



May 18, 2015

Members of the Pima County Board of Supervisors:

The Arizona Alliance for Livable Communities (AALC) is writing to express our support for *Pima Prospers*, the Pima County Comprehensive Plan. We encourage you to adopt this plan as a major step forward for creating healthy communities for all residents of Pima County.

The AALC represents a broad range of planning, public health, transportation, and government agencies throughout the state. Arizonans deserve livable communities, which we believe can be achieved by improving public health and promoting a healthy lifestyle; increasing transportation options; providing a range of housing choices; and promoting a sense of community for all residents.

The AALC considers the Comprehensive Plan to be the foundation for promoting healthy lifestyles and livability in Pima County, and in the broader context, for the residents of Arizona. The AALC applauds the emphasis on the "Healthy Community Framework" by the designation of Healthy Communities as the core organization principle for Pima Prospers. The AALC is encouraged as to how the Plan focuses on the role the physical environment plays in providing healthy lifestyle options for all residents. It is inspiring to see the strong emphasis placed on a healthy environment and the recognition that a healthy economy contributes significantly to a healthy community.

Pima County has taken a leadership role in addressing the critical issues surrounding the creation of healthy communities and the importance of providing healthy lifestyle options for all residents. We extend our compliments to the Pima County planning staff and the planning team who have done an excellent job incorporating goals and policies that will significantly enhance livability far into the future. In addition, we want to thank and celebrate the work of the community members who served on the Planning Advisory Committee and the residents of Pima County who have helped develop the long-term vision for the community.

The Arizona Alliance for Livable Communities urges the Board of Supervisors to respond favorably to the community vision set forth in Pima Prospers and on behalf of the residents of Pima County, adopt the updated Pima County Comprehensive Plan.

Sincerely,

A handwritten signature in blue ink that reads "Dean Brennan".

Dean Brennan, FAICP

Arizona Alliance for Livable Communities Advocacy Committee

[Dbrennan.plc@cox.net](mailto:Dbrennan.plc@cox.net), 480-390-9185



Pima County Planning and Zoning Commission

March 24, 2015

Dear Commission Members

I write to you in opposition to the proposed change in the comprehensive plan for the 17 acre parcel on the Northwest corner of Sweetwater Dr. and Silverbell Road. The proposed change is evidently from Low Intensity Urban 0.3 to Low Intensity Urban 1.2. The Tucson Mountains Association is strongly opposed to such a change on two major grounds. First, it is inconsistent with the Sonoran Desert Conservation Plan and the Pima Prospers document, Chapter 3, Use of Land. Second, it is inconsistent with the stated wishes of residents in this region to maintain the rural character of the Silverbell Road Corridor. I discuss each of these in turn below.

The Sonoran Desert Conservation Plan adopted by the County places major emphasis on providing wildlife corridors that allow movements of organisms between the Tucson Mountains and natural lands to the northeast. These corridors are critical for the maintenance of biological diversity and healthy ecosystems. The Pima Prospers document also emphasizes in section 3.3 (Open Space Element) the need for the maintenance of biological connectivity. I draw your attention to Goals 1 and 3, and specifically the implementation measure a) 3) of Goal 1, which is "Presents strategies to promote habitat and landscape connectivity throughout the region." The 17 acre parcel in question is located in an especially valuable area for habitat connectivity.

