

Amendment to Pima County Comprehensive Plan Hardy Road east of Thornydale Road

I **oppose** the proposed request to Amend the Pima County Comprehensive Plan Hardy Road east of Thornydale Road. (Co7-13-06)

Which would change existing use of property from Low Intensity Urban 0.3 to Medium Intensity Urban

	Name	Address	Phone #	Signature
1	HENRY EICHORN	8975 N. SOFTWINDS DR.	--	Henry Eichorn
2	BERND SCHULZ	8935 N. SOFTWINDS DR.		Bernd Schulz
3	BEN WIMBERLY	8999 N. SOFTWINDS DR.		Ben Wimberly
4	PAULA R. BOLING	8848 N. BOTTEBUSH LN		Paula R. Boling
5	PETER LOISELLE	8901 N. BOTTEBUSH LN		Peter Loisel
6	LORI MORGAN	8839 N. SOFTWINDS DR.		L. Morgan
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				

JAN 21 14PM 01 52 PC CLK OF BD

Plaza Pet Clinic, Ltd.

Ann Campbell, RRT. DVM.
2840 W. Ina Road, Suite 100
Tucson, Arizona 85741

Ms. Ally Miller
Supervisor, District 1
Pima County Board of Supervisors
130 W. Congress, 11th Floor
Tucson, AZ 85701

Dear Supervisor Miller,

This letter is my protest against Mr Portner's request for a continuance of the Board of Supervisors discussions surrounding zoning amendments to the Pima County Comprehensive Plan.

Mr Portner has ignored the Zoning Commission's vote to deny upzoning of these four properties including the one behind my home CO7-13-06. That vote as you recall was 6:1.

The Board of Supervisors deferred to Mr Portner in continuing these discussions until January 21, 2014. He seems to feel that his assessment that the two months over the holidays were not an appropriate time to complete his work outweighed the Board's instructions to meet with Ms. Campbell of the Sonoran Desert Protection Coalition. It is my understanding that my neighbors secured an invitation to these discussions as well.

Ah yes, but this, in Mr. Portner's words, is just an "exercise". I got my exercise by following my assessment of my job over the holidays which included covering my clinic every day and taking call on Christmas and New Years Day while having out of town guests and other friends in my home. I still would have made myself available for a meeting. My job and my protest are much more than an exercise to me.

This lack of respect for our time and yours is expensive and frustrating, but we will continue to be there to voice our opposition.

Mr. Portner is now offering to meet with "the neighbors" to discuss set backs etc. This is not a done deal and it is infuriating that he presents these meetings as if it is. This battle was lost by developers in 2001 and hopefully will be again.

You have all patiently listened to our truly legitimate concerns about our property values, our careful research prior to investing in our homes, and our concerns about preserving some of the last ironwood habitat in Tucson. This particular piece of property (CO7-13-06) has no major thoroughfare entering or leaving it on which to place retail property and do an 80:20 division. This section of desert should be developed, but wisely as LIU like the other properties to the North of us and continue that corridor.

Sincerely,



Ann Campbell, DVM
8761 N. Maya Ct.

Copies to: Ramon Valadez District 2 (Chairman), Sharon Bronson District 3, Ray Carroll District 4, Richard Elias District 5.

JAN 21 14 PM 01:51 PC CLK OF ED

B7

KH 10

Kenneth Fischer
8788 N Maya Ct
Tucson AZ 85742

20 January 2014
(hand delivered)

Supervisors Ally Miller, Ramon Valadez, Sharon Bronson,
Ray Carroll, Richard Elias
Pima County Board of Supervisors
130 Congress St. – 11th flr.
Tucson AZ 85701

Dear Board Members:

I write to protest against the Comprehensive Plan Amendment Co7-13-06,
HARDY-THORNYDALE ASSOCIATES ET AL. - WEST HARDY ROAD PLAN
AMENDMENT.

I begin by quoting from the website biographies of three of you.

Firstly: "Because Mr. Carroll's District contains some of the most spectacular mountain and desert scenery in Arizona, he has become a nationally recognized leader in environmental protection efforts. He is an Arizona charter member of the national Republicans for Environmental Protection Organization. He was an original supporter of Pima County's renowned Desert Conservation Plan, and had been a tireless and effective defender and supporter of the mountain, canyons and deserts of District 4" [and I would hope of all the districts].

Secondly: "Richard Elias works to protect our precious water supplies and the shrinking wildlife habitat of our desert region."

Thirdly: "Bronson was instrumental in the development and implementation of Pima County's Award winning Sonoran Desert Conservation Plan, and has focused her efforts on balanced smart growth."

Your three votes – and those of all five of you – to maintain current LIU 0.3 zoning of the Hardy-Thornycdale property will be true to upholding your stated philosophies and promises. Once that desert land is scraped bare to make way for 300 homes, it will be destroyed... gone forever... never, ever to be reclaimed. I charge you all: do not allow Tucson to become ever more like the urban sprawl that is Phoenix. That is neither balanced nor smart growth.

JAN 21 14 PM 01:51 PC CLK OF BD
BT

The primary argument by Red Point for completely and totally eliminating 30 acres of desert is to point to a few pockets of land that have already become victimized by the pollution of over-population. They point to these as justification for doing more of the same. It is a bogus and misleading argument designed to distract you from your mandate of preserving and protecting the equally present plots of precious desert environment which currently exist. This choice is balanced and smart.

I remind you: at the September 25th meeting of the Planning and Zoning Commission – whose members were appointed by you Supervisors, in whose judgment you have placed your trust – these Commissioners voted 6 to 1, virtually unanimously, to DENY re-zoning.

Next, closer to home, literally, for myself and my neighbors: My house is a measured 20 feet from where Hardy would run if it were allowed to become a through street. The DeWeerdts house, across the street, is a measured 7 feet from a through-put Hardy. (Please see the attached photos with notations)

At the November 19th BOS hearing, Mr. Portner made the remark "I don't care what they do with Hardy". Ladies and gentlemen, I consider that remark, and the attitude behind it, to be condescending and dismissive, as should you all. I chose my house precisely for the peace and tranquility its location affords. The din of day and night traffic noise bombarding us will make my and my neighbors houses unlivable, unsellable and worthless.

As well, I attach a copy of the November 14, 2013 letter to the Board from Jim Mazzocco, former Planning Director of Pima County Development Services. [Why is he even chiming in on this, unless Portner/Red Point asked him to??] He attempts to argue that completing Hardy will benefit access to: ONE: Tortolita Middle School; TWO: Mountain View High School; THREE: the church and the school of St. Elizabeth Seaton; and FOUR: to the users of Arthur Pack Park. These are enormous numbers of people and their cars.

He then states: "The impact of opening Hardy Road on surrounding neighbors quality of life is not harmful. Hardy will remain lightly traveled. It will remain a quiet place to live."

Mr. Carroll, you and I both have Philosophy degrees from outstanding Jesuit schools, and I am certain you excelled in your Logic class, as I did in mine. That said, you and the other Supervisors cannot fail to see the inescapable contradiction and conflict between opening traffic to the multitudes of people and cars traveling to and from all the above locations, in addition to the residents of 300 new houses...the contradiction between that scenario and our homes remaining a "quiet place to live".

The argument is fallacious in the extreme, and broaches upon idiocy.

What's more, in his letter, Mazzocco is also duplicitous and deliberately deceitful. He tells you not to be swayed by persons with "self serving desires to live on a cul de sac". **POT/KETTLE!** Mazzocco himself lives self-servingly in a cul de sac! He lives on Picasso Place, a quiet and very well protected cul de sac.

On Friday, January 17, I parked for one hour in mid-afternoon, from 3:15 to 4:15, at the entrance to Picasso Place cul de sac. I counted a total of five cars entering and exiting this quiet little haven in this time span. Mazzocco's proposal is duplicitous because he will be completely immune to and divorced from the 24/7/365 onslaught of traffic noise and congestion forced upon Maya Court residents by making Hardy Road a through-street. You must steadfastly reject this logic-deranged and morally corrupt proposition!

In conclusion, I ask, only somewhat rhetorically:

Given: the irreplaceable destruction of the desert;

Given: the over-population pollution of 300 crammed-together houses on 30 acres;

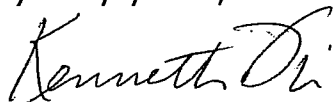
Given: the human, quality-of-life cost of connecting Hardy...

...Given these, who will then trade houses with me and my neighbors? Will it be Portner? Will it be Mazzocco? Will it be Red Point's owners? NO, NO, and NO, because they will not live here as victims of their own machinations, and because "they... don't... care".

I ask all of you, even more pointedly, who among YOU will then trade with us??

