



ZONING EXAMINER

REPORT TO MAYOR AND COUNCIL

March 19, 2020

C9-19-17 Pantano/Voyager Road

RX-1 to MH-2 (Ward 4)

Public Hearing: March 5, 2020

BACKGROUND

This is a request by Lexy Wellott, of The Planning Center, on behalf of the property owners, Voyager Kolb Land LLC, to rezone approximately 64.02 acres from RX-1 to MH-2 zoning for a residential subdivision at a density of 4.80 units per acre. The rezoning site is located on the southwest corner of the Pantano Road alignment and the Voyager Road alignment, approximately 2,000 feet east of Kolb Road and 2,000 feet south of Interstate 10 (See Case Location Map). The preliminary development plan proposes a 307-unit single-family residential subdivision or manufactured home subdivision, with a maximum height of homes at 25 feet, as allowed in the MH-2 zone.

PUBLIC HEARING SUMMARY

Zoning Examiner Hearing March 5, 2020

The Applicant's representative spoke in support of the proposed rezoning.

Eight other persons spoke, seven of whom either opposed the proposed rezoning or testified that additional conditions should be imposed if the rezoning is approved. The concerns included traffic, the current condition of Kolb Road and the need for left turn lanes along Kolb Road, the density of the proposed development, the need for a buffer and landscaping along the Voyager Road extension, the lack of sufficient water pressure supplied by Voyager Water Company which might be exacerbated by new development, the lack of parks proposed for the new development and a concern that the proposed new development would result in an overburdening of Sycamore Park.

C9-19-17 Pantano/Voyager Road RX-1 to MH-2 (Ward 4)

One speaker presented a petition signed by 576 neighboring residents that asked that the following additional conditions be adopted if the rezoning is approved: 1) verification that Voyager Water Company has sufficient capacity to provide water to the proposed development and existing customers; 2) traffic mitigation measures in connection with the design and construction of the Voyager Road extension to protect residents on both sides of Voyager Road; 3) a gated exit for public safety vehicles and emergency evacuation of residents via an extension of Pantano Road to Benson Highway when development commences; 4) screening and landscape buffering on both sides of Voyager Road, and preservation of existing vegetation to the extent feasible; 5) only allow one-story homes on the portion of the rezoning site on the north side of the proposed development, fronting on Portside; and 6) if manufactured homes for seniors are constructed, require that sufficient and appropriate amenities are constructed to meet the needs of the residents in the proposed new development, to avoid overburdening the amenities provided in the existing Voyager development north of Voyager Road.

As of the date of the March 5, 2020 Zoning Examiner hearing, there were two (2) written approvals and thirty-three (33) written protests.

FINDINGS OF FACT

Background Information

Existing Land Use: Vacant, undeveloped land

Zoning Descriptions:

Existing Zoning:

Residence Zone (RX-1): Provides for suburban, low density, single family residential development, agriculture and other compatible uses.

Proposed Zoning:

Mobile Home Zone (MH-2): Provides for medium density, residential development primarily in mobile home buildings on individual lots and within residential mobile home parks. Civic, educational, recreation, religious, and other select uses, such as day care and urban agriculture are also permitted providing there is compatibility with adjoining residential uses.

C9-19-17 Pantano/Voyager Road RX-1 to MH-2 (Ward 4)

Surrounding Zones and Land Uses:

North: Zoned County TH and CMH-2; RV park and manufactured homes

South: Zoned R-1; Single-family residential subdivision

East: Zoned RX-1; Vacant, undeveloped land

West: Zoned R-1; Single-family residential subdivision

Planning Considerations

Land use policy direction for this area is provided by *Plan Tucson (PT)*. The project site is located in an area identified on the *PT* Future Growth Scenario Map as Southlands. Southlands is a long-term growth area, formed predominantly by large tracts of undeveloped land located at the southeastern and southern perimeters of the City. *Plan Tucson* policies protect established neighborhoods by supporting compatible development, where the scale and intensity of use is compatible with adjacent uses.

The Pima Association of Governments - Transportation Planning Division (PAG-TPD) estimates that the proposed development will generate 2,938 vehicle trips per day.

Design Considerations

Land Use Compatibility – The site is rectangular in shape and consists of 64.02 acres, with dimensions of 3,360 feet in the east-west direction by 830 feet in the north-south direction. The site borders on the east side with undeveloped land, zoned RX-1, on the south and west with a single-family residential subdivision, zoned R-1, and to the north with manufactured homes and an RV park in Pima County zones CMH-2 and TH. Interstate 10 is located approximately ½ mile to the northeast of the rezoning site.

Drainage/Grading/Vegetation – The site is relatively flat, and is bisected near its center by the North Fork of Airport Wash, a regulatory Environmental Resource Zone (ERZ) wash containing designated riparian habitat. The wash flows from the southeast towards the northwest across the site. An Environmental Resource Report was submitted with the rezoning application as part of the required materials. The wash area is shown on the PDP as designated functional open space totaling 11.5 acres. The North Fork of Airport Wash

C9-19-17 Pantano/Voyager Road RX-1 to MH-2 (Ward 4)

is listed on the Regional Trail System Master Plan and Pima County Natural Resources, Parks and Recreation Department recommends an 8-foot wide multi-use path be

constructed along one side of the wash. This path should be of a natural surface such as compacted decomposed granite, and the construction, design and maintenance of the path should be coordinated with Pima County Parks and Recreation and the City of Tucson.

Road Improvements/Vehicular Access/Circulation – Primary vehicular access to the site will be by way of Voyager Road, with two access points along the north site perimeter, and Pantano Road, with a single access point along the east.

CONCLUSION

The proposed MH-2 zoning is in conformance with the policies of *Plan Tucson*. However, the Zoning Examiner finds that additional conditions should be imposed in addition to the preliminary conditions proposed by PDSD.

These additional conditions are: 1) the Applicant shall verify that Voyager Water Company has sufficient capacity to provide water at sufficient water pressure to serve the proposed development, as well as to its existing customers; 2) a further traffic study shall be performed prior to any development on the property to determine all appropriate traffic mitigation measures in connection with the design and construction of the Voyager Road extension and to protect residents on both sides of Voyager Road, and to address whether any improvements are appropriate on Kolb Road, including, but not limited to, left-turn lanes; 3) the traffic study shall also address whether a gated exit for public safety vehicles and emergency evacuation of residents via an extension of Pantano Road to Benson Highway is appropriate; 4) screening and landscape buffering of at least 10 feet in width on both sides of Voyager Road and preservation of existing vegetation to the extent feasible; 5) two-story homes shall not be allowed in the first tier of homes on either the north or south sides of the proposed development; and 6) if manufactured homes are built, the developer shall follow the design criteria set forth in the Pantano/Voyager Road Rezoning December 2019 plan proposal, including the requirement that the residences will be constructed utilizing materials typical to Tucson, including brick, stucco, wood and clay tile; colors will be chosen from the desert southwest palette and shall be compatible and complementary to the surrounding development; highly reflective materials shall not be used; and the selected paint colors shall minimize reflectivity.

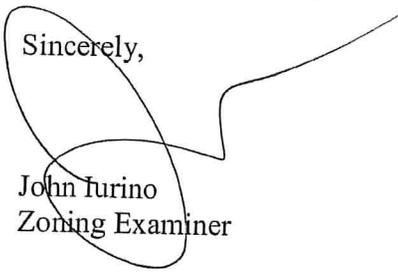
C9-19-17 Pantano/Voyager Road RX-1 to MH-2 (Ward 4)

Subject to these conditions, and the preliminary conditions proposed by PDSD, approval of the requested MH-2 zoning is appropriate.

RECOMMENDATION

The Zoning Examiner recommends approval of the rezoning, subject to compliance with the conditions stated above and the preliminary conditions proposed by PDSD, as set forth in the attached Rezoning Conditions.

Sincerely,

A handwritten signature in black ink, appearing to read "John Turino", is written over the printed name. The signature is somewhat stylized and loops around the printed name.

