

## Elva Pedrego

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**Subject:** FW: Conditional Use Permit Request P21CU00004 : Parcel Code 215-31-029B Tradewinds Land Services LLC W Dally Rd

**From:** Cj Douglas <[nonreplica@gmail.com](mailto:nonreplica@gmail.com)>

**Sent:** Monday, August 2, 2021 2:38 PM

**To:** DSD Planning <[DSDPlanning@pima.gov](mailto:DSDPlanning@pima.gov)>

**Subject:** Re: Conditional Use Permit Request P21CU00004 : Parcel Code 215-31-029B Tradewinds Land Services LLC W Dally Rd

**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 Whom It May Concern,

As we approach a public hearing, I am writing to the members of the Planning Division to respectfully voice my concerns with this request for a Conditional Use Permit for the property mentioned in the subject line (Tradewinds LLC W Dally Rd P21C00004 Parcel Code #215-31-029B) ahead of the 8/11 scheduled date.

I'd appreciate it if my experience would be made a matter of record or shared, and be taken into consideration so that any and all salient reservations by myself, the county/division/staff, and other neighbors will be properly addressed before any approval is considered.

My name is Christopher Johnson, I live at 7979 N Avra Rd, Tucson AZ 85743. I operate a small organic farm situated directly diagonally to the parcel in question. Over the roughly three years since they have moved in, the quiet dirt road I live on has had its character drastically altered by the endless traffic of double-trailer 18 wheelers loaded with tens of thousands of pounds of all manner of industrial equipment, scrapyard vehicles, shipping containers, and the like. Often in tandem teams of three tractor trailers, they take the dirt road at high speeds and can be heard from a mile off.

Once at the facility, they park in the roadway since it lacks any proper egress and loading zone for vehicles. Often times trailers even show up in the middle of the night and park in the road until morning.

Initially, Tradewinds freighted in about 500 vehicles and used the lot as an auction yard. All day trucks with trailers would bring in or out vehicles. Now they are mainly putting giant pallets of industrial objects like air conditioners, trucks, and machinery. Misleadingly, they request a Contractor's Yard designation but in reality they operate as a Shipping & Freight Yard.

The area in which this parcel is situated is currently zoned as Rural Homestead, altering the zoning classification to Type II Contractor's Yard for this entity would completely alter the character of the neighborhood. Industrial development of this type which offers nothing to the community would go against the strictures of the zoning regulations and degrade the area. Here is the zoning designation:

A. Purpose: This zone is intended to preserve the character and encourage the orderly growth of rural areas in the county. It is intended to encourage rural development in areas lacking facilities for

urban development and to provide for commercial and industrial development only where appropriate and necessary to serve the needs of the rural area.

(Ord. 1985-187 § 1 (part), 1985)

This alteration to meet Tradewinds request would permanently affect, in a negative way, the nature of this community. Many families here have farms or homesteads; a contractor's yard as it stands and if approved is not "appropriate and necessary to serve the needs of the rural area". In fact, it serves no local need and just brings noise, traffic, and industrial waste to a pristine desert.

Over the past few years the entity has raised a structure and fencing without permits. Their use of the land has bordered on unrestricted, with everything from welding to construction to freight, while clearing all the previous desert landscape. They have modified the public roadway by installing a speed bump. From sunrise to sunset it is filled with numerous forklifts which can be heard far from the facility itself, beeping and loud engines fill the air. They have shown little concern for the neighborhood and seem intent on doing whatever suits their interests rather than that of the surrounding homes.

Please forward my concerns regarding this conditional use permit request to appropriate colleagues and board members.

This facility would be better situated much closer to an industrial area with connected infrastructure close to interstates or major roadways. Their customer traffic volume is quite heavy and they won't even disclose information regarding what kind of access or amounts will occur. In addition, large volumes of waste trash blow off the facility (documents, plastic wrap, packaging, random trash), I have bags of it if you'd like pictures.

Thanks again so much for your time and hearing my issues with the request. I most definitely feel that they are not operating transparently or in good faith with regards to the extent of activity which takes place on the yard. This leads me to worry that they will continue restricted activities which they are not permitted by zoning, as has been the norm.

So far their land use has been entirely looking out for the commercial interest and using it as a dump and shipping yard; it is most certainly not a contractor's yard. In such an instance, an additional 100ft. setback from property line would be required. I was also under the impression any Type II would need access to a paved public road with "collector classification". It is difficult to see a scenario in which all these factors align to serve any practical needs over their narrow commercial interests. Any variance would allow unpermitted use, solely increase their economic return, and adversely affect the rights of surrounding property owners.

Basically, it is a trucking business looking to locate in the desert while presenting themselves as a contractor. They also, amazingly, have signs on their property saying it is owned by the US Government to discourage any neighbor complaints. In addition, environmental impacts need to be considered for drainage, Development Plan standards, as the land is situated in the MMB-CLS & over the city's aquifer, is nowhere near county engineering standards for off street parking & loading facilities, and noise control strictures are blatantly disregarded.

In sum and with full respect, I personally urge you to keep these points in mind while assessing the suitability of their request and the likelihood of whether or not they are operating in a transparent manner & indeed whether they intend to respect any limitations imposed by current or future

zoning. Personally, I, for the record, clearly protest their rezoning request, due to these many concerns

Please don't hesitate at all to contact me if more information or additional specifics are needed.

I'd also like to please request that my letyer be made a matter of public record if possible, and request confirmation that this has been received. I also plan on attending the hearing and have submitted my request to speak to Ms. Elva Pedrego.

Kindest Regards,

Christopher Johnson  
7979 N Avra Rd  
Tucson AZ 85743

970-317-9992