



February 9, 2018

Honorable Jeff Weninger
Arizona House of Representatives
1700 W. Washington St, Room 110
Phoenix AZ 85007

Re: HB2333 / Expansion of Commercial Uses in Neighborhoods

Dear Honorable Weininger

I am writing to you on behalf of the Arcadia Camelback Mountain Neighborhood Association ("ACMNA"). We are a neighborhood association, nearly 2,500 members strong, that has been active since 1987. Our purpose is "to preserve the appealing ambiance and qualities that make our neighborhood such an enviable place in which to live. These qualities include: the non-commercial, family friendly, and single family residential character of this place; our generous setbacks within large lots, and a green desert oasis with broad lawns and the historic citrus trees that shade us from the summer heat and stand as a symbol of our unique area."

While we do not oppose "home occupations" as permitted by the City of Phoenix Zoning Ordinance, we strongly oppose the expansion of permitted home occupations into effectively unregulated commercial uses in neighborhoods such as Arcadia, as proposed in HB2333. We strongly oppose HB2333 for some of the following reasons:

- (1) These businesses can operate essentially unchecked in neighborhoods;
- (2) The few restrictions that the statute places are only enforceable through a court of law, as opposed to the Neighborhood Services Department at the City of Phoenix;
- (3) It is unclear whether the statute gives a neighbor a private right of action or standing to enforce the few restrictions placed in the statute;
- (4) This statute could allow the expansion of group homes and sober living homes in contravention to the City of Phoenix's adoption of some limitations on these uses in neighborhoods; and
- (5) There is no limitation on the number of businesses that could occupy a neighborhood, eroding its' character.

We hope that you will take our perspective into account and reconsider your support of HB2333.

Sincerely,

Craig Steblay
President, ACMNA
www.ACMNA.org