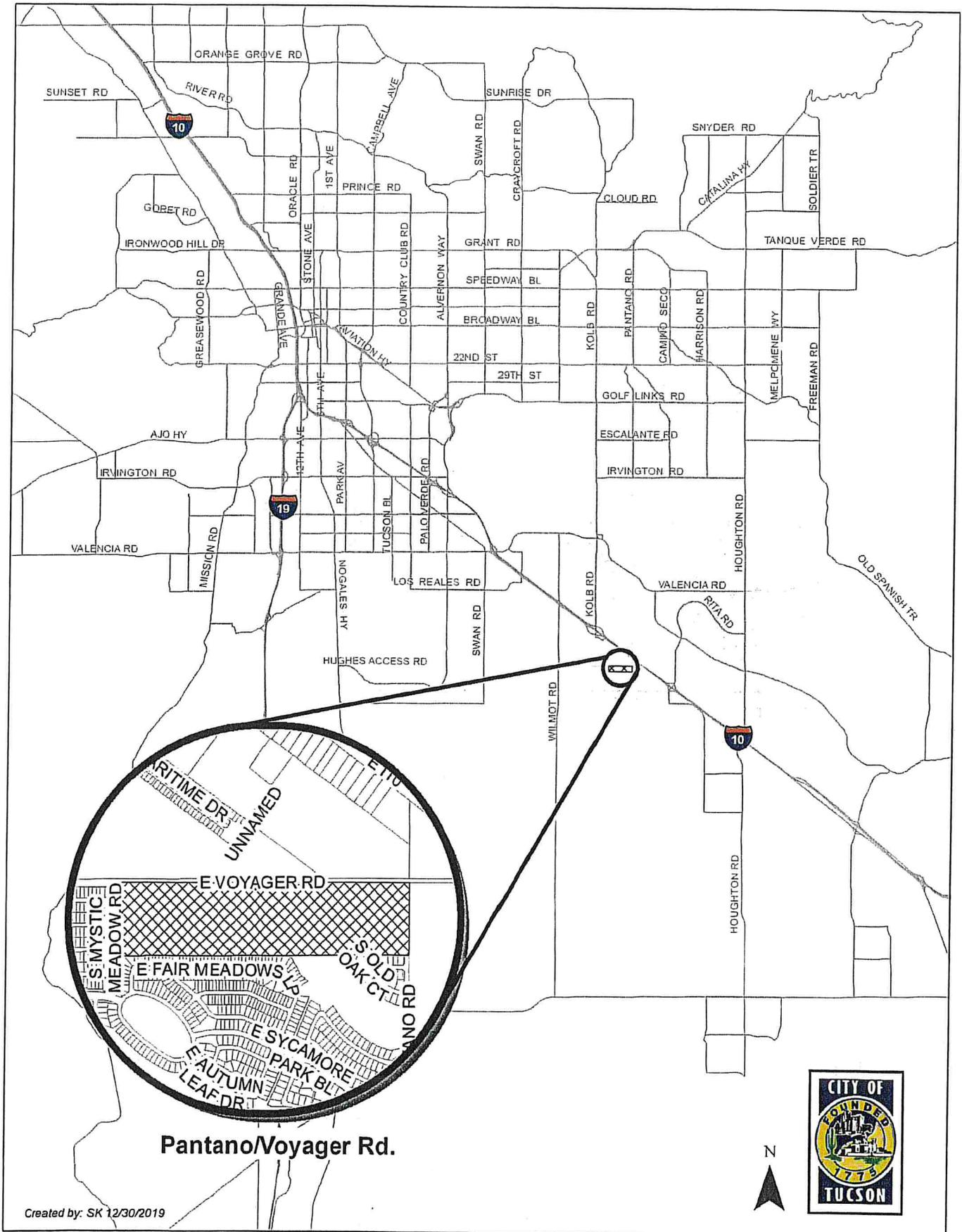
John Turino
Zoning Examiner

ATTACHMENTS:

Case Location Map
Rezoning Case Map
Rezoning Conditions
Public Hearing Minutes

cc: City of Tucson Mayor and Council

**C9-19-17 Pantano/Voyager Rd.
Rezoning Request: From RX-1 to MH-2**



Pantano/Voyager Rd.

C9-19-17 Pantano/Voyager Rd.
Rezoning Request: From RX-1 to MH-2



 Area of Rezoning: RX-1 to MH-2

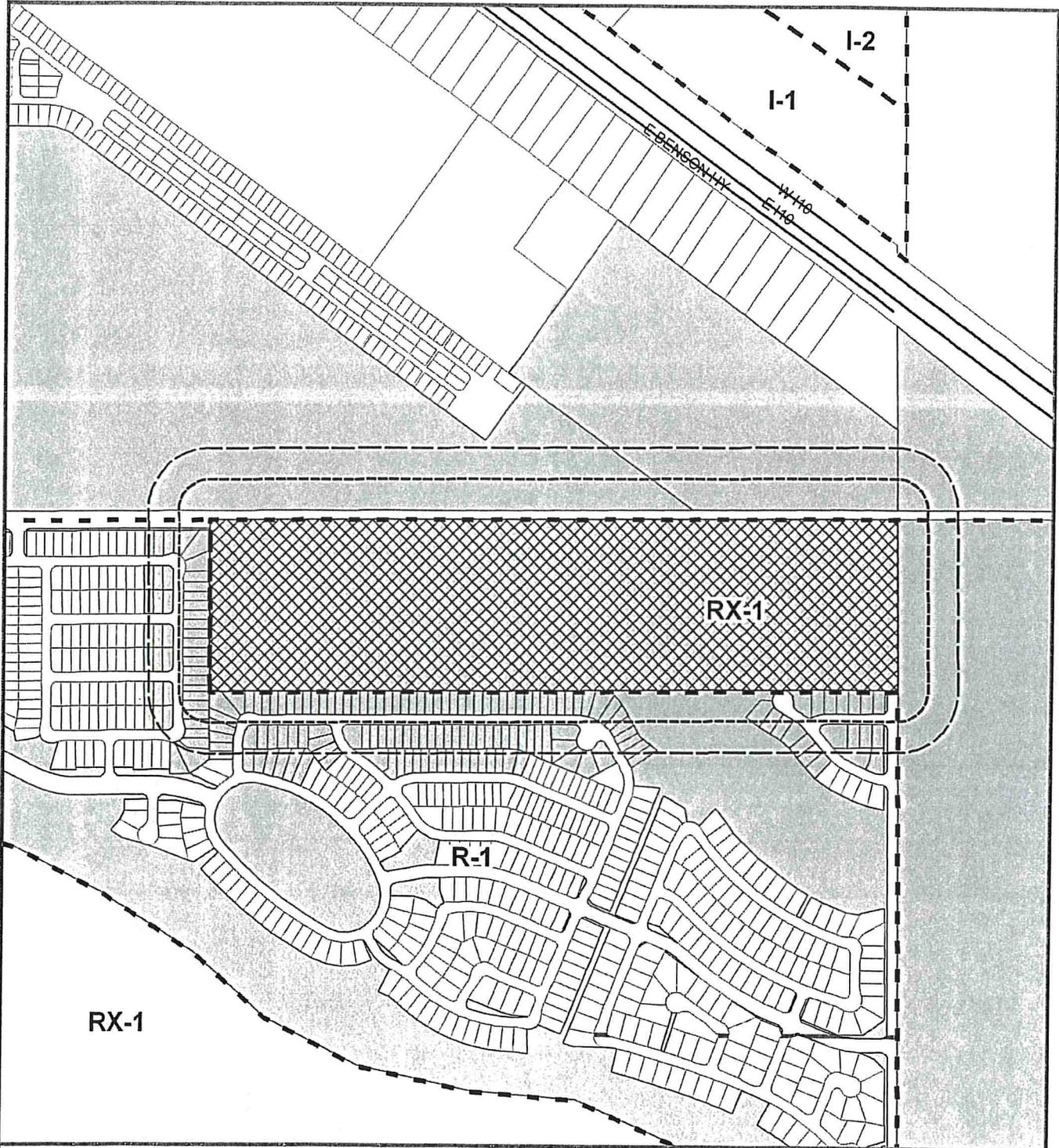
Address: Pantano/Voyager Rd.
Base Maps: Twp. 15S R. 15E Sec. 32
Ward: 4

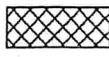
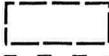


0 330 660 Feet
1 inch = 666.666667 feet



C9-19-17 Pantano/Voyager Rd.
 Rezoning Request: From RX-1 to MH-2



-  Area of Rezoning: RX-1 to MH-2
-  Protest Area (150 Ft. Radius)
-  Notification Area (300 Ft. Radius)
-  Zone Boundaries
-  Properties Notified

Address: Pantano/Voyager Rd.
 Base Maps: Twp. 15S R. 15E Sec. 32
 Ward: 4

0 340 680 Feet

1 inch = 667 feet



PROCEDURAL

1. A development package/plat in general compliance with the preliminary development package dated January 8, 2020 and required reports, covering the rezoning site is to be submitted and approved in accordance with *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled "Agreement to Waive Any Claims Against the City for Zoning Amendment". The fully executed Waiver must be received by the Planning & Development Services Department before the item is scheduled for Mayor and Council action.
3. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Historic Preservation Officer. Pursuant to A.R.S. 41-865 the discovery of human remains and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. The rezoning site shall be surveyed for the endangered Pima Pineapple Cactus prior to any ground disturbing activities. Survey results shall be reported to the US Fish and Wildlife Service.
6. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning.

ROAD IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

7. All offsite improvements required with the development, such as street improvements, bike lanes, curb, sidewalk, and ADA ramps shall be coordinated with the City of Tucson's Department of Transportation.
8. An 8-foot wide path shall be constructed along one side of the open space area parallel to the North Fork of Airport Wash, which is listed on the Regional Trail System Master Plan. The path shall be constructed of a compacted natural surface, such as decomposed granite (DG), and its design, construction, and maintenance shall be coordinated with Pima County Parks & Recreation and the City of Tucson.

TUCSON AIRPORT AUTHORITY

9. According to the Federal Aviation Administration (FAA) Notice Criteria Tool, this project area is located in proximity to a navigation facility and could impact navigation signal reception. As the project site develops every project applicant shall file FAA

Form 7460 with the FAA at least 45 days before construction activities begin for every proposed project unless FAA staff, with the Obstruction Evaluation / Airport Airspace Analysis (OE/AAA), provides the project applicant with written communication that filing FAA Form 7460 is not required. It is highly recommended that the applicant file earlier than 45 days to provide the applicant with sufficient time to respond to any concerns which are identified by the FAA. Any cranes which are used must also be identified with Form 7460. Please file Form 7460 at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>

Prior to the City's approval of any construction permit, and before any proposed subdivision of the property, the property owner shall record the TAA-approved Avigation Easement which discloses the existence, and operational characteristics of the Tucson International Airport to future owners or tenants of the property and further conveys the right to the public to lawfully use the airspace above the property. The Avigation Easement shall be recorded in a manner with the Pima County recorder which shall document it as having title liability. The content of such documents shall be according to the form and instructions provided.