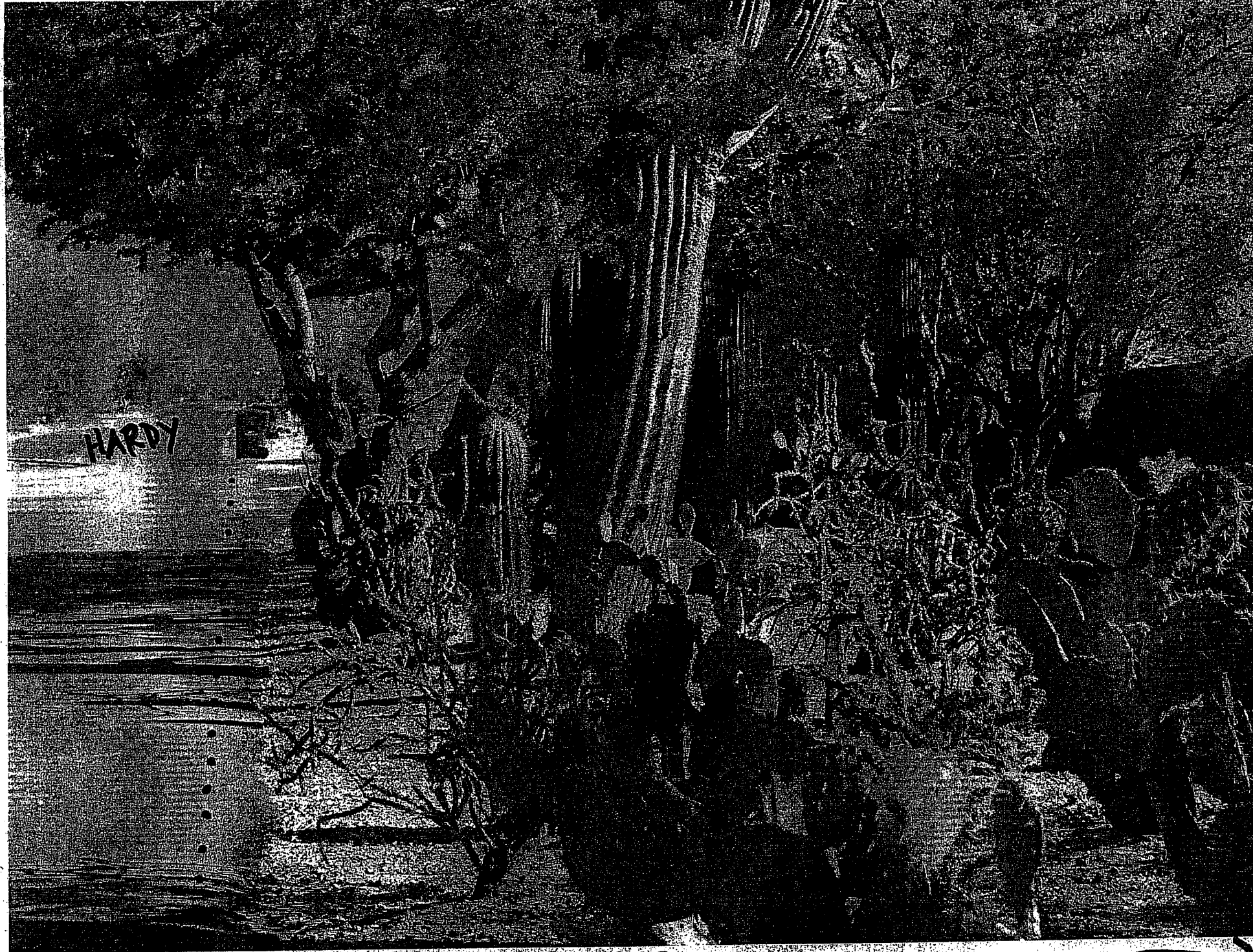
Thank you.

Very truly yours,



Kenneth Fischer PT MA

Enc. (6)

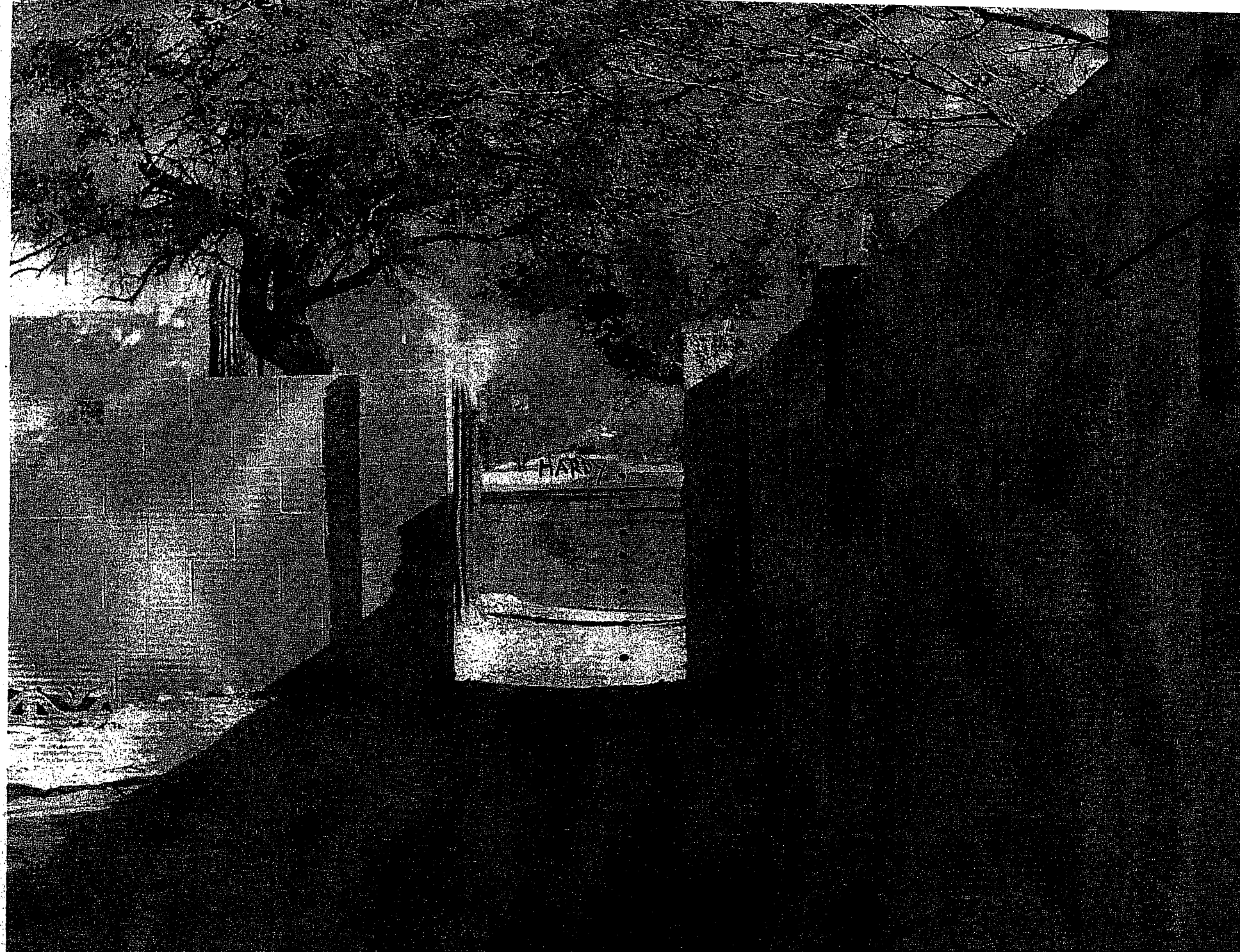


HARDY

E

FISCHER HOUSE

20 FEET



DEWEERDT HOUSE

← 7 FEET →

November 14, 2013

Re: Co7-13-06 Hardy -Thornydale 1 ET AL. - W. Hardy Road Plan Amendment

Dear Board of Supervisors,

I have lived in this neighborhood since 1994 - close to 20 years. My home is located about a half mile from the plan amendment site. I have no real objection to this plan amendment that continues a trend which has long been occurring in the Hardy Road vicinity. Several thousand people live here in medium density developments already.

In 1994, Magee Road between Thornydale and Cortaro Farms Road was not completed at its midpoint. Club Drive between Cortaro Farms Road and Hopdown Road was closed and impassable. Hopdown Road between Hardy Road and Club Drive was closed at the midpoint. In addition, Thornydale Road south of Cortaro Farms Road was two lanes. And Cortaro Farms Road (changing names to Magee Road) between Thornydale and La Cholla Boulevard remained two lanes. Both with heavy traffic.

Finally, Hardy Road between Thornydale Road and Shannon Road was closed at its midpoint.

Today Thornydale and Cortaro Farms are four lane roads. Magee Road, Hopdown Road, and Club Drive are open and passable. The only road still closed is Hardy Road.

As a County resident, I am mostly pleased with Pima County's road building policy in this area. They have made my trips to work and local destinations easier to do.

The one exception is Pima County's treatment of Hardy Road. There is a Pima County resolution formally closing Hardy Road.

The staff report for this case states the closure was part of a past rezoning. That statement is somewhat incorrect.

Hardy Road is closed because a past neighborhood activist named Joe Murray lived on the east leg of Hardy. He petitioned the then Board of Supervisors to close the road. There was a notice about the potential closure sent out at a time when most neighbors were new to the area. The best I can tell, my notice went to my subdivision's developer and not to me. With little fanfare and with no obvious concern about the future residents of the neighborhoods Pima County was creating in the area, the Board closed Hardy Road at the current midpoint.

The rezoning that your staff mentions in its report is referring to the rezoning for the Maya Court subdivision, which now has residents protesting the plan amendment.

The Board, after its formal closing of Hardy Road, unwittingly approved the Maya Court rezoning with a Transportation rezoning condition requiring the developer to build Hardy Road and connect it.

County staff recommended that condition because it is a typical transportation policy at Pima County to connect unconnected roads. The rezoning applicant did not complain about the condition. The problem was the Board had closed the road for Joe Murray. The Maya Court developer, who was caught in the middle, had to go back to the Board and go through a change of rezoning condition to have the condition to connect Hardy Road removed.

It was at that time that a great number of people in the area became aware of this formal Hardy Road closure and they protested its closure. Over 400 written protest petitions were submitted to the Board. Still, in a 5-0 vote the Board approved the closure again.

Now some 17 years later, Joe Murray has long left the neighborhood and we still have the Hardy Road closure. I still run into neighbors today who are unaware of this incident and wonder when the County is going to open Hardy Road.

At the public hearing around 1996, Mr. Murray said he just wanted to live on a cul de sac. The then Board assisted him and ignored the rest of neighborhood that lived in medium density residential areas

like the one currently in front of you in the proposed plan amendment.

The local fire district supported the neighbors and spoke at the public hearing saying this closure hurt emergency response time. It still does. Continued closure is bad public policy from the position of emergency response times for both police and fire, from the position of good transportation policy that should encourage connectivity, and from an environmental position of decreasing carbon emissions from cars by reducing longer trips with added unnecessary vehicle miles travelled.

The Hardy Road closure makes it more cumbersome for my neighbors on the east leg to go to Tortolita Middle School, Mountain View High School, and Arthur Pack Regional Park and cumbersome on the west leg to go to St. Elizabeth Ann Seaton Church on Shannon Road and its parochial school that has been built since the closure.

In Hardy Road terms, you have to go east if you want to go west and have to go west if you want to go east. This is the result of current Pima County policy.

I am sure there are neighbors who live near the closure point that want it to remain closed. That position is self-serving and unreasonable. The impact of opening Hardy Road on surrounding neighbors' quality of life is not harmful. It will still remain a quiet place to live.

If you approve this plan amendment, please go out to Hardy Road and see for yourself whether a public good is being served by having this road closed. During a 'heavy traffic' period you may see four or five cars over a half mile distance. You would also experience long periods of no cars at all. What you will see is a lightly traveled road. At most, you may see four cars at one time on an entire stretch of road. Even if opened, Hardy will remain lightly travelled. It is a neighborhood collector road and just serves the adjoining neighborhoods. Thornydale and Shannon traffic have no reason to short cut to Hardy Road if it was open. It serves mainly neighbors going about their daily trips and business.

