

Additional Public Comments Received

May 31 - June 16, 2023

JUN 16 2023 11:09 PC CLK/JFR

(12)

From: kaceycoate@aol.com
To: [DSD Planning](#)
Subject: Quail Canyon Plan Rezoning
Date: Tuesday, May 30, 2023 10:03:17 AM

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

To Whom It Concerns,

I am writing in hopes that this area of land will remain a C-1 zone. My thoughts agree with many others who live in this area that allowing it to have apartments and homes as planned, will disrupt our community and safety.

Rudasill is already a bit dangerous to drive on it with it's hill, curves and flooding problems.

To add more traffic to this would be unbelievably scary. In hard rains, it is even closed because of flooding.

Please consider the consequences of adding this many homes, apartments and traffic.

This area has been special because of the C-1 zoning for all these many years. It is why we bought here 34 years ago. I have lived in Tucson since 1954, and would be sad to see this little bit of property stripped and built up more than the area can hold.

I appreciate you reading and considering the many letters you receive. I will not be able to attend the meeting on the 20 of June.

Thank you again,

Kara Coate
5410 N. Maria Dr.
Tucson, AZ 85704
520-401-4678

From: [monica](#)
To: [DSD Planning](#)
Subject: Deny Quail Canyon Rezoning
Date: Thursday, June 1, 2023 11:55:33 AM

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

TO: Pima County Board of Supervisors

RE: Quail Canyon Specific Plan Rezoning. Case number P22SP00003

June 1, 2023

To whom it may concern:

We are writing in **PROTEST** of the request to rezone Quail Canyon located east of Oracle Road and south of Rudasill Road at the site of the former Quail Canyon Golf Course from CR-1 to Specific Plan. We **object** to the developer's plan to construct a high-density development of three-story apartment buildings with 210 units and 117 - 120 two-story houses.

This property should have been purchased by Pima County to preserve this Riparian Area.

The proposed plan to use Rudasill Road to enter/exit the development will become dangerous. This is a narrow road not set up for heavy traffic. When exiting Oracle Foothills on Genematas to the north onto Rudasill there's poor visibility due to curves and blind spots. This will become a dangerous intersection with only the current stop sign. Rudasill and First Avenue will also become a danger zone as drivers attempt to cross the busy First Avenue Road turning north.

We **object** and strongly **protest** the change from the current land use with the increased density proposed in this plan. It is incompatible and far exceeds adjacent neighborhoods.

We **protest** the proposed rezoning /change in land use designation because the development will negatively impact landowners and wildlife in the area.

WE HEREBY RESPECTFULLY request that the rezoning of the above-named property be DENIED.

Gerard Jude & Monica Cook

Parcel # 105-02-1380

420 E. Yvon Drive

Tucson AZ 85704

520-909-3758

monyhc@mindspring.com

From: [Leaf Edmondson](#)
To: [DSD Planning](#)
Subject: Pima Wash/Quail Canyon OPPOSITION to development plan
Date: Friday, June 2, 2023 4:15:10 PM

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Please vote NO to the proposed rezoning proposition for Pima Wash/Quail Canyon. Why?

Your constituents are against it. Please stop rezoning our neighborhoods (which we chose to live in for a reason) resulting in diminished property values, negative impact on our quality of life, out of control traffic. Precious watersheds and wildlife corridors will be destroyed.

Sincerely...Aura Leaf Kaila Edmondson. Tucson Resident since 1992

To: Pima County Board of Supervisors Clerk of the Board

RE: Quail Canyon Specific Plan Rezoning. Case number P22SP00003

June 4th, 2023

To whom it may concern:

I PROTEST to the request to rezone the above-named property located east of Oracle Road and south of Rudasill Rd. at the site of the former Quail Canyon Golf Course from CR-1 to Specific Plan for the following reasons:

- I object to the proposed rezoning because the bridge that the developer plans to construct to divert traffic to Oracle Road will be located within the Pima Wash Important Riparian Area, a major wildlife corridor. I've observed a variety of animals use the wash, including bobcats, coyotes, and javelinas. With drought and wildfires, this riparian corridor will only become increasingly more important to these species. The construction of the bridge will permanently disrupt the riparian ecosystem. Additionally, building such high-density development will lead to more people and domestic animals entering the riparian corridor, which could not only harm the wild animals but also lead to unsafe interactions or dispersing the animals into surrounding neighborhoods.
- I object to the developer's proposal to divert the majority of traffic from the high-density development to Oracle Rd. for several reasons:
 - The access point to the South Parcel will be located between the intersections of Roller Coaster Road & Oracle Road and Kanmar Place & Oracle Road. Neither intersection has a signal. The extreme influx of traffic that will result from the proposed development will cause long delays and traffic safety issues due to inadequate queuing areas for cars.
 - Cars will have to head northbound on Oracle Road when exiting the proposed access point leading to an increase in U-Turns at Rollercoaster Road. Already being a blind spot located near a bend in Oracle Road, the project will increase the likelihood of accidents.
 - The Quail Canyon Specific Plan misrepresents Kanmar Place as simply a local road that serves residents. Kanmar Place is also the sole access point to at least five businesses located at 5501 N. Oracle Road. The employees and customers of these businesses will also be affected by the increased traffic from this rezoning.
 - The traffic study in the Quail Canyon Specific Plan was conducted at a time when some of the businesses were closed, and is not a proper measure of the traffic that Roller Coaster Road and Kanmar Place experience.
 - Additional traffic will significantly degrade the safety of pedestrians and bicyclists. There are no crosswalks on Oracle Road between River Road and Rudasill Road. People already try to run across six to eight lanes of traffic, and this will only occur more frequently.

I respectfully request that the rezoning of the above-named property be denied.