The current property owner/developer/applicant or other person authorized to sign on behalf of the current property owner shall complete, sign, and record the Avigation Easement with the Pima County Recorder's Office. Once the Avigation Easement is recorded send a complete copy of the recorded easement document, which contains all pages which were recorded, to Tucson Airport Authority by either email (send to srobidouxflytucson.com) or to the mailing address provided below:

Scott Robidoux
Senior Airport Planner
Tucson Airport Authority
7250 South Tucson Boulevard
Suite 300
Tucson, AZ 85756

The developer shall provide the Airport Disclosure Statement form, at time of sale, to the new property owners with all new unit purchases. In the event the development of any residential uses does not involve the sale of new units, but is instead offering rental residential units to the public, the new tenant of the rental unit shall be provided a copy of the Airport Disclosure Statement form. The intent of the Airport Disclosure Statement form is to educate and notify the new residents that they are living near an airport. The content of such documents shall be according to the form and instructions provided.

The property owner (for itself or its tenants) shall forward a signed copy of the Airport Disclosure Statement form to the Tucson Airport Authority within ten (10) days of signature, using the mailing address provided above.

ADDITIONAL CONDITIONS

10. The Applicant shall verify that Voyager Water Company has sufficient capacity to provide water at sufficient water pressure to serve the proposed development, as well as to its existing customers.
11. A further traffic study shall be performed prior to any development on the property to determine all appropriate traffic mitigation measures in connection with the design and construction of the Voyager Road extension and to protect residents on both sides of Voyager Road, and to address whether any improvements are appropriate on Kolb Road, including, but not limited to, left-turn lanes.
12. The traffic study shall also address whether a gated exit for public safety vehicles and emergency evacuation of residents via an extension of Pantano Road to Benson Highway is appropriate.
13. Screening and landscape buffering of at least 10 feet in width on both sides of Voyager Road and preservation of existing vegetation to the extent feasible.
14. Two-story homes shall not be allowed in the first tier of homes on either the north or south sides of the proposed development.
15. All homes constructed, including any manufactured homes, shall follow the design criteria set forth in the Pantano/Voyager Road Rezoning December 2019 plan proposal, including the requirement that the residences will be constructed utilizing materials typical to Tucson, including brick, stucco, wood and clay tile; colors will be chosen from the desert southwest palette and shall be compatible and complementary to the surrounding development; highly reflective materials shall not be used; and the selected paint colors shall minimize reflectivity.

C9-19-17

TRANSCRIPT OF HEARING BEGINS ON NEXT PAGE

ZONING MEMBERS PRESENT:

John Iurino, Zoning Examiner
John Beall, Planning & Development Services
Kim Merson, City Recording Clerk

=====

1 ZONING EXAMINER: Good evening, and welcome to tonight's
2 public hearing. My name is John Iurino, and I'm the Zoning Examiner
3 for the City of Tucson.

4 I conduct rezoning hearings on behalf of the Mayor and
5 Council and make findings-of-fact which I put into a report, along
6 with my recommendation which I then send to the Mayor and Council for
7 their consideration and for their final decision.

8 My report will be based on the information submitted to me
9 which includes the rezoning application, the Staff report, all written
10 approvals and protests, all correspondence and the testimony given
11 tonight at the hearing. I will also include the record all documents
12 submitted to me up to the close of the public hearing.

13 A recording of tonight's testimony is being made by the
14 City Clerk. If requested, a transcript will be prepared. With that
15 in mind, I would ask you to please speak clearly, if you choose to
16 speak tonight, into one of the microphones on the podium.

17 I complete, first, a preliminary report within five working
18 days after the close of this public hearing, at which time, I prepare
19 a final report. The final report will be issued two weeks after the
20 close of tonight's public hearing.

21 For those of you who wish to receive a copy of my
22 preliminary report, and are not already a party listed on the case,

1 please fill out one of the orange slips of paper on the podium. The
2 other is the sign-in sheet, and if you choose to testify tonight, I
3 would ask you to sign in when you testify, or after your testimony if
4 you have not done so already. And you don't need to do it ahead of
5 time, but those of you who did, that's fine.

6 A copy of the final report will be available from the
7 Planning & Development Services Department, and I send the final
8 report to the Mayor and Council. At the scheduled public hearing for
9 the case, the Mayor and Council will then vote on the matter based on
10 my recommendation, along with other factors.

11 Tonight's public hearing will proceed in the following
12 manner. I will open the public hearing, and ask Mr. John Beall, who's
13 seated to my right, of the Planning & Development Services Department,
14 give a brief presentation of the case.

15 After Mr. Beall's presentation, I will ask the Applicant,
16 or the Applicant's representative, to come forward and make his or her
17 presentation. I will then ask to hear from anyone in the audience who
18 wishes to speak.

19 Since I cannot have any communication with anyone involved
20 in this case outside of this public hearing, I would invite you to
21 speak tonight if you choose to do so.

22 After everyone in the audience has had a chance to speak,
23 I will offer the Applicant, or the Applicant's representative, a
24 chance to respond to any of the concerns or issues that were brought

1 up. If you wish to speak tonight, please wait for me to call you up
2 to testify.

3 So, with that in mind, anyone who thinks they might give
4 testimony tonight, I would ask to stand and take an oath. Thank you.
5 Do you affirm to tell the truth, the truth, and nothing but the truth?

6 (Affirmative.)

7 ZONING EXAMINER: Thank you very much. I will now open the
8 public hearing. This is Case No. C9-19-17 Pantano/Voyager Road. Mr.
9 Beall?

10 MR. BEALL: This is a request by Lexi Willett of the
11 Planning Center on behalf of the property owners, Voyager Kolb Land
12 LLC, to rezone approximately 64.02 acres from RX-1 to MH-2 zoning for
13 a residential subdivision at a density of 4.8 units per acre. The
14 rezoning site is located on the southwest corner of the Pantano Road
15 Alignment and the Voyager Road Alignment.

16 The Preliminary Development Plan proposes a 307-unit
17 single-family residential subdivision, or manufactured-home park with
18 maximum heights of homes at 25 feet as allowed in the MH-2 zone.

19 The site is relatively flat and is bisected near its center
20 by the north fork of Airport Wash, a regulatory environmental resource
21 zone containing - wash containing designated riparian habitat.

22 An Environmental Resource Report was submitted with the
23 rezoning application as part of the required materials. The wash is
24 shown on the Preliminary Development Plan as designated functional
25 open space totaling 11.5 acres.

1 The primary vehicular access to the site will be by way of
2 Voyager Road with two access points along the north site perimeter and
3 Pantano Road, with a single access point along the east perimeter.

4 According to the Major Streets and Routes Plan, Voyager
5 Road is a designated arterial street with a right-of-way of 90 feet,
6 and Pantano Road is shown as a future arterial with a right-of-way of
7 120 feet. And Kolb Road is a future arterial with a right-of-way of
8 300 feet.

9 The Preliminary Development Plan shows dedication of right-
10 of-way as may be required along both Voyager Road and Pantano Road.
11 Any required improvements in the right-of-way should be coordinated
12 with the Tucson Department of Transportation.

13 The proposed zoning and project are in conformance with
14 the policies of Plan Tucson. Subject to compliance with the attached
15 Preliminary Conditions, approval of the requested MH-2 zoning is
16 appropriate.

17 As of today's date, there have been two approvals and 33
18 protests. Protests by location outside 150 feet is 16; within 150
19 feet is 17. And then protests by total lots is - percentage is 20%,
20 and by area is 0.3%.

21 ZONING EXAMINER: Thank you, Mr. Beall. Ms. Willett?

22 MS. WILLETT: Good evening, Mr. Iurino. My name is Lexi
23 Willett, and I'm a Project Manager at the Planning Center. Thank you
24 so much for hearing our case this evening.

1 I'm also joined this evening by Linda Morales, the CEO of
2 the Planning Center, as well as representatives from the - of the, the
3 property owners there. Sorry. We forgot, forgot our clicker here,
4 so, Linda's gonna help me move on to the next slide.

5 So, to, to start the presentation, I just wanted to orient
6 everybody. I'm sure we're all familiar with where we are. We're
7 located about 2,000 feet southeast of Interstate 10, and the site is
8 currently accessed by Kolb Road.

9 There's quite bit of, of residential uses surrounding the,
10 the property, as well as we've got the, the Tech Park which is
11 bringing in a lot of employment and everything. So, we're finding in
12 this area of town that there's a, a need for additional residential
13 development. And so, with that, Linda, will you click to the next one
14 for me?

15 Just to orient the site even further, we are located at the
16 - about 2,000 feet from the intersection of Voyager Road and Kolb
17 Road. And currently, the site is vacant. We've got Sycamore Park
18 residential subdivision which consists of 735 homes. And we also have
19 the Voyager RV Resort, The Bays at Voyager, Trails West mobile home
20 park, as well as The Cove, single-family residential, all located to
21 the north of us.

22 To the east of us, we have Arizona state land which is, at
23 this time, we're not, not slated to be developed right, right now.
24 Next slide, please, Linda.

1 So, to look at the site a little bit more closely, as I
2 mentioned, it is currently vacant, and there is the north fork Airport
3 Wash that bisects the property through the center. So, our, our
4 proposal, as you will see here, largely avoids that area.

