

January 20, 2014

Ms. Ally Miller
Supervisor, District 1
Pima County Board of Supervisors
130 W. Congress, 11th Floor
Tucson, Arizona 85701-1317

Dear Supervisor Miller,

My wife and I are writing to protest the request from Mr. Portner, representing Red Point Development, for a continuance of the discussion of his proposal before the Board of Supervisors to amend the Comprehensive Plan, allowing the property referenced as Co7-13-06 HARDY-THORNYDALE I ASSOCIATES, ET AL. - W. HARDY ROAD PLAN AMENDMENT to be considered for a zoning change from the current Low Intensity Urban 0.3 (LIU 0.3) to Medium Intensity Urban (MIU).

Frankly, we consider the delay of these discussions to be unnecessary. Allow us to recount the following compelling facts:

- On September 25, 2013 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 a resounding 6 – 1.
- Numerous letters and overwhelming public comments protesting this amendment have been shared with the Board of Supervisors before, during and since the November 19, 2013 Public Hearing.
- A petition with over 60 signatures protesting the amendment to the Comprehensive Plan was submitted to Board of Supervisors.

In spite of the recommendation of the Planning and Zoning commission, the written and verbal protests from us and our neighbors, the Board of Supervisors continued the discussion of Mr. Portner's proposed amendments until January 21, 2014. This continuance was offered along with a charge to Mr. Portner of meeting with the Coalition for Sonoran Desert Protection. In fact, my wife and I, along with a number of our neighbors, left the November 19th hearing with the understanding that we would be invited to participate. To our knowledge so such meeting has taken place.

Now, Mr. Portner has requested yet an additional continuance until February 18th. Ms. Miller, it is time to put this issue to rest. It is unfair to us to continue to return to these meetings which are disruptive to our lives, especially to those who work and have families.

HEB1414M122/PCCLKJF BD

We, along with some of our neighbors, have recently received an invitation to a "Comprehensive Plan Amendment Neighborhood Meeting" on January 30, 2014 described as "a conceptual exercise and public review process that is required before we can ever proceed with any future detailed plans."

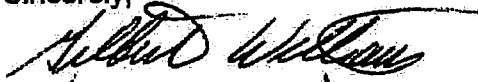
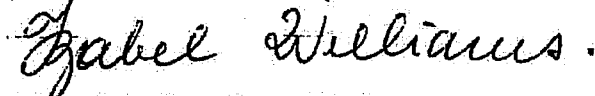
Participation in such a meeting would be a blatant admission that the alteration of the Comprehensive Plan and the rezoning of each of this property is a fait accompli. For emphasis, the definition of this term is "something done or already in effect, making opposition or argument useless."

Please understand that our protest of the alteration of the Comprehensive Plan does not deny the opportunity for the current or future owner of the land in question to proceed with development. We purchased our property with full knowledge that the parcel behind our home was zoned to allow 3 homes on each 10 acres (LIU). Although not our dream, we can live with this. What we protest is an amendment to the Comprehensive Plan which would allow rezoning to accommodate 10 homes per acre on this parcel (MIU). This amounts to a quantum and untenable change from the possibility of 9 homes being constructed on this parcel to a total of 300!

My wife and I will be at the meeting on January 21st. We do not wish to return. However if there is a February 18th meeting or any future meetings, we will be there, patiently waiting our turn to protest the amendment to the Comprehensive Plan, no matter how burdensome and disruptive to our lives this may continue to be.

Again, Ms. Miller, we oppose and protest the amendment of the Comprehensive Plan. Please vote to keep it as it is and deny an additional continuance to this discussion.

Sincerely,

Gilbert "Doc" and Izabel Williams
8747 N. Maya Court
Tucson, Arizona 85742

Phone:

E-mail:

- c Ramón Valadez, District 2 (Chairman)
- Sharon Bronson, District 3
- Ray Carroll, District 4
- Richard Elías, District 5

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Plaza Pet Clinic, Ltd.

Ann Campbell, RRT, DVM.
2840 W. Ina Road, Suite 100
Tucson, Arizona 85741
(520) 544-2080

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

Dear Supervisor Miller,

This letter is my protest against Mr Portner's request for a continuance of the Board of Supervisors discussions surrounding zoning amendments to the Pima County Comprehensive Plan.

Mr Portner has ignored the Zoning Commission's vote to deny upzoning of these four properties including the one behind my home CO7-13-06. That vote as you recall was 6:1.

The Board of Supervisors deferred to Mr Portner in continuing these discussions until January 21, 2014. He seems to feel that his assessment that the two months over the holidays were not an appropriate time to complete his work outweighed the Board's instructions to meet with Ms. Campbell of the Sonoran Desert Protection Coalition. It is my understanding that my neighbors secured an invitation to these discussions as well.

