

Divina Echanove

From: J. Trego [REDACTED]
Sent: Monday, April 3, 2023 1:50 PM
To: COB_mail
Subject: URGENT: Materials for Agenda #55 PCBOS Meeting April04 (1 of 2)
Attachments: 11208 Signed Petition of Protest.pdf; Ian Kidd Re Conflict of Interest.pdf; Mary Finley Statement Traffic.pdf; traffic.jpg; Manherz statement.PDF; SuperMajority Calculation.jpg

Importance: High

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.

Good afternoon, Melissa,
 Would you please distribute the materials included in this email to the Pima County Board of Supervisors for the meeting scheduled at 9am tomorrow? I will send 2 emails so that you receive all of the files. There will be individuals in attendance to present their statements directly to the Board members.

Attachments / email 1:

1. Signed letters of protest from 150' perimeter (100%)
2. Granillo: Supermajority statement
3. Finley: Traffic and Safety statement
4. Kidd: Conflict of Interest statement
5. Manherz statement

3

Attachments / email 2:

1. Granillo: Density statement, Density Poster
2. Bradford: Flooding statement, Flood photos

 Jim & JoAnn Trego
 [REDACTED]

FILED
APR 4 2023
PIMA COUNTY
ARIZONA

Petition objecting to Pima County Conditional Use Permit #P23CU00001 to develop 4 rental units and a recreational area on the RCV and CR1 zoned property of 0.76 acres.

Address: 11208 East Tanque Verde Road, Tucson, AZ

Parcel #: 205-52-006K

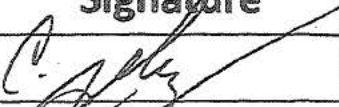

Petition Summary & Background:	As concerned neighbors of the property at 11208 E. Tanque Verde Road and residents of the Tanque Verde Valley, we are strongly opposed to the proposed Conditional Use of the parcel in order to develop 4 rental units on 0.76 acres.
Action Petitioned For:	We, the undersigned, are citizens who respectfully ask for the denial of the applicant's stated intent to develop because we are enthusiastic supporters of smart, planned and appropriate development in the Tanque Verde Valley.

#	Printed Name	Signature	Address	Comments (150')	Date
1	Philip Granillo	<i>[Signature]</i>	11312 E Comanchero Cir, Tucson	Yes	4/1/23
2	SHANKER IYER	<i>[Signature]</i>	2395 N. RANNA CT, TUCSON	YES	4/1/23
3	Cesilia Granillo	<i>[Signature]</i>	11312 E. Comanchero Circle	yes	4/1/2023
4	JAN KIDD	<i>[Signature]</i>	11322 E. COMANCHERO CIR		4/1/23
5	Mary Finley	<i>[Signature]</i>	11322 E Comanchero Cir	yes	4-1-23
6	Marlene Finley	<i>[Signature]</i>	11322 E Comanchero Cir,	yes	4-1-23
7	AVADAY IYER	<i>[Signature]</i>	2395 N RANNA CT, TUCSON	YES	4-1-23
8	Craig Barry	<i>[Signature]</i>	2335 N Roanna Ct, Tucson	Yes.	4-1-23
9	Helena Barry	<i>[Signature]</i>	2335 N. Roanna Ct, Tucson	Yes	4/1/23
10	Jon Bradford	<i>[Signature]</i>	2355 N Roanna Court Tucson	Yes	4/2/2023
11	Meredith Bradford	<i>[Signature]</i>	2355 N Roanna Court Tucson	Yes	4/2/2023
12					

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#	Printed Name	Signature	Address	Comments (150')	Date
1	Charix Manherz		11300 E. Comanchero Circle	Yes	4/2/23
2	Joanna Manherz		11300 E. Comanchero Circle	Yes	4/2/23
3	Mary Felix	Mary D. Felix	11212 E Tanque Verde Rd	Yes	4/2/23
4	Robert D Felix	ROBERT D FELIX	11212 E TANQUE VERDE RD	YES	4/2/23
5	Kennedy	Jacqueline Kennedy	11210 E. Tanque Verde Rd.	Yes	4/3/23
6					
7					
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9					
10					
11					
12					

Philip, Please Read on behalf of Ian Kidd who is unable to attend.