When the Hardy Road closure went to the Board to be closed the first time the then Transportation director wrote a memo recommending the road remain open and that traffic calming devices be installed along the road between Thornydale and Shannon. That advice was good then and remains good today and will remain good forever because it articulates a sound principle of good transportation planning.

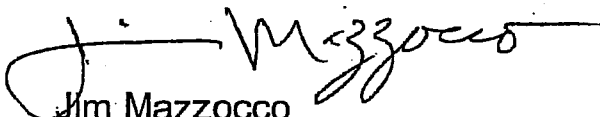
None of the current Board is part of the Board that closed Hardy Road. You do not owe Joe Murray anything to continue this legacy. Nor should you be swayed by new Joe Murrays with self-serving desires to live on a cul de sac at the expense of all their neighbors.

Many of us who have lived here for years knew we were moving into a medium density neighborhood and accept that we live in a medium density neighborhood and expect the County to follow through on services and roads for the density it has allowed and will be allowing to happen here.

The vast majority of residents will thank you for ending this unfortunate policy misstep of the past and for having Pima County treat Hardy Road like it has been treating the rest of the roads in the County. That is, in support of good public policy and for the common good of all the area's residents.

Thank you for your consideration and time.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Mazzocco", with a stylized flourish at the end.

Jim Mazzocco
3231 W. Picasso Place
Tucson, AZ 85742

January 20, 2014

Ms. Ally Miller
Supervisor, District 1
Pima County Board of Supervisors
130 W. Congress, 11th Floor
Tucson, Arizona 85701-1317

Dear Supervisor Miller,

My wife and I agree with the sentiments expressed in the letter below, which was penned by our friend and neighbor, Gilbert "Doc" Williams. Although we have not attended the earlier meetings regarding the rezoning of the parcel mentioned in the letter below, we wish to add our support to those opposing the rezoning.

Best Regards,

Kurtis L. Kenagy and Karen S. Kenagy
8662 North Maya Court
Tucson, AZ 85742

My wife and I are writing to protest the request from Mr. Portner, representing Red Point Development, for a continuance of the discussion of his proposal before the Board of Supervisors to amend the Comprehensive Plan, allowing the property referenced as Co7-13-06 HARDY-THORNYDALE I ASSOCIATES, ET AL. - W. HARDY ROAD PLAN AMENDMENT to be considered for a zoning change from the current Low Intensity Urban 0.3 (LIU 0.3) to Medium Intensity Urban (MIU).

Frankly, we consider the delay of these discussions to be unnecessary. Allow us to recount the following compelling facts:

- On September 25, 2013 the Planning and Zoning Commission voted to deny Mr. Portner's request to amend the Pima County Comprehensive Plan with respect to 4 properties and forwarded the resultant recommendation to the Board of Supervisors. Votes were tallied on these 4 properties individually. The vote to deny the request to amend the Comprehensive Plan associated with the parcel adjacent to our home (Co7-13-06) was a resounding 6 – 1.

JAN 21 14 PM 01:05 PC CLK OF BD
27

- Numerous letters and overwhelming public comments protesting this amendment have been shared with the Board of Supervisors before, during and since the November 19, 2013 Public Hearing.

- A petition with over 60 signatures protesting the amendment to the Comprehensive Plan was submitted to Board of Supervisors.

In spite of the recommendation of the Planning and Zoning commission, the written and verbal protests from us and our neighbors, the Board of Supervisors continued the discussion of Mr. Portner's proposed amendments until January 21, 2014. This continuance was offered along with a charge to Mr. Portner of meeting with the Coalition for Sonoran Desert Protection. In fact, my wife and I, along with a number of our neighbors, left the November 19th hearing with the understanding that we and our neighbors would be invited to participate in these meetings. To our knowledge this meeting has not taken place.

Now, Mr. Portner has requested yet an additional continuance until February 18th. Ms. Miller, it is time to put this issue to rest. It is unfair to us to continue to return to these meetings which are disruptive to our lives, especially to those who work and have families.

Ms. Miller – Page 2

We, along with some of our neighbors, have recently received an invitation to a "Comprehensive Plan Amendment Neighborhood Meeting" on January 30, 2014 described as "a conceptual exercise and public review process that is required before we can ever proceed with any future detailed plans."

Participation in such a meeting would be a blatant admission that the alteration of the Comprehensive Plan and the rezoning of each of this property is a fait accompli. For emphasis, the definition of this term is "something done or already in effect, making opposition or argument useless."

Please understand that our protest of the alteration of the Comprehensive Plan does not deny the opportunity for the current or future owner of the land in question to proceed with development. We purchased our property with full knowledge that the parcel behind our home was zoned to allow 3 homes on each 10 acres (LIU). Although not our dream, we can live with this. What we protest is an amendment to the Comprehensive Plan which would allow rezoning to accommodate 10 homes per acre on this parcel (MIU). This amounts to a quantum and untenable change from the possibility of 9 homes being constructed on this parcel to a total of 300!

My wife and I will be at the meeting on January 21st. We do not wish to return. However if there is a February 18th meeting or any future meetings, we will be there, patiently waiting our turn to protest the amendment to the Comprehensive Plan, no matter how burdensome and disruptive to our lives this may continue to be.

Again, Ms. Miller, we oppose and protest the amendment of the Comprehensive Plan. Please vote to keep it as it is and deny an additional continuance to this discussion.

Sincerely,

Gilbert "Doc" and Izabel Williams
8747 N. Maya Court
Tucson, Arizona 85742

c Ramón Valadez, District 2 (Chairman)
Sharon Bronson, District 3
Ray Carroll, District 4
Richard Elías, District 5

January 20, 2014

Ms. Ally Miller
Supervisor, District 1
Pima County Board of Supervisors
130 W. Congress, 11th Floor
Tucson, Arizona 85701-1317

Dear Supervisor Miller,

My wife and I are writing to protest the request from Mr. Portner, representing Red Point Development, for a continuance of the discussion of his proposal before the Board of Supervisors to amend the Comprehensive Plan, allowing the property referenced as Co7-13-06 HARDY-THORNYDALE I ASSOCIATES, ET AL. - W. HARDY ROAD PLAN AMENDMENT to be considered for a zoning change from the current Low Intensity Urban 0.3 (LIU 0.3) to Medium Intensity Urban (MIU).

Frankly, we consider the delay of these discussions to be unnecessary. Allow us to recount the following compelling facts:

- On September 25, 2013 the Planning and Zoning Commission voted to deny Mr. Portner's request to amend the Pima County Comprehensive Plan with respect to 4 properties and forwarded the resultant recommendation to the Board of Supervisors. Votes were tallied on these 4 properties individually. The vote to deny the request to amend the Comprehensive Plan associated with the parcel adjacent to our home (Co7-13-06) was a resounding 6 – 1.
- Numerous letters and overwhelming public comments protesting this amendment have been shared with the Board of Supervisors before, during and since the November 19, 2013 Public Hearing.
- A petition with over 60 signatures protesting the amendment to the Comprehensive Plan was submitted to Board of Supervisors.

In spite of the recommendation of the Planning and Zoning commission, the written and verbal protests from us and our neighbors, the Board of Supervisors continued the discussion of Mr. Portner's proposed amendments until January 21, 2014. This continuance was offered along with a charge to Mr. Portner of meeting with the Coalition for Sonoran Desert Protection. In fact, my wife and I, along with a number of our neighbors, left the November 19th hearing with the understanding that we would be invited to participate. To our knowledge so such meeting has taken place.

Now, Mr. Portner has requested yet an additional continuance until February 18th. Ms. Miller, it is time to put this issue to rest. It is unfair to us to continue to return to these meetings which are disruptive to our lives, especially to those who work and have families.

JAN 21 11 46 AM 0105 PC CLK DF 30

We, along with some of our neighbors, have recently received an invitation to a "Comprehensive Plan Amendment Neighborhood Meeting" on January 30, 2014 described as "a conceptual exercise and public review process that is required before we can ever proceed with any future detailed plans."

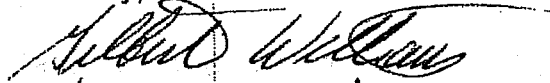
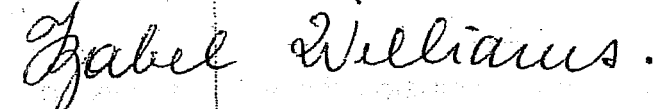
Participation in such a meeting would be a blatant admission that the alteration of the Comprehensive Plan and the rezoning of each of this property is a fait accompli. For emphasis, the definition of this term is "something done or already in effect, making opposition or argument useless."

Please understand that our protest of the alteration of the Comprehensive Plan does not deny the opportunity for the current or future owner of the land in question to proceed with development. We purchased our property with full knowledge that the parcel behind our home was zoned to allow 3 homes on each 10 acres (LIU). Although not our dream, we can live with this. What we protest is an amendment to the Comprehensive Plan which would allow rezoning to accommodate 10 homes per acre on this parcel (MIU). This amounts to a quantum and untenable change from the possibility of 9 homes being constructed on this parcel to a total of 300!

My wife and I will be at the meeting on January 21st. We do not wish to return. However if there is a February 18th meeting or any future meetings, we will be there, patiently waiting our turn to protest the amendment to the Comprehensive Plan, no matter how burdensome and disruptive to our lives this may continue to be.

Again, Ms. Miller, we oppose and protest the amendment of the Comprehensive Plan. Please vote to keep it as it is and deny an additional continuance to this discussion.

Sincerely,

Gilbert "Doc" and Izabel Williams
8747 N. Maya Court
Tucson, Arizona 85742

- c Ramón Valadez, District 2 (Chairman)
- ✓ Sharon Bronson, District 3
- Ray Carroll, District 4
- Richard Elias, District 5

January 20, 2014

Sherry and Rolf Ziegler
8663 N. Maya Ct.
Tucson, AZ 85742

Regarding: District 1 Planning and Zoning Co7-13-06

Supervisor of District 3 Sharon Bronson
CC Supervisors Ally Miller, \Ramon Valadez, Ray Carroll, Richard Elias

This letter is regarding the upcoming Board of Supervisor Meeting scheduled for January 21, 2014. We want to remind you of our position regarding rezoning Co7-13-06. We concur with our neighbors in our objection to rezoning the above property. This was made clear at our last meeting. If the Comprehensive Zoning Plan is changed to allow 300 houses on Co7-13-06 property from nine houses, it will seriously damage the environment and reduce the value of our property, and degrade our quality of life!

