

DRAFT



MEMORANDUM
PUBLIC WORKS - DEVELOPMENT SERVICES
PLANNING DIVISION

DATE: January 14, 2002
TO: Pima County Planning and Zoning Commission
FROM: Jim Mazzocco, Planning Official 
SUBJECT: January 30, 2002, Comprehensive Plan Staff Report

Introduction

On December 18, 2001 the Pima County Board of Supervisors adopted the Comprehensive Plan Update. At that hearing, the Board referred the Plan back to Commission for further recommendation to assure all the various pieces of the Plan have been examined and reexamined. The Commission recommendation will be sent to the various affected public agencies for review and sent to the Board for an adoption/readoption public hearing in March or April of 2002.

By the time of this public hearing, Planning staff will have held three public meetings where the Plan adopted on December 18 will have been presented to the public. The public was invited to review the documents and maps and express comments and recommendations on the Plan for the upcoming Commission and Board hearings.

During the December 18, 2001 hearing, the Board adopted most of the Commission's recommendations. However, there was a list of Board actions different from the Commission's recommendations that have been referred back for further review and recommendations.

In addition, there are two areas, viz., the environs of Davis Monthan Air Force Base and Western Pima County now before the Commission where to date no action has been taken by the Commission or the Board.

Finally, staff has included the list of 2001 annual plan amendments in this report to allow a review of the plan amendments with regards to the Comprehensive Plan adopted in December 2001. Note several plan amendments have not been acted on by the Board as of the date of this report.

Staff will prepare an update on the final action of all annual plan amendments. Further, staff will convey any corrections, new information, or final recommendations on the Comprehensive Plan in a separate addendum report.

Historical Background

In September 2000, the Board of Supervisors directed Planning staff to proceed with the Update of the Comprehensive Plan in accordance with State Growing Smarter Plus legislation and the conservation principles of the Sonoran Desert Conservation Plan.

The Planning and Zoning Commission approved the Update work program in March 2001, and in May the Board adopted a public participation program.

Seven land use panels were created. They are: (1) Catalina Foothills, (2) Northwest, (3) Tucson Mountains/Avra Valley, (4) Southwest, (5) Upper Santa Cruz, (6) Rincon Southeast/Santa Rita, and (7) Western Pima County. Between May 30 and November 20, 2001 Pima County held 35 land use panel meetings for the seven subregions.

The draft 2001 Comprehensive Plan Update was submitted for review on October 17, 2001 to various public agencies. On November 28, 2001, the Commission held its study session on the Plan.

The Commission held a public hearing on the Plan on December 12, 2001 and the Board of Supervisors adopted the Plan on December 18, 2001 with instructions to refer the Plan back to the Commission for adoption/readoption in January 2002. On December 26, 2001, the Commission directed staff to set the Plan for public hearing on January 30, 2002.

Commission and Board Actions (Approval) and Board Actions Referred back to Commission

The following is a list of all of the actions taken on the 2001 Comprehensive Plan Update wherein: (1) the Planning and Zoning Commission and the Board of Supervisors were in agreement, (2) the Board referred items back to the Commission for their recommendation, and (3) where there was no Board or Commission action taken prior, it is presented as a new item. Items where the Board accepted the Commission's recommendations are reflected on the adopted maps as part of the 2001 Comprehensive Plan Update. All of the regional plan policies, rezoning policies and special area policies were recommended by the Commission and adopted by the Board.

The sources of the actions are noted below in the table but include primarily the following:

1. Three letters affect actions referred back to the Commission. The letters from Chris McVie and the Coalition for Sonoran Desert Protection mainly request down-planning of specific areas based on biological resource issues, and the City of Tucson letter requests the down-planning of areas near Sahuarita based on water resource concerns.
2. The Pascua Yaqui Nation requests their fee lands not have plan designations.
3. The Board to delete the Southwest Growth Area.
4. Several of the special requests from individual property owners were approved by the Board.

Maps corresponding to these actions can be found at the end of the following table.

**SUMMARY OF FORWARDED PLANNING AND ZONING COMMISSION RECOMMENDATIONS
AND DECEMBER 18, 2001 BOARD OF SUPERVISORS' DECISIONS**

Catalina Foothills Subregion – Up-planning Approvals	P&Z Commission	Board of Supervisors
Location: Between Catalina Highway and Agua Caliente Wash Reason: Conform to the Agua Caliente-Sabino Creek Zoning Plan	Recommended LIU 1.2	Approved LIU 1.2
Location: Approx. 90,071 acres added to plan coverage including the San Pedro Basin Reason: Comprehensive plan coverage	Recommended approval	Approved LIR
Location: Summerhaven near Mount Lemmon Reason: Comprehensive plan coverage RFV - Rural Forest Village	Recommended approval of RFV designation except for commercial areas designated NAC	Approved RFV and NAC

