



COUNTY ADMINISTRATOR'S OFFICE

PIMA COUNTY GOVERNMENTAL CENTER
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C. H. HUCKELBERRY
County Administrator

January 27, 2004

Dr. William Carrell
President, DM-50
6044 East Country Club Vista Drive
Tucson, Arizona 85750

Re: Davis Monthan Air Force Base Encroachment Prevention and Open Space Acquisition

Dear Dr. Carrell:

The Board of Supervisors believes very strongly in preserving and protecting the existing and future missions of Davis Monthan Air Force Base. They are prepared to pass and adopt a strong resolution in support of Davis Monthan and the currently completed study authorized by the State Legislature to protect the future of Arizona's military installations. The Board is fully prepared to pass the enclosed resolution initiating a number of planning activities to further strengthen land use controls and protections for the southeast departure/approach corridor. One of the recommendations in the Arizona Military Installation Study was to purchase lands to prevent development encroachment in the southeast departure/approach corridor. The Board, strongly believing in the need to protect Davis Monthan, included \$10 million in the proposed May 2004 bond election to purchase open space to prevent unwise encroachment on Davis Monthan.

The Board is required to prepare and adopt a bond implementation plan prior to the public vote on the bond issue. This plan outlines the purposes for which the bonds are spent and the benefits anticipated to be received. I would like to invite you or your designee's participation in the drafting of this ordinance. I have also invited Michael R. Toriello, Deputy Base Civil Engineer, or any other Davis Monthan official who would like to participate in the drafting of this ordinance, to do so. This ordinance will identify the most critical parcels for acquisition to prevent development encroachment, as well as determine appropriate future uses that are compatible with the existing future missions of Davis Monthan Air Force Base. The lands so acquired from these bonds will be designated as urban open space with no improvements allowed that would involve structures. However, passive recreational uses would be considered, at least at this point, compatible with existing and future Davis Monthan missions. These passive recreational uses would be similar to hiking and/or bike trails.

Dr. William Carrell

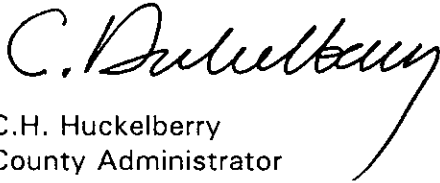
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The DM-50 has been a very influential and supportive group for Davis Monthan. I applaud your past efforts and would now invite you to participate in this most important next step to preserve the future of Davis Monthan. My Executive Assistant, Jim Barry, will be contacting you in the near future to determine if you or any other member of the DM-50 would like to participate with Pima County, Davis Monthan and City of Tucson officials in drafting the bond implementation plan ordinance for this most important bond question, which will be before the voters in May of 2004.

Sincerely,



C.H. Huckelberry
County Administrator

CHH/jj

Attachment

- c: The Honorable Chair and Members, Pima County Board of Supervisors
 Colonel Lawrence A. Stutzriem, Wing Commander, Davis Monthan Air Force Base
 Michael Toriello, Deputy Base Civil Engineer, Davis Monthan Air Force Base
 Larry Hecker, Chair, Pima County Bond Advisory Committee
 Carolyn Campbell, Vice-Chair, Pima County Bond Advisory Committee
 Jim Barry, Executive Assistant to the County Administrator

RESOLUTION NO. 2004-_____

1 A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA
2 COUNTY, ARIZONA; RELATED TO LAND USE POLICIES AND
3 REGULATIONS IN THE VICINITY OF DAVIS-MONTHAN AIR
4 FORCE BASE, AFFIRMING THE RECOMMENDATIONS OF THE
5 JANUARY 2004 DAVIS-MONTHAN AIR FORCE BASE JOINT
6 LAND USE STUDY
7

8 TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF
9 CITIZENS IN THE TUCSON AREA AND MAINTAIN A STRONG
10 COLLABORATIVE PARTNERSHIP WITH DAVIS-MONTHAN AIR
11 FORCE BASE TO MAINTAIN THE OPERATIONAL VIABILITY OF
12 THE BASE.
13

14 WHEREAS, we, the Board of Supervisors of Pima County in our elected posts are charged
15 with a responsibility to protect the public health safety and welfare of residents, and,
16

17 WHEREAS, land within the jurisdiction of Pima County falls within an area of Davis-Monthan
18 Air Force Base operations, and,
19

20 WHEREAS, Pima County has a long history of cooperation and collaboration with Davis-
21 Monthan Air Force Base, resulting in proactive and progressive planning and zoning activities,
22 including:
23

24 1952 CJ8-52-101 Airport Zoning Ordinance - Initiation of first proposal for airport zoning
25 ordinance, including Davis-Monthan Air Force Base,
26

27 1969 Co8-67-05 (Ordinance 1969-43) - Established Approach-Departure overlay zone for
28 Davis-Monthan Air Force Base,
29

30 1982 Co13-79-02 Airport Environs Plan - Plan for Tucson International Airport also
31 established policy relating to land use within noise contours around Davis-Monthan Air
32 Force Base,
33

