

Aliza Barraza

From: Michael Ignatowicz [REDACTED]  
Sent: Saturday, May 18, 2024 4:21 AM  
To: COB\_mail  
Subject: Case # P23RZ00006 Case Name: Yarbrough TR-W Ironwood Hill Drive Rezoning.

**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.

Dear Board of Supervisors:

We are writing to express our opposition to the rezoning being considered in the captioned case.

We do not wish to see any increases of residential density in the Tucson Mountains Special Area. We think the area is quite unique in Tucson, and want to maintain the semi-rural, suburban ranch environment that is supported by the current zoning.

The area under consideration is a gateway to significant wildlife and natural habitat. Its adjacency to Tucson Mountain Park and Saguaro West National Park makes it especially significant. We want to see that habitat supported, enhanced, and protected.

The case under consideration is tantamount to spot zoning, which we don't think is in the best interests of the natural area or it's current residents.

Thank you for your careful consideration of this matter.

Very Truly Yours,

Michael and Norma Ignatowicz  
4920 W. Monte Carlo Dr.  
Tucson, AZ 85745

MAY 20 24 AM 09:03 PC CLK/CF ED 3

**Aliza Barraza**

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**From:** Anthony Knight <[REDACTED]>  
**Sent:** Saturday, May 18, 2024 11:57 AM  
**To:** COB\_mail  
**Subject:** Board of Supervisors

**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.

Dear Board of Supervisors.

As a property owner and member of the Gates Pass Area Neighborhood Association, I respectfully request that the Board deny the request to up-zone the following property.

**Case # P23RZ00006**

**Case Name: Yarbrough TR-W Ironwood Hill Drive Rezoning.**

I oppose up-zoning purely for the benefit of one landowner. If this case is permitted it will only lead to further similar requests that will eventually severely compromise the wildlife corridors, spacious lots, and plant and animal habitats that SR properties provide. Keep SR zoning with a minimum 3.31 acres per dwelling. Your actions will have a positive impact in retaining our Gates Pass/Tucson Mountains area semi-rural,

Sincerely,

Anthony Knight

1876 North Camino de Oeste

MAY 20 24 AM 09:03 PC CLK OF BD

**Aliza Barraza**

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**From:** Noreen C [REDACTED]  
**Sent:** Saturday, May 18, 2024 3:47 PM  
**To:** COB\_mail  
**Subject:** Case # P23RZ00006: Yarbrough TR-W Ironwood Hill Drive Rezoning.

**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 the Board of Supervisors:

I am writing to express my strong opposition to the rezoning request in this case. I do not believe that any such upzoning should be approved for the benefit of one landowner. I believe that if this request is approved it will set a bad precedent as many others will start making similar requests.

I own residential property located on Gates Pass, and one of the main reasons I bought in this area is the SR zoning. We have a unique community that values the preservation of wildlife corridors, spacious lots, and plant and animal habitats that SR properties provide. Every neighbor that I have spoken with about this holds strong opinions that we need to preserve the SR zoning SR with a minimum 3.31 acres per dwelling.

Your actions of denying this request will have a positive impact in retaining our Gates Pass/Tucson Mountains area semi-rural, suburban ranch environment.

Respectively,  
Noreen Cary  
4725 W Gates Pass Rd, Tucson, AZ 85745

MAY 20 24 AM 09:03 POC CLK OF ED

**Aliza Barraza**

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**From:** Janel Boston [REDACTED]  
**Sent:** Saturday, May 18, 2024 4:52 PM  
**To:** COB\_mail  
**Subject:** Zoning concern

**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.

Case #: P23RZ00006  
Case Name: Yarbrough TR-W Ironwood Hill Drive Rezoning.

I oppose up-zoning for the benefit of one landowner.  
We want to preserve the wildlife corridors, spacious lots, and plant and animal habitats that SR properties provide. Keep SR zoning SR with a minimum 3.31 acres per dwelling.

Thank you for your consideration.  
Janel Boston

 Virus-free [www.avg.com](http://www.avg.com)

MAY 20 24 AM 05:03 PC CLK OF BD



**Aliza Barraza**

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**From:** Janel Boston [REDACTED]  
**Sent:** Saturday, May 18, 2024 4:55 PM  
**To:** COB\_mail  
**Subject:** Up-zoning concern Zoning concern

**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.

Case #: P23RZ00006  
Case Name: Yarbrough TR-W Ironwood Hill Drive Rezoning.

I oppose up-zoning for the benefit of one landowner.  
We want to preserve the wildlife corridors, spacious lots, and plant and animal habitats that SR properties provide. Keep SR zoning SR with a minimum 3.31 acres per dwelling.