The County has established the Sweetwater Preserve which connects the central region of the Tucson Mountains to the lower reaches of the Sweetwater Wash, which in turn connects to the Santa Cruz River. Contrary to popular perception, adequate wildlife corridors are not narrow strips of land along washes, but broad diverse areas that serve the needs of many species and can genuinely function as habitat and foster wildlife movement, including dispersal of plant seeds through the maintenance of native plant populations. The 17 acre parcel in question is in the broad remaining corridor along the Sweetwater Wash. It is vital that intensification of land use not occur in this area for adequate connections from the Tucson Mountains to the Santa Cruz River to be maintained. The Santa Cruz River corridor is especially critical for connections between the Tucson Mountains and natural regions to the northeast. Connections to this corridor from the Tucson Mountains are rapidly being foreclosed with intensification of development. The broad corridor of wildlife habitat formed by the Sweetwater Preserve and the land along the lower reaches of the Sweetwater Wash is the only significant remaining corridor from the central Tucson Mountains to the Santa Cruz River. Moreover, the few remaining corridors elsewhere between the Tucson Mountains and the Santa Cruz River are seriously at risk. It is thus vitally important that the ability of this land to function as wildlife habitat and thus effective wildlife corridor not be compromised.

The second reason for opposing this proposed change to the comprehensive plan is that it is inconsistent with the wishes of the Westside community, as expressed both in 2005, when the County was planning for road improvements to the Silverbell Corridor, and in 2010 when the engineering firm RTA was

designing the improvements.. The Silverbell Road Citizens Task Force in 2010 and the Silverbell Action Coalition in 2005 demonstrated a clear consensus. The recommendations of both groups of citizens of this region are that the Silverbell Road corridor should retain its rural, country character. Both emphasized the need for maintaining wildlife corridors.

For these reasons we ask that the Planning and Zoning Commission reject the proposed change in the comprehensive plan to allow more intense development in the 17 acre parcel on the northwest corner of Silverbell Road and Sweetwater Drive.

Sincerely

A handwritten signature in dark ink, appearing to read "Peter Chesson".

Peter Chesson  
President

cc: Arlan Colton





## **Ryan Cunningham**

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**From:** Winifred Williams [REDACTED]  
**Sent:** Thursday, May 14, 2015 1:25 PM  
**To:** District1  
**Cc:** Arlan Colton  
**Subject:** Pomelo-Los Altos neighborhood land referenced in IR-21

Honorable Ally Miller  
Supervisor, District 1  
Pima County Board of Supervisors  
130 W Congress St  
Tucson, AZ 85701

Subject: IR-21 land use designation, Pomelo-Los Altos neighborhood

Dear Ms. Miller,

We are writing to oppose the land use designation for a parcel in IR-21 that has been recommended to the Pima County Board of Supervisors by the Planning and Zoning Commission. This parcel is on the east side of Pomelo between Orange Grove and Los Altos.

As residents of the Pomelo-Los Altos neighborhood, property owners and District 1 constituents, we have two serious concerns about the higher density land use proposed.

First, such higher density housing will decrease property values in the surrounding neighborhood of custom homes, currently valued between \$400,000 and \$1,000,000. The resulting decrease in property valuation would also result in a loss of tax revenue from the surrounding neighborhood.

Second, the road surface of Pomelo between Orange Grove and Chula Vista and Los Altos between Oracle and Pomelo is in poor repair. Each year very large potholes open up after the summer and winter rains. These potholes are patched, but the patches are temporary at best. A large increase in number of residents and consequently automobile traffic (approximately double for a large apartment complex) would result in even more damage to the already fragile road ways and more demands on the county's already oversubscribed budget for road repair.

We support CR-1 zoning for the parcel on the east side of Pomelo between Oracle and Los Altos. We request that you support continued CR-1 zoning for this parcel.

Sincerely,

Winifred Williams  
Kenneth Hinkle  
6750 N Pasel de Los Altos  
Tucson, AZ 85704

May 15, 2015

Honorable Ray Carroll,  
Supervisor, District 4  
Pima County Board of Supervisors  
130 W Congress St  
Tucson, AZ 85701

Dear Supervisor Carroll,


Our names are Edward and Yumi Wong Lee. We are residents of the Pomelo-Los Altos neighborhood surrounding the land referenced in IR-21. Our address is 6737 N. Corte Calabaza, 600 feet north of the corner of Los Altos and Corte Calabaza, approximately 900 feet of the referenced land. We are writing to ask that you support the LIU-1.2 land use designation that is in keeping with the zoning and existing development surrounding that land.