We also object to the whole process. The law (Comprehensive Zoning Plan) allows nine houses on the property. The owners and Mr. Portner think they could make *more* money if they put 300 houses on the property. This is against the law! We have no objection if somebody wants to make money. We think it is not a good idea to change the law just because somebody wants to make more money at the expense of the environment and surrounding homeowners. Therefore, we ask the Board of Supervisors to deny the rezoning. The Planning and Zoning Commission recommended that also (6 to 1).

In addition, Mr. Porter presented in his request that all the surrounding area is of higher density. This is not the case. The area to the north is the same density as Co7-13-06 is now.

We also object to Mr. Portner's request to delay any decision until February 2014. We believe he had sufficient time, which he did not use. We have the suspicion that he tries to play a game of attrition. For many of us it is difficult and costly to come regularly to the meetings for half a day or longer.

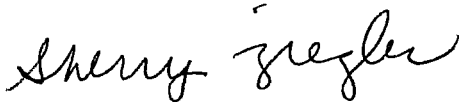
JAN 21 14PM 0135 PC CLK OF BD

BT

Finally, Mr. Portner mentioned finding a compromise. We do not see that possibility. A compromise entails each side giving and receiving something. We have not seen anything he is willing to give us. He might be willing to build 250 houses for example instead of 300, but he would still take everything from us without giving us anything.

Thank you for your understanding and consideration in denying change in zoning for C07-13-06.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sherry Ziegler".

Sherry Ziegler

A handwritten signature in cursive script, appearing to read "Rolf Ziegler".

Dr. Rolf Ziegler

Supervisor Ally Miller

Pima County Board of Supervisors

130 W. Congress, 11th Floor

Tucson, Arizona 85701-1317

Supervisor Miller:

My husband and I are writing to **protest** the request from Mr. James Portner, representing Red Point Development, for a **continuance** of the discussion of his proposal before the Board of Supervisors to amend the Comprehensive Plan, allowing the property referenced as Co7-13-06 HARDY-THORNYDALE I ASSOCIATES, ET AL. - W. HARDY ROAD PLAN AMENDMENT to be considered for a zoning change from the current Low Intensity Urban 0.3 (LIU 0.3) to Medium Intensity Urban (MIU). Mr. Portner was directed by the Board at the last meeting, 11/19/13, to meet with Carolyn Campbell prior to 1/21/14's meeting. He did not contact Ms. Campbell to schedule a meeting until less than two weeks ago. Per Ms. Campbell's and Mr. Portner's emails, the meeting was to have taken place last week, less than a week prior to the 1/21/13 meeting.

I have previously written to you and the other Supervisors expressing these concerns; however, the Maya Estates Homeowner's Association has found a memorandum stating that certain criteria must be met before the Board will consider property owner correspondence. As I read the memo from the county, it appears that this is not required until a rezoning hearing, but I am following the guidelines suggested by our Association.

To delay discussion about the Co7-13-06 until February, as requested by Mr. Portner, is unfair. As homeowners at Maya Estates, we have no recourse re: our time, planning, work and other adult obligations to ask for a delay in any meetings.

Following is a review of important information specifically related to Mr. Portner's request to amend the Comprehensive Plan:

- On September 25, 2013, the Planning and Zoning Commission voted to deny Mr. Portner's request to amend the Pima County Comprehensive Plan with respect to 4 properties and forwarded the resultant recommendation to the Board of Supervisors. Votes were tallied on these 4 properties *individually*. The vote to deny the request to amend the Comprehensive Plan associated with the parcel adjacent to our home (Co7-13-06) was an impressive 6 – 1.
- Numerous letters and public comments protesting this amendment have been shared with the Board of Supervisors before, during and since the November 19, 2013, meeting.
- A petition with nearly 70 signatures from Maya Estates and surrounding neighborhoods protesting the amendment to the Comprehensive Plan was submitted to the Planning and Zoning Commission and the Board of Supervisors.

JAN 21 11 41 AM 01 06 POC CLK UF PD

57

In spite of the recommendation of the Planning and Zoning commission and the written and verbal protests from us and our neighbors, the Board of Supervisors continued the discussion of Mr. Portner's proposed amendments until January 21, 2014. This continuance was offered along with a direction to Mr. Portner of meeting with the Coalition for Sonoran Desert Protection.

Now, Mr. Portner has requested yet an additional continuance until February 18th. Supervisor Miller, it is time to put this issue to rest. It is unfair to us to continue to return to these meetings that are disruptive to our lives, especially to those who work and have families.

My husband and I have recently received an invitation to a "Comprehensive Plan Amendment Neighborhood Meeting" on January 30, 2014, described as "a conceptual exercise and public review process that is required before we can ever proceed with any future detailed plans" from Mr. Portner. Is this a suggestion that the alteration of the Comprehensive Plan has already transpired?

We purchased our property with full knowledge that the parcel behind our home was zoned to allow 3 homes on each 10 acres (LIU). What we *protest* is an amendment to the Comprehensive Plan that would allow rezoning to accommodate 10 homes per acre on this parcel (MIU), possibly totaling 300 homes.


Thank you, Supervisor Miller. Please vote to keep the Comprehensive Plan as it is and deny an additional continuance to this discussion.

Respectfully,

Ron Beckett : cell:



Katherine Harper-Beckett:



8775 N. Maya Ct.

Tucson, AZ 87542

Cc: Districts 2, 3, 4 and 5 Supervisors

Robin Brigode

Arlan Coulter

January 19, 2014

Ally Miller
Supervisor, District 1
Pima County Board of Supervisors
130 W. Congress, 11th Floor
Tucson, Arizona 85701-1317

I ~~am~~ writing to **protest** the request from Jim Portner, representing Red Point Development, for a continuance of the discussion of his proposal before the Board of Supervisors to amend the Comprehensive Plan, allowing the property referenced as **Co7-13-06 HARDY-THORNYDALE I ASSOCIATES, ET AL. - W. HARDY ROAD PLAN AMENDMENT** to be considered for a zoning change from the current Low Intensity Urban 0.3 (LIU 0.3) to Medium Intensity Urban (MIU).

A **petition** of signatures, protesting the amendment to the Comprehensive Plan was submitted to Board of Supervisors. This petition was a job that I personally took on along with my neighbors. I would like to remind you that we were up against this same request to rezone back in October, 2002 (07-02-12) & (07-02-13). Again, a petition was submitted by our Homeowners Association and surrounding neighborhoods.

Please understand that our opposition to and **protest** of the alteration of the Comprehensive Plan does not deny the opportunity for the current or future owner of the land in question to proceed with development. We purchased our property with full knowledge that the parcel to the west of our neighborhood was zoned to allow 3 homes on each 10 acres (LIU). What I protest is an amendment to the Comprehensive Plan which will allow rezoning to accommodate 10 homes per acre on this parcel (MIU). This amounts to a change from the possibility of 9 homes on this parcel to 300.

Again, Ms. Miller, we **oppose and protest** the amendment of the Comprehensive Plan. Please vote to keep it as it is and deny an additional continuance to this discussion

Sincerely,



Pamela A. Siebrandt, trustee
The Lonnie L. & Pamela A. Siebrandt Family Trust
8648 North Maya Court a/k/a Lot 11 Maya Estates (225-29-4300)
Tucson, Arizona 85742

Phone: 1

E-mail: 5

cc Ramón Valadez, Chairman, District 2
Sharon Bronson, District 3
Ray Carroll, District 4
Richard Elías, District 5
Chuck Huckelberry, Pima County Administrator

JAN 21 4PM 01 52 POC CLK OF BD

BT

January 21, 2014

Ms. Ally Miller
Supervisor, District 1
Pima County Board of Supervisors
130 W. Congress, 11th Floor
Tucson, Arizona 85701-1317


I hereby lodge a **protest** regarding the request from Jim Portner, representing Red Point Development, for a continuance of the discussion of his proposal before the Board of Supervisors to amend the Comprehensive Plan, allowing the property referenced as **Co7-13-06 HARDY-THORNYDALE I ASSOCIATES, ET AL. - W. HARDY ROAD PLAN AMENDMENT** to be considered for a zoning change from the current Low Intensity Urban 0.3 (LIU 0.3) to Medium Intensity Urban (MIU).

Mrs. Pamela Siebrandt obtained signatures from "Maya Estate" owners, as well as signatures from neighboring HOA members and their neighbors, for a petition **protesting** the amendment to the Comprehensive Plan that was recently submitted to Board of Supervisors. The owners of "Maya Estates" were faced with the very same request to rezone back in October 2002 (Board of Supervisors properties referenced as 07-02-12 and 07-02-13). At that time, a petition was submitted by our Homeowners Association and surrounding neighborhoods protesting this rezoning.

Please understand that our opposition to the current plan to rezone as noted in my first paragraph above and my **protest** of the manipulation of the Comprehensive Plan does not deny the opportunity for the current or future owner of the land in question to proceed with the current zoning, *low intensity use (LIU)*.

Again, Ms. Miller, I vehemently **oppose and protest** the amendment of the Comprehensive Plan. Please vote to keep it as it is and deny an additional continuance to this discussion. On a personal note, Ms. Miller, this is all about money vs. lifestyle and many of Maya Estate owners are retired. We trust that you will look at this situation in this light and vote against the continuation. We need closure on this issue now.