Ah yes, but this, in Mr. Portner's words, is just an "exercise". I got my exercise by following my assessment of my job over the holidays which included covering my clinic every day and taking call on Christmas and New Years Day while having out of town guests and other friends in my home. I still would have made myself available for a meeting. My job and my protest are much more than an exercise to me.

This lack of respect for our time and yours is expensive and frustrating, but we will continue to be there to voice our opposition.

Mr. Portner is now offering to meet with "the neighbors" to discuss set backs etc. This is not a done deal and it is infuriating that he presents these meetings as if it is. This battle was lost by developers in 2001 and hopefully will be again.

You have all patiently listened to our truly legitimate concerns about our property values, our careful research prior to investing in our homes, and our concerns about preserving some of the last ironwood habitat in Tucson. This particular piece of property (CO7-13-06) has no major thoroughfare entering or leaving it on which to place retail property and do an 80:20 division. This section of desert should be developed, but wisely as LIU like the other properties to the North of us and continue that corridor.

Sincerely,



Ann Campbell, DVM
8761 N. Maya Ct.

Copies to: Ramon Valadez District 2 (Chairman), Sharon Bronson District 3, Ray Carroll District 4, Richard Elias District 5.

January 20, 2014

Sherry and Rolf Ziegler
8663 N. Maya Ct.
Tucson, AZ 85742

Email:
Phone

Regarding: District 1 Planning and Zoning Co7-13-06

Supervisor of District 1 Ally Miller
CC Supervisors Ramon Valadez, Sharon Bronson, Ray Carroll, Richard Elias

This letter is regarding the upcoming Board of Supervisor Meeting scheduled for January 21, 2014. We want to remind you of our position regarding rezoning Co7-13-06. We concur with our neighbors in our objection to rezoning the above property. This was made clear at our last meeting. If the Comprehensive Zoning Plan is changed to allow 300 houses on Co7-13-06 property from nine houses, it will seriously damage the environment and reduce the value of our property, and degrade our quality of life!

We also object to the whole process. The law (Comprehensive Zoning Plan) allows nine houses on the property. The owners and Mr. Portner think they could make *more* money if they put 300 houses on the property. This is against the law! We have no objection if somebody wants to make money. We think it is not a good idea to change the law just because somebody wants to make more money at the expense of the environment and surrounding homeowners. Therefore, we ask the Board of Supervisors to deny the rezoning. The Planning and Zoning Commission recommended that also (6 to 1).

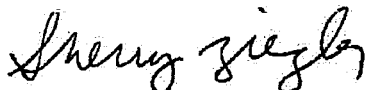
In addition, Mr. Porter presented in his request that all the surrounding area is of higher density. This is not the case. The area to the north is the same density as Co7-13-06 is now.

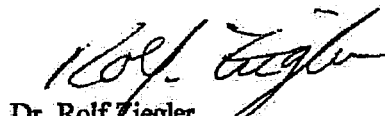
We also object to Mr. Portner's request to delay any decision until February 2014. We believe he had sufficient time, which he did not use. We have the suspicion that he tries to play a game of attrition. For many of us it is difficult and costly to come regularly to the meetings for half a day or longer.

Finally, Mr. Portner mentioned finding a compromise. We do not see that possibility. A compromise entails each side giving and receiving something. We have not seen anything he is willing to give us. He might be willing to build 250 houses for example instead of 300, but he would still take everything from us without giving us anything.

Thank you for your understanding and consideration in denying change in zoning for C07-13-06.

Sincerely,


Sherry Ziegler


Dr. Rolf Ziegler

January 21, 2014

Ms. Ally Miller
Supervisor, District 1
Pima County Board of Supervisors
130 W. Congress, 11th Floor
Tucson, Arizona 85701-1317

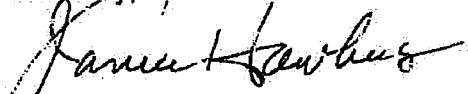
I hereby lodge a **protest** regarding the request from Jim Portner, representing Red Point Development, for a continuance of the discussion of his proposal before the Board of Supervisors to amend the Comprehensive Plan, allowing the property referenced as **Co7-13-06 HARDY-THORNYDALE I ASSOCIATES, ET AL. - W. HARDY ROAD PLAN AMENDMENT** to be considered for a zoning change from the current Low Intensity Urban 0.3 (LIU 0.3) to Medium Intensity Urban (MIU).

Mrs. Pamela Siebrandt obtained signatures from "Maya Estate" owners, as well as signatures from neighboring HOA members and their neighbors, for a petition **protesting** the amendment to the Comprehensive Plan that was recently submitted to Board of Supervisors. The owners of "Maya Estates" were faced with the very same request to rezone back in October 2002 (Board of Supervisors properties referenced as 07-02-12 and 07-02-13). At that time, a petition was submitted by our Homeowners Association and surrounding neighborhoods protesting this rezoning.

Please understand that our opposition to the current plan to rezone as noted in my first paragraph above and my **protest** of the manipulation of the Comprehensive Plan does not deny the opportunity for the current or future owner of the land in question to proceed with the current zoning, *low intensity use (LIU)*.