Thank you for your consideration.  
Janel Boston



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MAY 20 24 AM 09:03 PC CLK OF BD

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**Aliza Barraza**

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**From:** Paul Brenner <[REDACTED]>  
**Sent:** Sunday, May 19, 2024 7:10 AM  
**To:** COB\_mail  
**Subject:** Oppose Up-zoning

**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 Day - Please preserve the SR Zoning 3.3 acre minimum.

Thank you, Paul.

**Paul Brenner**

**4950 W. McElroy Drive**

**Tucson, Arizona 85745**

[REDACTED]

[REDACTED]

MAY 20 24 09:03 PC CLK OF BD



**Aliza Barraza**

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**From:** Dori Frankel <[REDACTED]>  
**Sent:** Sunday, May 19, 2024 2:31 PM  
**To:** COB\_mail  
**Subject:** Yarborough Property rezoning

**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.

Supervisors,  
Please know that we are opposed to any rezoning to a smaller level than the 3.3 acre zone in our neighborhood. It is not in the best interest of either the neighborhood or the environment to divide in such a manner.  
Mel and Dori Frankel  
4965 West Gats Pass Road  
Tucson.

Sent from the all new AOL app for iOS

MAY 20 24 PM 03:03 PC CLK OF BD

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**Aliza Barraza**

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**From:** Anna Marie Delgado [REDACTED]  
**Sent:** Sunday, May 19, 2024 2:45 PM  
**To:** COB\_mail  
**Subject:** (OPPOSE) ---> Case number: P23RZ00006 and Yarbrough Family Trust

**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.

Dear Supervisors,

I am writing to express my opposition of the rezoning of the Yarbrough property (case #P23RZ00006), as this will surely set a precedent in the area and encourage other homeowners who currently have an SR zoning to request an SR-2, especially given the popularity of vacation rentals in recent years.

When one purchases a property, he/she has the opportunity to investigate zoning and density for the parcel. The Yarbrough owner was aware of the zoning when purchased and it seems unfair to allow this rezoning for the benefit of one owner, thus affecting the neighbors of this property who also purchased assuming the SR zoning would remain in effect.

I deeply oppose the approval of the request. Thank you for your time in reading my email.

Anna Marie Delgado  
Nearby homeowner/Gates Pass Area Resident [REDACTED]

MAY 20 24 AM 09:03 PC CLK OF BD

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**Aliza Barraza**

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**From:** [REDACTED]  
**Sent:** Sunday, May 19, 2024 3:01 PM  
**To:** COB\_mail  
**Subject:** Yarbrough Family trust, # P23RZ00006

**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.

Dear Members of the Pima County Board of Supervisors:

I am unable to attend the Board's May 21 meeting at which a request to Change the zoning on a single property from SR to SR2 will be discussed. But this note is to register my opposition to granting the zoning change.

i write as a long time Tucson native who lives in SR zoning on the west side, where we have been members of two conservation groups for over twenty-five years. We chose this location because of the low density, which have been assured by the zonings put on place many decades ago. And my work with these organizations has been to protect what we can of the desert from unnecessary reduction of habitat.

Thus I find the attempt by a single property owner to change the zoning approved years ago to benefit a large region to be inappropriate. Low density benefits wildlife, lowers water consumption, and makes driving through to Desert Museum or Saguaro National Park more scenic.

You all know that decisions mad by the Board are often precedent setting. If this reduction on legal lot size is granted, what will be the action of the Board should any other individual property owner seek the same decision, perhaps simply to sell of property for profit, but at the inconvenience of adjacent neighbors?

I thank you all for your attention, and hope that you deny this zoning change not for a region but for a single individual.

Sincerely yours, Roger E. Carpenter

Roger E. Carpenter  
rogercarpenter6@icloud.com  
1124 N. Camino de Oeste  
Tucson AZ 85745  
[REDACTED]

MAY 20 24 09:03 PM CLK OF BD



**Aliza Barraza**

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**From:** Michael Whitehead <[REDACTED]>  
**Sent:** Sunday, May 19, 2024 3:03 PM  
**To:** COB\_mail  
**Cc:** Mary Whitehead  
**Subject:** case no. P23RZ00006: Yarbrough Family Trust

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.

We STRONGLY oppose this rezoning request, likely made to financially benefit one family; a very poor reason to damage our beautiful area.

We oppose the request because we moved here, to the Tucson Mountains, for their natural, wild, scenic beauty, and because of the SR zoning 3.3 acres minimum density.

We DO NOT want to encourage this sort of down-zoning in our area. It is bad for us, for the wildlife (already under HUGE stress from humans), and it will further encourage real estate speculators to regard our area with predatory greed. We need the Buffer Zone of Minimal Density and do not want it destroyed.