We purchased our property in 1998 as an empty lot. We, like all of the residents of our neighborhood, take great pride in our home and property and feel a true sense of community in our area. Families take walks, push strollers, lead dogs, ride bikes and exercise regularly down the streets of our neighborhood. People wave at each other in passing, whether on foot or in cars. Neighbors stop to chat and regularly check in with each other. We have neighborhood email lists that keep us in communication with each other in the case of a lost dog, a heads up for something or just to say hello. Several residents have regular or annual get-togethers where neighbors are invited to celebrate special occasions.

It is our hope that this wonderful sense of community and pride in home ownership continue in our area. If the above referenced land is designated LIU-1.2, eight upscale single family homes could be built on this property which would stay in harmony with the existing homes. Our property values would continue to increase, the natural landscape and lifestyle of the area would be maintained and the new single family homes would bring in additional property tax revenue.

In contrast, the MIU designation of the referenced land makes no sense and is not in harmony with the property zoning. Allowing higher density development of this land parcel would be detrimental to the quality of life in this neighborhood, road safety and property values. We, including the other 60 households in our neighborhood, have shared our concerns regarding this in our petition to support the original Pima Prospers staff LIU-1.2 designation.

Thank you for your time to read our letter. We encourage you to visit our neighborhood. We believe you will agree with the points in our letter and would concur that a lower density land use of the described parcel is the appropriate designation. Please feel free to contact us with questions or concerns. We look forward to the results of the Board of Supervisors Hearing on May 19<sup>th</sup>.

Sincerely,  
Edward & Yumi Wong  
6737 N. Corte Calabaza  
Tucson, AZ 85704  




SENT VIA ELECTRONIC MAIL

May 15, 2015

The Honorable Sharon Bronson  
Chair, Board of Supervisors  
Pima County  
130 W. Congress St.  
Tucson, AZ 85701

RE: 5/19/15 BOS Agenda, Item #24, Pima Prospers

Dear Chairwoman Bronson,

The Southern Arizona Defense Alliance (SADA) is a broad-based, non-partisan group of community and civic leaders, business organizations, military support groups, private citizens and many others. SADA's objective is to protect and assist in the growth of our region's military and defense assets through advocacy and public awareness. These assets are critical in the defense of our nation, and the economic well-being and quality of life of Southern Arizona.

We have reviewed the proposal to update the Pima County Comprehensive Plan the document known as Pima Prospers. This document is a 20 year look into the future that will shape our economy, land uses, infrastructure, cultural and social programs and much more. Key to our future success as a region will be the strength of Davis-Monthan Air Force Base, the 162<sup>nd</sup> Air National Guard Fighter Wing and the Aero-Space and Defense industry.

It is evident there was considerable amount of thought and planning put into the document. We feel Pima Prospers has done a great job at setting forth goals, policies and implementation items that will protect and strengthen DM, the 162<sup>nd</sup> and private industry. We support all related elements in the document. We ask for your support as well.

Sincerely,

A handwritten signature in black ink, appearing to read "David", with a stylized flourish at the end.

David Godlewski  
President

cc: Members of the Board of Supervisors, Mr. Chuck Huckelberry and Mr. Arlan Colton

**From:** [Arlan Colton](#)  
**To:** [Janet Emel](#)  
**Subject:** FW: Property IR-21 vote  
**Date:** Friday, May 15, 2015 4:00:38 PM

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**From:** Patricia Franco [REDACTED]  
**Sent:** Friday, May 15, 2015 4:00 PM  
**To:** District1  
**Cc:** Arlan Colton  
**Subject:** Property IR-21 vote

Dear Supervisor Miller,

As a resident of the Pomelo/Los Altos neighborhood, I urge you to vote to maintain the current zoning of LIU-1.2 on property designated IR-21.

