

COPPER

CACTUS

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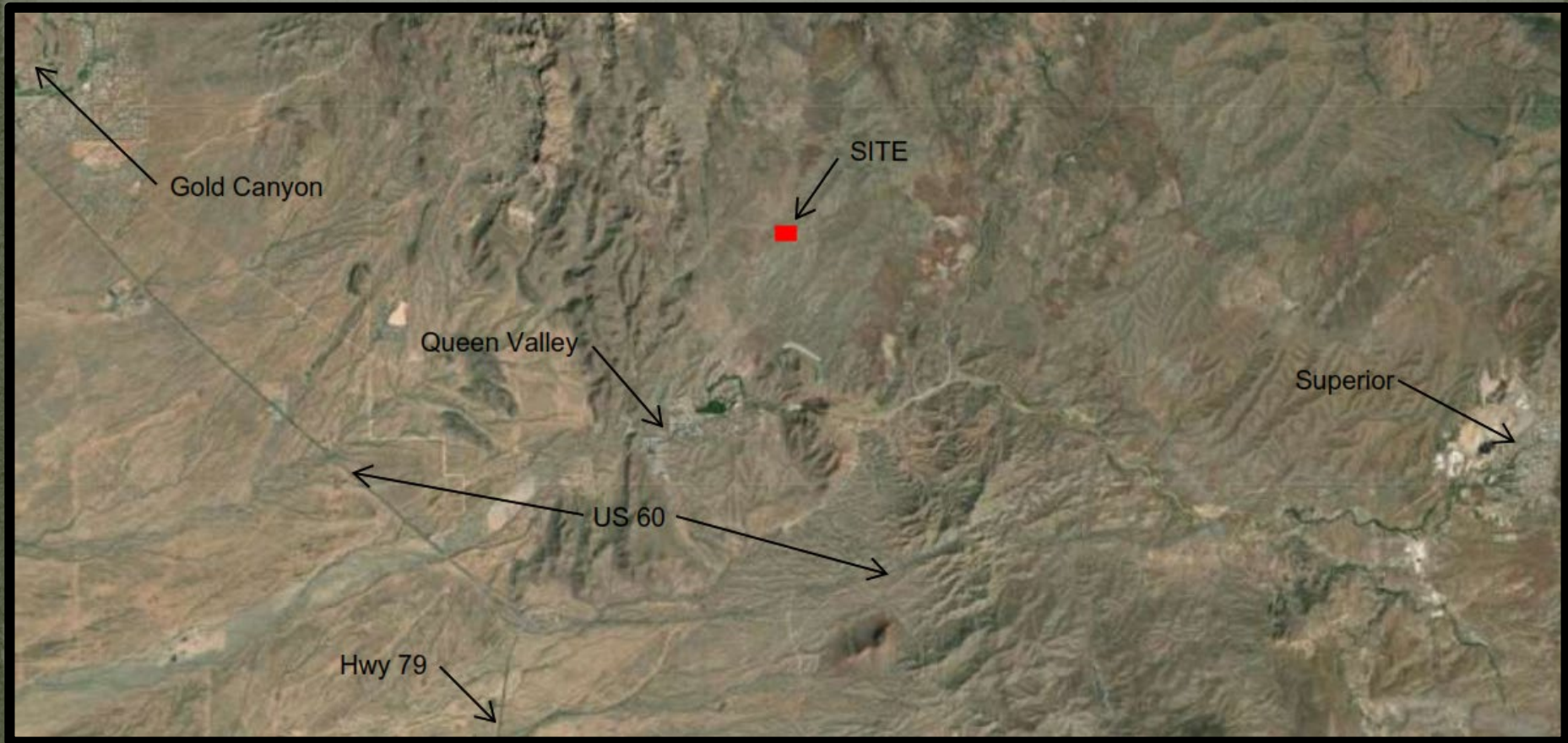
RANCH

**Special Use Permit Request**



# COPPER CACTUS RANCH

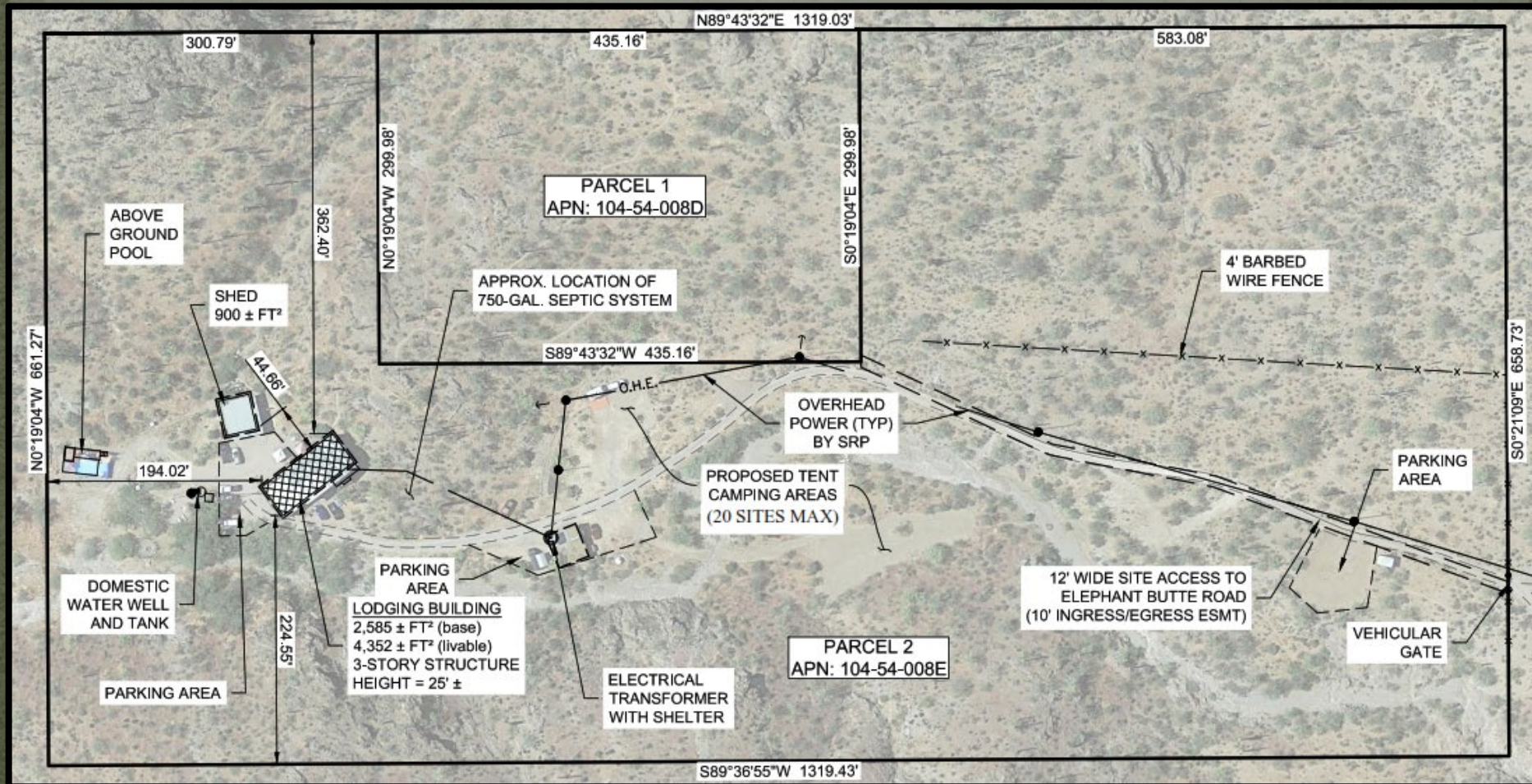
- 20-acre property located northeast of the Queen Valley community