Sincerely,



Ms. Janice Hawkins
8607 N Maya Ct
Tucson, Arizona 85742

Phone:

E-mail:

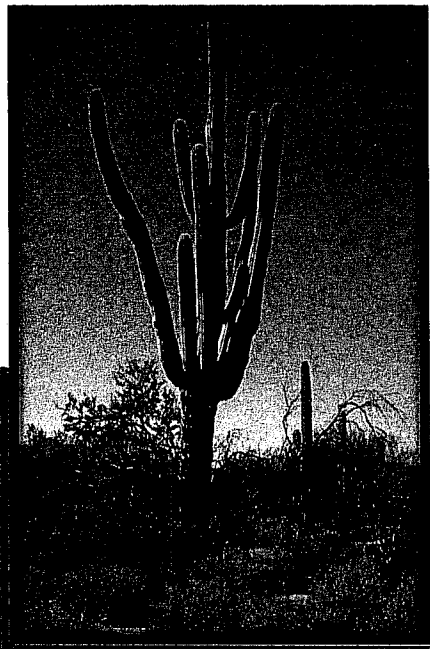
Cc: Ramón Valadez, Chairman, District 2
Sharon Bronson, District 3
Ray Carroll, District 4
Richard Elías, District 5
Chuck Huckelberry, Pima County Administrator

JAN 21 14 PM 01:52 PC CLK OF BD

BT

OUR NEIGHBORHOOD and SURROUDING DEVELOPMENTS

PLEASE KEEP THE *EXISTING*
COMPREHENSIVE PLAN



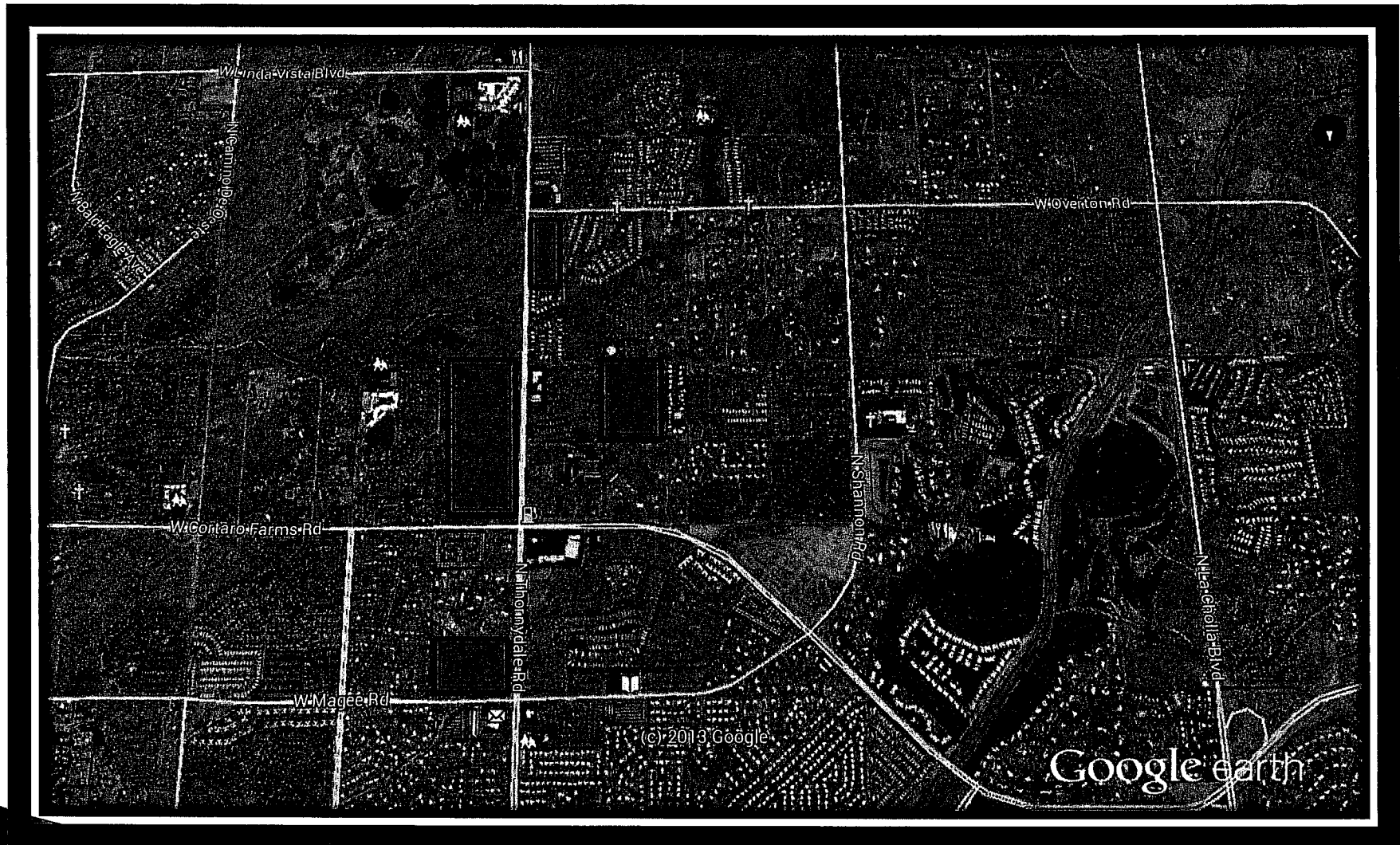
Maya Estates Homeowners

Our neighborhood



Maya Estates

The bigger picture



Please keep the exiting Comprehensive Plan

The road to Maya Estates

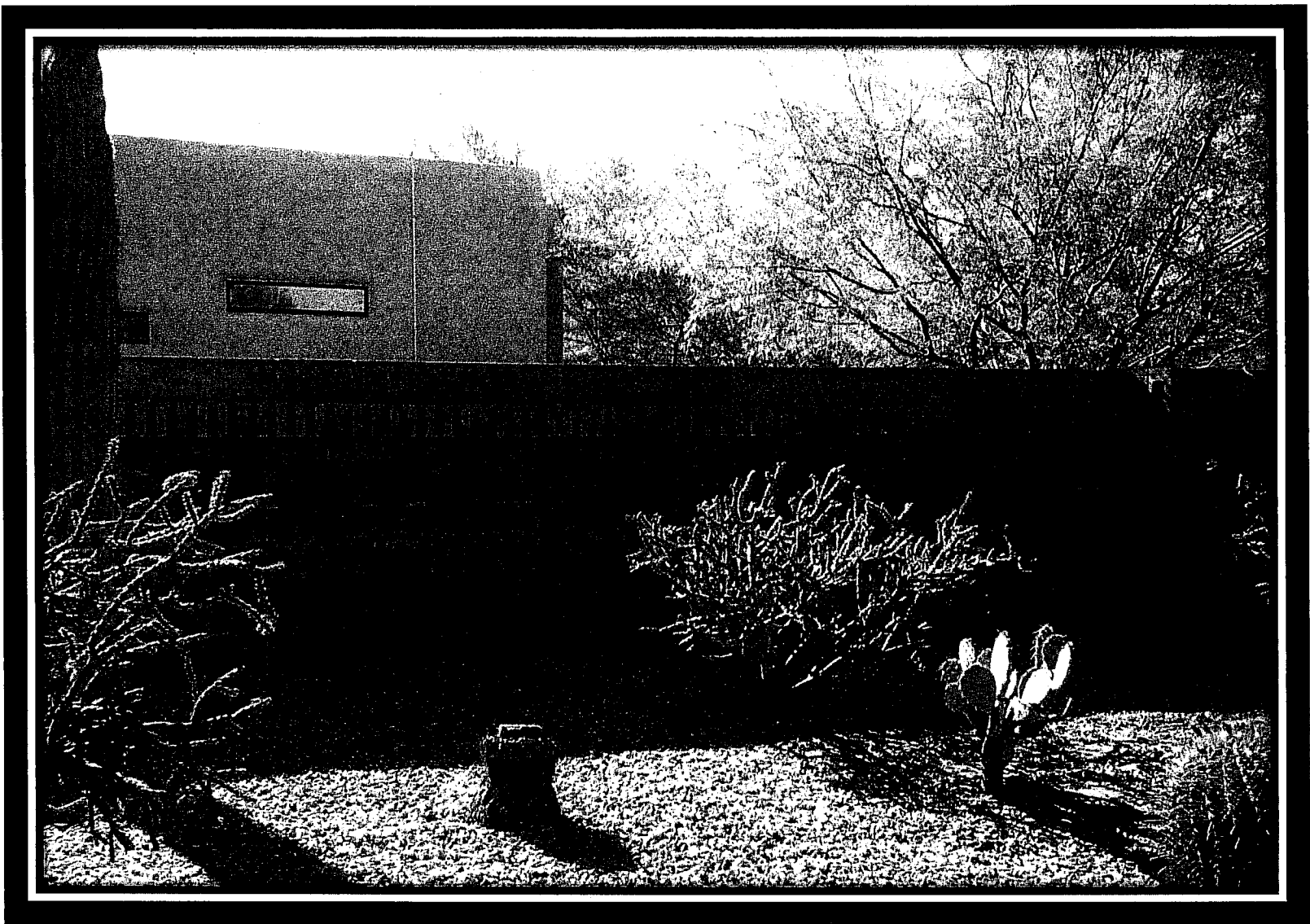


Going west on Hardy Rd.
Ironwood Acres & Dateland to the north (right)
are zoned LIU-1.2 and LIU.03

