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# MEMORANDUM

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Date: February 6, 2004

To: Mike Hein, Deputy County Administrator  
Community and Economic Development

From: C.H. Huckelberry  
County Administrator 

Re: **Davis-Monthan Air Force Base Joint Land Acquisition Included in the 2004 Open Space Bond Question**

Given the economic development importance of Davis-Monthan Air Force Base, I would like you to lead and coordinate the process of developing appropriate ordinance language for the Bond Implementation Plan related to the acquisition of lands to prevent urban encroachment on Davis-Monthan Air Force Base. Attached are two letters, one to Michael Toriello, Deputy Base Civil Engineer, and another to Dr. William Carrell, President of the DM-50. I have discussed this matter with Mr. Toriello, and he is simply awaiting contact to begin meeting regarding development of appropriate bond implementation ordinance language.

The guiding document for this effort should be the recently completed Arizona Military Regional Compatibility Project Joint Land Use Study for Davis-Monthan Air Force Base. There must be a sound and factual analysis for the lands to be acquired with public bonds. Further, there should be a complete analysis of all eligible properties, with the priority properties being selected by military experts associated with continuing functional operation of Davis-Monthan. Therefore, heavy reliance on Davis-Monthan and military planning experts regarding property selection should occur.

You should also avail yourself of information available through the County GIS system, wherein it is possible to identify each and every property owner within the approach/departure corridor as now identified, which extends 50,000 feet from the end of the runway. I am enclosing, for your use in this effort, the most recent draft of the Arizona Military Regional Compatibility Project Study. Please contact Mr. Toriello at your convenience to set up the first meeting to discuss how to proceed in drafting the bond implementation plan ordinance. The length of the language in the ordinance is not material. What is imperative is a consistent set of analyses that establishes a rational basis for property selection to prevent urban encroachment on Davis-Monthan Air Force Base.

CHH/jj

Attachments

c: Martin Willett, Chief Deputy County Administrator  
Jim Barry, Executive Assistant to the County Administrator



## COUNTY ADMINISTRATOR'S OFFICE

PIMA COUNTY GOVERNMENTAL CENTER  
130 W. CONGRESS, TUCSON, AZ 85701-1317  
(520) 740-8661 FAX (520) 740-8171

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

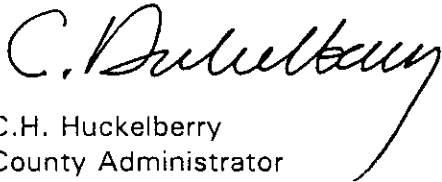
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The DM-50 has been a very influential and supportive group for Davis Monthan. I applaud your past efforts and would now invite you to participate in this most important next step to preserve the future of Davis Monthan. My Executive Assistant, Jim 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**

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31 \_\_\_\_\_  
32 Clerk, Board of Supervisors

30  
31 \_\_\_\_\_  
32 Chair, Board of Supervisors

33  
34 **APPROVED AS TO FORM:**

**APPROVED:**

35  
36   
37 \_\_\_\_\_  
38 Deputy County Attorney

36  
37   
38 \_\_\_\_\_  
39 Executive Secretary  
40 Planning and Zoning Commission



## COUNTY ADMINISTRATOR'S OFFICE

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(520) 740-8661 FAX (520) 740-8171

C. H. HUCKELBERRY  
County Administrator

January 27, 2004

Michael R. Toriello  
Deputy Base Civil Engineer  
355 CES/CE-2  
3791 South 3rd Street  
Davis Monthan Air Force Base, 85707-3844

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

Dear Mr. Toriello:

As you know, the Board of Supervisors included in Question 1 of a May 18, 2004 special bond election, \$10 million for the purpose of acquiring lands to prevent development encroachment on Davis Monthan Air Force Base, primarily and particularly in the southeast departure corridor. The purpose of this letter is to invite the participation of Davis Monthan officials to develop appropriate plans, processes and procedures to identify the most critical lands to acquire to protect the function and mission of Davis Monthan, and to assist in the development of bond implementation plan ordinance language that the Board of Supervisors is required to adopt prior to the election. This language, known as the "Truth in Bonding Ordinance," lays out specific details regarding the purposes for which bonds are to be spent, and the benefits resulting from their expenditure.

I have also suggested that the lands purchased to prevent development encroachment on the southeast departure corridor be considered as urban open space, with the possibility of passive recreational uses such as bike and hiking trails, and other passive recreational uses. I would also like your direct input on what passive recreational uses could be made on these lands, such that their uses do not, in any way, impair the existing or future missions of Davis Monthan Air Force Base.

We will be inviting leadership of the DM-50 to participate in this process, which will fully disclose to the voters the benefits and potential properties to be acquired through this bond question. We will also invite representatives of the City of Tucson to join in this discussion and assist in drafting the bond implementation plan ordinance for this question on the May 2004 bond election.

Michael R. Toriello  
Davis Monthan Air Force Base Encroachment Prevention and Open Space Acquisition  
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Jim Barry, my Executive Assistant, will be contacting you shortly to determine if you are interested in participating in this process, and to solicit a time and location for appropriate meetings to discuss this matter.

Sincerely,



C.H. Huckelberry  
County Administrator

CHH/jj

- c: The Honorable Chair and Members, Pima County Board of Supervisors  
Colonel Lawrence A. Stutzriem, Wing Commander, Davis Monthan Air Force Base  
Dr. William Carrell, President, DM-50  
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