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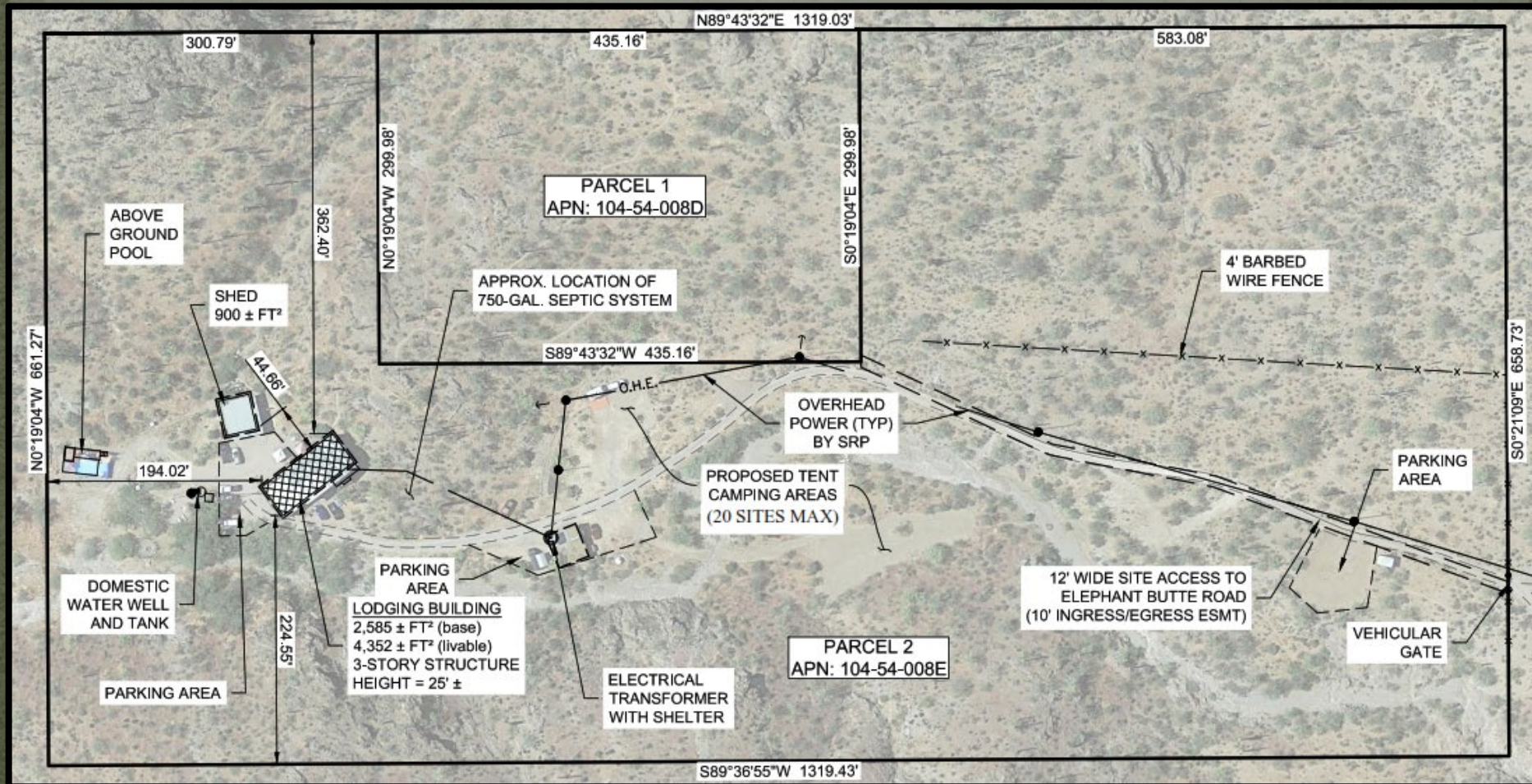
- Existing Bed & Breakfast retreat that hosts groups & individuals for quiet introspection, group discussions, and recreating with nature.





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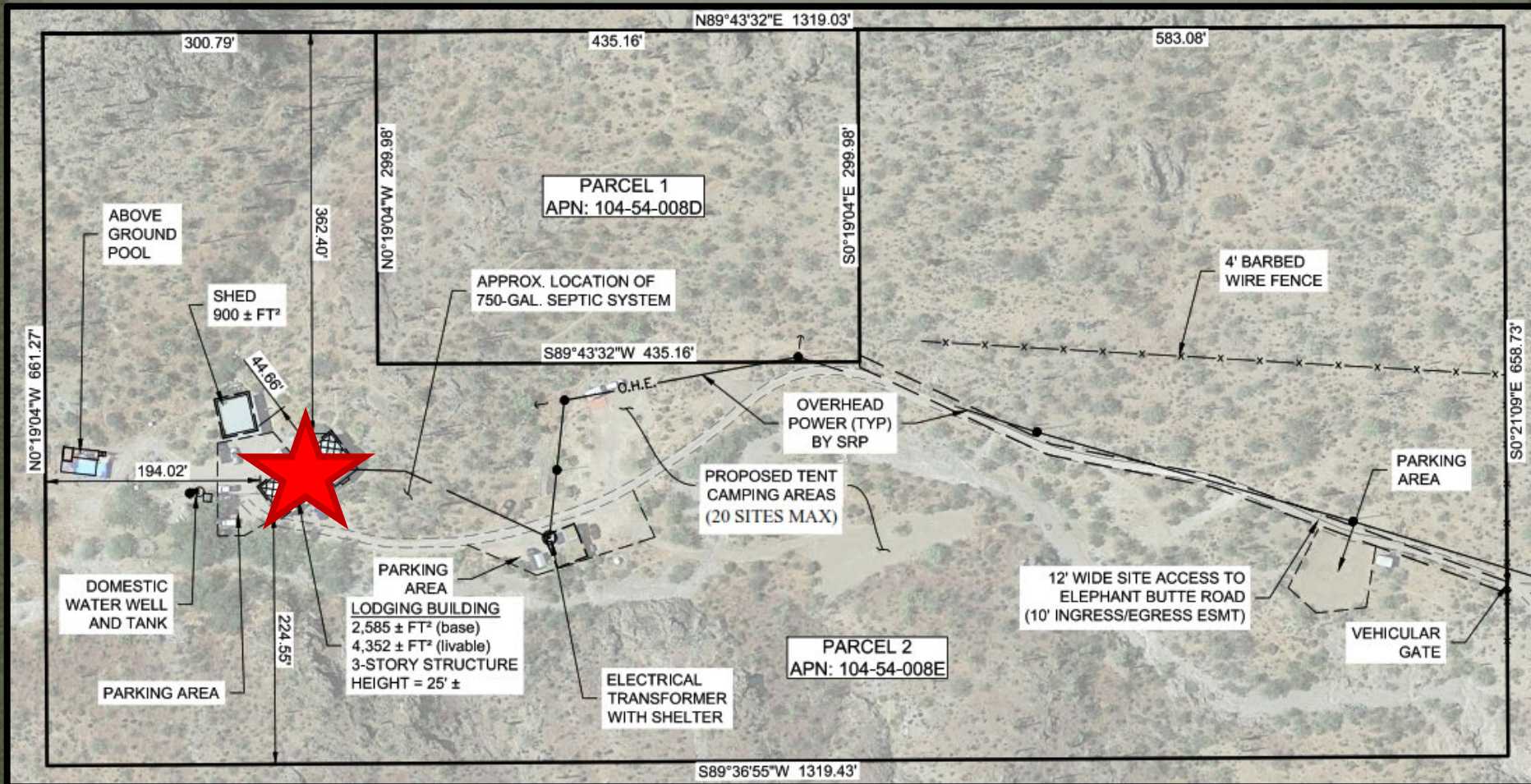
- Existing Bed & Breakfast retreat that hosts groups & individuals for quiet introspection, group discussions, and recreating with nature
- Accommodates up to 18 people via 7 guest rooms