Entrance to Maya Estates



Maya Court is a private street
maintained by the Maya Estates HOA



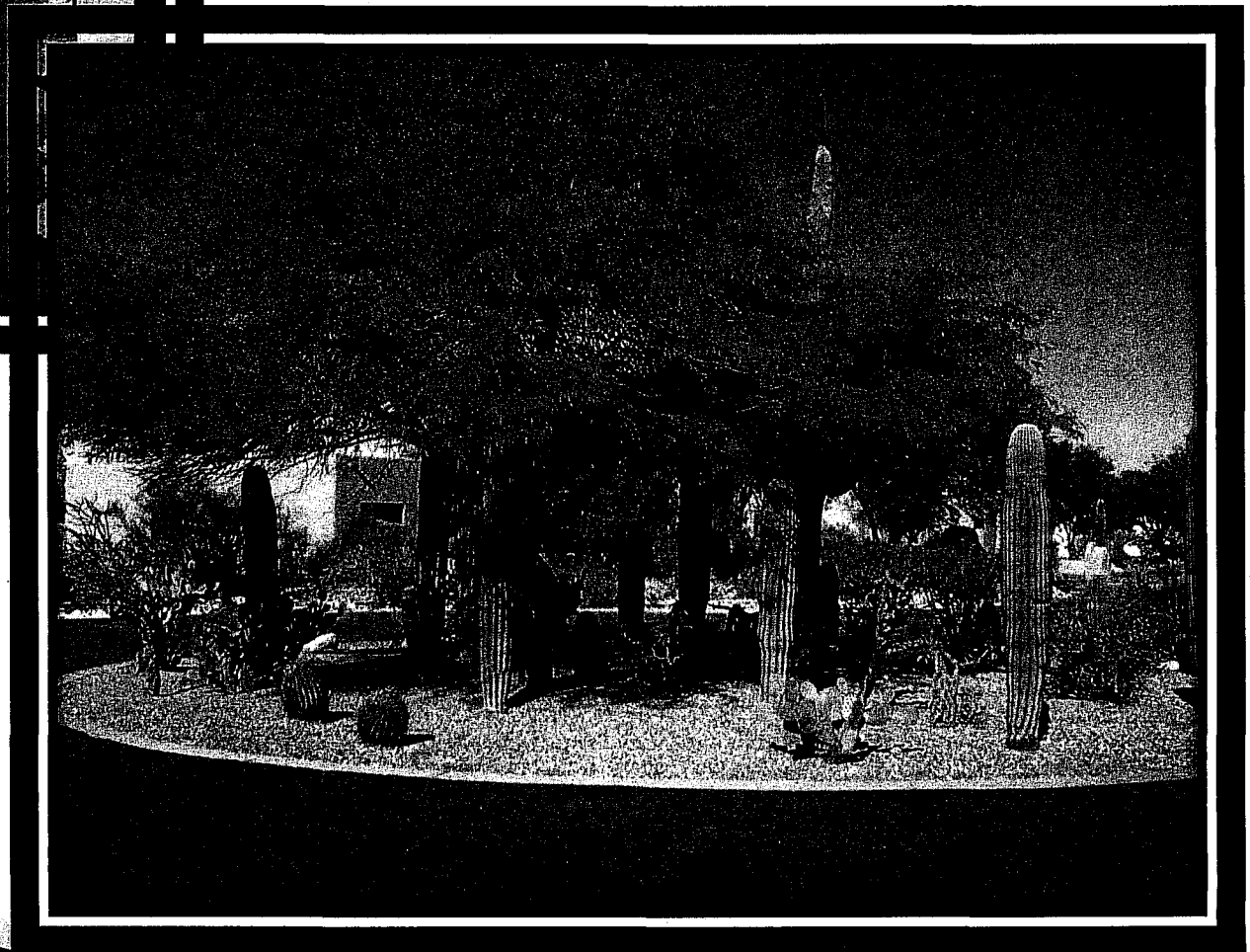
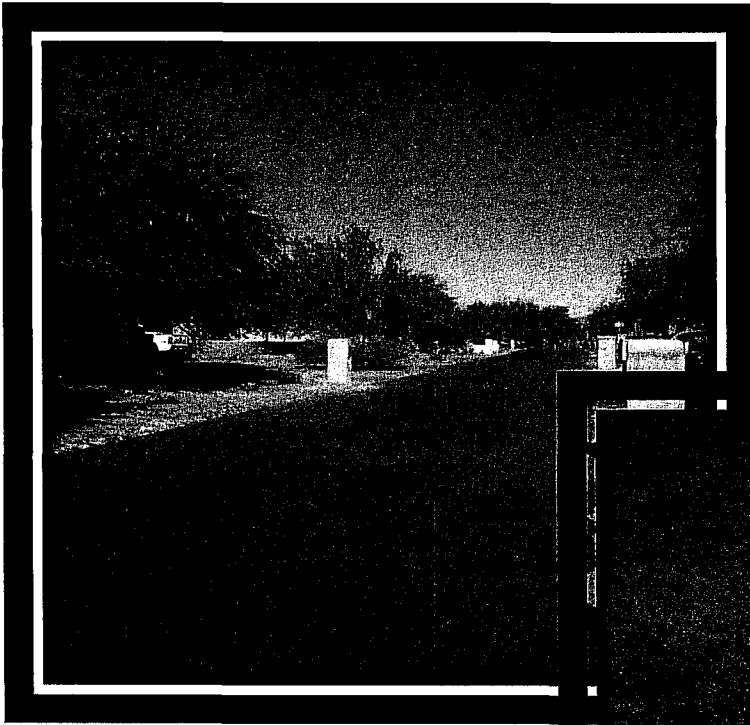
A quiet neighborhood located at the end
of Hardy Road and west of N Shannon Road

Where Hardy Road does not go thru



Looking west beyond our
neighborhood wall—we would like
to keep this entrance

Maya Court street scenes



Maya Estates

28 single family homes



looking west -beyond our neighborhood
the 30 acre parcel up for rezoning

The dead ends of Hardy Road



Looking south at Maya Estates
our entry on the left



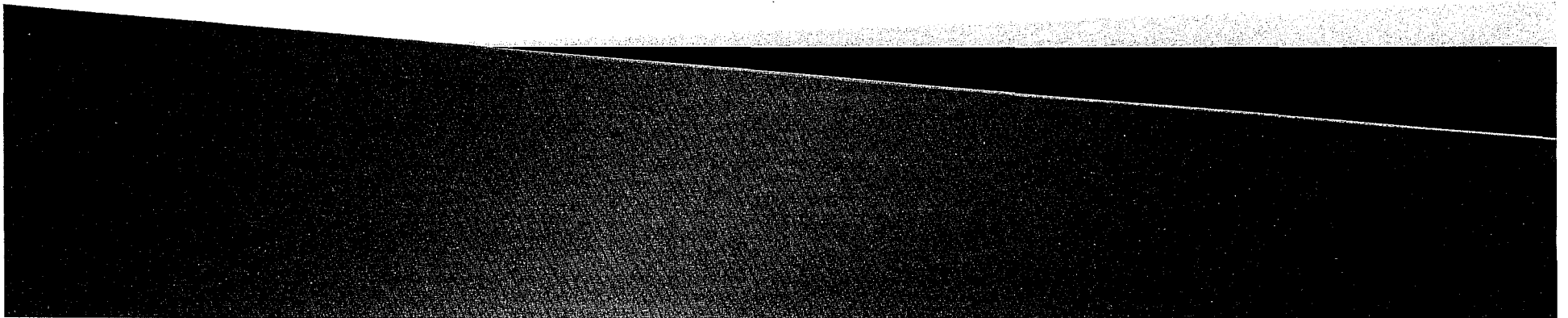
Hardy Road ends just north
of the entry to Maya Estates
(looking west)



Looking east to the Catalina Mountains
on Hardy Road (the other dead end)

Low Intensity Urban

**3 acre parcels
north of Maya Estates**



Parcels located north, south & east of Maya Estates

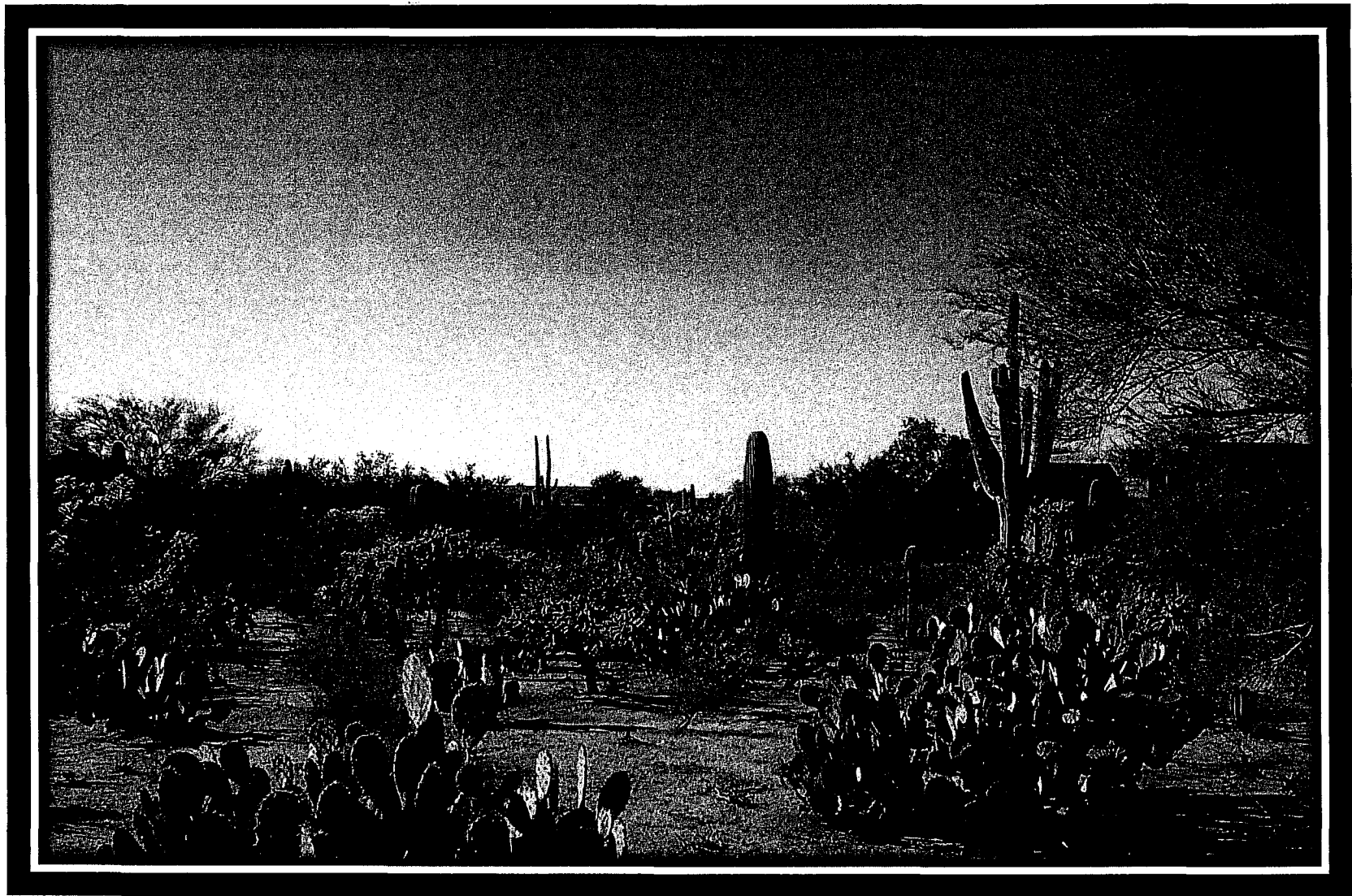


LIU-1.2 & LIU-0.3 parcels

Looking north beyond Maya Estates entrance wall
6 single family homes zoned LIU-.03



