

Petition in opposition of ZC 21-001 Strand Zone Change, District III Navajo County Public Works/Planning & Zoning

The request is for a Zone Change from existing RU-20 zoning on an 18.30 acre parcel to RU-5 zoning located at APN# 403-59-005B, T14N, R23E, S09 of the GSRM owners Steve and Yolanda Strand,

We, the undersigned owners of property in this rural neighborhood, **OPPOSE and REQUEST DENIAL OF** the requested zoning change because:

1. The requested zoning change is in opposition to the intended RU-20 zoning
 As stated in the specific zoning for Navajo county for Rural 20:
 ARTICLE 4 - (RURAL 20) - RURAL ZONING DISTRICT TWENTY (20) ACRES PER DWELLING UNIT (As Amended 9/18/00 via BOS Resolution No. 79-00, 8/6/2001 via BOS Resolution No. 54-01, 12/10/2001 via BOS Resolution No. 101-01, 3/11/02 via BOS Resolution No. 16-02, 4/18/05 via BOS Resolution 31-05, 12/2/19 via BOS Resolution 29-19) Section 401 - Purpose. The primary purpose of this district is to conserve and protect open land uses, foster orderly growth in rural areas, and prevent urban agricultural land use conflicts. The purpose of requiring large minimum parcels of not less than twenty (20) acres in area is to discourage small lot or residential subdivisions where public facilities such as water, sewage disposal, parks and playgrounds, and governmental services such as police and fire protection are not available or could not reasonably be made currently available. Uses permitted in this zoning district include both farm and non-farm residential uses, farms, and recreational and institutional uses.
2. The applicant knew what the zoning was when they purchased the property in question in February of 2021. The surrounding property owners purchased their property previously, with full knowledge and forethought as to the Rural landscape they wished to live in. To reduce a property to at least 5 acre parcels negates their purchase and enjoyment of the rural nature of their properties.
3. The applicants have purchased a piece of property with only 18.3 acres and would not even be able to place one dwelling on the property without a variance. Perhaps a better course of action would be to ask for a variance to put one dwelling on the property.
4. There has been some concern that a septic has been approved & installed at the East edge of the property along Encanto Road; the road floods and makes a small lake along the bottom of this property and the property to the North when monsoons hit in the summer. If this also floods their septic and leach lines, the waste could be carried into the roadway, which is not only unsightly, but becomes odiferous to surrounding neighbors when carried on the wind as well as possibly becoming a health hazard.

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<i>Property Owner Signature</i>	<i>Printed Name</i>	<i>Address or Tax ID #</i>
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