We pay over 15 thousand dollars (\$15,000) in property taxes to Pima County; for our residence and several rental properties we own. PLEASE PAY ATTENTION TO US!!!

Michael and Mary Whitehead  
4351 W. Mountain Side Dr.  
Tucson, AZ 85745

MAY 20 24 AM 09:02 PC CLK OF BD

**Aliza Barraza**

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**From:** Arielle DeSoucey [REDACTED]  
**Sent:** Sunday, May 19, 2024 6:38 PM  
**To:** COB\_mail  
**Subject:** P23RZ00006 and Yarbrough Family Trust

**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 evening,

We live in Gates Pass and we are writing about the rezoning from SR to SR-2. We do not want this to be allowed because it could encourage other property owners of larger parcels to ask for the same thing.

The Yarbrough property is within the Pima County Buffer Zone of Minimal Density that surrounds Federal, State and County Parks ensuring protection of wildlife corridors.

We hope that you take into consideration the environmental and neighborhood impact that such a decision would take.

Thank you for your attention.

Regards,

Arielle DeSoucey and Jim Strong

Arielle DeSoucey & Jim Strong  
4870 W McElroy Dr, Tucson, AZ 85745  
[REDACTED]

MAY 20 24 10 09 02 PC CLK OF BD

**Aliza Barraza**

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**From:** KEN MCCUTCHEON [REDACTED]  
**Sent:** Sunday, May 19, 2024 7:50 PM  
**To:** COB\_mail  
**Subject:** P23RZ000006 YARBROUGH FAMILY TRUST

**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 the board of supervisors

I am a 65 year old Tucson mountain native. These mountains will always be my home. Mr. Yarbrough is also a Tucson native. Calling the Tucson mountains home for most of his life. I have seen major changes over the years in these mountains. Some horribly bad like the antennas on top of the peaks at trails end. Which was approved for one or two antennas. But now has 5 and many dishes. Or how about the houses at the top of trials end. Both having roads that scare the desert. Which can be seen clear across town from east Tucson. Lets not forget the lighting ordinance either. Those houses on top of the trails end do have lights. All that development has destroyed sahuaro cactus.

- I am clearly making a point. Mr Yarbrough getting this rezoning approved .
- Will not affect property values. Lots next door are 1 acre, his will be 2 acre
- Will not have a impact on the desert. Both structures are already there.
- Will not increase traffic to the area.
- Will not be able to see from major st.
- Will increase tax revenue
- I would ask the board to approve this zoning request.

Ken Mc Cutcheon

MAY 20 24 AM 09:02 PC CLK OF BD

**Aliza Barraza**

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**From:** Susan Sferra <[REDACTED]>  
**Sent:** Sunday, May 19, 2024 9:00 PM  
**To:** COB\_mail  
**Subject:** I oppose Yarbrough rezoning request; P23RZ00006, Yarbrough Family Trust

**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.

Dear Board of Supervisors,  
I oppose the Yarbrough Family Trust request for rezoning. I chose living in the Tucson Mountains Special Area because of the low density housing, natural areas, and wildlife corridors. I even purchased a vacant desert lot adjacent to my home to retain as wildlife habitat to help offset the ongoing loss of open space to development. If you grant this request for just one landowner, it could set precedent for others to request rezoning from SR to SR-2. Granting this approval would be another "death by 1000 cuts" infringement on the native ecosystem, negatively changing the character of the area we live in. I do not want to have to fight to retain the existing zoning regulations and I encourage you to reject the Yarbrough request.

Thank you,  
Susan Sferra  
1335 N Dusty Hollow Court,  
Tucson AZ 85745

MAY 20 24 AM 09:02 PC CLK DF BD

**Aliza Barraza**

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**From:** Francis Sousa [REDACTED]  
**Sent:** Monday, May 20, 2024 2:34 AM  
**To:** COB\_mail  
**Subject:** rezoning case #P23RZ00006, Yarbrough Family Trust

**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.

This rezoning request appears to be an attempt to generate revenue for the trust. Ownership of a guest house on the property in the trust can be established by the trust and does not need a rezoning. Current zoning restrictions were established for good reasons. Adjacent property owners are dependent on the zoning to keep in place many of the characteristics that were critical to why the property owners bought property.

A rezoning that would allow a property lot split that reduces the minimum lot size under the current zoning is a mechanism to circumvent established lot restrictions per the current zoning. This would open the door to rendering the zoning powerless against similar future rezonings, a very dangerous precedent to set that could jeopardize current zoning restriction county wide. Not a wise decision if allowed.

Please do not grant the rezoning request for case P23RZ00006

MAY 20 2024 09:02 PC CLK OF BD

**Aliza Barraza**

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**From:** Fred Davis [REDACTED]  
**Sent:** Monday, May 20, 2024 3:52 AM  
**To:** COB\_mail  
**Subject:** P23RZ0000Z Yarbrough Family Trust

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.