Adam Frank
750 W. Kanmar Pl.
Tucson AZ 85704
303-653-3445 / sonicteeth@gmail.com

From: joanscott@comcast.net
To: [DSD Planning](#)
Subject: FW: PROTEST Re: Quail Canyon Specific Plan Re-Zoning. Case number P22SP00003.
Date: Sunday, June 4, 2023 6:47:33 PM

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Joan E. Scott
joanscott@comcast.net
520.404.9071

From: joanscott@comcast.net <joanscott@comcast.net>
Sent: Sunday, June 4, 2023 6:36 PM
To: 'DSDPlanning@pima.gov.' <DSDPlanning@pima.gov.>
Cc: 'Carole DeAngeli (caroledeangeli@gmail.com)' <caroledeangeli@gmail.com>; 'Leslie Paige' <lpaige@gbta.net>; 'Rich Haug' <rghaug@yahoo.com>; 'kckiley@aol.com' <kckiley@aol.com>; 'Bill' <bibroyles@aol.com>
Subject: RE: PROTEST Re: Quail Canyon Specific Plan Re-Zoning. Case number P22SP00003.

To: Pima County Development Services Planning Division
Pima County Planning and zoning Commission
Pima County Board of Supervisors

https://tucson.com/news/local/subscriber/flood-district-buys-up-pricey-homes-in-foothills-neighborhood/article_1b8d85e8-fb53-11ed-816d-7716b4375ca2.html#tracking-source=home-top-story

Please note the attached article in the Arizona Daily Star about Pima County buying up pricey homes in a floodplain area. Please remember this when you are thinking about approving the Quail Canyon Specific Plan development in Pima CANYON. The Quail Canyon development will be built entirely in Pima CANYON, a major tributary coming down from the Catalina Mountains! How long before that development will be washed through with major flooding? How many families will be impacted? How long before Pima County will be purchasing those homes? It will be cheaper for the county to purchase the open land now than purchase 300 homes after a flood.

Make it a natural desert park. Or build a golf course. Or leave it as it is. Or let the property owner build with the current zoning. But, don't build a high-density housing development in Pima CANYON.

Thank you for consideration of the impacts of this development.

Joan E. Scott

joanscott@comcast.net
520.404.9071

From: joanscott@comcast.net <joanscott@comcast.net>
Sent: Thursday, March 30, 2023 12:55 PM
To: 'DSDPlanning@pima.gov.' <DSDPlanning@pima.gov.>
Cc: Carole DeAngeli (caroledeangeli@gmail.com) <caroledeangeli@gmail.com>; Leslie Paige <lp Paige@gbta.net>; 'Rich Haug' <rghaug@yahoo.com>; 'kckiley@aol.com' <kckiley@aol.com>
Subject: PROTEST Re: Quail Canyon Specific Plan Re-Zoning. Case number P22SP00003.

To: Pima County Development Services Planning Division
Pima County Planning and Zoning Commission
Pima County Board of Supervisors

PROTEST Re: Quail Canyon Specific Plan Re-Zoning. Case number P22SP00003.
March 30, 2023

Dear Pima County Supervisors, Commissioners, Staffs, and Friends of Pima County,

Staff asked us not to bring up the same subjects again. OK. We respect that request. But, we want to bring up different perspectives on two points.

1. Pima Canyon is a **CANYON**. It is a major tributary coming from the Catalina Mountains to the Rillito River. This CANYON was carved by huge flows of water that come down from the mountain over eons. This whole canyon was carved by water. Do you think the water is going to stay in the narrow path that the developer has allowed for drainage? Massive flows do not happen every year, not even most years, but sometime in the lifetime of this development, there will be an unusual downpour in the Pima Canyon basin that will send a huge amount of water down that canyon. Or a fire on the mountain will cause unexpected massive run-off. Or climate change will cause increased heavy storms. Lives will be ruined when two feet of water and mud run through these homes. Have you ever talked to someone who lost everything in a flood? One flood victim told me, "I no longer have any photos of my Mom. Sometimes I can't remember what she looks like." These stories are heartbreaking. Where will you be when this flood happens? Will you be retired sitting in a rocking chair watching the destruction on TV? Will you be thinking about how you approved this development in a CANYON? The developer will be long gone, totally forgetting about this development. He made his money and left. Now the families with homes in this doomed development have to deal with the consequences. We have all seen the fallacy of past developments in waterways. We know that counties around the country are trying to figure out how to NOT rebuild in vulnerable places. We should not be doing this again. We have all seen what the Rillito River and the Santa Cruz River look like when they are bank-to-bank. It can happen here. Not only does this proposal narrow down the area where the canyon flow can go, but it increases the amount of water by building roads and rooftops instead of areas where water can percolate. The developer tells us that the wash is narrower below this development. Does that make it okay for this developer to build in a vulnerable area and add to the problem? Just because someone in the past made a mistake about allowing the waterway to be narrowed does not mean that it is okay to do it again. And to add to the problem with more narrowing of the channel and adding more runoff from the streets and rooftops. One of the responsibilities of the County is to protect the public by not approving development in inappropriate locations. A golf course or a park is the correct development for this site. A golf course can be replaced. All of the belongings and memories of a family home cannot be

replaced. Water can percolate through the golf course into the land. This is an inappropriate location for a high-density housing development.

Part of our home property is in Friendly Village Wash, several draws to the east of Pima Canyon. Every year we get a notice from Pima County about part of my property being in an area that can flood. We have lived in this home for 32 years. Seventy-five years ago Nick Genematas, the developer of the Oracle Foothills Subdivision, built homes on the ridges, not in the waterways. We have never been flooded. But we do see occasional floods that run through the bottom of our wash. One neighbor who has been here longer than us told us that he has seen our wash fill bank-to-bank. We would not consider building in our wash. Will you be sending the same flood letter that I get to the homeowners in Pima Canyon? Will the homeowners be required by their lenders to purchase flood insurance? Will they even be able to purchase flood insurance?