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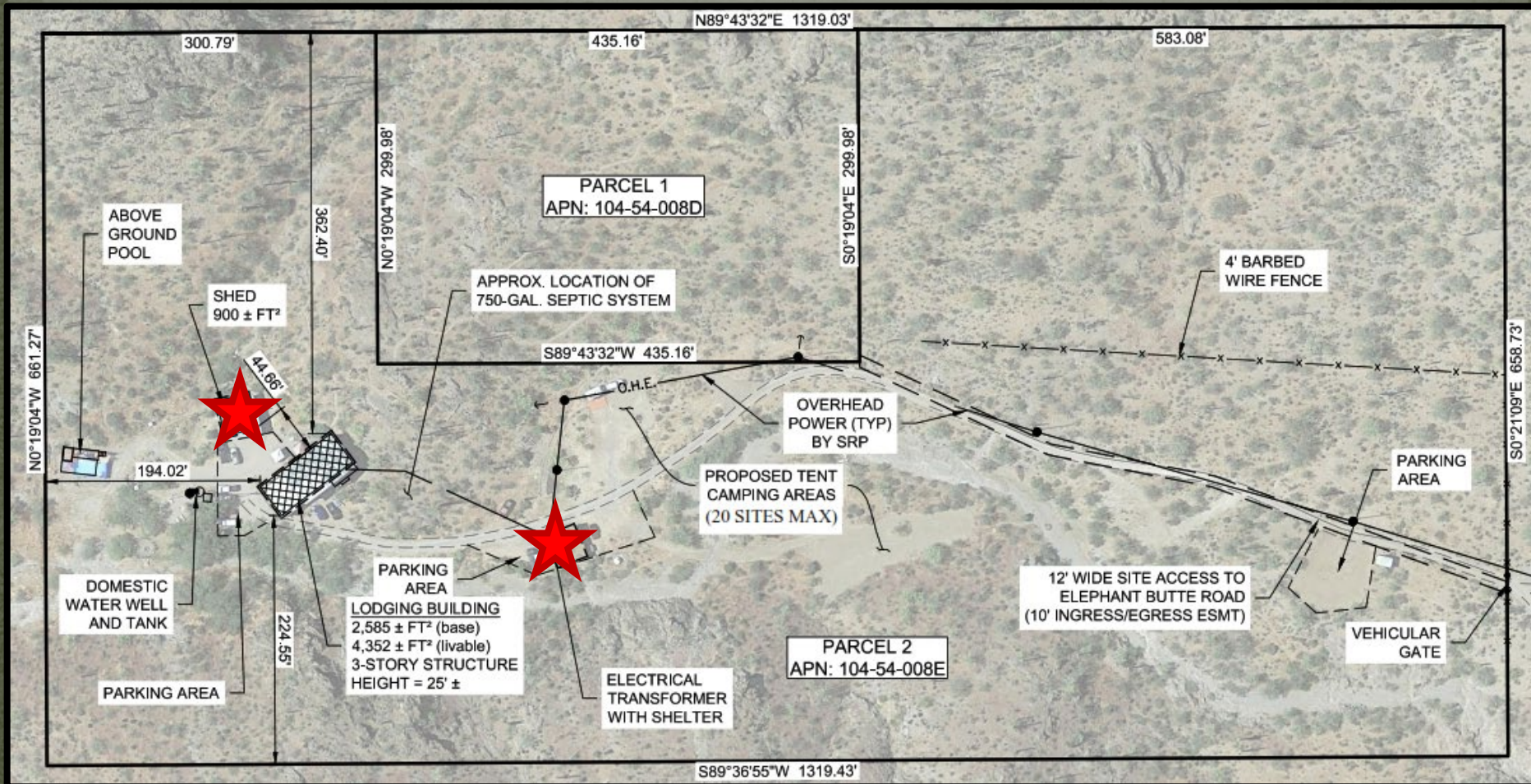
- Existing Bed & Breakfast retreat that hosts groups & individuals for quiet introspection, group discussions, and recreating with nature
- Accommodates up to 18 people via 7 guest rooms
- Resort Bldg.