Again, Ms. Miller, I vehemently **oppose and protest** the amendment of the Comprehensive Plan. Please vote to keep it as it is and deny an additional continuance to this discussion. On a personal note, Ms. Miller, this is all about money vs. lifestyle and many of Maya Estate owners are retired. We trust that you will look at this situation in this light and vote against the continuation. We need closure on this issue now.

Sincerely,



Ms. Janice Hawkins
8607 N Maya Ct
Tucson, Arizona 85742

Phone:
E-mail.

Cc: Ramón Valadez, Chairman, District 2
Sharon Bronson, District 3
Ray Carroll, District 4
Richard Ellas, District 5
Chuck Huckelberry, Pima County Administrator

January 19, 2014

Ally Miller
Supervisor, District 1
Pima County Board of Supervisors
130 W. Congress, 11th Floor
Tucson, Arizona 85701-1317

I am writing to **protest** the request from Jim Portner, representing Red Point Development, for a continuance of the discussion of his proposal before the Board of Supervisors to amend the Comprehensive Plan, allowing the property referenced as **Cp7-13-06 HARDY-THORNYDALE I ASSOCIATES, ET AL. - W. HARDY ROAD PLAN AMENDMENT** to be considered for a zoning change from the current Low Intensity Urban 0.3 (LIU 0.3) to Medium Intensity Urban (MIU).

A **petition** of signatures, protesting the amendment to the Comprehensive Plan was submitted to Board of Supervisors. This petition was a job that I personally took on along with my neighbors. I would like to remind you that we were up against this same request to rezone back in October, 2002 (07-02-12) & (07-02-13). Again, a petition was submitted by our Homeowners Association and surrounding neighborhoods.

Please understand that our opposition to and **protest** of the alteration of the Comprehensive Plan does not deny the opportunity for the current or future owner of the land in question to proceed with development. We purchased our property with full knowledge that the parcel to the west of our neighborhood was zoned to allow 3 homes on each 10 acres (LIU). What I protest is an amendment to the Comprehensive Plan which will allow rezoning to accommodate 10 homes per acre on this parcel (MIU). This amounts to a change from the possibility of 9 homes on this parcel to 300.

Again, Ms. Miller, we **oppose and protest** the amendment of the Comprehensive Plan. Please vote to keep it as it is and deny an additional continuance to this discussion

Sincerely,



Pamela A. Siebrandt, trustee
The Lonnie L. & Pamela A. Siebrandt Family Trust
8648 North Maya Court a/k/a Lot 11 Maya Estates (225-29-4300)
Tucson, Arizona 85742

Phone:

E-mail:

cc Ramón Valadez, Chairman, District 2
Sharon Bronson, District 3
Ray Carroll, District 4
Richard Elias, District 5
Chuck Huckelberry, Pima County Administrator

January 20, 2014

Ms. Ally Miller
Supervisor, District 1
Pima County Board of Supervisors
130 W. Congress, 11th Floor
Tucson, Arizona 85701-1317

Dear Supervisor Miller,

My wife and I agree with the sentiments expressed in the letter below, which was penned by our friend and neighbor, Gilbert "Doc" Williams. Although we have not attended the earlier meetings regarding the rezoning of the parcel mentioned in the letter below, we wish to add our support to those opposing the rezoning.

Best Regards,

Kurtis L. Kenagy and Karen S. Kenagy
8662 North Maya Court
Tucson, AZ 85742

Phone:
Cell:
Email:



My wife and I are writing to protest the request from Mr. Portner, representing Red Point Development, for a continuance of the discussion of his proposal before the Board of Supervisors to amend the Comprehensive Plan, allowing the property referenced as Co7-13-06 HARDY-THORNYDALE I ASSOCIATES, ET AL. - W. HARDY ROAD PLAN AMENDMENT to be considered for a zoning change from the current Low Intensity Urban 0.3 (LIU 0.3) to Medium Intensity Urban (MIU).

Frankly, we consider the delay of these discussions to be unnecessary. Allow us to recount the following compelling facts:

- On September 25, 2013 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 a resounding 6 - 1.

- Numerous letters and overwhelming public comments protesting this amendment have been shared with the Board of Supervisors before, during and since the November 19, 2013 Public Hearing.

- A petition with over 60 signatures protesting the amendment to the Comprehensive Plan was submitted to Board of Supervisors.

In spite of the recommendation of the Planning and Zoning commission, the written and verbal protests from us and our neighbors, the Board of Supervisors continued the discussion of Mr. Portner's proposed amendments until January 21, 2014. This continuance was offered along with a charge to Mr. Portner of meeting with the Coalition for Sonoran Desert Protection. In fact, my wife and I, along with a number of our neighbors, left the November 19th hearing with the understanding that we and our neighbors would be invited to participate in these meetings. To our knowledge this meeting has not taken place.

