

February 13, 2014

Supervisor Ally Miller, District 1
Pima County Board of Supervisors
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Tucson, AZ 85701

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Supervisor Miller:

I am writing to object to the request to amend the Pima County Comprehensive Plan petitioned by Mr. James Portner, representing Red Point Development, referenced as Co7-13-06 HARDY-THORNYDALE I ASSOCIATES, ET AL. - W. HARDY ROAD PLAN AMENDMENT. The property is currently zoned Low Intensity Urban 0.3 (LIU 0.3) and the amendment request is to change the 30 acres to Medium Intensity Urban (MIU).

I have written to you many times over the months of this process that began in the summer of 2013. The following is a review of important information specifically related to Mr. Portner's request to amend the Comprehensive Plan:

- On September 25, 2013 after canceling an August 2013 meeting, 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.

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

At the January 21 meeting, once again a large number of community members and property owners who object and protest the requested amendment were in attendance. However, the Board chose not to give us any time to speak. While protocol left it up to the Board as to whether we could speak that day outside of Mr. Portner's request for a continuance, the decision had already been discussed by the Board prior to the meeting. I was very surprised and disappointed that our time was considered to be less important than that of the petitioner. My husband and I had again modified work plans to attend the

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meeting as had many others wishing to speak that day. It appeared that Carolyn Campbell and Mr. Portner, who had met prior to the meeting, were privy to this decision as they left the proceeding immediately.

Unfortunately, my husband will not be at the meeting on February 18th due to work obligations that he can no longer keep modifying. I will be there to continue to ask that you and the other Supervisors consider why the Comprehensive Plan was developed and why it should not be amended. This parcel has been before previous Boards and it was decided that there were no compelling reasons to modify the current LIU 0.3 zoning. There are no compelling reasons to change the zoning now.

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 and object to** 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.

I have acted in good faith through this process. I ask that you and the other Board members listen, reflect, and consider the many negative implications for our community should this amendment be granted.

Thank you, Supervisor Miller. Please vote to keep the Comprehensive Plan as it is and deny any change regarding Co7-13-06 HARDY-THORNYDALE I ASSOCIATES, ET AL.
- W. HARDY ROAD PLAN AMENDMENT.

Respectfully,

Katherine Harper-Beckett:

8775 N. Maya Ct.

Tucson, AZ 87542

Cc: Districts 2, 3, 4 and 5 Supervisors

Robin Brigode

Arlan Coulter