Let's keep the existing plan- it's working



Another beautiful view of the developed
.03 parcels north of Maya Estates

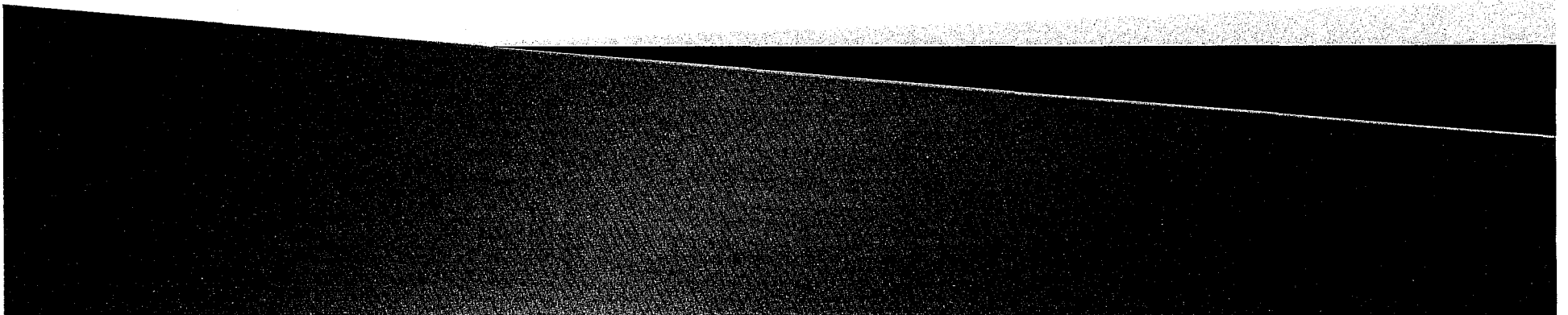
Low intensity urban parcels north of Maya Estates



Please vote to retain the existing comprehensive Plan

Medium Intensity Urban

Sunnyvale, Saguaro Vista & Hardydale
neighborhoods
west of Maya Estates

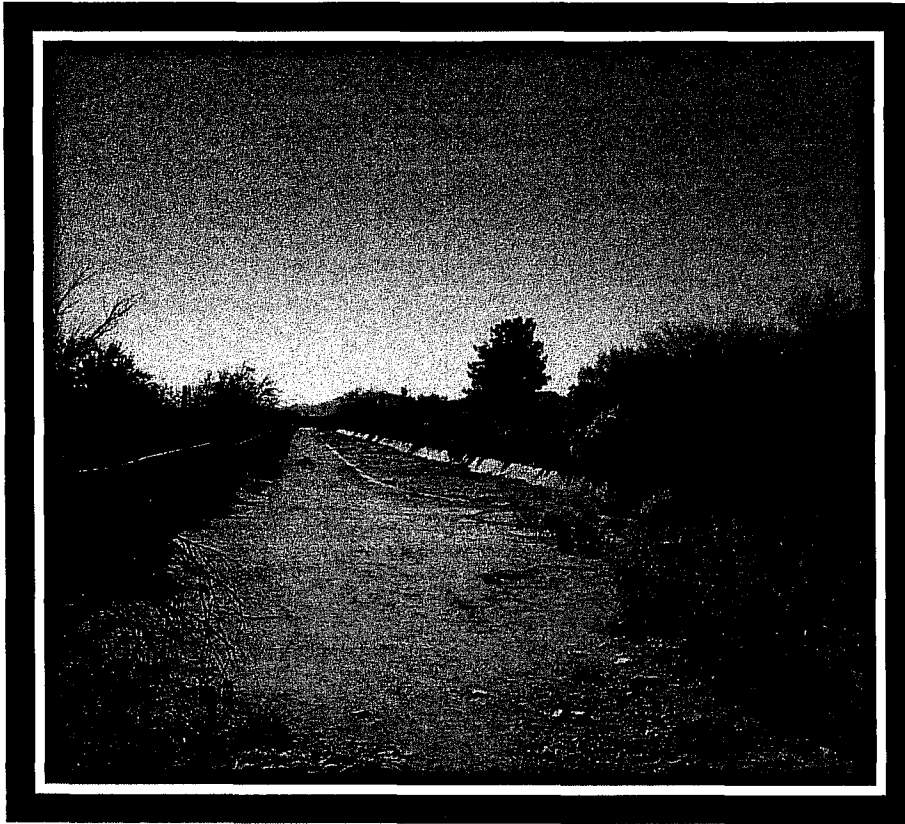




Sunnyvale neighborhood–
144 single family homes
west of Maya Estates &
the 30 acre parcel



Hardydale neighborhood
29 single family homes



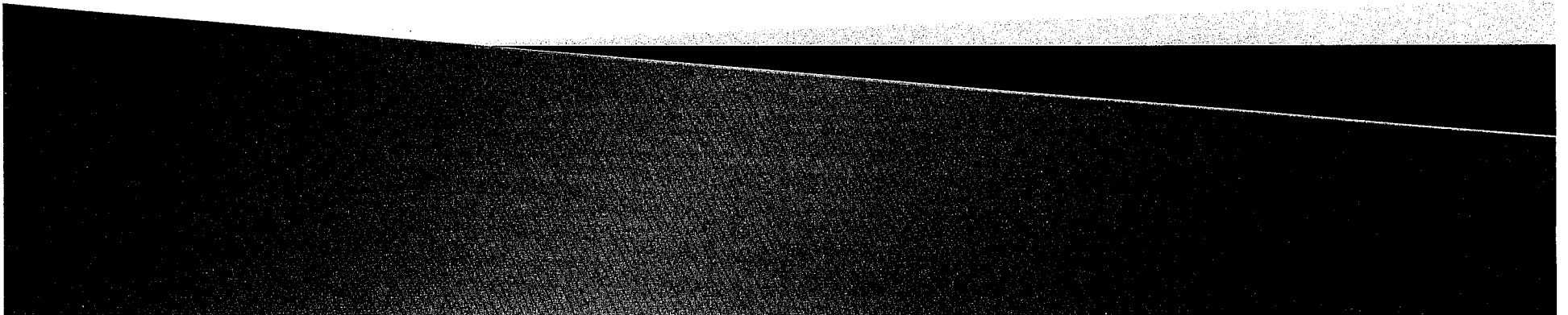
Existing buffer zones between Sunnyvale and the 30 acre parcel & along the west side of the Sunnyvale neighborhood they share their border with Commercial property

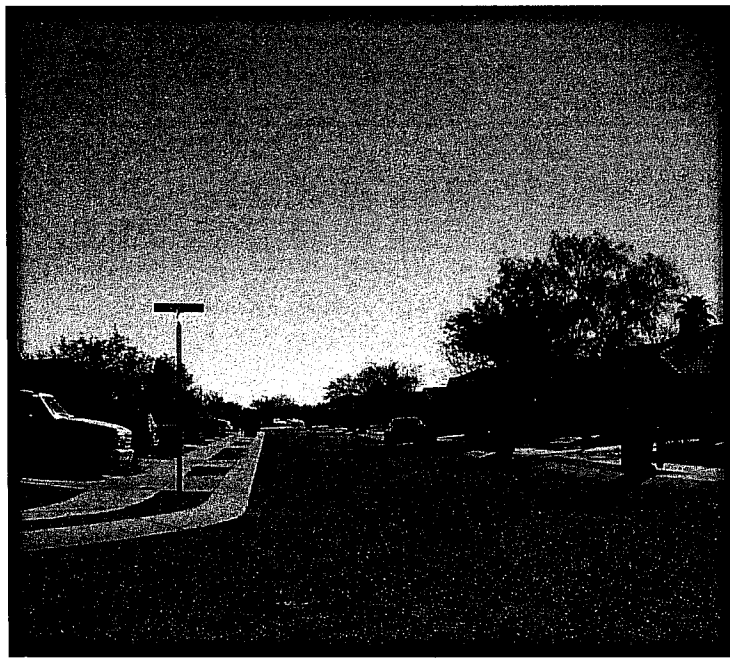
Cement drainage canals replaced our beautiful desert landscape



Medium Intensity Urban

Sheva Vista, Star Trail Estates
Tierra Del Paraíso, Country Club, Tierra Brava
neighborhoods
east & south of Maya Estates





Sheva Vista & Tierra Brava Estates
neighborhoods east of Maya Estate

Sheva Vista neighborhood –
56 Single family homes
Tierra Brava Estates neighbor-
hood–76 single family homes



Narrow streets and No driveways to speak of



We do not wish to see this repeated,
where will everyone park?



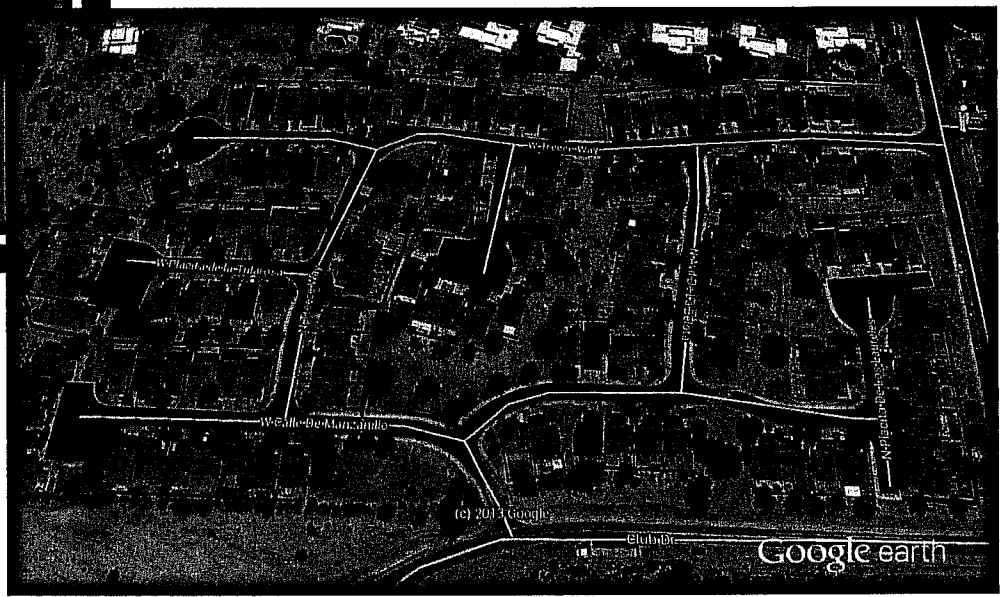
239 two story Townhomes in
Star Trail neighborhood east
of Maya Court