We understand the need for more housing. But Pima Canyon is NOT the appropriate place for a high-density residential development.

2. The developer bragged on the fact that he has met so many times with the neighbors, and commissioners said how impressed you were with this cooperation. What the developer failed to tell you is that they refused any discussion on **DENSITY**. First thing they said is that they would discuss anything EXCEPT density. But DENSITY is the problem with this development. Density is what causes all the traffic problems. Density is what causes all the disruption to wildlife corridors. Density is what causes all the concrete and rooftops that will result in increased flooding. Density is what causes the narrowing of the channel. Density is what causes too many people next to a low-density neighborhood and their resulting impacts of noise, pollution, lights, pets, cars, etc.

Neighbors expect undeveloped land near them to be developed. But, they do not expect that it will be developed at a higher density than was zoned. If you approve this development at higher density than zoned, you are betraying the current landowners to please the developers.

Neighbors do NOT oppose development. They oppose this proposed HIGH-DENSITY development in a CANYON. They oppose your approval of a high-density development that is inconsistent with what they expected when they bought their property. Your approval will impact their investment in their home.

Maybe Pima County should buy this property and make it a natural desert park. It might be cheaper than rebuilding Rudasill Road to a standard that can accommodate the traffic from a high-density development.

Please DENY this request for re-zoning. Lower the density. Or build a golf course. Or build a park. Or leave it as it is. Or let the property owner build with the current zoning. But, don't build a high-density housing development in Pima Canyon.

Thank you for taking serious consideration of these issues.

Joan Scott and Bill Broyles

5501 N Maria Drive

Tucson, AZ 85704

520-292-1487

bibroyles@aol.com

joanscott@comcast.net

Send email to: Terri Tillman, Principal Planner,
 Pima County Development Services,
 201 North Stone Ave, 1st Floor,
 Tucson, AZ 85701
 DSDPlanning@pima.gov.

From: [Richard Nichols](#)
To: [DSD Planning](#)
Subject: Pima Wash
Date: Saturday, June 3, 2023 3:33:33 PM

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

This letter is to protest strongly against the proposed zoning request for the Pima Wash area. Many hundreds of residents in the surrounding area have paid dearly to live in a low density location, and the rezoning would have a negative effect on the quality of life in many ways. No doubt it is hard to resist the proposal of a well-financed and well-organized developer, but please do not forget about the long-time residents and taxpayers who need your protection. Additionally this area is a major wildlife habitat and riparian area, and high-density housing would be detrimental for those reasons as well.

Finally, Rudasill Road is inadequate and would be dangerous if the request were granted. The developer's traffic plans are zany to say the least.

The developer wants to build as many residences as possible, make as much profit as possible and leave the rest of us to live with the consequences. Please do not let this happen.

Thank you for your consideration.

Sincerely yours

Susan and Richard Nichols

550 E. Roberta Cir.

Tucson AZ 85704

From: kaceycoate@aol.com
To: [DSD Planning](#)
Subject: Quail Canyon Plan Rezoning
Date: Tuesday, May 30, 2023 10:03:17 AM

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

To Whom It Concerns,

I am writing in hopes that this area of land will remain a C-1 zone. My thoughts agree with many others who live in this area that allowing it to have apartments and homes as planned, will disrupt our community and safety.

Rudasill is already a bit dangerous to drive on it with it's hill, curves and flooding problems.

To add more traffic to this would be unbelievably scary. In hard rains, it is even closed because of flooding.

Please consider the consequences of adding this many homes, apartments and traffic.

This area has been special because of the C-1 zoning for all these many years. It is why we bought here 34 years ago. I have lived in Tucson since 1954, and would be sad to see this little bit of property stripped and built up more than the area can hold.

I appreciate you reading and considering the many letters you receive. I will not be able to attend the meeting on the 20 of June.

Thank you again,

Kara Coate
5410 N. Maria Dr.
Tucson, AZ 85704
520-401-4678

TO: Pima County Board of Supervisors
Clerk of the Board

RE: Quail Canyon Specific Plan Rezoning, Case Number P22SP00003

May 29, 2023

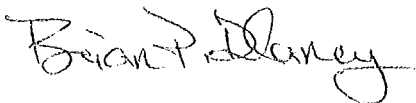
To whom it may concern,

I hereby PROTEST the request to rezone the above-named property located east of Oracle Road and south of Rudasill Rd. at the site of the former Quail Canyon Golf Course from CR-1 to Specific Plan for the following reasons:

- I object and strongly protest increasing the allowable density in the comprehensive plan for this property because traffic on Oracle Rd. is already too congested. The current commercial development at the intersection of Orange Grove and Oracle is already going to increase congestion. That is already a hazardous intersection because, even during non-commuter hours, the left turn lanes aren't long and traffic backs up into the left through lanes causing drivers to abruptly change lanes. It will also increase congestion at the intersection of Oracle and Ina Roads because residents of the proposed development will be grocery shopping at the Safeway and Whole Foods there as well as the Walmart further up Oracle.
- I protest the proposed rezoning/change in land use designation because the development will be located within or too close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor.
- I object to changes to the current land use designation which are incompatible with how the adjacent neighborhood is currently zoned.
- I protest the proposed plan to use Rudasill Rd. to enter/exit the development because:
 - It lacks the capacity to absorb additional traffic on what is a narrow road with steep hills, sharp curves, and blind spots and on which drivers already often drive too fast.
 - Congestion at the Oracle intersection will become much worse, especially if and when Rudasill Rd. may flood at times.
 - Such a great degree of additional traffic on Rudasill will tremendously threaten pedestrian traffic on Rudasill.

