

ATTACHMENT E

From: Shnstar <shnstar2@aol.com>

Sent: Friday, May 15, 2026 6:10 PM

To: Joshua Bednarek <joshua.bednarek@phoenix.gov>; Ed Zuercher <Ed.Zuercher@phoenix.gov>; Governor Katie Hobbs <khobbs@az.gov>; Thomas Sawyer <thomas.sawyer@phoenix.gov>; Council District 8 PCC <council.district.8@phoenix.gov>

Subject: Formal written opposition to the Valutek rezoning case

To: Phoenix Planning & Development Department

Re: Formal Written Opposition – Valutek Rezoning Case

From: Regina Moraga, Phoenix Resident

Date: May 15, 2026

To Whom It May Concern:

I am submitting this letter as my **formal written opposition** to the Valutek rezoning case. I request that this letter be included in the **official public record** for all hearings and proceedings related to this case.

1. Lack of Proper Notice and Procedural Concerns

I did not receive proper notice of the rezoning, the sale of adjacent parcels, or the development activity occurring behind my home. As a directly affected homeowner, I should have been notified. This failure raises concerns about whether the City has complied with required public-notice and community-engagement standards.

2. Flooding and Drainage Failures Caused by City-Approved Development

Two newly constructed homes behind my property have obstructed the drainage easement serving Durango Street. This obstruction has caused repeated flooding on my property. I have submitted photographs, dates, and written reports to multiple City departments. **No inspection has been conducted, and no response has been provided.**

This is an ongoing environmental and public-safety hazard directly tied to City-approved construction.

3. Incompatible Land Use and Harm to Remaining Residents

The proposed rezoning would force the remaining residents on this block to face:

- the **back of a commercial building**,
- an **8-foot wall**,
- commercial lighting,
- increased traffic, and
- industrial-style fencing directly outside our homes.

This is incompatible with the residential character of the street and will significantly diminish quality of life, safety, and property value.

4. The Street Will Remain Residential While the Entire Block Becomes Commercial

The City is attempting to convert the entire block to commercial use while leaving the street zoned residential. This creates:

- zoning inconsistencies,
- traffic conflicts,
- safety hazards, and
- unequal enforcement of zoning laws.

This raises concerns of selective enforcement and preferential treatment for the applicant.

5. Pattern of Municipal Neglect and Constructive Displacement

For years, the City has allowed a large portion of this historically Hispanic neighborhood to deteriorate through:

- lack of policing,
- lack of code enforcement,
- failure to maintain basic municipal services, and

- failure to respond to resident complaints.

Many residents left because the City failed to provide safety, infrastructure, and support. Those of us who remain continue to experience delayed responses and ignored concerns. This pattern raises concerns of **constructive displacement** and **disparate impact** on a minority neighborhood.

6. Discriminatory Conduct and Retaliation

I am a Hispanic woman. Individuals associated with the applicant have made discriminatory comments and circulated offensive materials targeting Hispanic people. When I raised concerns, I was dismissed and treated with hostility. This raises concerns of unequal treatment and retaliation.

7. Rezoning Advanced During Active Legal Review

On May 7, 2026, I was informed that my complaint and evidence packet had been forwarded to the City's Law Department for review. Despite this, the City has stated that the rezoning will "continue as planned."

Advancing a zoning case during an active legal review undermines due-process principles and raises concerns of predetermined outcomes.

Request

For the reasons stated above, I respectfully request that the City:

1. **Deny the rezoning request**, or
2. **Pause the rezoning** until drainage, environmental, procedural, and civil-rights concerns are fully investigated and resolved.

Please confirm that this written opposition has been added to the **official public record** for this case.

Per A.R.S. § 9-462.04(A)(3) Thomas Sawyer City of Phoenix Economic Development Program Manager **does not** have the right to deny my written statement: I will be following-up with a secondary complaint to HUD.

"Any person may appear in person **or by agent or by letter.**"

Additionally, **Phoenix Zoning Ordinance § 506.B.2** requires that written comments submitted prior to the hearing **be included in the case file and considered by the hearing body.**

Sincerely,

Regina Moraga

Phoenix, Arizona

shnstar2@aol.com

From: Shnstar <shnstar2@aol.com>

Sent: Friday, May 15, 2026 6:23 PM

To: Denise Archibald <denise.archibald@phoenix.gov>

Cc: Joshua Bednarek <joshua.bednarek@phoenix.gov>; Ed Zuercher <Ed.Zuercher@phoenix.gov>; Governor Katie Hobbs <khobbs@az.gov>; Council District 8 PCC <council.district.8@phoenix.gov>; cityclerk@phoenix.gov

Subject: Request to Enter Written Opposition Into the Official Record – Valutek Rezoning Case

To: City Clerk, City of Phoenix

Email: cityclerk@phoenix.gov

CC: Planning & Development Department; Assigned Planner; Planning Commission Secretary; City Council

Subject: Request to Enter Written Opposition Into the Official Record – Valutek Rezoning Case

Dear City Clerk,

I am submitting this letter to formally request that my **written opposition** to the Valutek rezoning case be entered into the **official public record** for all hearings and proceedings related to this case, including:

- the Planning Hearing Officer
- the Planning Commission
- the City Council

Under **A.R.S. § 9-462.04(A)(3)**:

“Any person may appear in person **or by agent or by letter.**”

Additionally, **Phoenix Zoning Ordinance § 506.B.2** requires that written comments submitted prior to the hearing **be included in the case file and considered by the hearing body.**

Accordingly, I am exercising my statutory right to participate **by written submission**, as I am unable to attend the hearing in person.

Please confirm that:

1. My written opposition has been added to the **official case file**
2. It will be included in the **Planning Commission packet**
3. It will be included in the **City Council packet**
4. It will be part of the **permanent public record** for this rezoning case

Attached below is my full written opposition for inclusion in the record.

Thank you for your attention to this matter.

Please confirm receipt.

Sincerely,

Regina Moraga

Phoenix, Arizona

To: Phoenix Planning & Development Department

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Date: May 15, 2026

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