Members of the Board I would like this statement voicing opposition to Agenda Items # 55. Reference the Type II Conditional Use Permit P23CU00001, MARIANI - E. TANQUE VERDE ROAD, read into the Meeting Minutes.

People must have faith and confidence in our government, for it to function. This is even more critical at the local level, where there is an even greater need for transparency. Unfortunately, in this case, there are some very troubling connections and circumstances, which I am sure the Board are completely unaware of.

The troubling issue with Agenda Item #55 is the apparent case of self interest whereby one of the people involved with making the recommendation to “approve” the project to the County Administration was previously involved with an application to introduce a high density house project into the community. Mr. Portner was hired as a spokes person for the developers “Red Point” and worked on their behalf to get approval for the project. At a minimum Mr. Portner should have recused himself from any involvement in the case to avoid the appearance of self-interest.

The aforementioned project was ultimately denied. However, approval of Agenda Item #55 would create the precedent to allow this and other High Density projects to be revisited. These types of projects coupled with what appears to be an arbitrary and capricious approach to “Spot Zone” has the potential to destroy the very fabric that makes up the Tanque Verde Community and its uniqueness in Pima County.

I urge the Board to reject this proposal or at the very least “tabled” until the process can be reviewed further.

Thank you for your consideration.

Ian Kidd

APR 20 10 05 PM '08

Philip, Please Read on behalf of Mary V. Finley who is unable to attend.

Members of the Board I would like this statement voicing opposition to Agenda Items # 55. Reference the Type II Conditional Use Permit P23CU00001, MARIANI - E. TANQUE VERDE ROAD, read into the Meeting Minutes.

Traffic and its safety impact is very often overlooked and even an afterthought. At this point in time, it does not appear that Mr. Mariani has had a traffic study conducted to analyze the impact of the proposal development on the traffic both in the immediate and surrounding areas. I am requesting that a traffic study be completed PRIOR to the Board of Supervisors deciding on the building proposal – not afterwards.

Additionally, according to the permit application, there will be space for 16 vehicles on this $\frac{3}{4}$ acre parcel – let me say that again, SIXTEEN vehicles. The average number of vehicles on the properties bordering this one is 2 – TWO – and these properties are zoned SR and RX-1 (meaning they generally contain more than 1 acre of land). In the hearing conducted in February, it was implied that the additional cars exiting the proposal development during peak hours will be a small bump in traffic. I find this conclusion a bit absurd:

- The intersection of Tanque Verde and Houghton Roads allows for 1 lane of traffic north-south and east-west. In current traffic during peak hours, cars are literally backed up from the intersection of Tanque Verde and Houghton to the proposed property at 11208 E. Tanque Verde Rd and beyond. It is not uncommon to have a 1-mile backup, especially when students are arriving and leaving their schools. The congestion returns less than 1 hour later with travelers coming home from work.

(Please Post Traffic Back Up Pictures)

- Specific to this proposal, one new driveway will be created for this project. The proposal is for 4 rental units with space available for parking 16 cars. In a perfect world, 2 cars per residence can be expected; but this is not a perfect world, and in general, rental units house more than one family/tenant – thus increasing the number of cars to be parked on the property perhaps from 2 cars to 4 each in addition to 8 visitor parking spaces. That would total 24 vehicles on $\frac{3}{4}$ acres.

This plan falls well short of common sense planning when it comes to First Responders. It has significant limits for ingress and egress to Tanque Verde Road and is critical in regard to emergency vehicles. There is no turn around for EMS vehicles and would require these vehicles to be reversed out on to the main road.

Another safety concern is that there are only 2 streets to exit Tanque Verde's valley during an emergency? Tanque Verde Road (east-west) and Houghton Road (north-south) – and it is a single lane in each direction.

- In the very likely event of a wildfire or flood, the future residents would be at high risk of being unable to leave the development. Any required evacuations would have potential to

harm people and animals who cannot gain access to Tanque Verde Road from their homes.