5 Then there is also another water course on the, the
6 northeast corner of the site there. However, due to the configuration
7 of Voyager RV Resort, a lot of that has been channelized through the,
8 the RV resort there. And on the - oh, sorry. Go back. I know -
9 sorry.

10 On the northwest corner there's a, a large bit of
11 disturbance there, and that's associated, I, I believe, with some
12 stockpiling that occurred when Sycamore Park was being developed and
13 some grading. Next slide, please.

14 To look at our - the zoning surrounding the property, we
15 are - the County is to the north of us and, and the City is - city
16 limits are basically Voyager Road there. And so, to the north of
17 Voyager RV Resort is zoned TH, which is trailer homesite, in the
18 County CB-1 which is where a lot of their activity centers are
19 happening right now.

20 And then we've got some CR-5 which is a high-density
21 residential, and then MH-2 which is the comparable zone that we are
22 going for as part of our proposal. Sycamore Park is zoned R-1, and
23 then we're RX-1 which is typical for properties out there annexed into
24 the, the City of Tucson. Next slide, please.

1 So, to look at our, our proposal here, we are requesting to
2 rezone the subject property which is 64 acres from RX-1 to MH-2 for
3 the development of 307 single-family homes, or a manufactured-home
4 park similar to Voyager RV Resort. And, and the intention here is
5 that it will be developed similar to that in that it will be a 55-plus
6 community there, and with, with similar features.

7 The proposed density is 4.8 units per acre, and we're,
8 we're - since we're going with two separate proposals here, and the
9 intent of that is to, to create the highest and best use. Since we've
10 got single-family residential to the south, it makes sense to go
11 subdivision, but it also could be another single-fam- -- or
12 manufactured-home park since the (inaudible) demonstrating great
13 success out there. And so, we'd like to retain the flexibility with
14 that.

15 ZONING EXAMINER: I had a question.

16 MS. WILLETT: Yeah.

17 ZONING EXAMINER: I guess I'm not as familiar with Voyager
18 as I thought I was. That's a manufactured-home park?

19 MS. WILLETT: So, it's got a couple different things. I
20 can invite Jeffrey up here who is the, the Manager out there, and he
21 can give a little briefing of Voyager RV Resort, if, if that would be
22 helpful for you.

23 ZONING EXAMINER: Sure.

24 MR. CAMPBELL: Thank you. Voyager RV Resort is an age-
25 qualified community that offers several amenities and activities for

1 the residents. There are park models, there's also RV spots available
2 both pull-through and, and regular ones. I know it's kind of hard to
3 see on the map.

4 There's manufactured homes in The Bay as well. And the
5 best way to summarize it is, is really just that. That it's an age-
6 qualified, 55-plus community, and there's full amenities available for
7 the residents as well.

8 There's 24/7 security that's available, as well as a pretty
9 robust staff that takes care of the needs of the residents, including
10 landscaping and things of that nature.

11 ZONING EXAMINER: Okay. So, for the record, Jeffrey, I
12 need your full name.

13 MR. CAMPBELL: Sure. It's Jeffrey Campbell.

14 ZONING EXAMINER: And an address, please.

15 MR. CAMPBELL: My home address?

16 ZONING EXAMINER: It doesn't matter.

17 MR. CAMPBELL: Oh, okay. I live off King Snake Drive,
18 which is up in Marana.

19 ZONING EXAMINER: Okay. So, just to clarify - the portion
20 of the Voyager that I'm more familiar with is north and west of the
21 rezoning site. And are those the pull-through RV?

22 MR. CAMPBELL: So, if you look where the K is for Kolb
23 Road, -

24 ZONING EXAMINER: Yes.

1 MR. CAMPBELL: - that section there, way up there, yup.
2 It's - sorry. That's where most of the RV sites are. Most of the
3 RV's, or almost all of them are actually seasonal. But we do have a
4 pretty large base of residents as well that live in the park model
5 homes that scattered throughout the property as well.

6 ZONING EXAMINER: So, when you say "park model homes", what
7 are they?

8 MR. CAMPBELL: So, -

9 ZONING EXAMINER: What's, what's the best way to describe a
10 park model?

11 MR. CAMPBELL: Well, okay.

12 ZONING EXAMINER: Let me give you some choices.

13 MR. CAMPBELL: Sure.

14 ZONING EXAMINER: Are they RV's?

15 MR. CAMPBELL: No. No.

16 ZONING EXAMINER: Are they mobile homes, -

17 MR. CAMPBELL: Yes.

18 ZONING EXAMINER: - or are they manufactured homes?

19 MR. CAMPBELL: There are manufactured homes, and -

20 ZONING EXAMINER: Are they on founda- --

21 MR. CAMPBELL: - there's some mobile homes as well.

22 ZONING EXAMINER: Are they on permanent foundations?

23 MR. CAMPBELL: Yes.

24 ZONING EXAMINER: All right. (Inaudible)

25 MR. CAMPBELL: The ones in -

1 ZONING EXAMINER: (Inaudible)

2 MR. CAMPBELL: - The Bay area.

3 ZONING EXAMINER: Okay.

4 MR. CAMPBELL: The ones in The Bay area. However, the ones
5 - the park models - yeah, they're, they're mobile homes.

6 ZONING EXAMINER: Okay. I'm sensing some disagreement from
7 the Applicant, or the owner, but -

8 MR. CAMPBELL: No. I'm, I'm sorry. He's correct. They
9 don't have permanent foundations like a home.

10 ZONING EXAMINER: All right. Okay. So, to recap, The Bay
11 has manufactured homes?

12 MR. CAMPBELL: Correct.

13 ZONING EXAMINER: And they do have permanent foundations,
14 or they do not?

15 MR. CAMPBELL: They do not.

16 ZONING EXAMINER: And the pull-through RV spaces are where
17 the K of Kolb was on the prior slide, right?

18 MR. CAMPBELL: Yes.

19 ZONING EXAMINER: And then what was south of those pull-
20 through spaces? Were they also mobile homes?

21 MR. CAMPBELL: (Inaudible) So, I, I don't know if we can
22 go back to the previous slide. So, the main boulevard that you come
23 in is right where it says "Kolb Road". And then to the south of that,
24 that's where the majority of the park models are, as well as there are
25 some RV spots as well.

1 ZONING EXAMINER: All right. I thought that was what, what
2 it was. Thank you.

3 MR. CAMPBELL: My pleasure.

4 ZONING EXAMINER: So, just if I may.

5 MS. WILLETT: Yeah.

6 ZONING EXAMINER: So, I understand it's kind of a two-
7 proposal proposal. Either traditionally-built single-family homes, or
8 manufactured homes, is that more or less right?

9 MS. WILLETT: That is correct, yes.

10 ZONING EXAMINER: So, with the manufactured-home proposal,
11 I assume you're meaning to put them on permanent foundations?

12 MS. WILLETT: No.

13 ZONING EXAMINER: No? Okay. Go ahead.

14 MS. WILLETT: Yeah, absolutely.

15 ZONING EXAMINER: Start with your name.

16 MR. OLSON: I'm Dan Olson.

17 ZONING EXAMINER: Nice to meet you, Mr. Olson.

18 MR. OLSON: I'm one of the co-owners of the property that
19 is the - for which the application is submitted.

20 ZONING EXAMINER: Yes.

21 MR. OLSON: And to clarify, the homes at The Bay and The
22 Voyager are manufactured homes. They're set at ground level, but it -
23 from, I think, from a strict legal sense, they're not on permanent
24 foundations. They could be moved and they're not typically moved, but

1 they are not on a permanent foundation. They're not attached to a
2 concrete pad and, and part of the land.

3 So, the idea with if this property is permitted to have
4 manufactured homes, it'd be similar to The Bay. They would be homes -
5 they're set on foundations, but they're not permanent foundations.
6 The homes are not attached for property taxes purposes to the land or
7 for legal purposes to the land.

8 ZONING EXAMINER: Okay. Thank you for clarifying that.

9 MR. OLSON: You bet.

10 MS. WILLETT: So, to, to continue on to the discussion,
11 the, the lot sizes that we are proposing, in any event, they will be
12 the exact same, and that's a 40 by 115, which is largely similar to
13 what the, the lots are in, in Sycamore Park that immediately abut our,
14 our boundary.

15 And as I was alluding to there, if it is developed as
16 single-family residential, we're proposing to do up to two stories in
17 height similar to what is existing in Sycamore Bay - or Sycamore Bay,
18 goodness. Sycamore Park. Excuse me. And if it is proposed to go
19 manufactured-home park, it will be a single story in height. So, just
20 retaining the flexibility there as much as possible.

21 Access to the property will be provided at one, or three
22 access points - one on Pantano and two on Voyager Road. And with
23 that, right-of-way will be dedicated and both of those roads will be
24 approved to - improved to the City of Tucson standards there and will
25 be done so in coordination with Department of Transportation here.

1 And, and in any event, regardless if it's developed as a
2 single-family home or a manufactured-home park, we will be providing
3 approximately two acres of functional open space. And, and one of the
4 conditions that Staff has presented to us is to provide a trail
5 adjacent to the north fork wash (sic) there. And, and that's - I
6 think will help with some of the, the constraints out there.

7 ZONING EXAMINER: So, the trail would be located within the
8 two acres?

9 MS. WILLETT: Within the - it's a - so, we're proposing
10 that it will be located adjacent to the, the north fork, fork wash
11 (sic). So, anywhere within that open space category. So, while we're
12 required to provide two acres of functional open space, we are overall
13 providing about 11 acres, or 11 and a half with keeping the wash open
14 and everything of that. But we are required to provide a minimum of
15 two acres.