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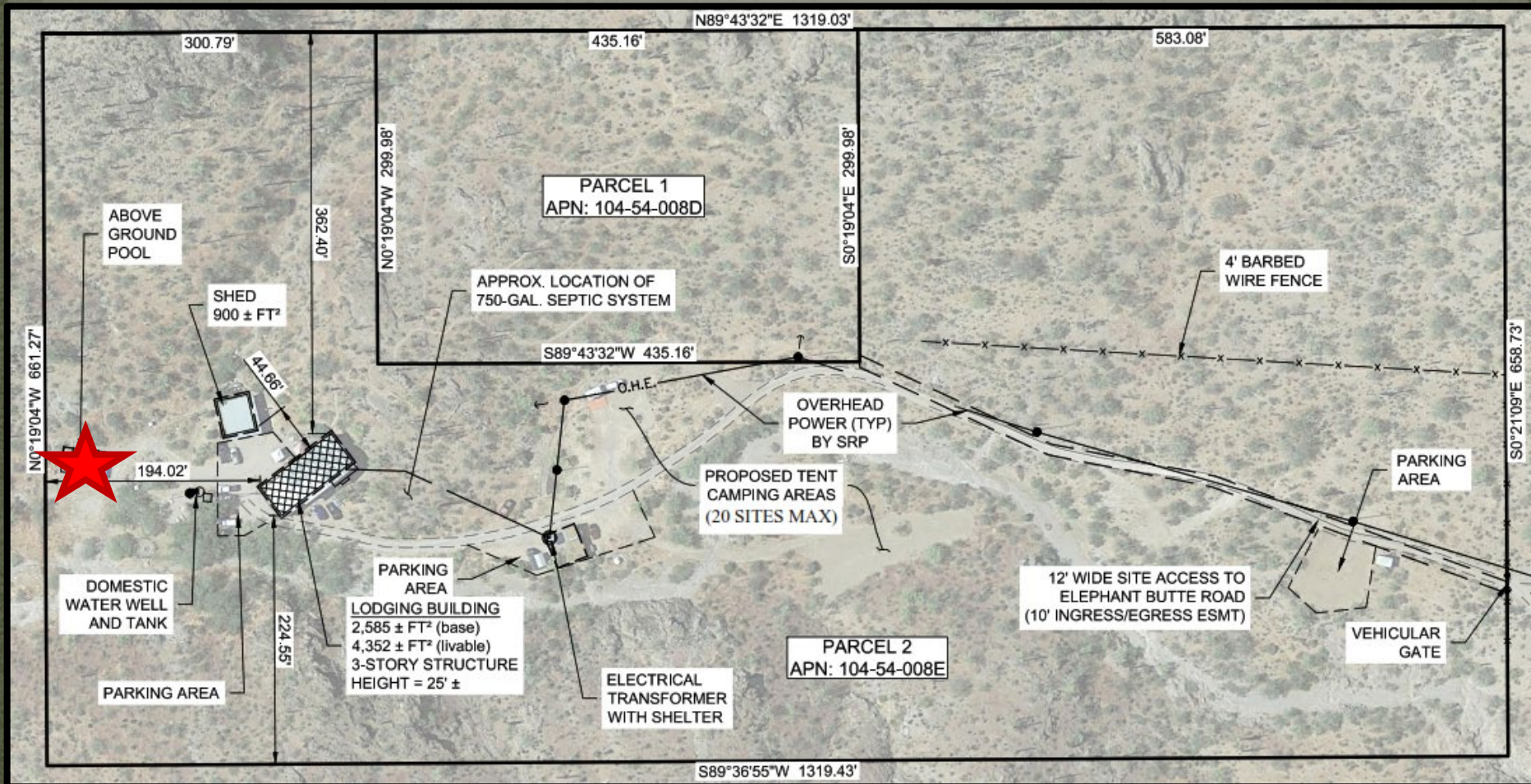
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- Accommodates up to 18 people via 7 guest rooms
- Resort Bldg. - support buildings





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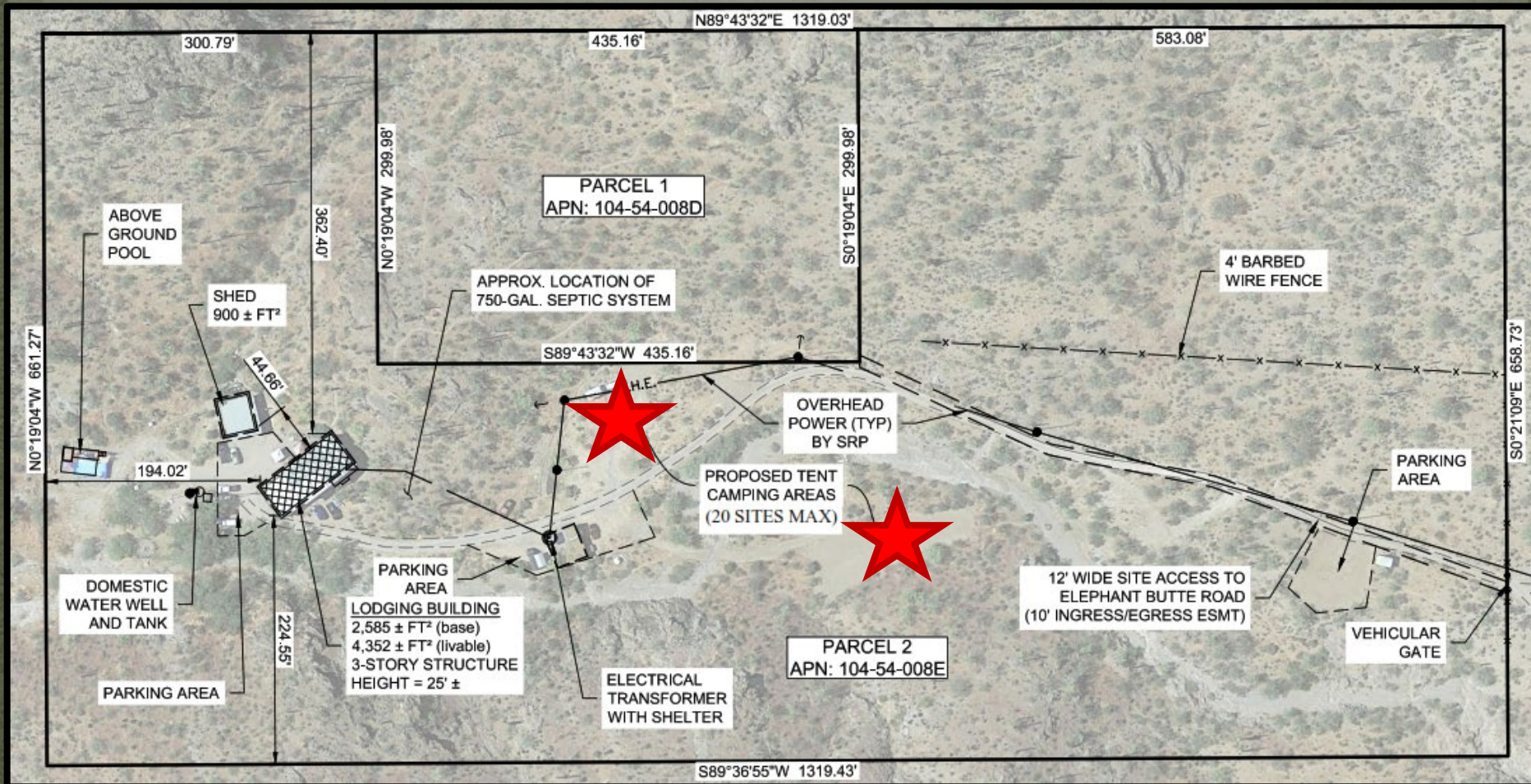
- Existing Bed & Breakfast retreat that hosts groups & individuals for quiet introspection, group discussions, and recreating with nature
- Accommodates up to 18 people via 7 guest rooms
- Resort Bldg. - support buildings - swimming pool





# COPPER CACTUS RANCH

- Existing Bed & Breakfast retreat that hosts groups & individuals for quiet introspection, group discussions, and recreating with nature
- Accommodates up to 18 people via 7 guest rooms
- Resort Bldg. - support buildings - swimming pool - camping spaces





# COPPER CACTUS RANCH

- Camping is being proposed at the request of past guests that want more of the outdoor nature infused experience.