Now, Mr. Portner has requested yet an additional continuance until February 18th. Ms. Miller, it is time to put this issue to rest. It is unfair to us to continue to return to these meetings which are disruptive to our lives, especially to those who work and have families.

Ms. Miller – Page 2

We, along with some of our neighbors, have recently received an invitation to a "Comprehensive Plan Amendment Neighborhood Meeting" on January 30, 2014 described as "a conceptual exercise and public review process that is required before we can ever proceed with any future detailed plans."

Participation in such a meeting would be a blatant admission that the alteration of the Comprehensive Plan and the rezoning of each of this property is a fait accompli. For emphasis, the definition of this term is "something done or already in effect, making opposition or argument useless."

Please understand that our protest of the alteration of the Comprehensive Plan does not deny the opportunity for the current or future owner of the land in question to proceed with development. We purchased our property with full knowledge that the parcel behind our home was zoned to allow 3 homes on each 10 acres (LIU). Although not our dream, we can live with this. What we protest is an amendment to the Comprehensive Plan which would allow rezoning to accommodate 10 homes per acre on this parcel (MIU). This amounts to a quantum and untenable change from the possibility of 9 homes being constructed on this parcel to a total of 300!

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Again, Ms. Miller, we oppose and protest the amendment of the Comprehensive Plan. Please vote to keep it as it is and deny an additional continuance to this discussion.

Sincerely,

Gilbert "Doc" and Izabel Williams
8747 N. Maya Court
Tucson, Arizona 85742

Phone:

E-mail:

- c Ramón Valadez, District 2 (Chairman)
- Sharon Bronson, District 3
- Ray Carroll, District 4
- Richard Elias, District 5

Shirley Lamonna

From: Jennifer C. Coyle on behalf of District1
It: Tuesday, January 21, 2014 9:39 AM
To: Shirley Lamonna
Subject: FW: Continuance Request by Jim Portner Representing Red Point Development on January 21, 2014 Board of Supervisors Agenda

——Original Message——

From: K. J. Harper-Beckett
Sent: Monday, January 20, 2014 7:54 PM
To: District1
Cc: DIST2; District3; District4; District5; Robin Brigode; Arlan Colton
Subject: Continuance Request by Jim Portner Representing Red Point Development on January 21, 2014 Board of Supervisors Agenda

Supervisor Ally Miller
Pima County Board of Supervisors
130 W. Congress, 11th Floor
Tucson, Arizona 85701-1317

Supervisor Miller:

My husband and I are writing to protest the request from Mr. James Portner, representing Red Point Development, for a continuance of the discussion of his proposal before the Board of Supervisors to amend the Comprehensive Plan, allowing the property referenced as Co7-13-06 HARDY-THORNYDALE ASSOCIATES, ET AL - W. HARDY ROAD PLAN AMENDMENT to be considered for a zoning change from the current Low Intensity Urban 0.3 (LIU 0.3) to Medium Intensity Urban (MIU). Mr. Portner was directed by the Board at the last meeting, 11/19/13, to meet with Carolyn Campbell prior to 1/21/14's meeting. He did not contact Ms. Campbell to schedule a meeting until less than two weeks ago. Per Ms. Campbell's and Mr. Portner's emails, the meeting was to have taken place last week, less than a week prior to the 1/21/13 meeting.

I have previously written to you and the other Supervisors expressing these concerns; however, the Maya Estates Homeowner's Association has found a memorandum stating that certain criteria must be met before the Board will consider property owner correspondence. As I read the memo from the county, it appears that this is not required until a rezoning hearing, but I am following the guidelines suggested by our Association.

To delay discussion about the Co7-13-06 until February, as requested by Mr. Portner, is unfair. As homeowners at Maya Estates, we have no recourse re: our time, planning, work and other adult obligations to ask for a delay in any meetings.

Following is a review of important information specifically related to Mr. Portner's request to amend the Comprehensive Plan:

- On September 25, 2013, 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 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 us and our neighbors, the Board of Supervisors continued the discussion of Mr. Portner's proposed amendments until January 21, 2014. This continuance was offered along with a direction to Mr. Portner to meet with the Coalition for Sonoran Desert Protection.

Now, Mr. Portner has requested yet an additional continuance until February 18th. Supervisor Miller, it is time to put this issue to rest. It is unfair to us to continue to return to these meetings that are disruptive to our lives, especially to those who work and have families.

My husband and I have recently received an invitation to a "Comprehensive Plan Amendment Neighborhood Meeting" on January 30, 2014, described as "a conceptual exercise and public review process that is required before we can ever proceed with any future detailed plans" from Mr. Portner. Is this a suggestion that the alteration of the Comprehensive Plan has already transpired?

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 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.

Thank you, Supervisor Miller. Please vote to keep the Comprehensive Plan as it is and deny an additional continuance to this discussion.