16 To address some of the, the drainage concerns, we have
17 planned out a series of drainage basins throughout the site in common
18 areas which will capture any flows generated on-site. And as City
19 standard is, you cannot increase those flows beyond the existing
20 conditions. So, we're prepared to do further studies as the, the
21 development plan comes along to, to address those more solidly.

22 And then, as required by the City of Tucson, we will be
23 providing, if it is developed as a single-family manu- -- or single-
24 family residential subdivision, we will be required to provide ten-
25 foot landscape buffers along Voyager and Pantano. There is no

1 requirement for single-family subdivision to provide landscape buffers
2 on the west and south boundaries there.

3 However, in the event that it is developed as a
4 manufactured home, there would be a requirement to provide a ten-foot
5 landscape buffer as well as a five-foot screen there to help mitigate
6 that. And before - Linda, you can go to the next slide, please.

7 And before I get into these concerns into depth, I just
8 want to touch base on some of the, the neighborhood outreach that
9 we've had, and then I'll address those concerns that was brought forth
10 during those meetings.

11 So, we held our initial neighborhood meeting on December 5th
12 at the Voyager RV Resort, and there were about 145 attendees at that
13 meeting, ten of which were residents from Sycamore Park.

14 And through this process and at the request of the
15 management of Voyager RV Resort, a series of communications and an
16 additional neighborhood meeting was held with those residents on
17 December 19th at the resort to again address some of the concerns that
18 they have brought forth.

19 And I have for you here just what, what the letter was that
20 was sent out as well as the sign-in sheets for the, the December 19th
21 meeting.

22 ZONING EXAMINER: I think they're already in the record.

23 MS. WILLET: Are they?

24 ZONING EXAMINER: I reviewed them, yes.

1 MS. WILLETT: Oh, did you? Okay. I didn't know if they or
2 not, but in any event, we've had a series of communications with the
3 Voyager RV Resort folks. And in, in February, we sent out a, an
4 additional communication to them to make them aware of this
5 neighborhood meeting so that they could come out and, and express
6 their views on it.

7 And, and since the neighborhood meeting, and prior to the
8 notification of the Zoning Examiner hearing, we had not received any
9 comments from any residents or request to meet from Sycamore Park
10 residents there.

11 And so, to, to touch base on some of the concerns we've
12 heard throughout this process, one concern we heard from many the
13 residents in Voyager RV Resort is that there is an over-use of
14 amenities currently in the RV resort. And, and, and there's a fear
15 that, you know, if it does develop as manufactured-home park that
16 there would be the sharing.

17 And so, through this process, the management has, has
18 recognized that there's some, some over- -- or under-capacity of the
19 facilities. And if it is decided at, at a future date, that this is a
20 share capa- -- shared residential development amongst the two, that
21 capacity issues would have to be addressed at that time. But it's
22 currently uncertain that they will even be affiliated.

23 And then drainage was a concern that we heard. And, and as
24 part of the rezoning, you're, you're - you have to do a pre-hydrology
25 looking at the existing conditions and then some impacts of what the

1 development may cause. And so, through our study, we have
2 demonstrated, and I'm sure you've read it, that there are a series of
3 drainage basins that will capture those flows generated and turn into
4 a culvert and exit the property at the rate that they do today.

5 Another concern that we heard was the Voyager Water
6 Company's supply of water. And through this process, we have reached
7 out to them, and they have signified that there is an assured water
8 supply for this development, and en- -- and enough to, to support it.
9 So, -

10 ZONING EXAMINER: So, what I read in the protest, though,
11 and also the notes of the meeting was perhaps the water supply, but I
12 didn't it read it that way. I thought it was a water pressure. So,
13 an operational issue on whether there's sufficient water pressure
14 being provided by the water company to serve the existing users, much
15 exis- -- additional users.

16 MS. WILLETT: That is correct, yeah. It was more -

17 ZONING EXAMINER: So, do you have anything, or does the
18 Applicant have anything to respond to the concerns about the water
19 pressure, not the water supply, long term, but the operational piece
20 of it? You don't need to - you, you can come up after. Yeah.

21 MS. WILLETT: Okay.

22 ZONING EXAMINER: Yeah.

23 MS. WILLETT: And then another concern we heard was traffic
24 on Kolb and, and existing congestion and, and what have you. And as
25 part of this process, we commissioned a Traffic Impact Analysis, and

1 the impact analysis demonstrated that Kolb has sufficient capacity and
2 that Voyager, with the proposed extension, as well as Pantano, all
3 have sufficient capacity to support this development and the like of
4 it.

5 We've heard from a number of folks that density is, is a
6 concern here. But just to, to provide you with some, some numbers
7 here, when you look at the adjacent developments and, and, you know,
8 look at Sycamore Park here, particularly the - it was developed in a
9 block plat with a series of villages.

10 And the villages that are immediately adjacent to the site
11 on the east, or on the southwest, and then we've got another village
12 that's on the east side of the wash there, when you look at those
13 densities, the, the village that's on the western portion of the site
14 has an overall density of 4.39 residences per acre.

15 And when you look at the, the village immediately south of
16 our subject property, which is Village Five, they have an overall RAC
17 of 5.13 residences per acre. And then the, the village that's on the
18 - adjacent to our southeast corner, they have a 3.8.

19 So, when you look at those numbers, what we're proposing
20 is, is largely in line within that, as we're proposing a, a 4.8 RAC
21 for our, our subdivision.

22 ZONING EXAMINER: Now the 4.8 is including the open space,
23 so -

24 MS. WILLETT: That is correct. And those numbers that I
25 just gave you were as well including -

1 ZONING EXAMINER: (Inaudible)

2 MS. WILLETT: - the open space, yes.

3 ZONING EXAMINER: Thank you.

4 MS. WILLETT: Uh-huh. And another concern we had was the
5 destruction of wildlife habitat. And, and one thing that we feel very
6 strong about is the preservation of that wash that allows wildlife
7 movement to, to continue on as they've done in Sycamore Park. So,
8 Sycamore Park bisected the wash.

9 And so, we feel that it's appropriate to do the same, which
10 is what we're providing here. So, and that there is some riparian
11 that is being preserved and, and therefore, habitat will be, will be
12 kept in place there.

13 And then the other concerns we heard was impacts on views.
14 And, and one thing to, to touch base on there is if it's a
15 manufactured-home park, it'll all be single story. So, so,
16 manufactured - or views will, will largely be preserved.

17 And then, if it does go single-family residential, we're
18 trying to do a compatible product because there are a large number of
19 two-story homes in Sycamore Park. We feel it's, it's appropriate to
20 address a compatibility there as well.

21 ZONING EXAMINER: When I toured the area, I didn't notice
22 any two-story homes in Sycamore Park along your southern border.

23 MS. WILLETT: Along the southern border?

24 ZONING EXAMINER: Right.

1 MS. WILLETT: There are a number of - if, Linda, you could
2 go back. On - throughout - so, if you look at - it's Fair Meadows
3 Drive. There are a number of two-story homes immediately abutting our
4 southern -

5 ZONING EXAMINER: Okay.

6 MS. WILLETT: - boundary. And there are some on the, the
7 western boundary as well.

8 ZONING EXAMINER: Right.

9 MS. WILLETT: And then the - one, one concern we also heard
10 and, and read in the protest was impacts on property values and an
11 increased crime rate associated largely with a manufactured-home park.

12 And, and one thing there is I pulled a lot of crime
13 statistics in, in the area, and it, it's no different than any other
14 kind of riff-raff that you would see in a neighborhood.

15 And manufactured-home park Voyager doesn't experience, to
16 my knowledge, a significant amount of crime. So, we believe that our
17 proposal will, will kind of keep that same idea there.

18 And then impacts to property values. That's always a
19 challenge to address, but property values are largely assessed by
20 comparable market sales. And, and so, we're proposing something very
21 similar to what Sycamore Park has, if it goes single-family
22 residential. And if it is manufactured-home park, the assessed value,
23 property value is, is not being, per se, compared as strongly to
24 those.

1 So, with that, I will open it up to any additional
2 questions you may -

3 ZONING EXAMINER: So, just to follow up on the, the RAC,
4 the density of the Sycamore Park villages, or neighborhoods.

5 MS. WILLETT: Uh-huh.

6 ZONING EXAMINER: So, Ms. Willett, you're saying then that
7 the Sycamore Community Park open space was included in the
8 calculations you gave me?

9 MS. WILLETT: So, per the vill- -- so, the villages, -

10 ZONING EXAMINER: Yeah.

11 MS. WILLETT: - they each have their own open space
12 associated with it. The big park is associated with, I believe it's
13 Village Three or Four. And so, to give you an overall what the entire
14 subdivision RAC is, it's a 3.5 -

15 ZONING EXAMINER: All right.

16 MS. WILLETT: - RAC.

17 ZONING EXAMINER: Thank you.

18 MS. WILLETT: Uh-huh.

19 ZONING EXAMINER: And so, I was incorrect, and there are,
20 in fact, some two-story homes on your southern border. But there also
21 are some one-story homes.

22 MS. WILLETT: That is correct, yes.

23 ZONING EXAMINER: And are you making any proposal with
24 respect to two-story homes not abutting one-story homes, or that's
25 just not part of the mix at this point?