Camping spaces offer:

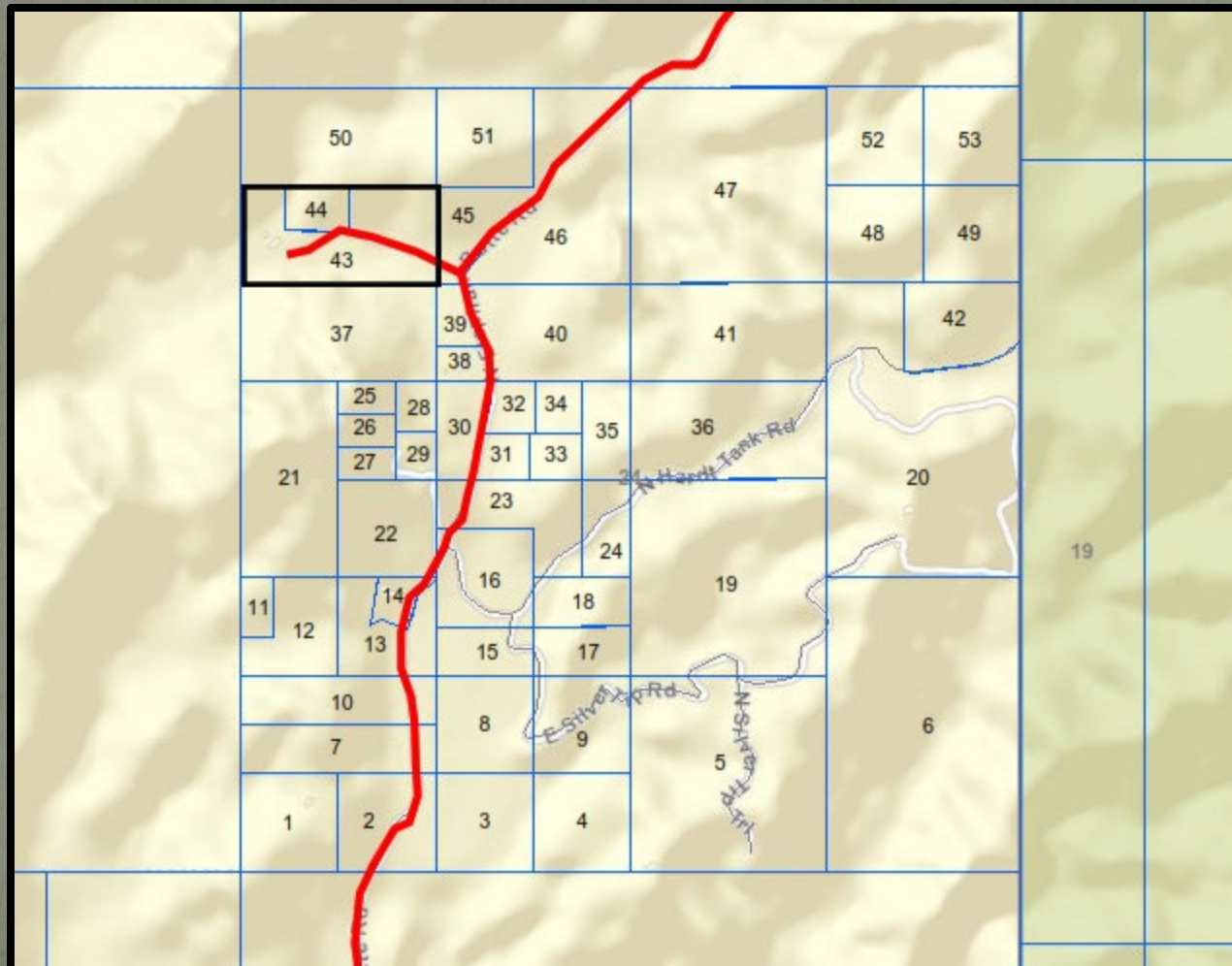
- Graded flat areas for tents and/or pop-up trailers (no RVs)
- Shared water spigot access
- Picnic tables

Kitchen, restroom, and showers available in the resort building.



# COPPER CACTUS RANCH

- Accessed via Elephant Butte Road



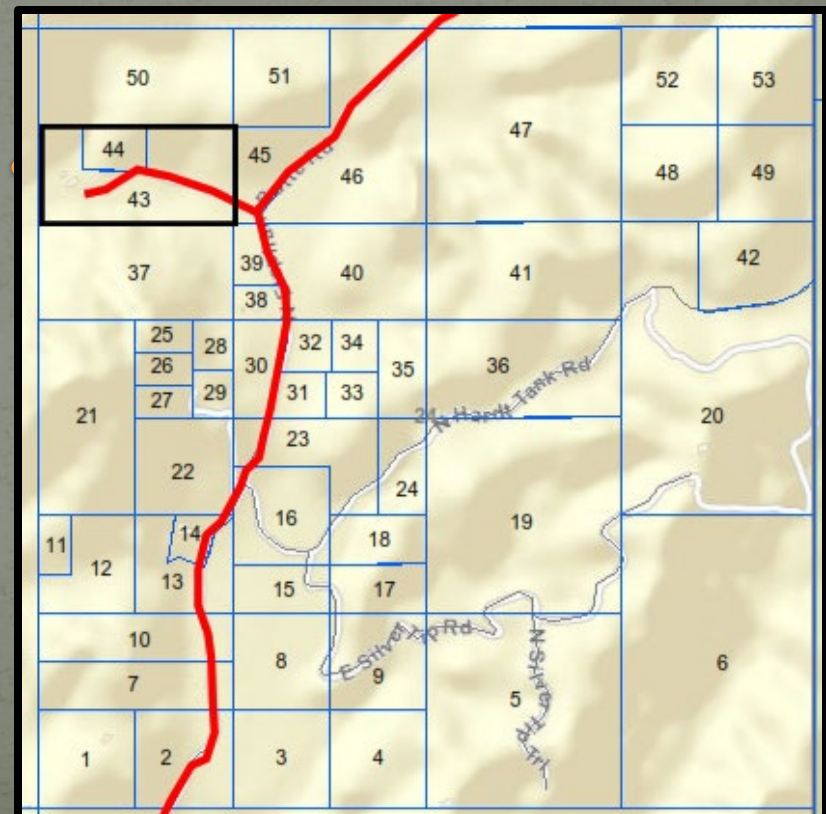


# COPPER CACTUS RANCH

- Accessed via Elephant Butte Road

Legal Access:

- In 2020 County identified there was no legal recorded access for this entire section (53 parcels).