Board of Supervisors,

I was born (1951) and raised in Tucson and visited many times over the years while my parents were still alive. I have purchased property in the Gates Pass area and plan to return. The beauty of the Sonoran Desert and the respect for it that has always been a defining characteristic of Tucson and Pima County is still strong, pulling me back to my home town. Allowing a higher density of housing in any area will make it much more difficult to avoid irreversible destruction of native flora and fauna. I urge you not to support a request for re-zoning that will have this effect.

Thank you for your service,  
Fred Davis  
4441 West Mountain Side Drive  
Sent from my iPad

MAY 20 24 AM 03:02 PC CLK OF RD

**Aliza Barraza**

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**From:** Wendy L Beardsley [REDACTED]  
**Sent:** Monday, May 20, 2024 10:03 AM  
**To:** COB\_mail  
**Subject:** Rezoning of 4375 Ironwood Hill Drive in Pima County

**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 the Clerk of the Board:

There is a hearing by the Board of Supervisors tomorrow, May 21<sup>st</sup>, to decide on rezoning a property at 4375 Ironwood Hill Drive from SR to SR-2.

This property is 4.77 acres in size and is currently zoned as Suburban Ranch for one dwelling on a minimum of 3.31 acres. SR zoning provides for low density, large lot, single-family, residential development. The main house on this property is 2480 square feet and was built in 1975 in accordance with the restrictions of its SR zoning.

However, the homeowner has more recently built a separate guest house on the property and now wants to rezone the lot to SR-2, subdividing the main house and the guest house into two lots of about 2 acres each.

This "up zoning" is solely for the benefit of this one homeowner to increase the value of the existing dwellings once they are split into two lots. SR zoning in the Tucson Mountains has been successful at preserving wildlife corridors and plant and animal habitats. Large lots like the one at 4375 Ironwood Hill Drive need to retain their SR zoning to keep density low and preserve the Sonoran desert as much as possible.

If approved, this up zoning will just encourage other homeowners to rezone their properties from SR to SR-2 and increase density in the Tucson Mountains area. The only ones who benefit are the homeowners themselves, and it goes against the original purpose of SR zoning to keep density as low as possible.

I encourage the Board of Supervisors to reject the request to up zone this property from SR to SR-2.

Respectfully submitted,

Wendy Beardsley  
4941 West Monte Carlo Drive  
Tucson, Arizona 85745

[REDACTED]

MAY 20 2024 10:04 PM CLK OF BD

63



**Aliza Barraza**

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**From:** Ethan Henderson <[REDACTED]>  
**Sent:** Monday, May 20, 2024 10:17 AM  
**To:** COB\_mail  
**Subject:** Opposition of P23RZ00006 : Yarbrough Family Trust

**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.

Dear Supervisors,

We vehemently oppose the approval of the Yarbrough rezoning request for several reasons:

- We support the current low density SR zoning for our Tucson Mountains Special Area.
- This is a potential monetary gain for one property owner. Others will try the same maneuver if this is successful. We cannot have that.
- The Yarbrough property is within the Pima County Buffer Zone of Minimal Density that surrounds Federal, State and County Parks ensuring protection of wildlife corridors.
- Allowing the rezoning from SR to SR-2 could encourage other property owners of larger parcels to ask for the same thing.

We hope that you see the importance of this request. The damage that will happen will be irreplaceable and we cannot allow this to go forward.

Thank you,  
Ethan & Gretchen Henderson  
1989 N Calle Del Suerte

MAY 20 24 AM 10:19 PC CLK OF BD

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AGENDA MATERIAL

DATE 5/21/24

ITEM NO. RA 69

Aliza Barraza

From: Anna Johnson <[REDACTED]>  
Sent: Monday, May 20, 2024 10:39 AM  
To: COB\_mail  
Subject: Not cool!!! P23RZ00006 and Yarbrough Family Trust

**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.

As a resident of the gates pass neighborhood I am very concerned about this case P23RZ00006 the Yarbrough Family Trust Ironwood Hill rezoning ase.

I support the current low density SR zoning for our Tucson Mountains Special Area. Don't change it to benefit one property owner!!

- This is a potential monetary gain for one property owner
- The Yarbrough property is within the Pima County Buffer Zone of Minimal Density that surrounds Federal, State and County Parks ensuring protection of wildlife corridors
- Allowing the rezoning from SR to SR-2 could encourage other property owners of larger parcels to ask for the same thing

I employ you to not rezone!!!  
Thank you,  
Annaliese Johnson

MAY 20 2024 10:59 PC CLK OF BD

CA