The current density is appropriate for a variety of reasons. The roads in our neighborhood, like much of Tucson and Pima County, are in shameful disrepair. Adding multi-family construction to this area would put even more strain on our neglected roads. Also, adding traffic would not be desirable to the multitude of walkers, with and without household pets, who are on our streets at all times of the day and evening.

One other consideration is the loss in County property tax revenue due to the reduction in property values that would come with changing the zoning. Given the sorry state with which we are treated by the powers-that-be in state government, Pima county and ill-afford to lose any revenue, not to mention that no home-owners like to see their property values drop.

These are a few of the reasons I and my neighbors urge you to vote no to re-zoning IR-21.

Thank you for your consideration.

Patricia Franco  
6601 N Los Arboles Circle  
Tucson AZ 85704

**From:** [Arlan Colton](#)  
**To:** [Janet Emel](#)  
**Subject:** FW: zoning in the Pomelo/Los Altos area  
**Date:** Monday, May 18, 2015 8:02:40 AM

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**From:** Terrence Moore [REDACTED]  
**Sent:** Friday, May 15, 2015 5:08 PM  
**To:** Arlan Colton  
**Subject:** Fwd: zoning in the Pomelo/Los Altos area

Begin forwarded message:

**From:** Terrence Moore <[REDACTED]>  
**Subject:** zoning in the Pomelo/Los Altos area  
**Date:** May 15, 2015 at 5:04:17 PM MST  
**To:** [district1@pima.gov](mailto:district1@pima.gov)

Honorable Ally Miller,

I am a resident in the Pomelo-Los Altos neighborhood and I am asking for your support for LIU-1.2 designation.

Any greater density would ruin the character of the neighborhood and ultimately be a loss to Pima County. By continually slicing up every piece of the existing "most beautiful desert in the world" into the tiniest parcels leaves nothing but stucco and asphalt! It is not the way to go.

Thank you for supporting us in your decision.

Sincerely,

Terrence & Linette Moore 6707 N. Corte Calabaza 85704



**From:** [Janet Emel](#)  
**To:** [COB\\_mail](#)  
**Cc:** [Arlan Colton](#); [Carla Blackwell](#)  
**Subject:** Pima Prospers comment BOS 5.19.15  
**Date:** Monday, May 18, 2015 1:08:59 PM

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Janet Emel - Senior Planner  
Pima County Development Services Department  
Planning Division  
(520) 724-9000

**Help us plan Pima County's future. Join the conversation at [www.pimaprospers.com](http://www.pimaprospers.com)**

**From:** notification@pima.gov [mailto:notification@pima.gov]  
**Sent:** Monday, May 18, 2015 12:30 PM  
**To:** Janet Emel  
**Subject:** Pima Prospers Feedback Form 2015-05-18 12:29 PM Submission Notification

**Pima Prospers Feedback Form 2015-05-18 12:29 PM** was submitted by Guest on 5/18/2015 12:29:50 PM (GMT-07:00) US/Arizona

Name	Value
<b>First Name</b>	Kit
<b>Last Name</b>	Schweitzer
<b>Email</b>	
<b>Address</b>	3025 s Donald Ave
<b>City</b>	Tucson
<b>State</b>	AZ
<b>Zipcode</b>	85735
<b>Message Subject</b>	protest change of IR-19 from RS to NAC
<b>Comment</b>	Millstone manor is an old residential development going back to the fiftys with one house per 4.9 acres. The parcel in question (IR-19) has one of its edges (the smallest) on Kinney road. The rest is well within the confines of Millstone manor. The owners of the parcel have for years tried to get it rezoned for commercial use. Please do not change the designated use, let it remain residential as fits with the neighborhood. Sincerely Kit Schweitzer
<b>Response requested</b>	No
<b>Referred_Page</b>	<a href="http://webcms.pima.gov/cms/One.aspx?portalId=169&amp;pageId=35831">http://webcms.pima.gov/cms/One.aspx?portalId=169&amp;pageId=35831</a>

Thank you, Pima County, Arizona