MAY 30 23 AM 08:27 PM CLERK OF BOARD

I HEREBY RESPECTFULLY request that the rezoning of the above-named property be DENIED.



Brian P. Delaney
464 E. Windy Peak Circle
Tucson, AZ 85704
617-230-0927
Bdizzy292@me.com

**CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR**


DATE 5-30-23 YRL
cc: Development Services

Print copy of petition and ink signatures only.

PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP000003

We the undersigned property owners strongly oppose the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of Rudasill at the site of the former Quail Canyon Golf Course by UIP Quail Canyon 1 LLC. We object to and strongly protest increasing the allowable density in the comprehensive plan for this property. We object to changes to the current land use designation which are incompatible with how the neighborhood is currently zoned. We protest the proposed rezoning /change in land use designation because the development will be located within or very close to the Pima Wash important Riparian Area, which serves as a major wildlife corridor. We protest the proposed plan to use Rudasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We object to the developer's plan to construct high density housing due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

MAY 30 2 31 PM '09 P.C. CLERK (P.F. 1)

Signature (Ink, no digital)	Printed Name	Address	Phone or email	Date
	Brian P. Delaney	464 R Windy Peak Circle 85704	bd1334292 eme.com	5/29/23

Send petitions to COB_mail@pima.gov or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

smaller lots are not only sustainable, but they make home ownership attainable for first time buyers or families that cannot afford a larger "typically foothills" home.

I believe the developers of Quail Canyon are trying to do the most good for the community on the smallest footprint possible. This reasoning has been complimented by the Coalition for Sonoran Desert Protection, whom they have met and worked with extensively. They took their suggestions of shrinking the footprint of both the single family homes and the apartments. They also embraced the Coalition's suggestions of bank protection and replanting previously disturbed areas, adding significant cost to the project. The key issue the developers are laser-focused on is providing the most amount of housing in the most sustainable way.

I am hopeful that the Board approves the rezoning at the density recommended by the Planning and Zoning Commission, so we don't miss a golden opportunity to impact housing in Pima County. I am even hopeful that someday, perhaps the children or grandchildren of the opposing Neighbors are able to buy one of these homes to be close to family, and that the true intent of this housing project can come full circle. This project has many potential boons for the community: besides the front doors and roofs for families and our workforce, it has been demonstrated that it will have a positive impact on the local economy, and will be an example of truly sustainable housing that Pima County will be proud of.

I urge you to approve the rezoning of this project TODAY.

Thank you
Amanda Gattenby

6640 N Donna Beatrix Cir
Tucson AZ 85718
unstoppable.tucson@gmail.com

From: suzyseay@aol.com
Date: June 6, 2023 at 6:28:32 PM MST
To: Terri.Tillman@pima.gov
Subject: Quail Canyon
Reply-To: suzyseay@aol.com

Dear Pima County Supervisors:

I have followed with great interest the plans submitted to use a defunct golf course as an infill site for additional housing in Pima County. I like the idea. Here's why:

Quail Canyon will not add to the urban sprawl that we have experienced ever since I moved here 25 years ago. It is an infill project. Good idea.

The Quail Canyon plans include definite provisions to deal with water concerns that we will most likely experience. That surely is good news to those of us who are concerned about long-term sources of water. We all need to drink!

The golf course is not a functioning course. It's gone, but the space it was on remains. What a great idea to build affordable housing and a reasonable number of units now that the number of proposed units has been cut in half.

I hope you approve the plans for the Quail Canyon Homes.

Suzanne Seay
2571 N Avenida San Valle
Tucson, AZ 85715-3404
Phone: 520-241-2714

JUN 13 2023 02:27 PM CDT

Via Email to Terri Tillman

Pima County Board Of Supervisors
33 North Stone Avenue, 11th Floor
Tucson, AZ 85701-1404

RE: Quail Canyon Development

June 14, 2023

Dear Pima County Supervisors,

I am writing to voice my support for the proposed Quail Canyon rezoning and redevelopment near North Oracle and Rudasill Roads.

Over the last 20 months the developer, Urbaneer Partners, LLC, (Urbaneer) whose investors are mostly comprised of long-time Tucson residents, have been considerate in listening to the concerns of the various stakeholders during the rezoning process. The P & Z Commissioners recently voted 7- 2 vote to approve the project.

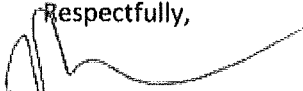
The Commissioners made the right decision in this case. Quail Canyon has the potential to be an example for our whole Tucson Community in that it will provide much needed infill housing for both single family and multi-family dwellers at affordable pricing The density approved by the P & Z Commissioners is appropriate and reasonable for this site.

The Tucson metro area is in desperate need of additional housing. Home prices and rental rates have risen dramtically over the past 5 years-because not enough housing units have been built. Our children and newcomers to the area are having increasing difficulty in absorbing the cost to live here. This in turn affects the health and vibrancy of our economy. Infill development is a perfect solution to these problems and this development is a model example on how to do it. High density, thoughtfully planned without requiring the need for additional infrastructure improvements. I have been a Tucson resident for my entire life and want to see more hosing built so our community can be affordable.

In addition to the numerous concessions the developer made in seeking approval, they agreed to designate 40% of the apartments as 1 Bedroom and Studio's to ensure Quail Canyon will be an affordable project. Finally the Quail Canyon development will use half the water that the previous golf course did, and preserves 60% of the area as open space.

I encourage all the Supervisors to vote yes for Quail Canyon to proceed based on the merits of the project and support of staff.