Pima County should be looking at the big picture and not the "one case" perspective. There are at least 4 new permitting requests – all claiming little to no traffic impact on Tanque Verde Road. Singularly, that may be the case, but not when considered as a whole. Each of these new developments will strain an already stressed route.

We ask that ALL of the comprehensive, detailed studies required by the County be completed PRIOR to a request for conditional use – not after the request has been granted. Due diligence is critical to ensure that "1-Off" decisions, poor decisions, do not cause more harm than good.

We ask you to reject this request.

Mary V. Finley

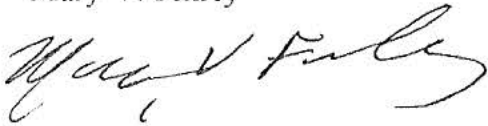
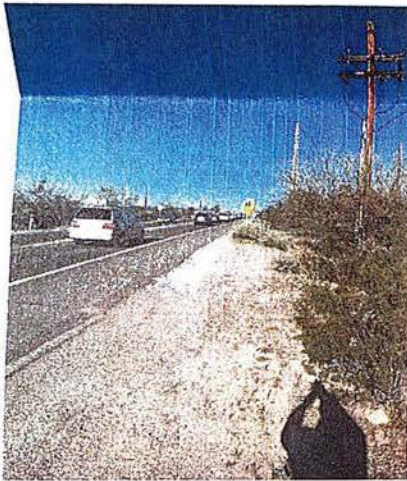
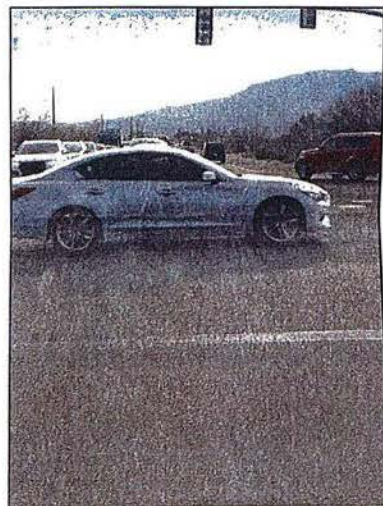
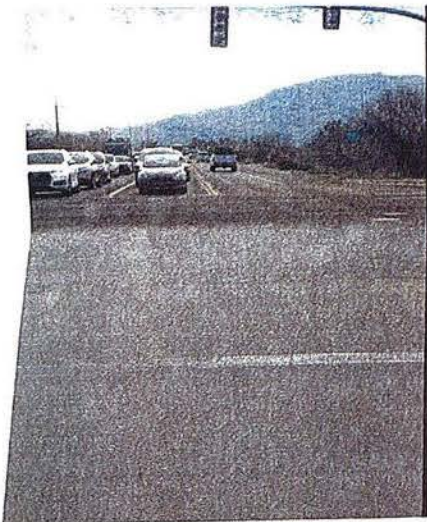
A handwritten signature in cursive script, appearing to read "Mary V. Finley".



Figure 1: Traffic Tanque Verde and Houghton Road Intersection



11208 E. Tanque Verde Road looking West March 29 @ 8:30am



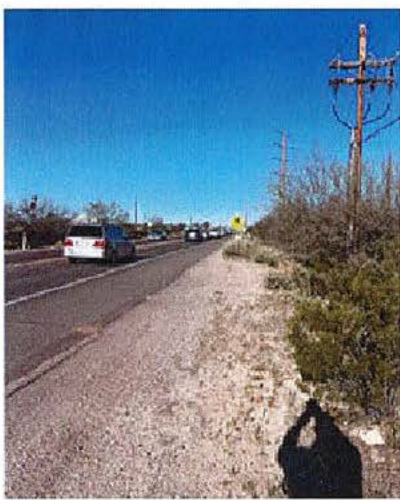
Intersection of Tanque Verde & Houghton looking East March 30 @ 7:58am

