
From: K. J. Harper-Beckett
Sent: Tuesday, January 07, 2014 12:08 PM
To: District1
Cc: Robin Brigode; Chris Poirier; Arlan Colton; Jed; Carolyn Campbell; pgreen@tucsonaudubon.org
Subject: REQUEST TO AMEND COMPREHENSIVE PLAN, Co7-13-06
Attachments: November 8.doc

January 6, 2014

8775 N. Maya Ct.

Tucson, AZ 85742

Supervisor Ally Miller, District 1

Pima County Board of Supervisors

130 W Congress St., 11th Floor

Tucson, AZ 85701

Supervisor Miller:

I am writing regarding the upcoming meeting of the Board of Supervisors scheduled for January 21, 2014. On the agenda will be the continuance of issues from the November 19, 2013, meeting regarding Jim Portner with Projects International Inc. who represents Red Point Development in its request to amend the Pima County Comprehensive Plan for four different parcels.

In my previous letter to you, dated November 8, 2013, I expressed my concern about the proposed change by describing in detail many aspects of the impact should the plan be amended. I will attach that letter for your information.

As you know, Mr. Portner chose to request the amendment for four different parcels at the same time, utilizing maps of the areas in question. He stated in his presentation that he was requesting the amendment on all four

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parcels because they were all similar, although the property behind Maya Estates is not on Thornydale nor is it surrounded by commercial properties. The parcel behind Maya Estates is Co7-13-06. It is currently zoned Low Intensity Urban 0.3 (LIU 0.3) and the request is to amend the Comprehensive Plan to Medium Intensity Urban (MIU). He neglected to mention that the properties immediately to the North of Maya Estates are zoned and have been developed as LIU 0.3.

To group these four parcels together was considered at the Planning Commission meeting after a suggestion by Mr. Huckleberry. Fortunately, the Commission noted that each of the parcels was different and should be considered individually. The attempt to consider all four parcels as one was for the convenience of Mr. Portner, and the Planning Commission acknowledged that this was not an equitable way to approach the proposal.

During both the Planning Commission meeting on September 25, 2013, and the Board of Supervisors meeting in November, many of my Maya Estates neighbors, neighbors from the other parcels involved, Carolyn Campbell, and Dr. Paul Green spoke regarding the proposed changes to the Comprehensive Plan. While the consideration of each of the parcels being addressed was to be done individually, the consensus among the property owners in attendance was that that was not the approach taken by the Board in November.

The Board voted to continue the discussion regarding the four parcels collectively until January 21, 2014, so that Mr. Portner and Ms. Campbell could meet to negotiate re: the property abutting the Audubon Society's Mason Center. The property owners spoke both during the meeting and afterwards with you, Supervisor Miller, regarding the perception of our being excluded from any further discussion until the January 21 meeting takes place. We were reassured that we would be informed of any meetings regarding our parcel in the interim.

Ms. Campbell and Dr. Green have been supportive and in contact with us since the November Board of Supervisors meeting as well as prior to the Planning Commission meeting in September. They plan to let our neighborhood know if any meeting is scheduled with Mr. Portner. While Ms. Campbell and Dr. Green are willing to consider the 80/20 option, the Maya Estates Homeowners' Association, represented by President Jed Benninghoff, has clearly stated at the Planning Commission Meeting, November's Board of Supervisors meeting, through letters and petitions that we do not support that option for the parcel behind our neighborhood. It is zoned Low Intensity Urban 0.3 (LIU 0.3). We bought our homes fully aware that the property could be developed at that level of intensity. The Association does not support amending the Comprehensive Plan to allow potential development at Medium Intensity Urban (MIU).

The reasons for not amending the Comprehensive Plan are many, including the pristine desert comprised of many ironwood trees, very old Saguaros, chollas, palo verdes, and multiple other food sources for the numerous animals that traverse the 30-acre corridor of space behind our properties. Many property owners have addressed concern regarding traffic, noise, crime, and the impact on local schools during the meetings should the Plan be amended.

Our homes were purchased in good faith, knowing that 9 homes could be built behind our backyards. Red Point Development could begin selling homes/lots tomorrow if they choose to do so. Please assist us by voting *not* to amend the Comprehensive Plan for parcel Co7-13-06.

