

# AGENDA MATERIAL

DATE 3-17-20 ITEM NO. RA 23

**From:** Angie Rangel  
**To:** COB mail  
**Cc:** Chris Polier; Thomas Drzazgowski  
**Subject:** P19RZ00011 Comment Letters  
**Date:** Tuesday, March 17, 2020 8:18:51 AM  
**Attachments:** P19RZ00011 redacted additional info 3\_17.pdf

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Item 23 for today's hearing.

Angie Rangel  
Program Specialist  
Pima County Development Services  
201 N. Stone Ave., 2<sup>nd</sup> Floor  
Tucson, AZ 85701  
520-724-6976  
520-623-5411 fax  
[www.pima.gov/developmentservices](http://www.pima.gov/developmentservices)

MAR 17 2020 08:05 PM C:\K\TF\B\

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**From:** [Cindy Montenegro](#)  
**To:** [District1](#); [Mark Holden](#); [Greg Saxe](#); [Brian Jones](#); [Donna Spicola](#)  
**Cc:** [Cynthia Merodias](#)  
**Subject:** JFYI we should have some coverage on the problems we are having re rezoning-flooding-traffic P19RZ00011  
**Date:** Monday, March 16, 2020 9:12:29 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Dan Marrie channel 13 lives in our area and is planning a story on the concerns. I have also been in communications with other reporters. Should have at least one reporter working with a Hydrologist on an article on the flood concerns in the area. May not be in time for the meeting but hopefully bring some attention to these problems with developments and flooding in the area.

Cindy

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**From:** Dan Marries [mailto:[Dan.Marries@kold.com](mailto:Dan.Marries@kold.com)]  
**Sent:** Monday, March 16, 2020 8:43 PM  
**To:** Cindy Montenegro  
**Subject:** RE: Public needs to know flooding problems please consider a news report

I have all of this info in our planning calendar for tomorrow. I can't ever promise coverage but I promise to pitch the story. If we can't cover tomorrow, I've asked if we can please try and look into further.

## Dan Marries

Evening News Anchor/Reporter

520-744-1313 x5189

[www.Facebook.com/DanMarries](https://www.Facebook.com/DanMarries)



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**From:** Cindy Montenegro [REDACTED]

**Sent:** Monday, March 16, 2020 5:15 PM

**To:** Dan Marries <Dan.Marries@kold.com>

**Cc:** Cynthia Merodias [REDACTED]

**Subject:** RE: Public needs to know flooding problems please consider a news report

Dan

Yes and I found discrepancies with their drainage plan of the upper 10 acres just approved for rezoning. The county says they will be reviewing the plans. There is a discrepancy on the amount of the water coming into the property and going through the property.

The developer also moved some of the drainage away from going through the Pima Farms Subdivision that goes through and floods one of our properties. The current plan is dumping more water on the neighbor and Beckey Joe road.

The neighbors on Beckey Jo are already having too much flooding from when they put in the Pima Farms subdivision and even more flooding from Pima Farms not maintaining their drainage.

Maybe they moved the water in order that they could build more homes or maybe because the little people can't make enough noise.

There are so many other problems with the plan they are trying to rezone.

They shouldn't have gotten it amended for the comprehensive plan, it is not comparable zoning, see attached map.

People coming to this area to purchase a home will not know there is a problem with flooded roads until monsoon season.

I am very concerned that there is no room on the Camino de Oeste 21'-24' paved two lane road for pedestrians and bikes. The road is supposed to be 80' wide, they are to give 35 feet to the right-a-way, but there are no plans to widen the road or fix the intersection at Magee to Pima Farms at Camino de Oeste. There will be 4 access points for these two development meaning 4 left turns with no left turn lane on a hill.

Cortaro irrigation gravity flow water line runs diagonal through the property. Note the line dividing the zoning is their 25' easement. They plan to move it to the west boundary, it flows northwest and the drainage for the property flows southwest, that could be a problem. Also there is no guarantee that they can or that Cortaro will agree to move it.

Cindy

Cynthia Merodias-Montenegro

7445 N. Camino de Oeste

Tucson, AZ 85741

[REDACTED]

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**From:** Dan Marries [mailto:[Dan.Marries@kold.com](mailto:Dan.Marries@kold.com)]  
**Sent:** Monday, March 16, 2020 4:06 PM  
**To:** Cindy Montenegro  
**Subject:** RE: Public needs to know flooding problems please consider a news report

They've already broken ground and clearing out that 10 acres.