1 MS. WILLETT: It's not currently a part of the mix, -

2 ZONING EXAMINER: All right.

3 MS. WILLETT: - right, at this time.

4 ZONING EXAMINER: That's fine. There's been some
5 discussion at a different level than my level on functional open
6 space. And can you just describe for me a little more the 11 acres of
7 which two is being, right, designated as functional open space? What
8 is the functionality that's being envisioned? I heard the trail. Is
9 there more?

10 MS. WILLETT: As part of this proposal, it's undecided as
11 to what that is. But because there is that requirement to put a trail
12 on that, we're, we're okay with accepting that condition to put that
13 trail. And I envision that there'll be, you know, some sort of
14 connecting points through the subdivision. Perhaps some benches or,
15 or something of that nature to, to create an inviting space there -

16 ZONING EXAMINER: All right.

17 MS. WILLETT: - on that trail.

18 ZONING EXAMINER: Thank you. I don't have anymore
19 questions. Sir, did you want to respond to that one point?

20 MR. OLSON: Sure.

21 ZONING EXAMINER: Thank you. And just for the record, you
22 need to say your name again.

23 MR. OLSON: I'm Dan Olson.

24 ZONING EXAMINER: Thank you, Mr. Olson.

1 MR. OLSON: So, concerning - I saw some of the protest
2 forms, many of the protest forms that were filed, and concerning the
3 water pressure, I reached out to the management company that runs
4 Voyager Water Company. It's called Southwestern Utility Management,
5 and with - communicated with Paul Jewell (ph.), who is the individual
6 in charge.

7 He indicated, and I realize this is me, me telling you, not
8 Paul, but Paul said that about a year ago, there were some concerns
9 about water pressure at some homes in Sycamore Park. And he believes
10 those were addressed and there haven't been any concerns expressed
11 from residents there for a year or so.

12 ZONING EXAMINER: In any event, your development would rely
13 on the water company that's there just as existing developments rely
14 on that water company. You're not proposing to create a new water
15 company.

16 MR. OLSON: No. Voyager Water Company has the -

17 ZONING EXAMINER: Right. (Inaudible)

18 MR. OLSON: - designated service area and certificate for
19 the whole -

20 ZONING EXAMINER: Right.

21 MR. OLSON: - area. And they, they would service this
22 development as well as the neighboring ones.

23 ZONING EXAMINER: I had one other question which I'd like
24 to ask you if, if you -

25 MR. OLSON: Okay.

1 ZONING EXAMINER: So, with the manufactured-home proposal,
2 they're, they're not affixed permanently to foundations. But what do
3 - are these intended to be for sale then, or for rent?

4 MR. OLSON: Well, at The Bay residents, it'd be like The
5 Bay, or like Trails West also. Residents buy their home and own their
6 home, and the community owns the land, and the amenities and the, you
7 know, clubhouse and those sort of things, roads, and maintains and
8 operates the community for the benefit of the residents. The
9 residents rent their lot, lease their lot, -

10 ZONING EXAMINER: Right.

11 MR. OLSON: - and they own their home. That's, that's the
12 kind of -

13 ZONING EXAMINER: So, I'm familiar with that in a mobile-
14 home park, but I didn't realize that manufactured-home developments
15 did that same thing.

16 MR. OLSON: A lot of the - those terms are interchangeable,
17 mobile home is an older term. Manufactured home is the - is a
18 current, more accurate description of kind of homes that are at The
19 Bay and that would be on this property if it goes to be a
20 manufactured- --

21 ZONING EXAMINER: Okay.

22 MR. OLSON: - home community.

23 ZONING EXAMINER: Thank you, Mr. Olson.

24 MR. OLSON: Thank you.

1 ZONING EXAMINER: Would anyone in the audience like to
2 speak? Please. If you could begin by your name and address. I know
3 you signed in, and thank you for doing that.

4 MS. HASHEM: Thank you very much for hearing me. My name
5 is Judy Hashem. I currently reside at 7860 East Benson Highway, Unit
6 139. I'm a resident in The Bay manufactured-home community. It's
7 adjacent to the north side of the Voyager-Kolb land being considered
8 for rezoning.

9 I've been asked to speak on behalf of residents for The
10 Cove, Voyager RV Resort, and The Bay. They are owned - the latter two
11 are owned by the same entities that are requesting the rezoning on
12 this property.

13 Residents of these developments request that certain
14 conditions be attached to the new MH-2 zoning if approved. These
15 conditions will ensure the new development and Voyager Resorts are
16 good neighbors. Our concerns relate to water, traffic and safety,
17 landscaping and amenities. We have collected 579 residents'
18 signatures supporting these conditions.

19 I'm now gonna read the petition in full and I will comment
20 on a couple of them afterwards. I do have - I'm gonna be referring to
21 a couple of things, if you would- -- wouldn't mind taking this. Thank
22 you.

23 "We, the undersigned, respectfully request that the
24 following conditions be appended to any rezoning approved by the
25 Tucson City Council."

1 "Number one. Verification that Voyager Water Company has
2 sufficient capacity and ability to provide clean, safe and reliable
3 water to the proposed development and its existing customers."

4 "Number two. Appropriate traffic safety, speed and noise
5 mitigation measures are required in the design and construction of the
6 Voyager Road extension to protect the safety and welfare of existing
7 residents north and south of the proposed rezoning." It's Item No. 2
8 on the map that I'm referring to.

9 ZONING EXAMINER: Thank you.

10 "Number three. A gated exit for public safety vehicles and
11 emergency evacuation of residents be provided via an extension of
12 Pantano to Benson Highway when the development commences on the 64
13 acres, and prior to the planned extension of Voyager Road to Rita
14 Road."

15 Right now, Pantano will go up to the Voyager Road
16 extension, and we're asking that that be a little stub continue to
17 Benson Highway. That's Item No. 3 on the map.

18 "Item number four. Screening and landscape buffering are
19 required on both the north and south sides of Voyager Road to
20 effectively protect the privacy and view-scape of the adjoining
21 residents and that the existing natural vegetation be preserved
22 adjacent to, and within the 64 acres to the extent feasible."

23 Item No. 4 is on the map. There are no plans in the
24 proposal to provide any landscaping on the north side of the Voyager
25 Road extension, and we believe that that is absolutely necessary.

1 "Number five. Only one-story homes be permitted to be
2 constructed on the portion of the 64 acres adjacent to the 16 Bay
3 homes located on the north side of Voyager Road."

4 And if you'll notice, there are 16 homes. The road will be
5 approximately 20 feet from our fences, and we do not have privacy
6 screening, we have nothing between us, our homes and the Voyager Road
7 extension. That is No. 5 on the map.

8 And the last item. "If the manufacture - if manufactured
9 housing for seniors is to be constructed, the plan should include
10 provision for, and construction of appropriate amenities that meet the
11 needs of residents on the 64 acres."

12 I have a couple of comments on two of these items. On the
13 landscape-buffering item, the proposed development does not propose
14 landscaping on the north side of Voyager extension. Our new Mayor
15 emphasizes beautifying city streets with landscaping making planting
16 one million trees a priority. We believe an additional landscape
17 buffer is necessary on the north side.

18 Most of the 16 homes in The Bay adjacent to the development
19 have no vegetation or buffering from the extended Voyager Road, which
20 I said was approximately 20 feet from our back yards.

21 In addition, the unnamed wash, wash on the northeast side
22 of the proposed development has many natural mature palo verde and
23 mesquite trees on the Voyager Road extension. No mention of
24 accommodations for this wash is mentioned in the proposal. We ask
25 that these trees and vegetation be preserved where not in the direct

1 Voyager roadway extension. So, if you'll look on the, the regular
2 maps up there.

3 In regards to amenities, I have a comment on that. As
4 mentioned earlier, this land is owned by several entities who also
5 have an interest in Voyager RV Resort and The Bay. We believe there's
6 a good chance the development will become part of our resort of nearly
7 2,000 residents.

8 There are 1500 RV sites in Voyager, approximately 1200 of
9 those have park models on them. There are 226 homesites in The Bay,
10 and there are over 200 homesites in The Cove. So, we're talking a lot
11 of people. There's more 2,000 actually homeowners, or park model
12 owners in that development.

13 Our first-class amenities include an on-site hotel,
14 multiple pools and hot tubs. Activity facilities, dog parks, a
15 ballroom are already stretched, stretched beyond their practical
16 limits.

17 The new development has no accommodation plan for
18 residents, and we cannot absorb anymore people. We ask the developer
19 recognize and plan for separate facilities beyond simply a walking
20 trail.

21 I'm submitting these condition requests supported by 576
22 residents of Voyager, The Cove and The Bay to ensure the future
23 development protects our natural resources and becomes a good neighbor
24 to all of us. I would like to submit the signatures and the petition
25 whenever.

1 ZONING EXAMINER: Thank you. Would anyone else like to
2 speak?

3 MS. ALBRECHT: Good evening.

4 ZONING EXAMINER: Good evening.

5 MS. ALBRECHT: My name is Tamara Albrecht, and I, too, am
6 in The Bay area of Voyager.

7 ZONING EXAMINER: Could state your address for the record?

8 MS. ALBRECHT: Yes. It's 7860 East Benson Highway, Bay
9 Unit 141.

10 ZONING EXAMINER: Thank you.

11 MS. ALBRECHT: Thank you for giving us this opportunity to
12 share our thoughts on the rezoning. My - our lot, as you earlier
13 heard, there are 16 of us along that area. Our lot is immediately
14 adjacent to the addi- -- the road extension of Voyager Road, and
15 that's shown on the photo I think that you're looking at there. And
16 that is, of course my specific area of concern.