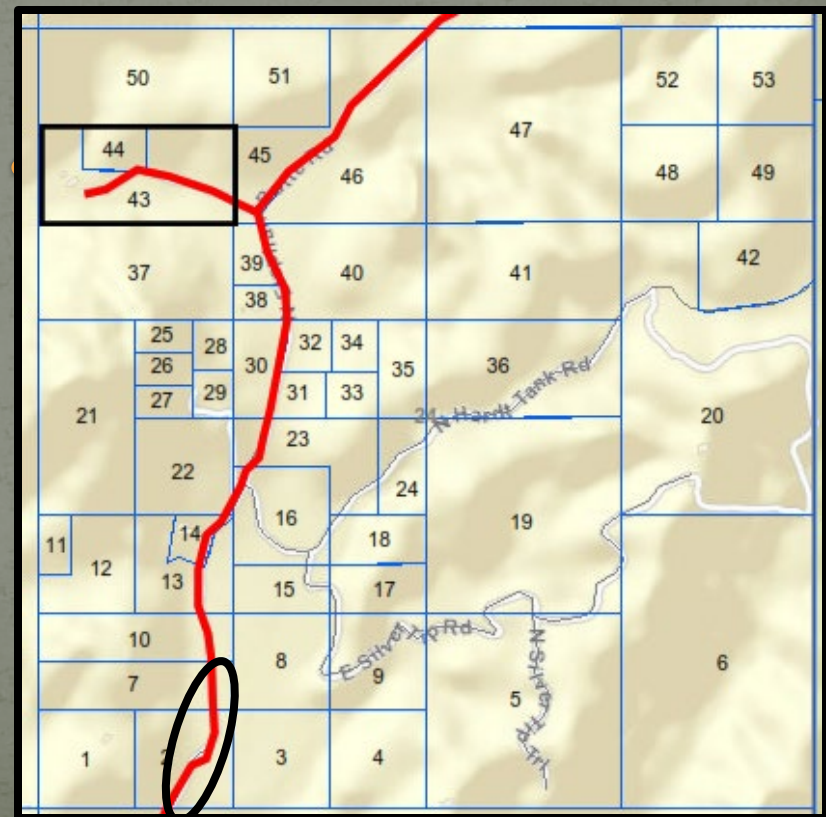


# COPPER CACTUS RANCH

- Accessed via Elephant Butte Road

## Legal Access:

- In 2020 County identified there was no legal recorded access for this entire section (53 parcels).
- We reached out to all area residents and acquired easements from all but two property owners would not grant access easements for Elephant Butte Road.



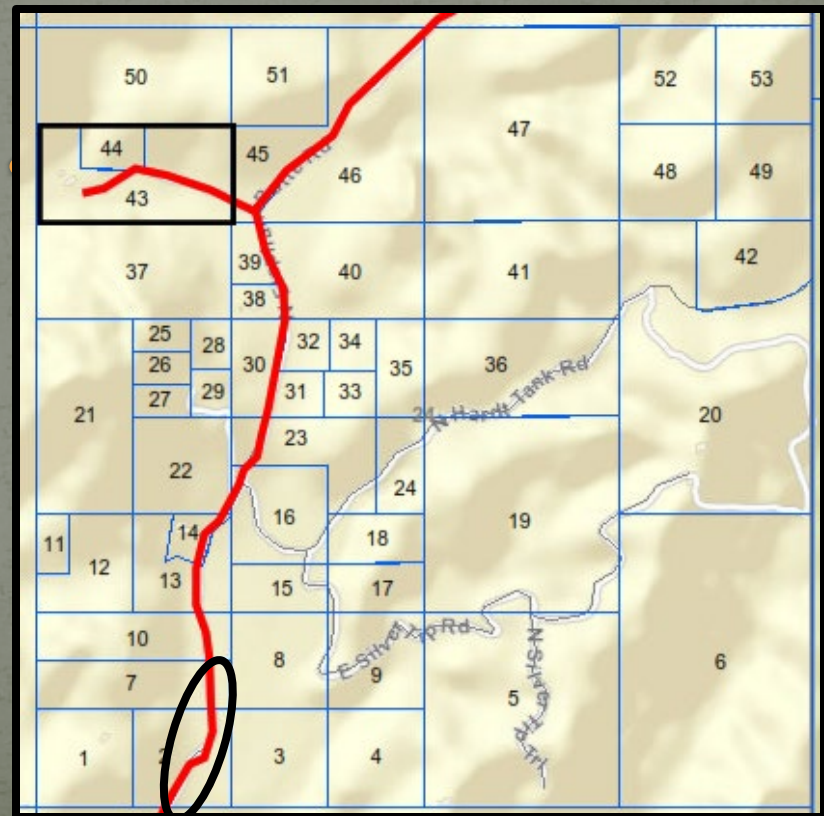


# COPPER CACTUS RANCH

- Accessed via Elephant Butte Road

## Legal Access:

- In 2020 County identified there was no legal recorded access for this entire section (53 parcels).
- We reached out to all area residents and acquired easements from all but two property owners would not grant access easements for Elephant Butte Road.
- In 2022 the Courts granted the access easements providing legal access for us and the 51 other property owners.









# COPPER CACTUS RANCH

## Community minded ownership:

- Host community roundtable discussion groups
- Fundraise for area groups such as the Queen Valley Fire District and the Superior VFW, among others.
- Supported by area residents

12/8/2022

To Whom it may concern,

Recently, I underwent a midlife crisis. After 16 years in corporate healthcare, I looked around and felt that I had no true accomplishments.

I made a large decision and quit corporate life.

During a cross-country camping trip this past summer, I stumbled upon the Copper Cactus Ranch. I had spent 2 months camping around the nation, and this was by far my favorite leg of the journey.

Copper Cactus offers an uplifting environment, camaraderie, and a judgment-free zone. For many of the men that make the stay, this is a rare thing that they might not have had the luxury of experiencing before.

Guests are encouraged to hike the property, for both their mental and physical health.

The environment lends a sense of safety which allows guests to form positive interpersonal relationships and overcome social anxieties.

Everyone who stays is encouraged to make positive contributions around the property and also within their own communities - wherever those may be.

I ask that you please see the good that the Copper Cactus Ranch brings to Queen Valley and Arizona.

Thank you for your time.

Sincerely,

Andrew J. Cline



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Guests are encouraged to help.

The environment lends a sense and overcome social anxiety.

Everyone who stays is encouraged to help their own communities - with.

I ask that you please see this.

Thank you for your time.

Sincerely,

Andrew J. Cline

### To Whom It May Concern,

I wanted to take just a few minutes to offer my 100% support for Copper Cactus Ranch Men's Retreat, Bobby Cook and Rich Homan.

My name is Tom Powers. I'm a 71 year old U.S. Army veteran, a retired Los Angeles City Firefighter and former General Manager of Assisted Living and Retirement communities in Oregon.