Thank you, Supervisor Miller, for your representation. As we have discussed with you in the past, you are welcome to visit our neighborhood anytime. Many of us would be happy to walk the property behind our homes with you to further exhibit why the Comprehensive Plan should not be amended.

Respectfully,

Katherine Harper-Beckett

Cc:

Robin Brigode

Chris Poirier

Arlan Colton

Jed Benninghoff

Carolyn Campbell

Paul Green

November 8, 2013

8775 N. Maya Ct.
Tucson, AZ 85742

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

Supervisor Miller:

It was my pleasure to meet you last night during the Town Hall meeting. I appreciated your candor in discussing the issues facing Pima County and their impact on our community now and in the future.

My husband, Ron, and I were born and raised in Yuma, Arizona. I graduated from the University of Arizona with my BS in nursing, an education that provided me with an excellent basis to begin my career. I joined the USPHS Commissioned Corp after working at UMC in ICU and moved away from Arizona. Life, further education, and careers kept my husband and I away from Arizona, but finally, we had a window of opportunity to return.

After looking for a home for about a year and a half, we found exactly what we wanted and purchased our current home in Maya Estates in April, 2012. It is on a quarter acre lot, as are the other 27 homes in our small neighborhood. Immediately to the North of our homes are larger lots, 3.1 acres, with mostly larger homes. When we bought our home, we were fully aware that there could be future development in the 30 acres of beautiful old growth desert immediately behind us designated as low density according to the Comprehensive Plan. The 30 acres is a corridor of space abutted by four neighborhoods and Hardy Road which actually dead ends from Thornydale. The only way to access Maya Estates is from Shannon and turning west on Hardy to the end of the road into the private road for the subdivision.

As you know, Jim Portner with Projects International Inc. is representing Red Point Development in its request to amend the Pima County Comprehensive Plan for four different parcels. At the Planning and Zoning Commission meeting on September 25, 2013, Mr. Portner chose to request the amendment for four different parcels at the same time, utilizing maps of the areas in question. He stated in his presentation that he was requesting the amendment on all four parcels because they were all similar, although the property behind Maya Estates is not on Thornydale nor is it surrounded by commercial properties. The parcel behind Maya Estates is Co7-13-06. It is currently zoned Low Intensity Urban 0.3 (LIU 0.3) and the request is to amend the Comprehensive Plan to Medium Intensity Urban (MIU). He neglected to mention that the properties immediately to the North of Maya Estates are zoned and have been developed as LIU 0.3.

There were approximately 30 neighbors in attendance at the meeting on September 25, many taking time off work to attend, and several of us spoke during our allotted time. A petition signed by all owners of homes in Maya Estates and many of the owners in the other surrounding Sunnyvale and Saguaro Vista subdivisions, to the East of Thornydale, was presented by our HOA President, Jed Benninghoff, totaling 66 signatures. Three owners from the larger parcels immediately North of Maya Estates were also in attendance. Those owners, too, spoke to the Commission regarding concerns about the proposed Plan change.

The Commission's recommendation was to deny the request to amend the plan for all four parcels represented by Mr. Portner, though the parcel behind Maya Estates was the only one with a 6-1 vote to deny. Commissioner Brad Johns had voted to amend the plan on the other three parcels; however, he voted to deny the amendment on Co7-13-06 because he stated that it was residential, unlike the others bordered by Thornydale Road.

Certainly, I greatly appreciated the Commission's recommendation to deny the request to amend the Pima County Comprehensive Plan, and all of us in attendance were relieved, though fully aware that this was just the first step in the amendment request process. There was a previous request in 2002 to do the same amendment and it was denied.

I hope that you and the other members of the Board of Supervisors will also deny the request to amend the Comprehensive Plan. My husband and I and our neighbors bought our homes understanding that there was a possibility for development of the 30 acres out our back doors. Nine homes being constructed as currently allowed by the Plan's LIU 0.3 zoning is tolerable; 300 homes would create a totally different living situation. Loss of privacy, destruction of old growth desert and ironwood forest, increasing traffic and noise, and plummeting property values are assured consequences of development with approval of the requested amendment to MIU zoning.

Thank you very much for your support, Supervisor Miller. We will be attending the Board of Supervisors meeting on November 19 when this amendment request will be on the agenda along with other concerned neighbors. Should you wish to visit our neighborhood, Ron and I would be happy to show you the parcel behind our home that is at risk.

Sincerely,

Katherine Harper-Beckett