

Posler, Kathryn

From: Nancy Powers <nancepowers@yahoo.com>
Sent: Tuesday, January 31, 2023 12:07 PM
To: Posler, Kathryn
Subject: CASE # 956-PA-2022

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We would like to state our objections to this request for up zoning from our current zoning of C-O to C-1 and include this email in the file for this case.

Many people in our community have been sending emails to Kurt Waldier at Beusgilbert, who is the attorney of record for this case. objecting to this request. He has been responding to some of them. One of the replies we received from him dated January 27 states (and I quote), "One of the reasons the current site is attractive to our client is because it is currently undeveloped allowing her to build a business that meets her needs (he has not divulged who this client is, only that she is a small business owner.)

The problem is that this upzoning does NOT meet the needs of our community. Our current coding is the right one for our community, zoning is done for a reason.

He keeps mentioning that there will be no outside kennels. He fails to mention in every single reply that there is an outdoor play area in the plan which realistically will be an all day barking fest. There is also the barking from drop off and picking up. There is no restriction in the code for operating hours as well. We know from experience that barking travels quite a distance, in fact we experience this already from another community across the wash and that's only one dog. We can't sit outside and enjoy the beautiful weather, so imagine multiplying that noise by multiple dogs. There doesn't seem to be an enforcement of noise nuisance that works for residents, and none for commercial property owners. In fact Code Enforcement has not been able to make the owner of this property clean up that area for the last 3 years despite many fines.

There are so many additional reasons that this should not pass.

It is not needed, there are multiple other dog care facilities within a short distance including "Always UnLeashed" which has complaints from people 1/2 mile away about the barking.

Changing this zoning to C-1 would open us up to having the potential of other unwanted facilities, including a drive-thru restaurant and gas station.

This will exacerbate additional traffic problems we already have, the current offices in the Pinnacle Peak OFFICE park (that is the sign into the current buildings) operate from Monday to Friday approximately 8 hours a day and do not create any noise. In fact barking dogs may heavily impact many of the current businesses there, especially where massages are given 3 offices down from this site.

We finally have a resident friendly city council and I feel confident they will carefully read and evaluate all the problems this approval will create and not allow the zoning to change.
Please keep me advised of any future notices/meetings regarding this case.

Thank you.

Sincerely Nancy Powers and Gregory Filasky

Los Portones
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