

Divina Echanove

AGENDA MATERIAL

DATE 3/7/23 ITEM NO. 2A 37

From: Kenny <[REDACTED]>
Sent: Saturday, February 25, 2023 12:42 AM
To: COB_mail
Subject: P22CR00002 Cardenas_OcotilloHillRoad

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

To whom it may concern,

I apologize for not knowing who to address this email to; it seems so impersonal. I have several issues about this rezoning effort. I know my request will have no effect on the county's decision but I would like my concerns added to the record. The person who wants to rezone this property is the daughter of the owner of the property, so that cancels any of my concerns and any vote I may have. They already have two votes and are friends of several people in the area. There are people in the 300-1000 foot area that are not even on the shared well so this study is not accurate of the actual properties that will be affected. Those properties will not see a drop in their water pressure because they are not connected to the same well. That seems unfair but the rules are the rules, they aren't actually affected by what those of us on the shared well will feel.

Please bear with me because this is going to be a very drastic change to my life. I have lived here out of the city where it is quiet and I enjoy sitting on the porch and enjoying the dark skies at night. This has been my life for twenty three years, When I open my front door I can see the Catalina Mountains with no obstructions. When this rezoning goes through I am now seeing a 60ft trailer from my front door, and flood lights at night. The individual who wants to change the zoning to suit his own needs has only lived out here for a couple of years and is going to change the lives of people who have lived out in the rural area for 20 years or more.

I will be looking to sell my property when this rezoning is approved. Now my property value will drop because the views I have will no longer have a unique curb value and it won't be as appealing anymore. I have had many offers on the property over the years but I want to leave it to my Son and grandchildren when my time comes. So they can have a little getaway and enjoy the desert and get back to nature. I don't see that happening anymore. It is depressing to have such a little bit of property rich in desert life and giving it up because people want to make it like the city and don't appreciate nature and the seclusion of a rural area.

The traffic and noise will also increase, that has already happened. I spend every other day subjected to extremely loud noise from someone who lives in the discussed property, They leave the front door open to the house and turn up the car stereo so they can hear it in the house. I have purchased noise canceling ear plugs to help eliminate the noise. From what I understand they are allowed to do this until 11:00pm. This is only the beginning of the decline of our quiet neighborhood. With the recent increase in traffic I have installed security cameras so I have a feeling of comfort while I am at work. I never felt any kind of possible threats because my property is in an area that sees very little traffic most of us in this area don't even leave our porch lights on. We are at the back of the property and only see the few people who live in this area. I always thought it was the cream of the crop because of the lack of traffic. This has already changed and will probably get worse from what I have seen

cc: Chris
Poirer
Donna
Spicola

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 2/27/23 *[Signature]*

When I looked over the documentation it appears as if the owner just wants to add another trailer to the property. Alf you look closer it says they may have child care or adult care, assisted living group home, that sounds like a red flag to me. What does that mean? How can I sell my property with a group home in my front yard. That really makes me uncomfortable. The actual owner of the property tried to take over the shared well by putting it in his name. The well actually serves 9 properties now we are adding 10 homes. The water pressure is already very weak. Now the pressure is going to be less and more of a strain on the motors, I assume we are going to see an increase in our water bill with another home added to an already strained well. When I was incharge of the well I was told by the repairman that the well was overtaxed by having 9 homes connected. Now we are going to add another home.

I also was looking over the environmental report and there is a note about the Pima Pineapple cactus, the report says "NO" ever found it on the project site. That is totally incorrect. I have at least a dozen on my property and I can see approximately half a dozen on the property discussed as I drive by on my way to work. Maybe this isn't important but it is a false statement

My last concern is related to the septic tank. I am no expert about septic tanks but I do know my leaching field is at the back of my property and does not run into other properties. My property is the same size as the property that is going to be rezoned. The property being rezoned is a square piece of land, mine is a long rectangle with plenty of room for the leach field it stays on my property. With a square section of land where does the waste go, whose property does the waste flow into? I assume the county has addressed the waste issue. They are actual professionals not just a concerned individual who doesn't want septic waste running into my property or anothers.

I have 3 months until I retire and I was looking forward to spending my days with my property and building an observatory on the back of the property which is why I chose this piece of land. That is just a failed dream unfortunately. I understand change is inevitable. That is part of life, some people will be happy and some will be sad, I guess I'm the latter. The owner of the property we are discussing has added a trailer to his property it is connected to his house and hidden by trees (5330 E. Ocotillo Hill Rd) I see that as being dishonest, It only makes me wonder what he is really going to do with the property he is getting rezoned. I bet you anything he didn't get a permit or pay the extra taxes on the extra square footage he added by connecting two trailers together.

Thank you for your time. I know this was a lot to read and you probably deal with this all the time and this is nothing new. Please let me know that you received this email. I would like to have it added to the record. If this is the wrong department please send me a link to the correct department.

Thank you,

Kenny Stuck
5435 E. Mouse Trl
Tucson Az 85756
[REDACTED]