wednesday, December 14, 2011 3:14 PM  
**To:** Valenzuela, Beverly  
**Subject:** FW: Dec 15 hearing for CUP-11-02

**From:** Ardith & Ken Hogan [mailto:azhogans@gmail.com]  
**Sent:** Wednesday, December 14, 2011 1:11 PM  
**To:** Gould, Robert  
**Subject:** Dec 15 hearing for CUP-11-02

Dear Robert A. Gould

We would like to express our opposition to the granting of a conditional use permit to allow a church retreat in T1L zoning, CUP-11-02. Although we support the right of a homeowner to entertain guests in their home anytime they wish and for any reason, this case is a little different. Please let us explain:

1. Owners William and Mary Jacobs have stated that they will not be present when these guests are present. Guests will not have any idea where property boundaries are, nor will they be familiar with the community rules regarding parking, use of common land along the river, trash disposal, water usage, etc.
2. Owners have stated that their monthly water usage is similar to that of permanent residents. However if that entire monthly usage occurs over one weekend, especially when we are at a level 4, the water supply for the entire community could be threatened. The Jacobs have offered to cancel the retreat if a level 4 is posted, but we are never given advance warning as to when this will occur. Guests would already be en route when the level is posted.
3. Most importantly, up to 30 guests can produce a lot of garbage. Their choices for disposal are limited. Upon leaving, they may fill cans and leave them on the street for weekly pickup, or they may fill cans and leave them on the premises. Either way, raccoons, javelinas, roaming dogs, coyotes, etc will scatter that trash throughout the community causing an eyesore and/or health threat. Community members should not be responsible for cleaning up after unattended guests, nor fear attacks by raccoons, javelinas or coyotes that have become accustomed to free handouts near the Jacobs' property.

Although we fully support the idea of a church offering a chance for peaceful reflection and retreat, this is not the appropriate place to do so. Thank you for the opportunity to express our opinion.

Ken and Ardith Hogan  
343 W Eleanor Dr.  
Payson, Az 85541

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Ken and Ardith Hogan