I came to Copper Cactus Ranch not knowing what to expect but as soon as I arrived I was greeted by Bobby Cook and Richard Homan with open arms. I was going through a very rough time in my life but they assured me things will be ok in my life and I was in a safe place where I could just relax and be myself. Over the next hour or so I could feel my anxiety start to calm. Bobby and Rich both made me feel welcome and treated me with the utmost respect and kindness. Copper Cactus Ranch has a healing environment and is a support system for men like me.

I've probably visited Copper Cactus Ranch a dozen times. Every time I was there I met wonderful men of all races, ages and orientations who were there to relax, make new friends and in some cases just be somewhere they could be themselves without fearing someone may disapprove of who they are or how they spoke or their mannerisms. There is still a lot of prejudice towards gay men. Copper Cactus Ranch offers that sanctuary where all men can feel safe.

At Copper Cactus Ranch I've met Doctors, police officers, Dentists, nurses, lawyers, firefighters, business owners, construction workers, adult men from all walks of life, all races and colors. Everyone I've met has been so kind and respectful of each other and quick with a hug when one is needed a kind and reassuring word of support. It truly is a place where a man can be safe no matter their orientation, their age or how they look. The owners of Copper Cactus Ranch strive to promote respect for oneself and others, following the teachings of Martin Luther King Jr.

Bobby and Rich have built a beautiful retreat for men. As their mission statement says and I quote: "Men need a safe place for bonding and camaraderie without fear of ridicule no matter what a man's sexual orientation is. A place where values like respect for others, where owning your feelings and being kind are encouraged."



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Rhonda L. Rakes Brown  
717 E. Queen Creek Drive  
Queen Valley, AZ 85118

June 6, 2019

Copper Cactus Ranch Club  
4516 N. Elephant Butte Road  
Queen Valley, AZ 85118

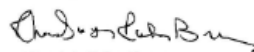
Dear Bobby and Richard,

I am writing this letter on behalf of the Auxiliary to the Veterans of Foreign Wars Post 3584, to express our thanks and gratitude to the Copper Cactus Ranch Club for your participation during our fundraiser held November 4, 2018 at Fitz's Café in Queen Valley. It was through your assistance that we were able to exceed our expectations.

It is commendable to see how you organized and inspired your team to show their patriotic spirit. You made all attendees feel comfortable and welcomed.

We hope to collaborate with the Copper Cactus Ranch Club in future civic and community events.

Sincerely,



Rhonda L. Rakes Brown  
Auxiliary President



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12/8/2022

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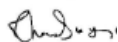
Dear Bobby and Richard,

I am writing this letter on behalf of the Auxiliaries of Post 3584, to express our thanks and gratitude to your participation during our fundraiser held November 2018. It was through your assistance that we were able to raise the funds needed for the fundraiser.

It is commendable to see how you organize your patriotic spirit. You made all attendees feel comfortable and welcome.

We hope to collaborate with the Copper Cactus Ranch community events.

Sincerely,



Rhonda L. Rakes  
Auxiliary President

June 19, 2019

RE: SUPPORT FOR BED & BREAKFAST AT COPPER CACTUS RANCH

To Whom It May Concern,

As a native of Pinal County and a resident of Queen Valley for the past 18 years, I'm happy to share my support for the proposal of a Bed and Breakfast on North Elephant Butte Road at the Copper Cactus Ranch. I know this 40-acre parcel well, as my husband and I lived there from 2002-2012. That said, I can't think of a better use for the property than that being proposed by owners Bobby Cook and Richard Homan.

Their hard work has already restored this historical site for the benefit of our Queen Valley Community for years to come. If anyone doubts the value of their on-going contribution, they need only consider the recent Woodbury Fire. We were safer in Queen Valley because there were eyes and ears at our northern border, not to mention a respite for firefighters fighting the blaze that threatened us all.

Just as they worked to restore the physical structures on the property, Bobby and Richard have worked to create a safe venue for men to come together in retreat - to discuss their ideas openly and to develop coping skills to deal with personal challenges. Through discussion groups and empowerment exercises designed to promote personal growth and well-being, they have created a safe haven for those lucky enough to stumble upon this oasis in the desert.

The only thing better than attending a day of self-retreat and discovery at Copper Cactus Ranch, would be spending the night there before returning to the world of work and responsibility. The approval of Copper Cactus Ranch Bed and Breakfast makes sense on every level one could consider. I completely support this use for the "ranch," and hope that my County Representatives agree.

Sincerely,



Mary Shope  
Queen Valley Resident



# COPPER CACTUS RANCH

## Community minded ownership:

- Host community roundtable discussion groups
- Fundraise for area groups such as the Queen Valley Fire District and the Superior VFW, among others.
- Supported by area residents

12/8/2022

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Guests are encouraged to help.

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June 6, 2019

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We hope to collaborate with the Copper Cactus Ranch community events.

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As a native of Pinal County and a resident of Queen Valley, I share my support for the proposal of a Bed and Breakfast at Copper Cactus Ranch. I know this 40-acre parcel well and I believe it is a great use for the property. That said, I can't think of a better use for the property than a Bed and Breakfast.

Their hard work has already restored this historic building and they have created a safe haven for those who need it. We need only consider the recent Woodbury Fire. We were eyes and ears at our northern border, not to mention the blaze that threatened us all.

Just as they worked to restore the physical structure, they worked to create a safe venue for men to come together and to develop coping skills to deal with personal empowerment exercises designed to promote personal growth and a safe haven for those lucky enough to stumble upon it.

The only thing better than attending a day of self-reliance would be spending the night there before returning home. I completely support this use for the property. Representatives agree.

Sincerely,

Mary Shope  
Queen Valley Resident

To whom it may concern,

It is with pleasure we write this letter in support of Copper Cactus Ranch. They are a wonderful contribution to our little town of Queen Valley.

They are community orientated and willing to help when they can. Just last November they helped put on a fundraiser for the VFW.

Because of the Ranch bringing in new people we have increased revenue and that is good for everyone. It is our sincere hope that they will continue to be a part of the business community of Queen Valley.

Please feel free to contact us (Kent or Shauna Stevens) if we can be of further assistance 520-463-1903.

Thank You

Kent and Shauna Stevens

Fitz stop and Fitz's Café

1393 E Queen Valley Dr

Queen Valley AZ 85118



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It is commendable to see how you organize your patriotic spirit. You made all attendees feel comfortable and safe.

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Their hard work has already restored this historic property for years to come. If anyone doubts that, they need only consider the recent Woodbury Fire. We were eyes and ears at our northern border, not to mention the blaze that threatened us all.

Just as they worked to restore the physical structure, they worked to create a safe venue for men to come together and to develop coping skills to deal with personal empowerment exercises designed to promote personal growth. I completely support this use for the property.

The only thing better than attending a day of self-reliance would be spending the night there before returning home. I completely support this use for the property. Representatives agree.