Respectfully,

Ron Beckett : cell:

Katherine Harper-Beckett:

8775 N. Maya Ct.
Tucson, AZ 87542

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

January 31, 2014

Ms. Ally Miller
Supervisor, District 1
Pima County Board of Supervisors
130 W. Congress, 11th Floor
Tucson, Arizona 85701-1317

Dear Ms. Miller,

Last evening my wife and I attended the Comprehensive Plan Amendment Neighborhood Meeting held by Mr. Portner at Tortolita Middle School. A number of our Maya Estates neighbors were in attendance, as well.

I must admit we were reluctant to participate. The focus of the meeting appeared to be on demonstrating the results of Mr. Portner's efforts at examining various ways of providing natural area set-asides, wildlife habitat protection and buffering based solely on the prospect the Comprehensive Plan would be amended and rezoning to the MIU level would transpire for the 30 acres to the west of Maya Estates (Pima County Case No. Co7-13-06 – Hardy-Thornydale I Associates – W. Hardy Road). Our sole interest remains in maintaining the zoning of this property at the LIU level, as it was when we purchased our home, and keeping with the spirit of the Comprehensive Plan to minimize the impact on the extant environment. Discussions of natural set-asides and buffering would be of interest to us only if development were to ensue at the LIU zoning level.

We remain steadfast in our protest to any amendment to the Comprehensive Plan related to the property in question.

We expected our attendance would be enlightening only in revealing a worst-case scenario for this property. In fact, we were even more disappointed, as Mr. Portner chose to resurrect the concept of joint consideration of all four properties on which he is working. This concept had been put to rest in previous meetings of both the Planning and Zoning Commission and the Board of Supervisors.

Within this context, Mr. Portner explained that the set-aside proposed on the northern portion of the property adjacent to the Audubon Society was sufficient enough space to allow for smaller set-asides on the other three properties. Our recollection is that the Conservation Lands System Regional Plan Policy calls for 80% of the desert to be preserved. The plan revealed by Mr. Portner for the property abutting Maya Estates was a set-aside area stated to be merely 33% of the 30 acres in question. This would leave 20 acres for development, still allowing, under a rezoning to MIU, the possibility of 200 homes to be constructed on this property, rather than 9 with the current LIU zoning.

We protest vehemently the idea that the property adjacent to our home be considered a bargaining chip in the overall consideration of the four properties in question.

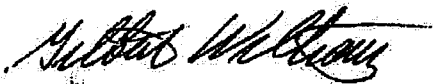

Reintroducing this concept is inappropriate. As had been decided in previous meetings, these properties must be considered individually when discussing amendments to the Comprehensive Plan.

Ms. Ally, again we advise you that we are not against development on the property adjacent to Maya Court. We simply want the zoning to remain at the LIU level. We protest, and will continue to do so, any amendment to the Comprehensive Plan which would allow rezoning of this property.

We ask you, and the other Supervisors, to vote to deny the request to amend the Comprehensive Plan associated with Pima County Case No. Co7-13-06 – Hardy-Thornydale I Associates – W. Hardy Road.

Until the February 18th meeting of the Board, we remain,

Sincerely Yours,

Gilbert and Izabel Williams
8747 N. Maya Court
Tucson, Arizona 85742

Phone:

E-mail:

- c Ramón Valadez, District 2
- Sharon Bronson, District 3
- Ray Carroll, District 4
- Richard Elfás, District 5

Shirley Lamonna

From: Gilbert Williams
Sent: Friday, January 31, 2014 10:42 AM
To: District1
Cc: DIST2; District3; District4; District5
Subject: Meeting with Mr. Portner on January 30, 2014
Attachments: Letter to Ally Miller (1-31-14).docx

Dear Ms. Miller,

Attached, and below, is the text of a letter we will be sending to you with copies to your colleagues on the Board of Supervisors.

The letter outlines our thoughts on the meeting last evening with Mr. Portner, further strengthening our protest against any amendment to the Comprehensive Plan with respect to the property adjacent to Maya Estates (Pima County Case No. Co7-13-06 – Hardy-Thornycroft Associates – W. Hardy Road).

We look forward to the meeting and public hearing scheduled for February 18th.

**Gilbert Williams
Izabel Williams**

January 31, 2014

Ms. Ally Miller
Supervisor, District 1
Pima County Board of Supervisors
130 W. Congress, 11th Floor
Tucson, Arizona 85701-1317

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We protest vehemently the idea that the property adjacent to our home be considered a bargaining chip in the overall consideration of the four properties in question. Reintroducing this concept is inappropriate. As had been decided in previous meetings, these properties must be considered individually when discussing amendments to the Comprehensive Plan.

Ms. Ally, again we advise you that we are not against development on the property adjacent to Maya Court. We simply want the zoning to remain at the LIU level. We protest, and will continue to do so, any amendment to the Comprehensive Plan which would allow rezoning of this property.