Respectfully,



Philip Amos

C: 520-977-0350

From: Cheryl Toff
To: DSD Planning
Cc: District1; District2; District3; District4; District5
Subject: Opposition to Quail Canyon Rezoning and Redevelopment
Date: Tuesday, June 6, 2023 3:36:03 PM

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

June 6, 2023

To: Terrill L. Tillman, Principal Planner
DSDPlanning@pima.gov

Re: Specific Plan Rezoning, Case No. P22SP00003, Quail Canyon Specific Plan

I continue to oppose rezoning of the Quail Canyon Golf Course as proposed by Case No. P22SP00003, and redevelopment of this property for the following reasons:

Water supplies from the Colorado River to Pima County continue to be restricted and the county must first look to the needs of existing residents before building wantonly. The Phoenix area is already addressing these restrictions by limiting new housing developments in some areas. Now is not the time to place a high density, high water use project into this location. Despite claims from the developer that projected water use for these 300+ homes is less than the long abandoned golf course, those projections are unrealistic.

This neighborhood is designed for one home per one-acre tracts, and is already overly congested, with traffic onto and off of the Oracle feeder roads between River Road and Ina constantly snarled. Many smaller housing developments have recently been approved and the pending traffic from the Westward Look Resort development will further bog down traffic movement. The developer was aware of the zoning assigned to the property when the property was purchased.

Building a 326-unit home development on this parcel does not serve the needs of Pima County residents. Although much news has been made lately concerning the plight of the unhoused population in Pima County and elsewhere, this proposed development does not meet the needs of that cohort.

The developer has also presented this development as an infill project. This is not an infill location. Pima Wash is a highly sensitive riparian area, subject to severe flooding during rain events. Wildlife corridors and waterways must be protected to minimize flooding upstream and downstream. The developer's mitigation proposals do not exceed the quality and value of Mother Nature's designs, which do not build in a wash.

Increasing traffic density onto Rudasill Road is dangerous, as the road is narrow and winding, dropping into the Pima Wash. It is my understanding that the developer's original traffic studies were flawed in that they were taken during Covid lockdowns, and do not reflect current traffic nor projections when other adjacent developments come on line. It is also my understanding that Rudasill Road cannot be widened and that a traffic light would need to be installed at Rudasill and 1st Avenue.

The Pima County Planning and Zoning Commission and the Board of Supervisors have a responsibility to protect the safety and well being of all county residents. I join many Foothills residents in urging you to reject this rezoning request.

Sincerely,
Cheryl Toff
5335 N. Northridge Drive
Tucson, Arizona 85718
520-247-8897

cc: Rex Scott, Dr. Matt Heinz, Sharon Bronson, Steve Christy, Adelita Grijalva

Ysaura Rodriguez

From: Hank Peck <hankpeck@gmail.com>
Sent: Tuesday, June 13, 2023 10:40 AM
To: COB_mail
Subject: Quail Canyon Rezoning, Case P22SP00003

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

To the Board of Supervisors,

Soon to come before the Board is the recommendation for the re-zoning of the property referenced above. Much time and effort has been spent on this proposal by the developer and the many residents that will be effected by the change. At a Planning and Zoning Commission meeting on 3/29/23, the interested parties (developer, residents, county staff) made their case for and against rezoning this property. At the end of that meeting, the Commission recommended that the developer and residents get together for compromise leading to a solution. The residents developed a plan retaining CR1 zoning in the south parcel and accepting a higher density rezoning in the north parcel. This was a significant change from their previous position. The developer returned with a plan with almost no change in density. In the subsequent Planning and Zoning Commission meeting, the Commission recommended the developer's request for rezoning, an action that did not reflect thier previous admonition for compromise.

I am a resident of the area, living just south of Rudasil, between 1st Avenue and Oracle Road. As a native Tucsonan who grew up in the Amphi District, I am very familiar with the surrounding neighborhoods and roads. Oracle Road and 1st Avenue have been much improved for traffic over time, Rudasil has not changed since I was in high school in the late 1960's. The developer's proposal allows for 116 single family homes on the south parcel of the property and seven apartment buildings with 210 units on the northern parcel. The fact that this wash is a wildlife corridor and a floodplain are two good reasons to retain the current zoning but I want to focus on the traffic.

In the developer's proposed plan, the residents to the south will have access to Oracle Road and the residents to the north will access Rudasil Road. Rudasil is a winding road with no shoulder and blind curves where it winds the most. The increase in traffic, particularly on Rudasil, will be a danger to residents new and old. The developer's studies show that the residents to the south will use Oracle Road with Rudasil used by the apartment residents, many who will turn left onto Rudasil to access Oracle (a short drive). This is not practical. For anyone traveling east of Oracle, they will use Rudasil to get to 1st Avenue. It is a simple right turn onto Oracle and then right onto Rudasil for the residents of the south parcel. And it is also a simple right onto Rudasil for residents of the north parcel. Think of how you drive in Tucson. If given a choice between turning left on a road as busy as Oracle or turning right onto Oracle, and right again on a neighborhood road (with no traffic lights) to access 1st Avenue, which route would you take?

The developer's current request for rezoning should be hard to accept considering floodplain and wildliife corider impacts. The practical results of the increased traffic on an unimproved Rudasil Road puts lives at risk. For that reason alone, the developer's request as reccommended by the Planning and Zoning Commission should be denied. I encourage the Board to reccommend further compromise on this proposed development.

Regards,
Hank Peck

**CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR**

Ysaura Rodriquez

From: Virginia Sonett <vlsonett@gmail.com>
Sent: Monday, June 12, 2023 7:08 PM
To: COB_mail
Subject: Pima Wash / Quail Canyon

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Pima County Clerk of the Board
150 W. Congress
5th floor
Tucson, AZ

June 12, 2023

Dear Board of Supervisors,

With due respect, I ask you to vote "NO" on the request to develop the Pima Wash/Quail Canyon.

Reason:

- 1) There are but a few small riparian/wildlife areas left in Pima County.
- 2) What if you were to propose the above concept of small parks throughout the county
- 3) You could gain respect and VOTES from surrounding homeowners who purchased properties in similar CR 1 zoned areas.