## Dan Marries

Evening News Anchor/Reporter

520-744-1313 x5189

[www.Facebook.com/DanMarries](https://www.Facebook.com/DanMarries)



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**From:** Cindy Montenegro [REDACTED]  
**Sent:** Monday, March 16, 2020 4:04 PM  
**To:** Dan Marries <[Dan.Marries@kold.com](mailto:Dan.Marries@kold.com)>  
**Cc:** Cynthia Merodias [REDACTED]  
**Subject:** RE: Public needs to know flooding problems please consider a news report

Dan

Thank you, Thank you

The rezoning meeting is scheduled for tomorrow morning, Board of Supervisors, 9AM, 120 W. Congress, 1<sup>st</sup> floor

So far the county has not discontinued their meetings

I have over 109 protest for roads/traffic/safety and 88 flood protest. But last meeting I had over 87 protest and they still past it.

I do not expect but a few neighbors that can make it to the meeting.

Staff is advising to pass the zoning because it meets their criteria. The board went with staff recommendations last meeting.

Cindy

**From:** Dan Marries [<mailto:Dan.Marries@kold.com>]

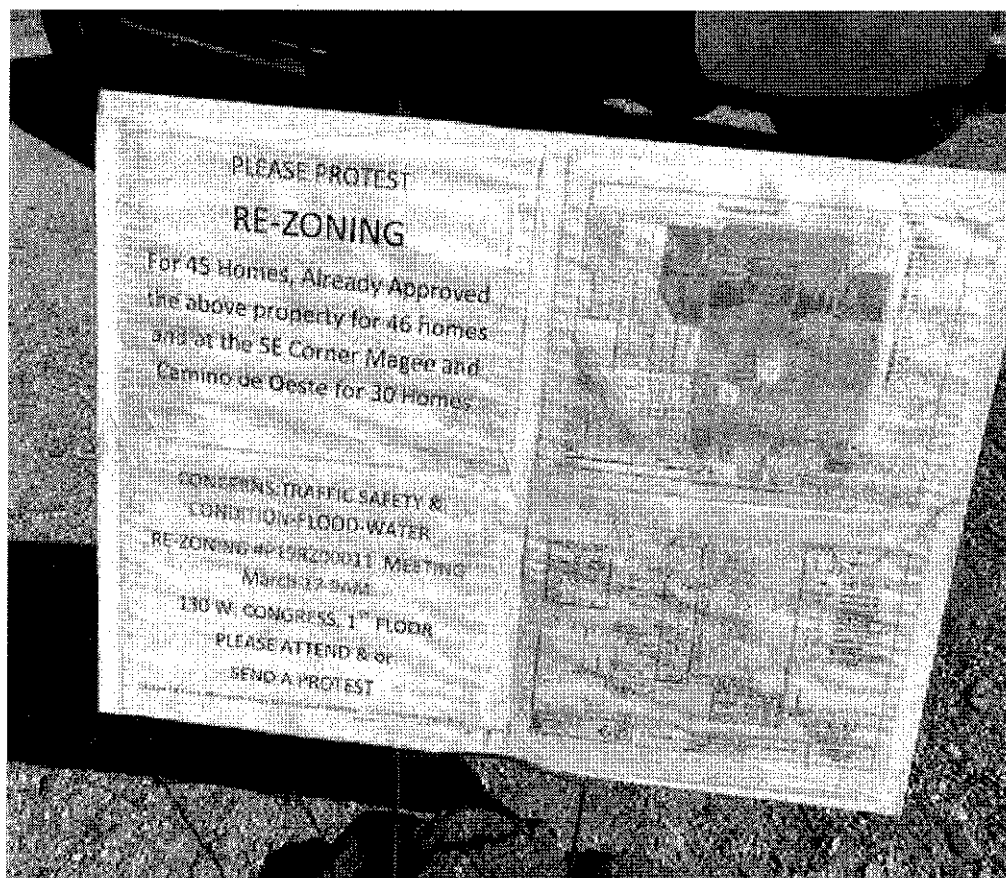
**Sent:** Monday, March 16, 2020 3:52 PM

**To:** Cindy Montenegro

**Subject:** RE: Public needs to know flooding problems please consider a news report

Hi Cindy,

I stopped by and got one of the info packets this morning. I am pitching the story for tomorrow. I can add your info into the planning calendar. Not sure if we'll be able to cover it but I will ask. DAN



## Dan Marries

Evening News Anchor/Reporter

520-744-1313 x5189

[www.Facebook.com/DanMarries](https://www.Facebook.com/DanMarries)



**From:** Cindy Montenegro [REDACTED]

**Sent:** Monday, March 16, 2020 2:54 PM

**To:** Dan Marries <[Dan.Marries@kold.com](mailto:Dan.Marries@kold.com)>

**Cc:** Cynthia Merodias [REDACTED]

**Subject:** FW: Public needs to know flooding problems please consider a news report

Dan Marries

In researching flood, traffic, water and safety concerns for re-zoning of two 10 acre parcel that run along the west side of Camino de Oeste from Magee/Pima Farms road than half a mile south to Massingale Road, I learned a great deal of concerning information.