Traffic Statement

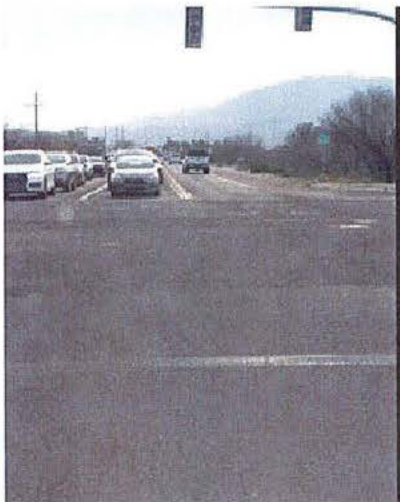
Agenda: 55



Figure 1: Traffic Tanque Verde and Houghton Road Intersection



11208 E. Tanque Verde Road looking West March 29 @ 8:30am



Intersection of Tanque Verde & Houghton looking East March 30 @ 7:58am

3/30/2023

TO: Pima County Board of Supervisors

RE: Pima County Conditional Use Permit #P23CU00001

I, Charlie Manherz am opposed to the conditional use permit being applied for at 11208 E. Tanque Verde Rd. At the original meeting held on 2/8/23, Stephen Mariani stated that that this was the least intrusive use of this land. He also stated that this wasn't for financial gain because it was the least profitable use of the land. If that were true, then why not develop it as a single-family home? If it's because he's trying to improve the community, then that is an unacceptable answer. It's clear that the community doesn't want rental apartments or townhomes in this area.

It would cost significantly less to build one home with 1 set of required utilities and amenities than it would be to build 4 separate apartments with all the utilities and amenities needed for each apartment. According to Mr. Mariani's previous statements, a single-family home would net him a larger profit, and common sense tells us that it's far less expensive.

I also believe that this sets an unwanted precedent within the community. There are other undeveloped properties in the immediate area. There are 5.5 acres at the southwest corner of Conestoga and Tanque Verde. There's 1.6 acres directly across the street from this address. If we allow this to be developed as an apartment complex, then what's to stop these property owners from developing more unwanted apartment complexes?

If there is a need, as Mr. Mariani has previously stated, for smaller homes for the elderly and teachers, there is already an area that appears to be zoned for smaller homes and lots at the southwest corner of Tanque Verde Loop and Tanque Verde Rd.

Charlie Manherz


11300E Comanchero Circle

Tucson, AZ.

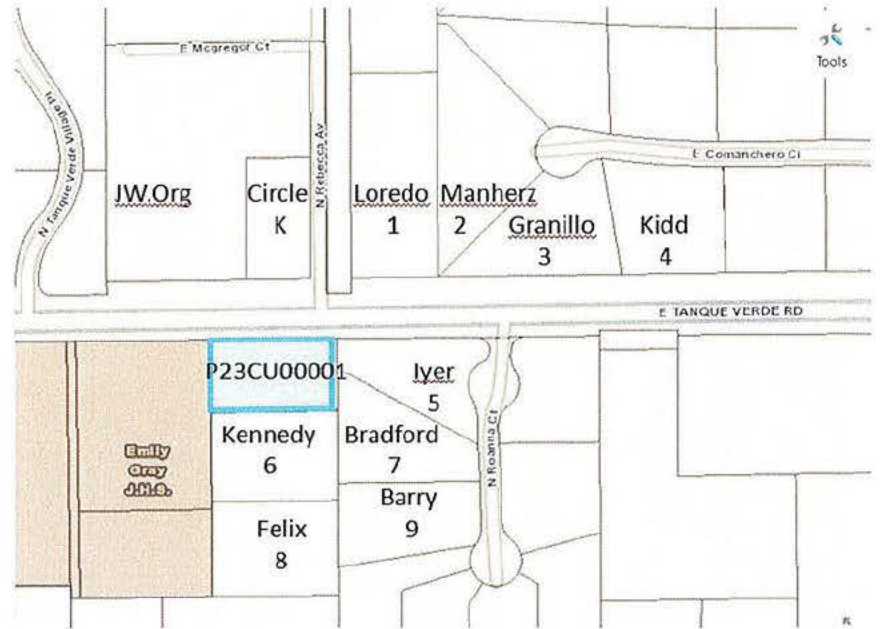
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11208 E. Tanque Verde Rd Supermajority Calculations