17 I am in general - in support of the rezoning request, and I
18 am particularly in, in favor of the modulars because of the single-
19 story. From a very selfish point of view, the idea of having a single
20 story across the road is advantageous.

21 My concerns, along with my neighbors with regard to the
22 landscape border on the north side of Voyager Road extension, because
23 the property rezoning is within the City of Tucson, my initial
24 visitation was to the City Planning Office. However, they were unable

1 to address my concerns because the north side of Voyager Road is
2 located in Pima County.

3 I was directed to Mr. Robert D. Johnson, the CPI Division
4 Manager of Pima County Department of Transportation. We met in person
5 initially and later spoke over the phone. We met for a considerable
6 time regarding my concerns for a final landscape plan for the north
7 side of the Voyager Road located in Pima County.

8 The east end of Voyager Road was upgraded about 15 years
9 ago when Sycamore Park Subdivision was built south of the Voyager
10 Road. The south side of the improved road was landscaped with
11 beautiful trees and shrubs, but no landscaping was mandated on the
12 north side. The roadside was left with nothing but wild grass, a few
13 trees and no landscape enhancement.

14 Mr. Johnson and I talked about the extreme negative effect
15 that kind of approach would be on the existing vegetation located in
16 the first 200 feet, or thereabouts, of the - headed east at the end of
17 the current paved portion of Voyager Road.

18 A considerable number of trees, shrubs, cactuses and other
19 vege- -- vegetation, excuse me, currently exist in the area the road
20 will pass through. We concluded that it is responsible to request
21 that no unnecessary vegetation removal take place beyond that which is
22 required by the road itself. This will leave as much of the existing
23 trees, shrubs and vegetation as is feasible.

24 Our primary concern, however, is for the ten-foot landscape
25 border requirement on the north side of the road continuing east from

1 the end of the currently paved road. The natural vegetation along the
2 road alignment diminishes substantially as it approaches Pantano Road.
3 It was discussed that in order to enhance that section, it would be
4 best to apply the same ten-foot landscape border standard on the north
5 side of the road as will be required on the south side as shown in the
6 submitted rezoning application map.

7 This standard would only apply to vegetation, sidewalks,
8 walls and other improvements that do not specifically add to the
9 visual, and ecological improvements do not need to be required.

10 It might be also suggested that the same ten-foot landscape
11 border be applied from the end of the currently paved road going west
12 where it passes the flood plain on its south side as shown in the
13 rezoning map.

14 Mr. Johnson agreed that Pima County would support these
15 requirements to the rezoning request. I wish to thank Mr. Johnson for
16 his help and support for a reasonable, workable and environmentally
17 responsible solution to prevent the result of the earlier lack of
18 landscaping plan that happened on Pima, on the Pima County side of
19 Voyager Road earlier.

20 I understand that the north side of the road in caught in a
21 judicial no man's land regarding this rez- -- this rezoning request.
22 Therefore, it would be our hope that with the guidance from the Zoning
23 Examiner, before thinking of the developer and their planner and the
24 encouragement of the City and the County, a ten-foot landscape border

1 on the north side of Voyager Road will be part of the zoning
2 requirements. Thank you for giving this consideration.

3 ZONING EXAMINER: Thank you. Sir?

4 MR. MILLER: Good evening. My name is Aaron Miller. I
5 live at 8966 Beechnut Lane in Sycamore Park, and I have - and my
6 neighbors that I've spoken with all have the same concerns that were
7 already mentioned in the presentation earlier, primarily water
8 pressure.

9 We already have pretty poor water pressure, and I see a few
10 other possible Sycamore Park residents, and I can't speak for Voyager,
11 but, you know, I can't even hardly have guests use our guest bathroom
12 because the water pressure is so low. They've gotta come shower in
13 our master bath.

14 And adding another 300-plus homes I don't think is gonna
15 help the situation. And it sounds like from the water report from
16 Voyager Water, they're not sure it's a good idea either. I didn't
17 hear a lot of details on that, but I'm concerned with the higher
18 density bringing a lot more traffic.

19 Our roads in the southern part of the, the Kolb Road, as
20 they mentioned, have been developed with turn lanes, but there's no
21 left-turn lanes all down Kolb Road past all the Voyager and the other
22 communities.

23 So, if you drove down there now, I don't know, whoever did
24 the impact statement probably hasn't come down there during rush hour.
25 But sometimes, you'll just sit in line waiting for three or four

1 minutes for RV's to turn into one of the Voyager subdivisions. No
2 left-turn lanes. Every guardrail down Voyager Road has been mangled
3 from accidents, a lot of rear-ending.

4 So, if they're gonna put in more residential development,
5 they should take the time to develop the road a little better to
6 handle the increased residents.

7 So, and as far as the protests from Sycamore Park, you've
8 mentioned ten, I believe, ten residents. Okay. There'd probably be a
9 lot more - there, there wasn't a lot of notice about this. I didn't
10 even know about it until I went for a walk down Voyager Road extension
11 and saw the sign.

12 Half of the people, half of the people on my street don't
13 even know this is a possibility. And I'm sure if they did, there'd be
14 a lot more people speaking out. And I'd encourage all the other, at
15 least the Sycamore Park people here, to at least step up and, and
16 voice their concerns as well.

17 So, I understand development will probably happen. I'd
18 just like the density to be a little bit lower. It looks like they
19 cherry-picked their higher Sycamore Park densities. I mean, just
20 looking on the map, you can tell that the density isn't even close to
21 what they're proposing in Sycamore Park as, as opposed to what we have
22 to what they have.

23 So, it looks like they picked one or two streets where we
24 do have some high density, but that doesn't hold true for the, the
25 whole Sycamore Park. But primarily water pressure. And if they're

1 gonna add more residential areas, they need to develop these roads
2 better. Maybe purchase an easement through state land would be a big
3 help in getting people out to Rita as opposed to everybody coming out
4 Kolb. Thank you for your time. I appreciate it.

5 ZONING EXAMINER: Thank you, sir. Anyone else?

6 MR. BLACK: Hi. I'm Ira Black, 7860 East Benson Highway,
7 Unit 136. I just wanted to clarify something about those 16 homes on
8 the north side of the proposed new development.

9 These are manufactured homes, but they are built actually a
10 little stronger, in my opinion, than regular stick-built homes.
11 They're identical in pretty much every way except that they're not
12 situated on concrete.

13 The lots are excavated to provide for a crawl space
14 underneath them, and the, the foundation is bordered with steel rebar
15 to which is fastened treated plywood. They - they're poured concrete
16 sidewalks, driveways, that kind of thing.

17 It would be no more - it wouldn't be any easier to move one
18 of these than it would to move a conventionally-built home. So,
19 they're, they're not trailers, they're not doublewides. They're a
20 manufactured home. Just wanted to -

21 ZONING EXAMINER: Appreciate that, Mr. Black.

22 MR. BLACK: Yeah. And if you'd like to see one, I'll
23 invite you to my house.

24 ZONING EXAMINER: I've seen manufactured homes.

25 MR. BLACK: Okay. Great.

1 ZONING EXAMINER: And that's why I was asking some
2 questions earlier because I think they're different than mobile homes,
3 yeah. Anyone else? Yes, sir.

4 MR. OSBORN: Jason Osborn. Live at 7866 East New Leaf
5 Place in Sycamore Park. I guess my request is to see some clarity
6 between the two different plans that are being proposed, be the
7 single-family homes (inaudible) develop. That's what I'd like to see.
8 I don't have anything against that.

9 The manufactured homes is where my concern is, and it's
10 really that it's just listed right now as a manufactured home. Before
11 this meeting tonight, I had no idea that it was gonna be talked about
12 as like an age-restricted community.

13 Maybe that's something that can be put on there because I
14 look at this right now, and this doesn't match the rest of the
15 Sycamore Park community, or I'd say the Voyager Park, because on the
16 map here, it is next to the Voyager. But the nearest access to
17 Voyager, you have to go about a half mile down Voyager Road, take a
18 right on Kolb Road. Go about another half mile and you get to the
19 entrance of Voyager Park to get in there. And there's a full wall
20 along there.

21 So, really, it's gonna be integrating with the Sycamore
22 Park is where the immediate access is. And the concern around that if
23 it's not some kind of age-restriction environment is that Sycamore
24 Park maintains a number of private parks right now. There's six of
25 them with some baseball fields and soccer fields. And I don't see

1 anything like that to match what's there today. So, that would drive
2 that audience into the Sycamore Park using the resources that the HOA
3 Sycamore Park pays for.

4 ZONING EXAMINER: Thank you. Anyone else? Yes, sir?

5 MR. LEAHY: I'm Gary Leahy. I live in The Cove which is
6 next to the park models, 7351 is my address, East Navigator.

7 The question I have is the Voyager Water Company. We have
8 three wells. We don't get our access from City water. I would like
9 know how deep our wells are, and how far we've depleted our water
10 table there. That would give me great comfort to know that, have we
11 depleted our water table? Are we drawing deeper for water?

12 And I'm fortunate. We have good water pressure in The
13 Cove, but my real issue is, what happens if we have to keep digging
14 deeper for the water, and we don't have access to City water? So,
15 that's my concern.

16 ZONING EXAMINER: Okay. Ms. Willett or Mr. Olson, if you
17 don't have that answer tonight, could you give that information to Mr.
18 Leahy? Or if you do have it tonight -

19 (Inaudible answer.)

