

February 14, 2014

Supervisor Ally Miller, District 1
Pima County Board of Supervisors
130 W Congress 11th Floor
Tucson, AZ 85701
p: (520) 724-2738 f: (520) 724-8489 e: district1@pima.gov
www.pima.gov/bos/dist1

Supervisor Ally Miller,

I am writing to protest the consideration of a change to the Comprehensive Plan as associated with Pima County Case No. Co7-13-06.

I want to be sure my voice is heard as I have cancelled and/or postponed business trips on each occasion the Board of Supervisors and the Planning and Zoning Commission has had a meeting regarding the request to amend the Comprehensive Plan. Unfortunately, I will not be in attendance on Feb 18th due to a pre-existing work commitment (through which I earn an income and pay taxes to our state and county) which I postponed to attend the January meeting only to have the issue 'continued'.

1) The Comprehensive Plan designated this area as Low Density (LUI) for a reason.

Purpose: The annual plan amendment program ensures that the Comprehensive Plan (Plan) remains timely, dynamic, and responsive to community values.

The key point here is the phrase '*responsive to community values*'. The Board of Supervisors has heard loud and clear the 'local community' values regarding this parcel and their input is a resounding *no change* to the Comprehensive Plan.

2) The Planning and Zoning Commission voted against amending the Comprehensive Plan for Co7-13-06 with a strong vote (all but one Commissioner voted to DENY the amendment). The Planning and Zoning Commission clearly stated that there is no 'compelling' reason (thus, no urgent attention is required) to amend the Plan for this parcel.

3) In the Board of Supervisors meetings no 'compelling' reason has been presented by the petitioner. The Board appears to ignore the Planning and Zoning Commission's finding. We are not out of land in Pima County AND there are plenty of houses for sale or rent. Should not housing development follow economic development? In other words, should there not be jobs that entice people to move to Tucson before we set up housing?

4) The developers can right now develop the land with the existing zoning. Why have they not moved forward?

5) We have all heard that housing is going to be a growing industry for our nation. Are there not as many articles that suggest another crash is eminent?

FEB 14 14 PM 03:58 PCC CLK OF BD

6) It is important to note that we, the citizens, are the voice that is critical here. We have our best interests and those of our local community in mind. We have the interest of the Sonoran Desert and its dependent wildlife in mind. Yet we the citizens are not being heard. The developer has a voice, the Coalition has a voice, the Audubon has a voice, the Planning and Zoning Commission has NO voice, the Board of Supervisors has a voice, and all these voices are being heard within exclusive negotiations that impact OUR community, not theirs.

7) Yet we do say to the developer build, build now as it is zoned. There is no *compelling reason* or purpose to the over-development of this parcel, the destruction of habitat, and the 'promise' that the current Comprehensive Plan brings the current home owners of this community.

Bottom lines:

~ I protest and am strongly against the proposed amendment to the Comprehensive Plan with regards to Co7-13-06.

~ The Board of Supervisors has the following information:

a) The community values of local citizenship associated with the area in question strongly oppose the amendment to the Comprehensive Plan.

b) The Developer wants the plan amended for one reason and that is to increase profits. I have not heard one testimony that even remotely suggests that this plan amendment will be good for the Sonoran Desert and the people of Pima County.

c) The Planning and Zoning Commission found *no compelling reason* to change the plan with respects to this parcel.

~ The Board of Supervisors has all the information it needs (as they did in November and again in January) to make their decision. Find for the local community of interest and allow the region to grow 'Smart' and in accordance with the Comprehensive Plan.

Our decision to invest in our current home was based on our knowledge of the existing Comprehensive Plan zoning designation of LUI behind our home. I trust that the Board will continue to support the existing and well thought out development plan for this area.

I implore you to let the Developers proceed with development of the parcel under the existing density designation and according to the Comprehensive Plan. I strongly protest the amendment to the Comprehensive Plan for Co7-13-06 and request that my Board of Supervisors votes against that amendment.

Please feel free to contact me at email:

Sincerely,
Ronald G. Beckett
8775 N Maya Court
Tucson, Arizona 85742

Cc: Districts 2,3,4 and 5 Supervisors
Robin Brigode and Arlen Coulter