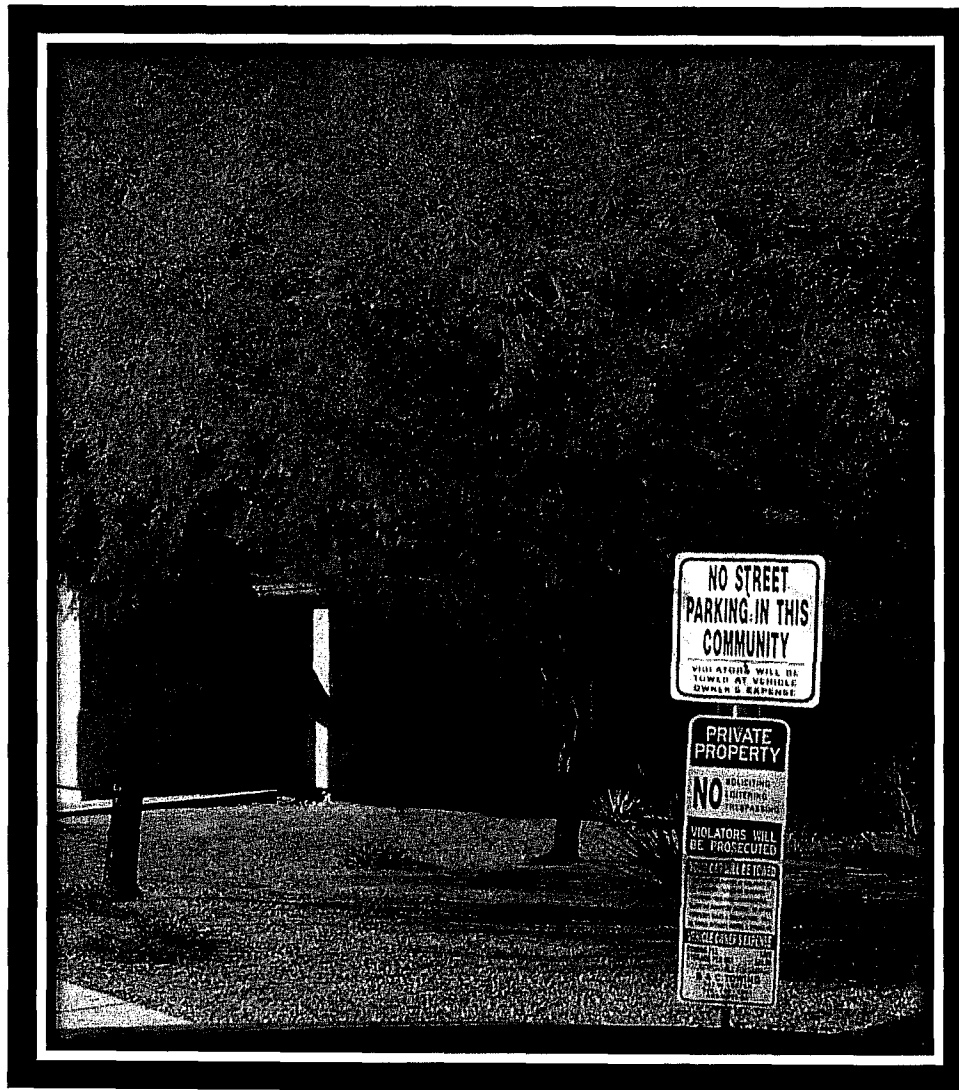


Tierra Del Paraiso
126 single family homes



Narrow streets, very short driveways and No parking on the streets for this neighborhood





**NO
PARKING
ON
STREETS**

**Tierra Del Paraiso neighborhood
southeast of Maya Estates**



No parking in neighborhoods creates parking on perimeter streets

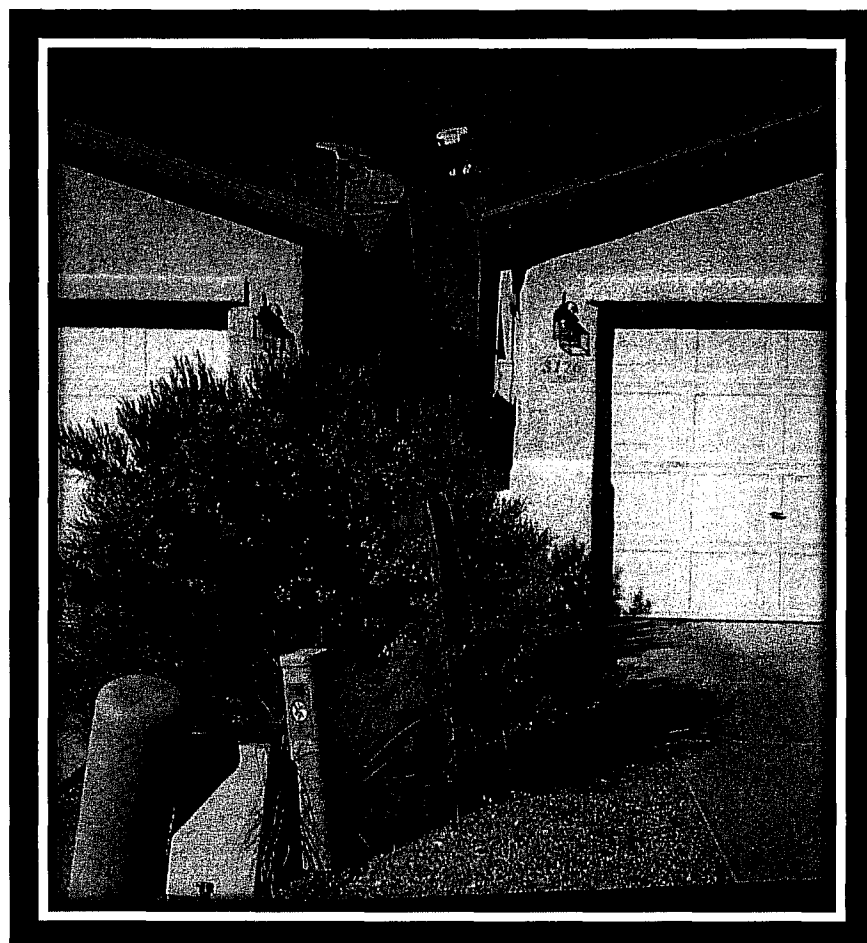
Will we have
this problem on
Hardy Road?

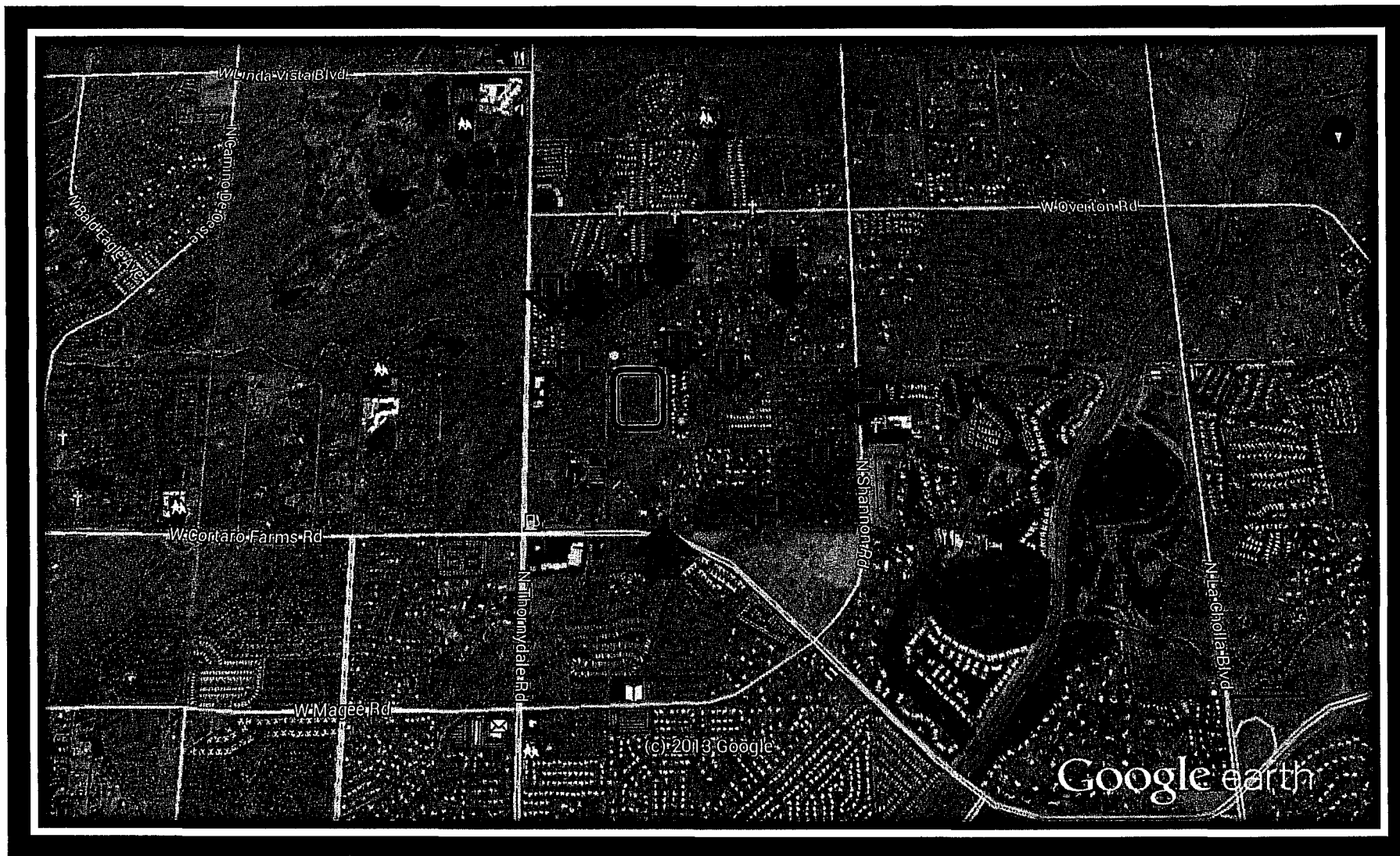




Tierra Del Paraiso
two story jungle

Almost touching rooflines,
lets not let this happen again!





Existing
Low
intensity



Maya
Estates



Existing
Medium
Intensity



Subject property

Board of Supervisors

As you can see we have more than enough
Medium Intensity Urban parcels in
this area of Pima County. Adding more to
the mix will only lead to over-population pollution.
We object to the current proposed amendment.

Please vote to retain the existing
Comprehensive Plan
keep the 30 acres zoned LIU-.03
Thank you

Maya Estates Homeowners