20 ZONING EXAMINER: Okay. Mr. Leahy, would you give some
21 contact information to Ms. Willett so that she can find the answer to
22 your question and, and -

23 MR. LEAHY: Sure.

24 ZONING EXAMINER: - give it to you?

25 MR. LEAHY: Uh-huh.

1 ZONING EXAMINER: Thank you. Would anyone else like to
2 speak?

3 MS. REMETCH: Thank you. I'm Connie Remetch. I also live
4 in The Bay, 7860 East Benson Highway, No. 97. So, we put to bed, I
5 think, that manufactured homes are not mobile homes.

6 The, the two meetings at the Voyager that I attended, there
7 were the two concerns about water. One was quantity going forward,
8 and the other one was the water pressure.

9 To not belabor things, I would say ditto, ditto, ditto, and
10 particularly about traffic that has been mentioned from, on Kolb Road
11 from I-10 south past, past the Voyager. There are no left-turn lanes
12 and it is very dangerous because there's traffic stopped. They're
13 making left turns into the Voyager lot, particularly big RV's which
14 you might think would be visible but seem not always to be. So,
15 definitely some left-turn lanes would be in order. Thank you.

16 ZONING EXAMINER: Thank you.

17 MS. CUSHING: Hi.

18 ZONING EXAMINER: Hi.

19 MS. CUSHING: I'm Kay Cushing. I live at 7860 East Benson
20 Highway. I'm in Unit 145 in The Bay, and that's the second unit up
21 from where the road stops actually now, so, I'm one of those 16
22 houses. I support all of those certain conditions, and I appreciate
23 the clarification that my colleagues have made here.

24 I wanted to speak in particular to that notion of a, of a
25 secondary, a second road in or out of the new development and part of

1 that is because I moved here last year. I moved here last year
2 because I lost my house in a wildfire in California, and it was up
3 near Chico near Paradise. There was one road out of Paradise, there
4 was one road out of Concow (ph.), there was one road out of Magalia,
5 there was one road out of Butte Creek Canyon where I lived.

6 Eighty-six people died in that fire. And they didn't die
7 just because they couldn't get out, some people didn't want to leave.
8 But the cars that came out that I saw as I was leaving were melted
9 some of them. And the horror stories of getting out were, they were,
10 they were terrible.

11 So, so, what I want to say is that now while there's an
12 opportunity to build that road is the time to do it. And the Paradise
13 City Council talked many times about, "We should have a second road
14 out of Paradise." Twenty-eight thousand people lived in that
15 community and it was totally burned down.

16 We should have a secondary road out, but if we did, we'd
17 have to buy houses, buy people out of their houses or condemn property
18 or somehow be able to do that, and that's just too hard, and that's
19 just too difficult, and that would just upset too many people. So,
20 they never did anything, just hoping that the disaster wouldn't
21 happen.

22 There's nobody - I understand it would still be difficult,
23 but there's - you could put that Pantano Road in. You could make it
24 locked like we suggested in our conditions. It would be easier to do

1 it, do it now and the developers could pay for it now which would help
2 in terms of tax money.

3 I also think that that's important because, again, I moved
4 here May 1st, and on July 21st, there was a fire on the 64 acres. And
5 we called the fire department, and they came. Twenty minutes later,
6 they still weren't there. They had come into The Bay, they had driven
7 around The Bay roads. They didn't see a fire.

8 They went out on Benson Highway because there's somebody
9 out there who burns brush periodically. And one of The Bay residents
10 chased the person out and said, "The fire is on Voyager Road. Go all
11 the way out to Kolb, make a lefthand turn and go south, then come in
12 on Voyager Road as far as you can go. That's where the fire is."

13 And meanwhile, those of us in those 16 houses got our hose,
14 hose - yeah, hoses out. And this will show you what water pressure is
15 like, and I'm glad to leave this with you. We were just, "Where's the
16 fire company? Where's the fire company? Where's the fire company?"

17 And I'm thinking, "My goodness. I've been here two months
18 and I'm in a fire again." I just think now is the time to be able to
19 do that, and I would really ask you to consider that very, very
20 carefully.

21 ZONING EXAMINER: Thank you.

22 MS. CUSHING: Thank you. Should I leave this for you?

23 ZONING EXAMINER: Sure. We ask - you signed in? Thank you
24 so much. Anyone else? Seeing no one, Ms. Willett, did you want to
25 make some further remarks and then I have a question when you're done.

1 MS. WILLETT: Yeah. Absolutely. Mr. Iurino, just to
2 address some of the other - some of the concerns that we had in terms
3 of water and I, I just want to remind some folks here that as part of
4 a development package, or a final platting situation, further water
5 studied will have to be done where it will examine the access, or the
6 availability as well as the supply and service of that. And, and
7 should improvements be warranted, that will, that will need to be
8 accommodated there.

9 And then, the other item I wanted to touch base on was, was
10 landscaping there, and, and particularly on the, the north side of the
11 road there. Voyager Road is a plan Major Streets and Routes with a
12 planned right-of-way of 90 feet.

13 And so, when you, you look at what's going on outside of
14 Sycamore Park, it was required that they build two - three lanes, two
15 in each, one in each direction and a center turn lane which required
16 the full planned right-of-way width. However, as part of our
17 development, our Traffic Impact Study came back and said, "We do not
18 need that same accommodation to serve the extent of Voyager South."

19 So, our proposal is to do two lanes versus the three which
20 won't require as much grading on that roadway, and that grading will
21 come off of our property and not on the north side of it. So, there,
22 there's a possibility that some of the landscaping on the, the
23 northern side of the roadway be preserved just by virtue of us not
24 needing the entire roadway there.

1 And then I wanted to, to offer a point of clarification on
2 the neighborhood meeting notice just so some folks are aware of why
3 maybe they didn't get a notification. And, and the City provides the
4 labels for those and, and it's a requirement of anybody living with
5 300 feet of the property boundary.

6 So, the gentleman that lives off of Beechnut is, is a
7 little bit further away, and that's why he was not notified. However,
8 any neighborhood association or - and the ward office was notified
9 within one mile of the property.

10 And I, I would like to offer a, a condition to be added
11 just to, to address some of these traffic concerns, if I may. I have
12 it suggested on the screen, and we could back up to, to the next one,
13 I believe.

14 I'd like to offer that a condition be placed on the
15 rezoning that an updated Traffic Impact Analysis shall be completed
16 prior to the submittal or approval of any development plan or final
17 plat there, just to ensure that when we do go to develop this, 'cause
18 it could take some time to figure out what the, you know, what the
19 market bears and everything, but that the, the TIA that we prepared be
20 updated to re-analyze the road, the impacts, etc. So, that, that is -
21 safety is really a concern there.

22 ZONING EXAMINER: Could that specifically include analysis
23 of the Kolb Road left-turn lane concerns that people have raised?

24 MS. WILLETT: Absolutely. A cuing analysis can be made
25 part of that, yeah.

1 ZONING EXAMINER: Can you give me a copy of this, or should
2 I take quick notes?

3 MS. WILLETT: Sure.

4 ZONING EXAMINER: Thank you.

5 MS. WILLETT: (Inaudible)

6 ZONING EXAMINER: I'll get it in a second. Okay, anything
7 else?

8 MS. WILLETT: I think that's everything I have on my list
9 here, so -

10 ZONING EXAMINER: So, the question I had was that the 576
11 residents who had a number of concerns, do you believe that there
12 would be any merit to - and I don't traditionally do this, I think you
13 know, to continuing this hearing for a short period of time to see if
14 any of those concerns could be addressed?

15 MS. WILLETT: Mr. Iurino, after we've had a series of
16 conversations here with, with the folks of Voyager residents, or with
17 the residents there at Voyager, and I, I think the concerns have all
18 been the same.

19 That being said, it would, since it is a, a similar
20 property owner I think that's been mentioned loud and clear here, that
21 further coordination as this is developed is, is developed is, is
22 definitely warranted. But I'm, I'm not sure there's a, a solution
23 today on, on what that -

24 ZONING EXAMINER: I wasn't meaning today. I was meaning if
25 we continued the hearing for a short period of time to give you an

1 opportunity to see if you thought any of those concerns could be
2 addressed in a specific way. But if not, you know, it's, it's a
3 question I had.

4 MS. WILLETT: Yeah. I don't, I don't - I think with the,
5 the few meetings that we have had and, and what have you, I think
6 we're, we're good.

7 ZONING EXAMINER: Okay. Then the other question I had was
8 just kind of more fundamental. You're wanting to either say you're
9 gonna develop as manufactured homes or as what I would call
10 traditional construc- -- traditional construction homes. Is there any
11 desire to pick one or the other now, or you want to maintain the
12 flexibility?

13 MS. WILLETT: We would like to maintain the flexibility to
14 let the market better dictate that.

15 ZONING EXAMINER: Okay.

16 MS. WILLETT: Thank you.

17 ZONING EXAMINER: Well, if you have nothing else, then I'm
18 closing the hearing and thank you all for coming.

19 MS. WILLETT: Thank you.

20 ZONING EXAMINER: Thank you. Safe drive home.

21 MS. WILLETT: Here's their photo.

22 ZONING EXAMINER: I'll come get them.

23 MS. WILLETT: Thank you.

24 (Case: C9-19-17 was closed.)

I hereby certify that, to the best of my ability, the foregoing is a true and accurate transcription of the original tape-recorded conversation in the case referenced on page 1 above.

Transcription Completed: 03/18/2020

/s/ Kathleen R. Krassow
KATHLEEN R. KRASSOW - Owner
M&M Typing Service