Please give my proposal serious consideration.

Sincerely,

Virginia Sonett
5745 N. Camino Real
Tucson, AZ 85718
520-305-1466
vlsonett@gmail.com

Addendum:

Opposition to this "park" proposal might be the unwanted use of open space. Homeowners around the park could form a surveillance committee with the County.

Sent from my iPhone

**CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR**

DATE 6-13-23 YR
CC: Development Services

JUN 13 2023 09:07 PM CLERK OF BOARD

Aliza Barraza

From: BARBARA SEELIG <bobbieseelig@centurylink.net>
Sent: Wednesday, June 7, 2023 10:03 AM
To: COB_mail
Subject: re pima wash rezoning #P22SP0003

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Babara Seelig
255 E. Rudasill Rd.
Tucson, Az. 84704
520-297-1759
BOBBIESEELIG@CENTURYLINKL.NET
May 17, 2023

JUN 07 2023 10:26 PM CLK OF PM



Dear Member of the Board of Supervisors,

I live on the north side of Rudasill Rd. One of my acres is in the wash. About every year the county sends me a notice that I can't build in the wash because I am in the flood plain. I get raging water coming from under First Avenue. The Quail Canyon rezoning site gets that water plus the water that comes through the pipes under Orange Grove Rd. Rudasill Rd. gets covered in dirt and they have to barricade it. Remember the picture in the paper of the red car that got washed off the road and got hung up on the rocks? How can you even consider this?

I object to this rezoning because it does not fit in with our neighborhood. It is too high density and we have no apartments. I looked at what they have planned for the north area and it is outrageous.

They said the golf course used more water than they will, not so. They are comparing it to the water usage of a large golf course. This was a much smaller golf course.

Rudasill Rd. is a 2 lane winding road that. can't accommodate more traffic. It is all ready dangerous for my 21 neighbors and I to get on to the main Rudasill Rd. because our entrance is blind. We don't have visibility. A hill block our drive for us and the cars coming up the hill.

Thank-you

Sincerely,

Barbara Seelig

**CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR**

DATE 6/7/23 (as)
c.c. Chris Poirier &
Donna Spicola

May 12, 2023

Pima County

Board of Supervisor Mr. Steve Christy District 4

On June 20th, you will be voting on a request for a rezoning of 53 acres just east of Oracle Road and south of Rudasill. Until the past few years this property was a small 9 hole golf course known as Quail Canyon.

A California developer has purchased this property and is asking for a rezoning that would allow for over 100 houses along with 7 apartment buildings for 210 units, in this primarily a flood plain called Pima Wash.

Pima County P and Z approved the request by the property owner 7-2. I am asking that you vote NO for the following reasons:

Even though there was a golf course on this property, there is minimal impact on this Sonoran Desert tract that has a wide diversity of plants and animals. Pima Wash is a wildlife corridor from the Catalina mountains to the Rillito river.

Vehicle traffic will be increased heavily onto Rudasill road to the north. Will there be access granted onto Oracle Road? No plan for that?

This flood plain is not suitable for building this volume of housing.

Let this acreage serve as the natural desert park it is today.

Dorita Brady



3850 E. Edwin road

Tucson AZ 85739

JUN 05 2023 10:10 FC CLK OF BO 88

Aliza Barraza

From: Christy Barreuther <cbarreuther@yahoo.com>
Sent: Sunday, June 4, 2023 11:22 AM
To: COB_mail
Subject: Quail Canyon Specific Plan Rezoning,. Case number P22SP00003

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Clerk of the Board,
We hereby protest the request to rezone the above named property located east of Oracle Road and south of Rudsill Road, at the site of the former Quail Canyon Gold Course from CR-1 to Specific Plan for the following reasons:
1 We object to the plan to construct a high-density development as to it's impact on the additional traffic in the area. The intersection of Rudsill and First Ave has been the site of multiple collisions and it would only get worse. As there are no plans for a light at this intersection this will be extremely bad.
2. We protest the proposed rezoning in land use because the development will be located within or too close to the Pima Wash Riparian area which serves as a major wildlife corridor. It also is in a flood plane and that damage that would come from additional housing in the area is extremely detrimental.
3. We object to the changes to the current land use designation which is not at all similar to the adjacent neighborhood.

We hereby respectfully request that the rezoning of the above-named property be DENIED.

Alan and Christy Barreuther
1161 E Calle de la Cabra
Tucson, Az 85718
520-742-6342
cbarreuther@yahoo.com

JUN 05 23 AM 08:45 PC CLK OF AD

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 6/5/23 @B
C.C. CHRIS POIRIER &
Donna Spicola

Pima County
B.O.S.

City Clerk of the Board

Chair & members:

RE: Quail Canyon Rezoning

#P225P 00003

I am the owner of:

102-20-010H

-010J

-010K

-010L

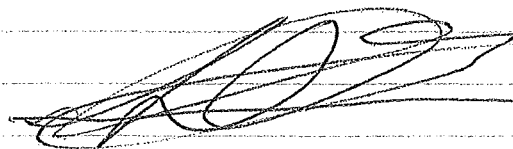
-010M

138 W Rudasill Rd. thru 172 W. Rudasill

Steve Murray, owner,

As the owner of 5 adjacent

properties, I support this Rezoning.



85748 775

31 May 2023

520-405-5800


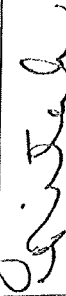
CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR
Development Services
DATE 6-5-2023 YR

JUN 05 2023 10:05 AM CLK OF BO

Print copy of petition and ink signatures only.


PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003


We the undersigned property owners strongly **oppose** the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of Rudasill at the site of the former Quail Canyon Golf Course by UIP Quail Canyon 1 LLC. We **object** to and strongly **protest** increasing the allowable density in the comprehensive plan for this property. We **object** to changes to the current land use designation which are incompatible with how the neighborhood is currently zoned. We **protest** the proposed rezoning /change in land use designation because the development will be located within or very close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor. We **protest** the proposed plan to use Rudasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We **object** to the developer's plan to construct high density housing due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

Signature (Ink, no digital)	Printed Name	Address	Phone or email	Date
	James Anderson	218 E. Yvon Dr. Tucson, AZ	520.349.0710	6/6/23
	Juanita Anderson	218 E Yvon Dr. Tucson, AZ	720-233-0411	6/6/23

Send petitions to COB_mail@pima.gov or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR**

DATE 6/7/23 
CC. Chris Poirier & Donna Spicola


 JUN 07 23 10:59 AM CCK 17 10

Aliza Barraza

From: Richard Nichols <14rnichols@gmail.com>
Sent: Monday, June 5, 2023 7:51 PM
To: COB_mail
Subject: Pima Wash

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

To Whom it May Concern:

Please accept this strong protest against the rezoning request regarding the Pima Wash area for the following reasons:

1. The area itself is wholly unsuited for the proposed residential density. It is in a floodplain and has a ridiculous ingress/egress plan involving u-turns on Oracle Road and a huge increase of traffic on Rudasill Road which is hilly, narrow, windy and already not very safe.
2. The wash is a beautiful wildlife habitat and riparian area, home to a large animal population. Human invasion at this level would be devastating.
3. The great majority of residents in this area are not wealthy - we worked hard and paid dearly for homes in a semi-rural setting with the charm of the wash nearby. If this rezoning request is granted, who in Pima County will be safe from aggressive developers? They will get as much as they can, take their profits, and let the rest of us live with the consequences.

This high-density project would be a disaster; have the fortitude to stand up to the developer and vote NO.

Thank you for your consideration.

Sincerely yours

Susan and Richard Nichols
550 E. Roberta Cir.
Tucson AZ 85704

JUN 06 2023 08:08 POC CLK OF PD

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 6/6/23 as
C.C. Chris Fowler &
Donna Spicola

Aliza Barraza

From: Colette Taylor <cottietaylor@gmail.com>
Sent: Saturday, June 3, 2023 10:40 AM
To: COB_mail
Subject: Pima Wash Development Oracle/Rudisill

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

We are sending this letter of opinion concerning new development in this area.
Pin point objections by importance to us.
Density of project.
Traffic oncoming to Rudisill Road back up.
Flooding in wash zone
Preservation of water use

This area has larger lot sizes and should be kept that way. That's what everyone in this area chose it for. Rezoning should not be considered.
This area does not have traffic back up issues. If traffic comes out onto Rudisill Road and then directly to Oracle Road the traffic will always be jammed. There just isn't enough distance between turning onto Rudisill before lights at Oracle Road. It will always be a back up.
This is a wash that does flood during rain storms. That will be lots of developers budget spent on retaining flood issues. We are having to cut Arizona water supply. How is mass density going to be able to address the water supply issues in our state?
It seems the developers are going to have so many development costs wouldn't it be wise to scale down housing numbers compared to develop needed costs. We do not object new developments or progress. Although, the project should fit into the area. That's why the original zoning should stay intact. This is what the area residents bought into.
Thank you for listening to neighborly concern.

Colette and Brad Taylor
5509 N Maria Drive
Oracle Foothills
Tucson, Arizona
85704

Sent from my iPad

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 6/5/23 @
C.C. Chris Poirier & Donna Spicola

JUN 05 2023 09:11 P001070

JUN 08 2023 11:54 PM CLK OF PD

VB

To: Pima County Board of Supervisors
Clerk of the Board

Re: Quail Canyon Specific Plan Rezoning. Case number P22SP00003

Date: June 5th, 2023

To whom it may concern:

We hereby vehemently PROTEST the request to rezone the above-named property located east of Oracle Road and south of Rudasill Rd. at the site of the former Quail Canyon Golf Course from CR-1 to Specific Plan for the following reasons...

- We **object** to the developer's plan to construct such a high-density development. The property should remain zoned as CR-1 because the proposed change is absolutely not in the quality-of-life interests of current residents.
- We **object** to changes to the current land use designation which are incompatible with how the adjacent neighborhood is currently zoned.
- We **object** to and strongly **protest** increasing the allowable density in the comprehensive plan for this property because of the strong negative influence it will have on the surrounding area, resulting without doubt in increased noise and reduced privacy.
- We **protest** the proposed rezoning/change in land use designation because the development will be located within or too close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor.
- We **protest** the proposed plan to use Rudasill Rd. to enter/exit the development, because:
 - It lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots, characteristics, none of which can realistically be rectified or ameliorated.
 - Additional traffic will significantly degrade the safety of pedestrians and bicyclists like us; indeed, we have already experienced potentially dangerous encounters with traffic while cycling along Rudasill Rd.
 - Safety concerns with the Rudasill/1st Ave. intersection. The sight lines are poor and the proposed plan will make the dangerous turns and long delays to exit Shadow Hills even worse. We have been told that funding is not available for a traffic signal.
 - Safety/congestion with the Rudasill/Oracle intersection will be worse.
- We **protest** the proposed plan which will increase traffic on Oracle and make the delays and poor levels of service at Oracle/Kanmar Place and Oracle/Roller Coaster Road even worse. We are also concerned about the safety of these intersections for our neighborhood.
- We **oppose** increasing the number of U turns on Oracle from this development, as this will present significant safety concerns on an already congested road.

WE HEREBY RESPECTFULLY request that the rezoning of the above-named property be DENIED.