We ask you, and the other Supervisors, to vote to deny the request to amend the Comprehensive Plan associated with Pima County Case No. Co7-13-06 – Hardy-Thornydale I Associates – W. Hardy Road.

Until the February 18th meeting of the Board, we remain,

Sincerely Yours,

Gilbert and Izabel Williams
8747 N. Maya Court
Tucson, Arizona 85742

Phone:
E-mail:

c Ramón Valadez, District 2
Sharon Bronson, District 3
Ray Carroll, District 4
Richard Elías, District 5

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- Numerous letters and overwhelming public comments protesting this amendment have been shared with the Board of Supervisors before, during and since the November 19, 2013 Public Hearing.
- A petition with over 60 signatures protesting the amendment to the Comprehensive Plan was submitted to Board of Supervisors.

In spite of the recommendation of the Planning and Zoning commission, the written and verbal protests from us and our neighbors, the Board of Supervisors continued the discussion of Mr. Portner's proposed amendments until January 21, 2014. This continuance was offered along with a charge to Mr. Portner of meeting with the Coalition for Sonoran Desert Protection. In fact, my wife and I, along with a number of our neighbors, left the November 19th hearing with the understanding that we and our neighbors would be invited to participate in these meetings. To our knowledge this meeting has not taken place.

Now, Mr. Portner has requested yet an additional continuance until February 18th. Ms. Miller, it is time to put this issue to rest. It is unfair to us to continue to return to these meetings which are disruptive to our lives, especially to those who work and have families.

We, along with some of our neighbors, have recently received an invitation to a "Comprehensive Plan Amendment Neighborhood Meeting" on January 30, 2014 described as "a conceptual exercise and public review process that is required before we can ever proceed with any future detailed plans."

We are hoping that after the January 21 Supervisors meeting the January 30 meeting will not be required but we will attend if the meeting occurs to stay connected with the process.

Please understand that our protest of the alteration of the Comprehensive Plan does not deny the opportunity for the current or future owner of the land in question to proceed with development. We purchased our property with full knowledge that the parcel behind our home was zoned to allow 3 homes on each 10 acres (LIU). We can live with this. What we protest is an amendment to the Comprehensive Plan which would allow rezoning to accommodate 10 homes per acre on this parcel (MIU). This amounts to a quantum and untenable change from the possibility of 9 homes being constructed on this parcel to a total of 300!

My wife and I will be at the meeting on January 21st. We do not wish to return. However if there is a February 18th meeting or any future meetings, we will be there, patiently waiting our turn to protest the amendment to the Comprehensive Plan, no matter how burdensome and disruptive to our lives this may continue to be.

Again, Ms. Miller, we oppose and protest the amendment of the Comprehensive Plan. Please vote to keep it as it is and deny an additional continuance to this discussion.

Sincerely,

Wilmer and Linda DeBoer
8705 N Maya Ct.
Tucson, Arizona 85742

Phone:

E-mail:

- c Ramón Valadez, District 2 (Chairman)
- Sharon Bronson, District 3
- Ray Carroll, District 4
- Richard Elías, District 5

Shirley Lamonna

From: Gilbert Williams
Sent: Friday, January 31, 2014 10:42 AM
To: District1
Cc: DIST2; District3; District4; District5
Subject: Meeting with Mr. Portner on January 30, 2014
Attachments: Letter to Ally Miller (1-31-14).docx

Dear Ms. Miller,

Attached, and below, is the text of a letter we will be sending to you with copies to your colleagues on the Board of Supervisors.

The letter outlines our thoughts on the meeting last evening with Mr. Portner, further strengthening our protest against any amendment to the Comprehensive Plan with respect to the property adjacent to Maya Estates (Pima County Case No. Co7-13-06 – Hardy-Thornycroft I Associates – W. Hardy Road).

We look forward to the meeting and public hearing scheduled for February 18th.

**Gilbert Williams
Izabel Williams**

January 31, 2014

Ms. Ally Miller
Supervisor, District 1
Pima County Board of Supervisors
130 W. Congress, 11th Floor
Tucson, Arizona 85701-1317

Last evening my wife and I attended the Comprehensive Plan Amendment Neighborhood Meeting held by Mr. Portner at Tortolita Middle School. A number of our Maya Estates neighbors were in attendance, as well.

I must admit we were reluctant to participate. The focus of the meeting appeared to be on demonstrating the results of Mr. Portner's efforts at examining various ways of providing natural area set-asides, wildlife habitat protection and buffering based solely on the prospect the Comprehensive Plan would be amended and rezoning to the MIU level would transpire for the 30 acres to the west of Maya Estates (Pima County Case No. Co7-13-06 – Hardy-Thornycroft I Associates – W. Hardy Road). Our sole interest remains in maintaining the zoning of this property at the LIU level, as it was when we purchased our home, and keeping with the spirit of the Comprehensive Plan to minimize the

impact on the extant environment. Discussions of natural set-asides and buffering would be of interest to us only if development were to ensue at the LIU zoning level.

