

# AGENDA MATERIAL

DATE 10-19-21

ITEM NO. RA 23

Melissa Whitney

From:

Sent:

To:

Subject:

Monday, October 18, 2021 11:25 AM

COB\_mail; DSD Planning

ATTN: BOARD OF SUPERVISORS 10/19 MEETING (PUBLIC COMMENT)

To Whom It May Concern,

I write to you regarding Agenda Item #23 on tomorrow's public hearing, concerning the application for a Conditional Use Permit for a Contractor's Yard, submitted by Tradewinds LLC on W. Dally Rd. P21CU00004.

Please do send confirmation you have received this, it would help me to know it made it over there. :)

I respectfully request that the clerk read the following statement in quotes for me during the Call to Public as I have issues which prevent me from participating in tomorrow's meeting. If possible, I also request it be included as a matter of record or in any addendums or comments to be provided to the Board.

Christopher Johnson  
7979 N Avra Rd.  
[REDACTED]

"Good morning, my name is Christopher Johnson. I'd like to speak briefly today regarding Agenda Item #23. As I cannot attend the meeting, I have requested the clerk to read this statement for me during the call to public.

I am a homeowner and resident of Pima County; my property is a ten acre homestead in District 3 where I tend a small farm. It is located directly diagonal to the site on which the applicant, Tradewinds LLC, has requested a Conditional Use Permit for a Contractor's Yard. I'd like to provide my perspective for you, based solely on personal experience.

For over three years now, Tradewinds has operated a freight, shipping, and storage facility on West Dally Rd. They erected fencing, removed all desert vegetation, put up large structures, and opened for business, all without any regard to permits. After that, they filled the 5 acre lot to capacity with some hundred plus vehicles, tractor trailers, cranes, and forklifts.

The facility itself generates a tremendous amount of noise and heavy traffic, all of which is extremely far ranging. Access occurs through a dirt road easement over a mile long. The majority of these vehicles are tractor trailers and tow trucks hauling double loads of large industrial objects, vehicles, HVAC units, shipping containers, and metal waste piles which fill the lot. Beeping cranes operate with loud bangs that can be heard beyond the property for great distances. Diesel yard equipment often runs all day in excess of noise ordinance levels. Forklifts begin early in the morning at 7 AM and generate engine sounds, hums and vibrations as they load/unload deliveries.

Since this company moved in, the character of the neighborhood has been drastically impacted. They operate as

if the area is a commercial industrial zone, often parking vehicles in the roadways. Unfortunately, on site considerations of access and design choices were not implemented, which would have potentially mitigated impact. Any appraisals of the suitability of the site for this type of business, were seemingly not addressed. The lack of conformance with all zoning regulations is, I believe, illustrative of Tradewinds approach.


In closing, I'd like to thank the Board for allowing me to speak today. I relate my experience, as I feel that the large amount of noise, storage of potentially hazardous objects, and industrial level operation Tradewinds has been running would likely be further expanded by any permit.

It also appears some current uses would not be properly addressed or allowed even by the Contractor's Yard permit. For these reasons, I feel Tradewinds would be better served to establish an alternative site elsewhere that can meet their business needs, properly sized and located with access to major roadways, a more suitable area that isn't environmentally sensitive in the MMB CLS. Respectfully I express my opposition to this request for the permit due to the above factors.

In closing, I send my thanks to the clerk and staff for including my comments as a matter of record, and hope these factors are considered. With all highest respect to the Honorable Board Members, thank you for your time. Sincerely, Christopher Johnson."

Thank you for reading this comment for me. I am very grateful for your help!!! All best

Feel free to contact me if anything else is needed

Kind Regards,  
Christopher Johnson  
7979 N Avra Rd  
Tucson AZ 85743  


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