

11/21/16

Pima County Board of Supervisors,

This letter is to express my absolute opposition to Case #: Co9-15-115, Case Name: JT RP LLC – E. Eagle Feather Road (Easement) Rezoning from SR to CR1 at this time. I am an owner of property within 300 feet of the rezoning.

I have lived at 9100 E Morrill Way (formerly 9091 E Eagle Feather Road—corner lot) since 1980. I am a 36-year resident. The neighbors and I have chosen to reside in this area of SR zoned properties for the privacy, remoteness, insulation from through-traffic, abundance of natural desert vegetation and wildlife, mountain views, etc. that our large acreage properties on our dead-end roads/easements provide. The county does not maintain our dirt roads/easements and we as neighbors work together on this task because of the rewards that come from living on an SR property.

I have a lot of skin in the game here. I own three SR-zoned parcels near the proposed rezoning property. They comprise a total of nearly 15.5 acres of property. Two of my parcels are 3.5+/- acres and are within the 1,000' area. They are (1) my residence at 9100 E Morrill Way and (2) my rental property at 9101 E Morrill Way. One of my parcels is 8.5+/- acres and is within 300'. It is my rental property at 9125 E Catalina Highway, valuable to tenants because of the large acreage and separation of houses.

In fact, the 8.5 acres I own is the adjacent property on the east side of the property being proposed for rezoning. If the rezoning would be approved from 1 to 4 parcels, the 2 eastern parcels would share a property line with my property. This is unacceptable at this time.

My SR house on its 8.5-acre parcel and the 4 houses that would be built on the proposed CR 1-acre parcels would only be separated by a ranch wire fence. Because of the 50' proximity of my house to the property line, I am not ensured any privacy whatsoever and my house/property would immensely lose its value as a rental income property for me. Having one SR-zoned home built on the currently vacant property, applying for rezoning, would be acceptable, as it would most surely be positioned further from the property line and keep intact the current mature desert vegetation, which would have to be destroyed to construct 4 houses.

E Eagle Feather Road/Easement is also not suitable at this time for any more traffic than it currently has. It has not been maintained as anything more than a 1-lane wide dirt driveway for the few residents who live off of it. Rezoning to four 1-acre parcels with the intent to build 4 new ranch houses would bring another 4-8 residential cars using it, as well as their visitors. This is preposterous to anyone who has physically seen the current condition of the easement/road.

I also plan on attending the public hearing on Tuesday, November 22, 2016, to reinforce my opposition to the rezoning proposal.

Sincerely,

“Mac” Laurence Summer, Pima County Resident

9100 E Morrill Way, Tucson, AZ 85749

I agree with the Pima County Planning and Zoning Commission's recommendation AGAINST the requested rezoning of Case #: Co9-15-005, Case Name: JT RP LLC – E. Eagle Feather Road (Easement) Rezoning from SR to CR1 at this time. I protest it.

My husband and I have tried to work with Rita Pizzaro and Brent Davis—we have been open-minded and had communications with both of them. We have (1) spoken to Rita Pizzaro in person, (2) communicated via email, (3) had a lengthy telephone conversation, (4) met in person with Brent Davis at his office and (5) attended the neighborhood meeting to discuss problems and solutions for the rezoning.

Rita Pizzaro and her representative, Brent Davis, have not addressed any of our concerns to our satisfaction. In fact, after all of this communication with them, we feel even stronger now that the proposed vacant property should not be rezoned into multiple smaller parcel lots because we believe it will not stop there. We believe she intends to rezone the adjacent property as well, where there is a standing house, which she has allowed to become dilapidated due to 2 years of neglect. She denied this and told us she could not put more houses on this adjacent property even if she wanted to because Pima County has put a "moratorium on property rezoning" since the time she applied for this rezoning. We have talked to 2 different county employees, including Sue Mormon who has handled this specific case, and found this "moratorium" is not true.

The Pima County Planning and Zoning Commission had said in their October 2015 meeting that our small area would likely be annexed soon by the City of Tucson and, therefore, get developed sooner than we neighbors wanted. Although this seemed like a valid idea after the annexation of Indian Hills to the north of us last summer 2015, nothing could be further from the truth. Later that month the manager of Tucson's annexation planning, along with Rural Metro, had one meeting with the neighbors in our neighborhood and decided against it. After assessing our road/easement situation and the difficulty in installing fire hydrants and paving/maintaining the roads, the water issue (some of us still have operating/functioning wells) and the sewer problem (we all have septic tanks), the City of Tucson was not interested in annexing our area. It was not cost effective. We never heard from them again.

In alignment with the City of Tucson's thinking, we insist the E Eagle Feather Rd dirt easement cannot handle the traffic this rezoning will bring. The proposal to put down chip seal is not a feasible solution. At one of the several Planning and Zoning Commission's meetings one long-time resident said over the years he has seen many things used—including chip seal—to try to improve the condition of the easement and all have failed. The easement has a major water drainage problem, which will just wash away chip seal. E Eagle Feather Rd easement is more of a wash than a road.

Rita Pizzaro claims the property is nothing more than "desert scrub" and we have brought photos to show otherwise. From a miles-high satellite image the property and surrounding properties may look like "scrub", but standing on the ground there is lush desert vegetation, many varieties of cacti, and 5-6 feet (and even much taller) trees and bushes natural to the Sonoran Desert. We don't want the ruin of the natural habitat around us nor the displacement of the variety of desert wildlife we currently enjoy.

Sincerely,

Sue Newfield, Pima County Resident, 9100 E Morrill Way, Tucson, AZ 85749