(based on AZ House Bill 2116)

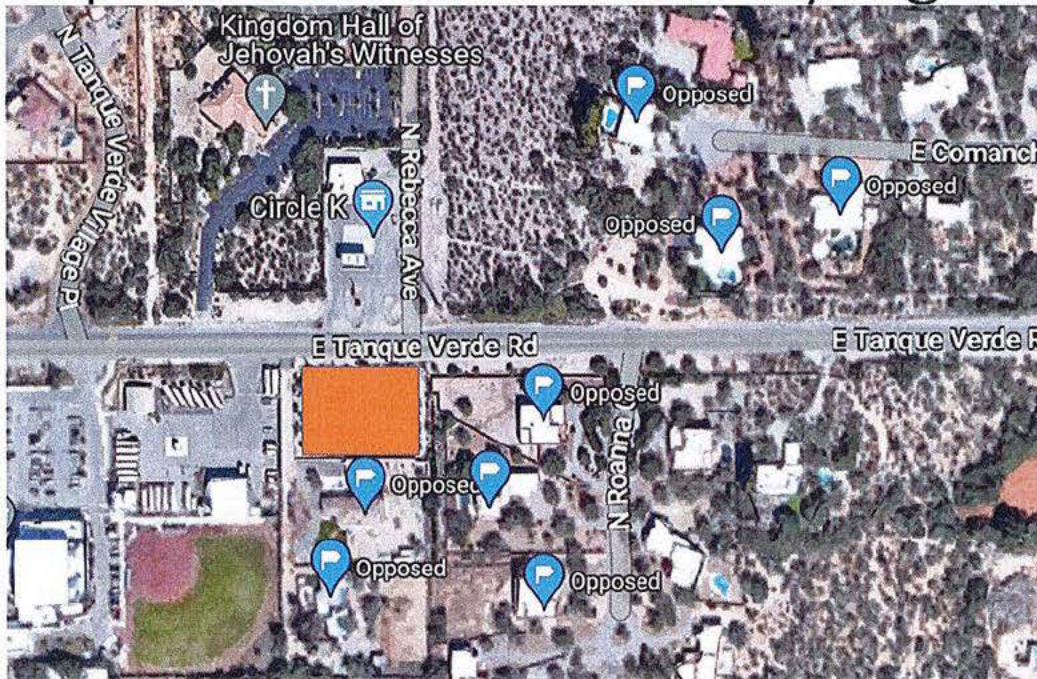
- Parcel is bordered by 9 properties
- The 9 parcels impacted by the proposed permitting is ~9 acres
- Protest area (within 150' of parcel) is ~ 7 acres or ~77%
- 8 out of 9 parcels or 87% OPPOSE the proposal
- *Given the values provided by AZHB 2116, these calculations easily represent more than the required 20% in protest*



Agenda: 55

* https://www.tucsonaz.gov/files/pdsd/rezoning/Presentation_on_Rezoning_Protests_-_AZ_House_Bill_2116_8.30.17.pdf

Protest petitions – community signatories



Flags identify residences that formally oppose the rezoning proposal

Divina Echanove

From: J. Trego <[REDACTED]>
Sent: Monday, April 3, 2023 1:58 PM
To: COB_mail
Subject: URGENT: Materials for Agenda #55 PCBOS Meeting April04 (2 of 2)
Attachments: Density Statement 01Apr23.docx - Google Docs.pdf; Density Poster.jpg; Jons Flood (1).jpg; Flooding Statement.pdf

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Dear Melissa,

Attached are materials in support of Agenda #55 at the Pima County Board of Supervisors for the meeting scheduled at 9am tomorrow. Would you please ensure that the Board members receive these materials - this is email 2 of 2.

Attachments / email 2:

1. Granillo: Density statement, Density Poster
2. Bradford: Flooding statement, Flood photos

Many thanks,
JoAnn

Jim & JoAnn Trego
[REDACTED]

APR 03 2023 10:10 PC CLK OF BO

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