We remain steadfast in our protest to any amendment to the Comprehensive Plan related to the property in question.

We expected our attendance would be enlightening only in revealing a worst-case scenario for this property. In fact, we were even more disappointed, as Mr. Portner chose to resurrect the concept of joint consideration of all four properties on which he is working. This concept had been put to rest in previous meetings of both the Planning and Zoning Commission and the Board of Supervisors.

Within this context, Mr. Portner explained that the set-aside proposed on the northern portion of the property adjacent to the Audubon Society was sufficient enough space to allow for smaller set-asides on the other three properties. Our recollection is that the Conservation Lands System Regional Plan Policy calls for 80% of the desert to be preserved. The plan revealed by Mr. Portner for the property abutting Maya Estates was a set-aside area stated to be merely 33% of the 30 acres in question. This would leave 20 acres for development, still allowing, under a rezoning to MIU, the possibility of 200 homes to be constructed on this property, rather than 9 with the current LIU zoning.

We protest vehemently the idea that the property adjacent to our home be considered a bargaining chip in the overall consideration of the four properties in question. Reintroducing this concept is inappropriate. As had been decided in previous meetings, these properties must be considered individually when discussing amendments to the Comprehensive Plan.

Ms. Ally, again we advise you that we are not against development on the property adjacent to Maya Court. We simply want the zoning to remain at the LIU level. We protest, and will continue to do so, any amendment to the Comprehensive Plan which would allow rezoning of this property.

We ask you, and the other Supervisors, to vote to deny the request to amend the Comprehensive Plan associated with Pima County Case No. Co7-13-06 – Hardy-Thornydale I Associates – W. Hardy Road.

Until the February 18th meeting of the Board, we remain,

Sincerely Yours,

Gilbert and Izabel Williams
8747 N. Maya Court
Tucson, Arizona 85742

Phone:

E-mail:

- c Ramón Valadez, District 2
- Sharon Bronson, District 3
- Ray Carroll, District 4
- Richard Elias, District 5

Shirley Lamonna

Tdale

From: Jennifer C. Coyle on behalf of District1
it: Tuesday, January 21, 2014 9:40 AM
To: Shirley Lamonna
Subject: FW: Supervisor District 1 Feedback Form 2014-01-20 12:59 PM Submission Notification

From: notification@pima.gov [mailto:notification@pima.gov]
Sent: Monday, January 20, 2014 12:59 PM
To: District1
Subject: Supervisor District 1 Feedback Form 2014-01-20 12:59 PM Submission Notification

Supervisor District 1 Feedback Form 2014-01-20 12:59 PM was submitted by Guest on 1/20/2014 12:59:17 PM (GMT-07:00) US/Arizona

Name	Value
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First Name HP	
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Last Name Friedrichs	
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Email	
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Phone	
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Address 8401 North Burke Drive	
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City Tucson	
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State AZ	
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Zipcode 85742	
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District_of_Concern Supervisor District 2 - Ramon Valadez	
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Department_of_concern Planning and Zoning	
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Subject_or_Nature_of_Concern C07-13-04, C07-13-05, C07-13-06	
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Comments	
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The Honorable Ally Miller Supervisor, District 1, Pima County The Honorable Ramon Valadez Supervisor, District 2 The Honorable Sharon Bronson Supervisor, District 3, Pima County The Honorable Ray Carroll Supervisor, District 4, Pima County The Honorable Richard Elias Supervisor, District 5, Pima County 01/18/14 Supervisors: I am writing in regard to Comprehensive Plan Amendment requests Co7-13-04, Co7-13-05, and Co7-13-06. These requests seek to change the zoning of properties in the area of Cortaro and Thornydale from Low Intensity Urban 0.3 to Medium Intensity Urban. I am a homeowner in that general area. I own approximately 4-1/2 acres adjacent to Cortaro Road. When my wife purchased our property decades ago, she had her choice of any of a hundred available properties in and around Tucson. Even then, high-density neighborhoods, with nearby shopping complexes, and all the trappings of an urban existence, were readily available. Instead, she chose our property because of its peace, solitude, and wildlife. Cortaro, at that time, was nothing more than a dirt road. I understand that things change, and that little towns can grow up to be big towns. However, the difference between a great place to live and a bad one often depends upon how that growth is allowed to occur. If business interests