Sincerely,



Mary Shope  
Queen Valley Resident

To whom it may concern,

My husband and I own a 40 acre ranch not far from what is now the Copper Cactus Ranch that is run by Rich Homan and Bobby Cook. We remember the sad state of that ranch before new life was breathed into it by Rich and Bobby. Not only is it gratifying to see the change in the ranch but the Copper Cactus philosophy breathes life into the men who have struggled to find a place in our society where they can be accepted. It is a unique place with an important mission and I doubt there is another place like it in the world. My husband and I are getting up in years but still strive for independence and it is reassuring knowing that there is always someone at the Copper Cactus Ranch who will be willing to lend a hand and a kind word if I call out to them. That to me is the definition of a good neighbor.

Sincerely,  
Kathleen & Jim Pitre

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1393 E Queen Valley Dr

Queen Valley AZ 85118



# COPPER CACTUS RANCH

Community mission

- Host community
- Fundraise for the Superior
- Supported by

12/8/2022

To Whom it may concern,

Recently, I underwent a midlife crisis. After 16 years in corporate healthcare, I looked around and felt that I had no true accomplishments.

I made a large decision and quit corporate life.

During a cross-country camp, I spent 2 months camping and Copper Cactus offers an uplift to men that make the stay, this before.

Guests are encouraged to help.

The environment lends a hand and overcome social anxiety.

Everyone who stays is encouraged to help their own communities - with

I ask that you please see this

To Whom It May Concern,

I wanted to take just a few minutes to offer my 100% Retreat, Bobby Cook and Rich Homan.

My name is Tom Powers. I'm a 71 year old U.S. Army Firefighter and former General Manager of Assisted Living.

I came to Copper Cactus Ranch not knowing what to expect. I was greeted by Bobby Cook and Richard Homan with open arms. They assured me things will be ok. I could just relax and be myself. Over the next hour or so Bobby and Rich both made me feel welcome and true kindness. Copper Cactus Ranch has a healing environment.

I've probably visited Copper Cactus Ranch a dozen times. I've met wonderful men of all races, ages and orientations who in some cases just be somewhere they could be themselves. I disapprove of who they are or how they spoke or the prejudice towards gay men. Copper Cactus Ranch is safe.

At Copper Cactus Ranch I've met Doctors, police officers, construction workers, adult men from all walks of life. It has been so kind and respectful of each other and quick to reassure word of support. It truly is a place where a man can be safe no matter their orientation, their age or how they look. The owners of Copper Cactus Ranch strive to promote respect for oneself and others, following the teachings of Martin Luther King Jr.

Bobby and Rich have built a beautiful retreat for men. As their mission statement says and I quote: "Men need a safe place for bonding and camaraderie without fear of ridicule no matter what a man's sexual orientation is. A place where values like respect for others, where owning your feelings and being kind are encouraged."

**QVFD**

Queen Valley Fire District  
1494 Queen Valley Drive  
Queen Valley, AZ. 85118-9727  
520-463-2913

6-9-20

Bobby Cook  
Copper Cactus Ranch

Re: Copper Cactus Ranch

To whom it may concern

The Queen Valley Fire District would like to express our support for the Copper Cactus Ranch. Since Bobby Cook took over residency at the ranch we have seen this ranch go from an old run down shack to a very nice ranch. The ranch is very old with much historical value; it has a definite place in local Arizona history. If the ranch had been vacant during the recent fire there would have been no efforts to save the ranch from fire and it would have probably burned to the ground.

The operation of this ranch is of great value to its members and the Queen Valley fire District. For the time that Mr. Cook has occupied the ranch he and his occupants have served as the eyes on the ground in the Elephant Butte area and has also been a place where crews can get much needed relief.

I as a lifelong resident of Queen Valley I believe the ranch serves a vital role in the area; I would be a true loss to the area if the ranch could not continue to operate.


Any questions please feel free to contact me any time.

Sincerely

  
Cecil Fendley  
Fire Chief  
Queen Valley Fire District  
602-918-5707

Representatives agree.

Sincerely,

  
Mary Shope  
Queen Valley Resident

far from what is now the Copper Cactus Ranch that is run by Rich and state of that ranch before new life was breathed into it by Rich the change in the ranch but the Copper Cactus philosophy breathes a place in our society where they can be accepted. It is a unique place there is another place like it in the world. My husband and I are confident and it is reassuring knowing that there is always someone out there to lend a hand and a kind word if I call out to them. That to me is

cern,

We write this letter in support of Copper Cactus Ranch and our wonderful contribution our little town of Queen

orientated and willing to help when they can. Just helped put on a fundraiser for the VFW.

With bringing in new people we have increased good for everyone. It is our sincere hope that they be a part of the business community of Queen Valley.

Contact us (Kent or Shauna Stevens) if we can be of 20-463-1903.

Stevens

Shafé

Dr

Queen Valley AZ 85118



# COPPER CACTUS RANCH

## Stewards of the Land:

- Restored the historic ranch and cleaned up the property.
- Work with Queen Valley Fire District on early fire detection, and fire fighting staging when needed (e.g. 2020 Sawtooth fire).
- Annual hiking trips to clean up the 40+ miles of trails.
- Work with PCSO to report illegal dumping and/or activities.





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## Summary:

- Request proposes to add a camping option to an existing successful Bed and Breakfast operation.
- Although 20 campsites are proposed, they only have one or two events that would utilize close to that amount.
- The Impact to the area is minimal in terms of traffic, lights, utilities, noise, etc.
- Resort owner's continually help their community and protect the environment.
- Proposal complies with the Comprehensive Plan.
- Proposal complies with the General Rural (GR) zoning district.
- Proposal complies with SUP criteria.
- Supported by neighbors, area residents, and Staff.



# QUESTIONS?

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# COPPER CACTUS RANCH

1. The proposed special use will not materially affect or endanger the public health, safety or welfare.

*Response: Even with the additional camp sites, this project does not generate enough traffic or utility demand to require any mitigation efforts.*

2. The proposed special use complies with all regulations and standards applicable within the zoning district where the special use is proposed.

*Response: All Development Standards and use regulations remain unchanged.*

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3. The proposed special use is or may be made compatible with existing adjacent permitted uses and other uses permitted in the zoning district where it is proposed and will not substantially change or materially affect the adjoining property or the surrounding area.

*Response: This use has been determined to be compatible in the GR district and its implementation does not materially affect the area.*

4. Traffic circulation.

*Response: Traffic generated by this use is limited and residential in nature thus is not a detrimental impact to the area.*



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5. Significant site development standards. The special use adequately addresses the significant applicable site development standards, including drainage and development in or near a floodplain.

*Response: No changes to the site development standards are needed.*

6. Off-site impacts. Adequate measures have been taken to mitigate off-site impacts such as dust, smoke, noise, odors, lights or stormwater runoff.

*Response: Proposal does not create impacts requiring mitigation.*

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7. Same special use. The number and locations of special uses already established in the zoning district that are the same or substantially the same as the proposed special use.

*Response: This is the only similar use in the area.*

8. Need. The need for the proposed special use in the neighborhood/community.

*Response: The existing facility and the support shared identify this is a needed use.*

9. Public input.

*Response: Public input has been overwhelmingly positive.*