

From: Gilbert Williams
Sent: Thursday, November 14, 2013 4:51 PM
To: Robin Brigode
Subject: Request to deny proposal to rezone parcel Co7-13-06

Dear Robin Brigode (CLERK OF THE BOARD OF SUPERVISORS),

The following is a letter and enclosure I sent to Supervisor Ally Miller via the United States Postal Service. I am also forwarding this to the other Pima County Supervisors via e-mail in advance of the upcoming Public Hearing on November 19, 2013 with the intent they have a chance to read this and consider it along with any other comments they may receive regarding the proposal being submitted by Red Point Development for rezoning of 4 parcels of land, including that known as Co7-13-06.

Mr. Joseph Cuffari, Supervisor Miller's Constituent Liaison also recommended that I forward these documents to you.

Sincerely,

Gilbert "Doc" Williams III

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November 14, 2013

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

Dear Supervisor Miller,

It was a pleasure to meet you during your recent (November 7, 2013) Town Hall Meeting in Oro Valley.

I am writing in follow-up to a letter (included below) I sent to you via e-mail in September to inform you of the concerns my wife and I have regarding the proposed changes in zoning to a beautiful piece of property located behind our home, immediately adjacent to the west of our development known as Maya Estates. I want to recount the results of the Public Hearing held by the Planning and Zoning Commission on September 25, 2013 and offer some additional thoughts.

During the September 25th Public Hearing, a rezoning request was presented by Mr. Jim Portner of Projects International, Incorporated, representing Red Point

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Development, Incorporated, including four separate land parcels. Although the four parcels were presented as a group, the Planning and Zoning Commission chose to consider them individually. This was provident, as the parcels are not all equivalent. The 30 acre parcel in question behind our home, Co7-13-06, is one which is not adjacent to any commercial property. The specific request before the Planning and Zoning Commission, and now the Board of Supervisors is to amend the Comprehensive Plan, changing the current Low Intensity Urban 0.3 (LIU 0.3) zoning of this property to Medium Intensity Urban (MIU). I do not believe that Mr. Portner mentioned the fact that immediately to the north of our development are properties also currently zoned and developed as LIU 0.3.

My wife and I were pleased and impressed by the number (25 + I believe) of our neighbors in attendance at the Public Hearing. The current president of our Homeowners Association, Mr. Jed Benninghoff, presented a petition to the Commission with 66 signatures, including those of Maya Court residents and many from our neighbors in the Saguaro Vista and Sunnyvale developments. A number of us spoke before the Commission, including some owning property in the less dense parcels north of Maya Estates.

Thankfully, the Planning and Zoning Commission, following appropriate discussion, voted to recommend the Board of Supervisors deny the rezoning requests on each of these four parcels. We were pleased that the vote related to the parcel adjacent to our home was the most decisive of the group, at 6 – 1, recommending denial. In fact this was the only parcel of the four receiving the vote to deny from Mr. Johns. His comments revealed his vote on this parcel was influenced by the fact this parcel was purely residential.

My wife and I will be in attendance at the Public Hearing before the Supervisors scheduled for November 19, 2013, along with our neighbors. We sincerely hope that you and the other Supervisors will heed the recommendation of the Planning and Zoning Commission that this rezoning request be denied.

Planning is a huge concern for the Supervisors. It is also a huge concern for the common citizen. As I iterated in my original letter, my wife and I are retired, having been blessed with 10 years of beautiful sunsets and the knowledge that our view to the west would be preserved due to the planning which had been done at the county level. We spent more than we originally budgeted for this home, again based on the planning which had been done by the county. Our plans have also always included keeping this home until selling it becomes necessary when we need care in an assisted living environment.

Now, not only is our view threatened, but also the planning we had made based on the knowledge that the zoning was Low Intensity Urban 0.3 (LIU 0.3) for the property to our west. If that zoning is changed, the value of this property will surely be affected, our lifestyle degraded and our future foggy than we anticipated.

Ms. Miller, please deny the proposal by Red Point Development and maintain the current zoning for the property to our west. Do not let the plans change at the county level, for this affects the life plans everyone has made who live next to this beautiful environment.

Sincerely,

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

Enclosure (letter e-mailed to you and the other Supervisors in September)

CC

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

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September 23, 2013

Supervisor Ally Miller
district1@pima.gov

My name is Gilbert Williams III. I am a long-time resident of Tucson, first moving here as a child of 5 in 1955. Growing up in Tucson, I lived on the east-side of town, near the intersection of 22nd Street and Wilmot Road. In the early days we lived outside the city limits. Directly across the street from our modest home on Colgate Drive was pure desert, at least for awhile. I lived in and loved the desert for 18 years. I left Tucson following my graduate studies and working at the University of Arizona in 1973, relocating again to Tucson 30 years later when my wife and I retired.

Part of my dream to return to Tucson 10 years ago included re-capturing the magic of living with a view of the desert which I had experienced as a youngster. My wife and I searched far and wide for a home within our means which would provide such a setting. We found what we considered to be the perfect location, the last home to be built in a small and lovely development known as Maya Estates with the rear of the

home providing a beautiful view of a lush ironwood forest, replete with chollas, prickly pear and other cactus, including magnificent saguaros, in an environment which supports cottontails, a plethora of bird species, and providing beautiful sunsets over Sombrero Peak. Here we have lived since March of 2004, frequently visited by bobcats, less frequently by javelinas, and with coyotes roaming freely in this paradise. The price of this home was outside our initial retirement plans, but we thought it worth the sacrifice.

In fact, a large part of our decision was based on our research, showing that the property on the west side of our home, some 30 acres, was zoned to accommodate a maximum of 3 residences on each 10 acre plot. We were comfortable with this, reasonably certain that this density of houses would not be too invasive. We have also become aware that this zoning is extant through a corridor running southwest and northeast from this particular acreage, providing a pleasing buffer of Low Intensity Urban 0.3 (LIU-0.3) zoned properties, allowing a rich desert to co-exist among other areas, such as ours, zoned for increased density of residences.

Our future years of enjoyment of this wonderful environment we and our neighbors sought and finally realized are now being threatened. We received a letter from Mr. David Peterson, a Senior Planner with the Planning Division of the Pima County Development Services Department, dated August 22, 2013, with the following reference:

Co7-13-06 HARDY-THORNYDALE I ASSOCIATES, ET AL. – W.HARDY ROAD PLAN AMENDMENT

In this letter, Mr. Peterson discusses a request being submitted to his organization to amend the Planned Land Use designation of this property from its current zoning status of LIU-0.3 to that of Medium Intensity Urban (MIU). This would allow this beautiful natural desert to be inundated by as many as 10 houses per acre.

We are shocked and dismayed at the very thought this magnificent environment which we assumed would, in perpetuity, be limited to the existence of 9 residences could actually be a sight for as many as 300 homes! Three hundred... this is an incredible difference.

I am writing to request that you review this proposal, and with all good conscience, do all within your means to allow the original plan to remain as it is, indeed, as it has been, since the Pima County land management process began.

Allow the desert LIU 0.3 corridor to remain in our neighborhood. It is lovely and deserves preservation to whatever extent possible.

My wife and I will be at the upcoming Public Hearing before the Planning and Zoning Commission scheduled for Wednesday, September 25th at 9:00 AM in the Board of

Supervisors Hearing Room, First Floor, Administration Building, 130 W. Congress Street.

Perhaps we will have a chance to meet you there.

Sincerely,

Gilbert Williams III
8747 N. Maya Court
Tucson, AZ 85742