

Pima County Board of Supervisors
February 18, 2014

Re: Co9-13-09 Title Security Agency of Arizona TR 2055 – Tanque Verde Road Rezoning

Dear Board of Supervisors,

I'm here to again protest the proposed Desert Willow Ranch development cutting off neighboring horse owners from access to the wash and Pima County land.

The building site lies between the Agua Caliente wash and Pima County property to the west/north and existing horse properties to the east/southeast. The only way for these neighbors, myself included, to reach the wash and Pima County land is by crossing the building site east to west. Previous property owners have allowed neighbors to access the wash through the development property for many, many years.

The current property owner/developer does not want to allow us horse trail connectivity through the development property. He recommends we ride on the right-of-way south of Tanque Verde Rd.

For me that means a third of a mile riding shoulder-to-shoulder with 45-mph traffic and a busy bicycle lane while maneuvering around mailboxes, trashcans, electric boxes, ditches, barking dogs, etc. Perhaps the developer would like to climb on a horse and join me to see for himself how viable that option is?

Since July of last year, I have attended neighborhood meetings, all the hearings, helped gather neighborhood petition signatures, written letters, had conversations with Ray Carroll, Rick Price and especially Rob Longaker, on the issue of trail connectivity.

Pima County Trails Association, staff from Parks & Rec, Transportation & Flood Control, and Planning & Development have also participated in discussions and suggesting potential solutions. I was told Pima County would even be willing to take over a deeded trail easement to relieve the property owner of liability concerns.

The property owner's response through all these months and conversations has been "we're working on it". At the January 29 Planning & Zoning meeting, when this topic was still under discussion, Rob Longaker stated they were "committed to trail resolution".

This past Friday I was told the property owner is not allowing any horse riders to cross the development site, including horse owners immediately adjoining the development on Willow Ranch Rd and Mesquite Valley Trail.

In the same conversation, it was suggested that a solution for me might be to get a neighbor to let me ride through their property. Well, if all of us on the east-southeast side are going to be land-locked with no trail connectivity, how is that an option?

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The development site plan already includes a common area in the NE corner with an access point planned for residents of the development to reach the spur dike and property beyond, that the developer plans to deed to Pima County. This would be an ideal access point for neighboring horse owners.

A.R.S. 33-1551 relieves the property owner of liability for recreational users.

Discussions about a public path deeded to Pima County, raised security concerns for at least one neighbor. But nobody I have talked to expressed an issue with a handful of neighbors on horseback discreetly crossing that NE portion of the development property, entering from the north end of Willow Ranch Rd. and from Mesquite Valley Tr.

You, the Board of Supervisors, can compel permission for that use as a condition of rezoning, to apply to current and future property owners.

This development will change the character of this community. We who already live here will be forced to alter the lifestyle we chose and invested in and worked hard to build, and live with what this developer creates. Horse trail connectivity to the Agua Caliente wash east-west through development property is in keeping with historic access allowed by previous property owners.

Without it, I have no safe way to reach the wash and trails, which means I have no place to ride my horses.

Compel this property owner/developer to allow us trail connectivity as requested above.

Sincerely,



Pam J. Minor
2291 N. Dusty Lane
Tucson Az 85749

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RUSTY SPUR DRIVE
(PUBLIC ROW)

RESIDENTIAL

SUNDANCE CIRCLE
(PUBLIC ROW)

EXISTING
BANK
PROTECTION

CONSERVATION
NATURAL AREA (CNA)

CUCUMBER LANE

LOCAL ST
45' ROW
24' TRAVE

RESIDENTIAL

200' SCENIC ROUTE

COMMON AREA / RIPARIAN
HABITAT MITIGATION AREA

GATED ENTRY (REFER TO APPENDIX I
FOR GATED ENTRY DETAIL.)

RESIDENTIAL

COMI

WILB

EXHIBIT II-B-1: PRELIMINARY DEVELOPMENT PLAN
DESERT WILLOW RANCH