

Wingate

COMMUNITY ASSOCIATION

December 12, 2018

Shirley Scott
City of Tucson Ward 4 Council Office
8123 E Poinciana Dr.
Tucson, AZ 85730

Dear Mrs. Scott,

On behalf of the Wingate Community Association (WCA) Board of Directors, which represents 845 homeowners, we strongly opposed the proposed rezoning of the property at 4200 S. Harrison to allow for a variance to allow the property to be an inert material landfill and green material recycling.

WCA is situated Escalante Rd to Irvington Rd., and Camino Seco to Wingate Blvd., which is less than a half mile from the 4200 S. Harrison property.

We object to the rezoning for five reasons...

- 1) **Noise.** The plan of crush concrete for resale purposes will be incredibly loud and detrimental to the peace a quite that our community has enjoyed for the past 24 years. In addition, the wood chipper used to grind the green waste for recycling will add additional amount of noise pollution.
- 2) **Stink.** While we encourage green waste recycling, the idea of a facility being located so closely to residential homes is outrageous. Decomposing material on a commercial scale includes significant odors which easily travel with the wind. The stench of the decomposing material will be horrendous during the summer as the material heats up and the bacteria grow and multiply.
- 3) **Fire potential.** Previously, when the sand and gravel pit took in pallets for mulching (which was in violation of zoning ordinances) they had several fires rage with large plumes of black smoke and hot cinders that flew through the air landing on homes in WCA. Green materials as well as construction material can and do generate heat as they decompose. This also can ignite posing a fire hazard to neighboring properties. As you know, last December there was a fire at the Drexel Insert Landfill that went on for several days impacting not only the neighborhoods closest to it but also WCA which is several miles away. The smoke and ash in the air are serious concerns that need to be weighed in on these decisions.

- 4) **Property Values.** As a homeowners' association, the WCA Board is charged with a duty to protect property values. It is our firm belief that homes located next to active landfills have lower resale values. All homeowners in WCA purchased their homes knowing they were buying next to a **closed** landfill. Typically, we have about 100 home resales per year within our 845 homes, and property values have increase over the years. Originally the homes were \$70,000 - \$110,000 and now have a resale value of \$180,000 to nearly \$300,000. Having an active landfill, even and inert landfill with green recycling would be detrimental to the current homeowners and resales prices for the above-mentioned reasons.
- 5) **Bad Faith.** It is my understanding that there is supposed to be NO ACTIVITY OR OPERATIONS occurring on the property at 4200 S. Harrison. However, I see reports of equipment and people working on this property all hours of the day and night. If the new owners are acting in bad faith now and violating the orders, just imagine what they will do if their rezoning request is granted.

I strongly encourage the Tucson City Council to not rezone the property at 4200 S. Harrison. If the current owner's contention of safety issues and trespassing are of true concern, then they should request work be allowed to address those concerns. However, opening the property to be an active inert landfill and green recycling should be denied.

Thank you for consideration of how this proposed zoning will impact the neighboring residential homes and taxpayers.

Cordially,



SaRena S. Keneston
President
Wingate Community Association

John Beall - [EXTERNAL]South Harrison Lanfill Proposal

From: Frank Pyrdeck <shna_tucson@aol.com>
To: <john.beall@tucsonaz.gov>
Date: 02/08/2019 9:02 PM
Subject: [EXTERNAL]South Harrison Lanfill Proposal

Hello Sir,

Concerning the Harrison Road Inert Materials Landfill Project, would you have any data on expected traffic increase on Harrison Road? Currently, it is difficult to get onto Harrison Road from the residential streets (Dependent upon time of day). I believe the current traffic flow is a result of:

- Traffic bypassing the reduced speed on Houghton Road at Secrest Middle School
- Bottleneck at Golf Links and Houghton Rd near the Wal-Mart Store
- Merging traffic from four lanes on Harrison Rd (North of Golf Links) to two lanes (South of Golf Links)

Would you know of any information concerning any additional trash being left along the route from existing inert landfills?

Thanks,

Frank Pyrdeck
Secretary, South Harrison Neighborhood Association.

From: Joan Salgado <joanersal@yahoo.com>
To: <john.beall@tucsonaz.gov>
Date: 02/08/2019 9:40 PM
Subject: [EXTERNAL]South Harrison Proposed Landfill

I have been a resident off of Harrison and Stella for over 27 years. One of the best improvements to this area that I've seen in all these years has been the introduction of the loop biking path which connects many parts of the city. Many many people use this path on a daily basis. There is also a mountain biking trail at the corner of Irvington and Harrison (Fantasy Island) that is used by many biking enthusiasts from Tucson and it brings many visitors to our area. I personally have been in Colorado and have been asked by people there who have heard about this location and want to come to Tucson to experience it for themselves. This proposed landfill site will add more traffic causing a safety hazard crossing the loop trail on Harrison Rd. So many enjoy this area now, and introducing a landfill here will be a detriment and will not keep those people coming back.

Thank you,
J Salgado

Sent from my iPad