TR Peppard Jane Peppard

Drs. Terence L. & Jane V. Peppard
1190 E. Calle de la Cabra
Tucson, AZ 85718
cell: (908) 800-3271
e-mail: JVPeppard@Comcast.net

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 6/9/23 *(initials)*
C.C. Chris Poirier &
Donna Spicola

To: [DSD Planning](#)
Date: Tuesday, June 6, 2023 4:27:11 PM

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

To: Pima County Board of Supervisors Clerk of the Board

RE: Quail Canyon Specific Plan Rezoning – Case number P22SP00003

June 6, 2023

To Whom It May Concern:

I **oppose** the proposed rezoning of the above referenced property from CR-1 to Specific Plan. Such high-density zoning is inconsistent with the area and the prior use of the land, and it will substantially harm the welfare of the residents in the surrounding area.

I respectfully ask that you visit the areas that will be directly impacted by the proposed rezoning. I urge you to drive on Rudasill Road between N. Oracle Road and 1st Avenue; to exit from West Kanmar Place onto both northbound and southbound Oracle Road; and to cross Oracle Road to enter West Roller Coaster Road. Notwithstanding the capacity findings in the traffic study, the additional 2,616 vehicle trips that will result from the high-density development will undoubtedly jeopardize the safety of the people who currently live in these neighborhoods—both motorists and pedestrians alike.

The rezoning will not only put people in harm's way due to unsafe roads but also because of the proximity to the floodplain and Pima Wash, which regularly floods during monsoon season. It was recently reported that Pima County taxpayers will pay nearly \$4 million dollars to permit the Pima County Regional Flood Control District to purchase and subsequently remove residences that were built near the Finger Rock Wash. In the Arizona Daily Star's June 4th article, *Flood District Buys Up Pricey Homes in Foothills Neighborhood*, the floodplain administrator and deputy director of the flood district said, "This was an opportunity to remove people from harm's way." Further, he said that by removing houses near the floodplain, "We're letting the floodplain be what it was meant to be: open space." Yet if the rezoning request is approved, Pima County will permit hundreds of residences to be built adjacent to a floodplain and Pima Wash. Pima Wash could experience a storm more devastating than a 100-year flood, and the proposed high-density development will put hundreds of people directly in harm's way.

Finally, the high-density development will irreparably harm the riparian corridor and the wildlife that use it. I routinely observe a variety of wildlife in the vicinity of the proposed development, including bobcats, coyotes, and even a badger. Such extreme high-density development will lead to increased human and domestic animal traffic within the designated important riparian area, which will inevitably lead to more conflicts between wildlife and residents or their pets.

While there is a need for housing, this need should not blind us to the harm that this rezoning

will cause to the neighborhood, the environment, and future residents. I respectfully request that the rezoning of the above-named property be **denied**.

Sincerely,

Emily Thomason
750 W. Kanmar Pl.
Tucson, AZ 85704
(208) 310-9575
emilyannethomason@gmail.com

Via Email to Terri Tillman

Pima County Board Of Supervisors
33 North Stone Avenue, 11th Floor
Tucson, AZ 85701-1404

RE: Quail Canyon Development

June 14, 2023

Dear Pima County Supervisors,

I am writing to voice my support for the proposed Quail Canyon rezoning and redevelopment near North Oracle and Rudasill Roads.

Over the last 20 months the developer, Urbaneer Partners, LLC, (Urbaneer) whose investors are mostly comprised of long-time Tucson residents, have been considerate in listening to the concerns of the various stakeholders during the rezoning process. The P & Z Commissioners recently voted 7- 2 vote to approve the project.

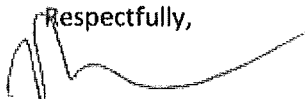
The Commissioners made the right decision in this case. Quail Canyon has the potential to be an example for our whole Tucson Community in that it will provide much needed infill housing for both single family and multi-family dwellers at affordable pricing The density approved by the P & Z Commissioners is appropriate and reasonable for this site.

The Tucson metro area is in desperate need of additional housing. Home prices and rental rates have risen dramatically over the past 5 years-because not enough housing units have been built. Our children and newcomers to the area are having increasing difficulty in absorbing the cost to live here. This in turn affects the health and vibrancy of our economy. Infill development is a perfect solution to these problems and this development is a model example on how to do it. High density, thoughtfully planned without requiring the need for additional infrastructure improvements. I have been a Tucson resident for my entire life and want to see more hosing built so our community can be affordable.

In addition to the numerous concessions the developer made in seeking approval, they agreed to designate 40% of the apartments as 1 Bedroom and Studio's to ensure Quail Canyon will be an affordable project. Finally the Quail Canyon development will use half the water that the previous golf course did, and preserves 60% of the area as open space.

I encourage all the Supervisors to vote yes for Quail Canyon to proceed based on the merits of the project and support of staff.

Respectfully,



Philip Amos

C: 520-977-0350

From: suzyseay@aol.com
To: [Terri Tillman](#)
Subject: Quail Canyon
Date: Tuesday, June 6, 2023 6:28:41 PM

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Dear Pima County Supervisors:

I have followed with great interest the plans submitted to use a defunct golf course as an infill site for additional housing in Pima County. I like the idea. Here's why:

Quail Canyon will not add to the urban sprawl that we have experienced ever since I moved here 25 years ago. It is an infill project. Good idea.

The Quail Canyon plans include definite provisions to deal with water concerns that we will most likely experience. That surely is good news to those of us who are concerned about long-term sources of water. We all need to drink!

The golf course is not a functioning course. It's gone, but the space it was on remains. What a great idea to build affordable housing and a reasonable number of units now that the number of proposed units has been cut in half.

I hope you approve the plans for the Quail Canyon Homes.

Suzanne Seay
2571 N Avenida San Valle
Tucson, AZ 85715-3404
Phone: 520-241-2714