Rezoning P19RZ00011 7701 N. Camino de Oeste due to Board Meeting 3-17-2020, 120 W. Congress 9: AM

There are so many concerns, but here I am addressing flooding, due to poor planning, engineering that is not satisfactorily dealing with the issue and poor or no maintenance of the home development drainage systems in Critical Basin areas.

I found that the criteria for new developments allows the developers to direct more water on neighbors or direct/take the water away from properties and the natural vegetation/trees.

Neighbors and roads are being flooded by subdivisions not maintaining their drainage systems

There is no oversite to maintain subdivision drainage systems

Maintenance is done by break down maintenance, someone complains they are being flooded, then the county will look into it

I typed up some of my findings in hopes that they could be brought to the attention of the public there by gaining attention to get something done about the problems.

Please look over and advise if you could do something in the way of an article

Call me I can provide more information, back up information and others contact information to verify the information

Thank you

Cynthia Merodias-Montenegro  
7445 N. Camino de Oeste  
Tucson, AZ 85741



**From:** Gloria Grab  
**To:** Donna Spicola  
**Subject:** Protest Case #, P19RZ00011-7701 N. Camino de Oeste  
**Date:** Monday, March 16, 2020 8:40:21 PM

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Donna Spicola  
Development Services Dept.  
201 N. Stone Ave.  
Tucson, AZ 85701

RE: Protest Case #, P19RZ00011-7701 N. Camino de Oeste  
Owner: Grab Revocable Trust , 7760 N Becky Jo Lane, Tucson, AZ 85741

Dear Donna,

My property at 7760 N. Beckey Jo Lane is located on the NW side of the proposed property being rezoned. 7760 N Beckey Jo Lane has been in my family over 50 years and during this time there was no problem with water drainage and flooding. The water flooding and draining issues started with the development of Pima Farms Subdivision. I was assured by the Developer and the Board of Supervisors that filling in natural gullies, leveling the land and then covering with non-absorbent asphalt would have not an effect on my property. It has, I now have flooding issues resulting in a ditch in front on my driveway making this drive way unpassable.

I understand that the new subdivision at 7951 N. Camino de Oeste, above my property is placing their retention pond to dump additional water on my property.

Now this proposed development wants to run their retention basins to three properties, dumping water on three properties to the west and no water on the other four properties. There should be some law or protection against directing more water to the neighbor's property. And they should not be able to channel water away from a property thereby possibly killing the natural vegetation.

The preliminary development plan shows water funneled to Patrick Rodda's property, Patrick complained and he was told by Jim Portner that they would move the water to my property. This is diffidently not acceptable.

I feel that the Board of Supervisors is only looking at tax revenue and are not concerned with the individual property owners. My property is not and should not be the answer to the developer's water problem. By using my property to channel water from four developments, my property will lose value and cost me money salvage my land that my family has owned over 50 years ago. I protest the Re-zoning & Development 10 Acres 7701 N. Camino de Oeste Re-Zone #P19RZ00011 NW corner Camino de Oeste and Massingale.

Thank you for your consideration.

Sincerely,

Gloria J Grab  
Grab Revocable Trust  
1972 E Carr Canyon Rd  
Hereford, AZ 85615



**Gloria J. Grab**

Senior Loan Officer



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**From:** Gloria Grab [mailto:gloria.grab@novahomeloans.com]  
**Sent:** Monday, March 16, 2020 8:46 PM  
**To:** [REDACTED]  
**Subject:** Protest Case #, P19RZ00011-7701 N. Camino de Oeste

## AGENDA MATERIAL

DATE 3-17-20 ITEM NO. RA 23

March 16, 2020

RE: Protest Case #, P19RZ00011-7701 N. Camino de Oeste  
Owner: Grab Revocable Trust, 7760 N Becky Jo Lane, Tucson, AZ 85741

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Thank you for your consideration.

Sincerely,

Gloria J Grab  
Grab Revocable Trust  
1972 E Carr Canyon Rd  
Hereford, AZ 85615

520 266-2776

**Gloria J. Grab**

Senior Loan Officer  
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