want to develop the properties in question in accordance with the existing rules, so be it. Why can't they be content with that? Surely the motive is profit. Unfortunately, the individuals who profit from the requested rule changes are not likely to have to live with any of the consequences. The density rules under the existing plan are in place for a reason. One thing they do is to protect the character and quality of life in this part of Pima County. Every time we grant requests that subvert the rules, more desert is paved, more homes are shoe-horned onto postage stamp lots, and the landscape becomes more and more an endless sea of orange roof ties. I noted the phrase "multi-family" used in the staff report. I regard this as a code word, purposefully used in lieu of the word that should really be used, namely, "apartments." The code word is used because nobody who actually owns property in the area wants them around. Apartments are about one and one thing only-- occupancy. Occupancy means the use of water, sewers, schools, roads, and other infrastructure. Yet, apartment dwellers don't pay property taxes. They also don't have the personal vested interest and attachment to a community that a true homeowner does. More apartments is a bad, bad idea. Speaking of water, where is the additional water for these projects supposed to come from? Just because the utility claims to have the physical capacity to pump more water out of the ground, doesn't mean that it should. The staff report acknowledged the water table declining at 1.8 feet per year with a projected 10-20 foot drop in the next fifteen years. If specific local wells are overdrawn, the water table in an immediate area can drop even faster. When the utility's commercial wells have sucked the table to the point that my residential well no longer functions, who is going to answer for this? Mr. Portner? Mr. Huckleberry? I gather that the developers want to build more retail space. Do we really need that right now? In my mind are visions of the strip mall that stands near the corner of Thornydale and Overton. Despite being brand new construction, and having been completed several years ago, the entire strip sits empty and unoccupied. I don't believe it's ever hosted a single business. Why would we build more? I am also concerned about traffic, and the issue is not just one of road capacity. I am intimately and painfully aware of all of the road projects in the Thornydale/Cortaro area, including the twice-aborted project to widen Cortaro between Camino de Oeste and Thornydale. I participated in numerous meetings and other functions associated with that project, because my home lies directly adjacent Cortaro. The new staff report claims that the newly widened sections are "under capacity," and yet the road noise on my property is already such that I can no longer sit in my own back yard to relax. There's too much racket-- horns, motors, tires, windage, booming stereos that rattle my windows-- and my section of the road is the one that hasn't been widened yet. I also find it irritating that the county will share with developers their schedule for the widening of Cortaro Road without letting affected owner's know. The reported 2016-2017 schedule is news to me. Apparently property owners along that corridor (including those of us who will face condemnation of property under eminent domain) are not worthy of such advanced notification. Pity that we aren't all rich developers. I won't reiterate the potential damage to area wildlife that these projects represent. More eloquent writers than I have already communicated their concerns. I do find that the developers' offers to "set aside" nature areas laughable. If they cared about the character of the land they want to blade, they'd be willing to work within

the framework of the existing rules. Urbanization through incremental rule change has a very cancerous nature to it. Every time the rules are changed or relaxed in one area for one special interest, the next will use their proximity to the first property to justify their request, and so on, and so forth. That's how the tumor spreads. Overall, the tone of the staff report strikes me as odd. It seems to be written, not with an impartial voice that objectively reports both pros and cons, but instead in a way that seeks to dismiss or explain away any potential objections. If I didn't know better, I'd have assumed that its author(s) must work for the developers. In conclusion, I find myself in agreement with numerous individuals who have already written the Board of Supervisors, and the dozens who have signed petitions. I strongly recommend that the requested changes to the Comprehensive Plan be DENIED. Respectfully, H.P. Friedrichs

Would_like_a_response Yes

Thank you, Pima County, Arizona

Shirley Lamonna

m: Jennifer C. Coyle on behalf of District1
sent: Tuesday, January 21, 2014 9:41 AM
To: Shirley Lamonna
Subject: FW: Supervisor District 1 Feedback Form 2014-01-18 10:48 PM Submission Notification

From: notification@pima.gov [mailto:notification@pima.gov]
Sent: Saturday, January 18, 2014 10:48 PM
To: District1
Subject: Supervisor District 1 Feedback Form 2014-01-18 10:48 PM Submission Notification

Supervisor District 1 Feedback Form 2014-01-18 10:48 PM was submitted by Guest on 1/18/2014 10:48:29 PM (GMT-07:00) US/Arizona

Name	Value
First Name	HP
Last Name	Friedrichs
Email	
Phone	
Address	
City	
State	AZ
Zipcode	
District_of_Concern	Supervisor District 1 - Ally Miller
Department_of_concern	Planning and Zoning
Subject_or_Nature_of_Concern	Comprehensive Plan Amendment requests Co7-13-04, Co7-13-05, and Co7-13-06
Comments	<p>Ms Miller I have composed a letter of objection to the approval of these requests (Co7-13-04, Co7-13-05, and Co7-13-06). I believe that they are part of the agenda for the BOS meeting on Jan 21. I would hope you'd have a moment to read my letter and add it to the documents in opposition to these requests. Could you please indicate where or to whom I should email it in time for the 01/21/14 meeting? I can provide the letter in doc or PDF form. I had a good working relationship with your predecessor, Ms. Day and her staff. I knew how to get paperwork to her. As this is the first time I've had occasion to contact your office, I just realized that I have no valid email addresses. I look forward to the prospect of hearing from you. Regards, HP Friedrichs</p>
Would_like_a_response	Yes

Thank you, Pima County, Arizona