34 1985 Co8-85-22 (Ordinances 1985-82 and 1985-152) - Adopted Chapter 18.57 Airport
35 Environs and Facilities Zone - compatible use zones, Day-night Average Sound Level (Ldn)-
36 based noise contours, height overlay zones, and maps in current form,
37

38 1992 Co8-92-07 (Ordinance 1992-102) - Revisions to overlay zone maps for all airports,
39 minor text revision for Ryan Airfield only, and,

1 2001 Co7-01-20 (Comprehensive Plan Update, adopted December 18, 2001) - Davis-
2 Monthan Air Force Base's involvement in the planning and citizen participation process.
3

4 WHEREAS, as growth occurs, Pima County commits to working diligently towards ensuring
5 the development of land uses compatible with the long-term sustainability of operations at
6 Davis-Monthan Air Force Base, and,
7

8 WHEREAS, residents should be protected to a reasonable extent from continued long term
9 exposure to high levels of noise and from increasing levels of noise, and,
10

11 WHEREAS, citizens should be protected to a reasonable extent from the high level of risk
12 associated with over-flights and the conveyance of live ordnance that are integral to Davis-
13 Monthan Air Force Base operations, and,
14

15 WHEREAS, recommended land use compatibility zones have been defined by the Davis-
16 Monthan Air Force Base Joint Land Use Study, therefore,
17

18
19
20 **BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA AS**
21 **FOLLOWS:**
22

23 Section 1. Pima County will protect the public health, safety and welfare by
24 consideration of the long-term sustainability of operations at Davis-Monthan Air Force Base
25 and the effects on residents of continued long-term exposure to high levels of noise and of
26 the high level of risks associated with over-flights and the conveyance of live ordnance as
27 decision-making components in all future discretionary development decisions;
28

29 Section 2. Pima County staff will provide timely notification to Davis-Monthan Air
30 Force Base of all discretionary development requests within the territory within the vicinity
31 of Davis-Monthan Air Force Base;
32

33 Section 3. Pima County staff will incorporate the comments from Davis-Monthan
34 Air Force Base for formal consideration by the Planning and Zoning Commission and the Board
35 of Supervisors in the hearing process for consideration of such requests;
36

37 Section 4. The Pima County Board of Supervisors hereby initiates a Comprehensive
38 Plan Amendment to establish a Special Area Policy for Davis-Monthan Air Force Base high
39 noise areas, accident potential zones, and south-east approach-departure corridor out to
40 50,200 feet from the end of the runway, to codify the relevant JLUS Compatibility Plan
41 recommendations as a guide for future land use in that area;
42

43 Section 5. The Pima County Board of Supervisors hereby initiates the process for
44 adopting a Comprehensive Plan Regional Plan Policy to reiterate Davis-Monthan Air Force Base
45 JLUS Compatibility Plan recommendations and best practices and addresses land use
46 concerns related to other airport facilities and military missions in Pima County;
47

1 Section 6. The Pima County Board of Supervisors hereby directs staff to conduct
2 a large-area analysis of planned land uses within the Territory Within the Vicinity of a Military
3 Airport (Davis-Monthan Air Force Base) and to recommend such amendments to the
4 Comprehensive Plan as may be necessary to ensure compatibility of future uses with the
5 Davis-Monthan Air Force Base JLUS Compatibility Plan recommendations and best practices;
6

7 Section 7. The Pima County Board of Supervisors hereby initiates a zoning code
8 text amendment for Chapter 18.57 Airport Environs and Facilities Zone to recognize JLUS
9 Compatibility Plan recommendations and to generally update process, maps, definitions,
10 structure, and references to other airport facilities and standards, as appropriate;
11

12 Section 8. The Pima County Board of Supervisors will work towards the
13 implementation of recommendations contained within the Davis-Monthan Air Force Base Joint
14 Land Use Study (JLUS), will integrate the recommended JLUS Compatibility Plan into its
15 Comprehensive Plan, and will consider information regarding the long-term sustainability of
16 operations at Davis-Monthan Air Force Base and the effects on residents of continued long-
17 term exposure to high levels of noise and of the high level of risks associated with over-flights
18 and the conveyance of live ordnance in its deliberations concerning all discretionary
19 development requests;
20

21 Section 9. The various County officers and employees are authorized and directed
22 to perform all acts necessary to give effect to this resolution.
23

24 **PASSED AND ADOPTED** this ____ day of January, 2004, by the Board of Supervisors of
25 Pima County, Arizona.
26

27 **ATTEST**

BOARD OF SUPERVISORS

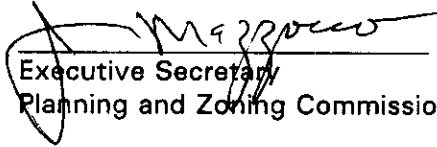
28
29
30 _____
31 Clerk, Board of Supervisors

Chair, Board of Supervisors

32
33
34 **APPROVED AS TO FORM:**

APPROVED:

35
36 
37 _____
38 Deputy County Attorney

39 
40 _____
Executive Secretary
Planning and Zoning Commission