Catalina Foothills Subregion – Down-planning Approvals	P&Z Commission	Board of Supervisors
Location: Between Agua Caliente Wash and Catalina Highway Reason: Conform to the Agua Caliente-Sabino Creek Zoning Plan	Recommended LIU 0.3	Approved LIU 0.3

Upper Santa Cruz Subregion – Up-planning Approvals	P&Z Commission	Board of Supervisors
Area of mining activity west of Green Valley is changed from Low Intensity rural (LIR) to Resource Extraction (RE)	Recommended approval	Approved

Upper Santa Cruz Subregion – Down-planning Approvals	P&Z Commission	Board of Supervisors
Approx. 5,700 acres proposed for down-planning from Development Reserve to LIR and LIU 0.3 and an area of RC on Mission Road is changed to LIR	Recommended approval	Approved
USC-2 (Santa Rita Experimental Range)	Recommended approval	Approved LIR, LIU

Upper Santa Cruz Subregion – Referred Actions	P&Z Commission	Board of Supervisors
Map Referral Number: B15 Location: I-19 and Arivaca Junction Acreage: 22 Source: Adopted C. McVie letter Existing Zoning: RH, CB-1, GR-1	Recommended NAC expansion	Approved LIR and MIU (reverts to 1992 plan)
Map Referral Number: B30a Location: West of Canoa Land Grant Acreage: 120 Source: City of Tucson (down-planning request) Existing Zoning: CI-2	Recommended Industrial	Approved LIR
Map Referral Number: B30b Location: West of Canoa Land Grant Acreage: 5810 Source: City of Tucson Existing Zoning: RH	Recommended expansion of RP (287 acres)	Approved LIR
Map Referral Number: B23 Location: West of Canoa Land Grant Acreage: 537 Source: Property Owner Existing Zoning: RH	Recommended RC	Approved LIU 0.5 with special area policy with limit of 275 units and 60% natural open space
Map Referral Number: B30c Location: East of the Town of Sahuarita Acreage: 18,945 Source: City of Tucson Existing Zoning: RH	Recommended LIU 0.3	Approved LIR

Southwest Subregion – Up-planning Approvals	P&Z Commission	Board of Supervisors
Approx. 419, 000 acres in the Altar Valley have been added to the plan area and designated LIR.	Recommended approval	Approved LIR

Southwest Subregion – Down-planning Approvals	P&Z Commission	Board of Supervisors
Approx. 175 acres are recommended for down-planning. Also, the land use designation on approx. 3,401 acres changed from Industrial to Residential or Mixed (MFC).	Recommended approval	Approved

Southwest Subregion – Referred Actions	P&Z Commission	Board of Supervisors
Map Referral Number: B19a Location: North of Irvington, ½-mile east of Kinney Road Acreage: 175 Source: BOS elimination of growth area Existing Zoning: SR	Recommended LIU 0.3	Approved MIU
Map Referral Number: B19b Location: South of Valencia and east of Camino de Oeste Acreage: 142 Source: BOS deletion of growth area Existing Zoning: GR-1	Recommended MIU	Approved LIU 3.0
Map Referral Number: B19c Location: West of Mission Road, north of Herman’s Road, ½ mile south of Los Reales Acreage: n/a Source: BOS deletion of growth area Existing Zoning: SH, GR-1	Recommended LIU 3.0	Approved LIU 1.2
Map Referral Number: B16a Location: North of Ajo Highway, west of San Joaquin Acreage: 404 Source: Adopted C. McVie letter Existing Zoning: RH	Recommended MIU	Approved LIU 0.5
Map Referral Number: B16b Location: North of Ajo Highway, east of San Joaquin Road Acreage: 158 Source: Adopted C. McVie letter Existing Zoning: SR	Recommended LIU 3.0	Approved LIU 0.5
Map Referral Number: B19d Location: South of Ajo Hwy and north of Nebraska Acreage: 171 Source: Adopted C. McVie letter Existing Zoning: SR Reason: BOS deletion of growth area	Recommended LIU 3.0	Approved LIU 1.2
Map Referral Number: B16c Location: South of Black Wash, north and south of Valencia Road Acreage: 720 Source: Adopted C. McVie letter BOS deletion of growth area Existing Zoning: RH, GR-1	Recommended MIU	Approved LIU 1.2

Southwest Subregion – Referred Actions	P&Z Commission	Board of Supervisors
Map Referral Number: B16d Location: West side of Vahalla Road, 1 mile south of Valencia Road Acreage: 240 Source: Adopted C. McVie letter Existing Zoning: RH	Recommended LIU 0.3	Approved LIR
Map Referral Number: B16e Location: 1 mile south of Valencia Road and west of Vahalla Road Acreage: n/a Source: Adopted C. McVie letter Existing Zoning: RH	Recommended LIU 0.3	Approved RC
Map Referral Number: B16f Location: 1 mile south of Valencia Road and west of Vahalla Road Acreage: 650 Source: Adopted C. McVie letter Existing Zoning: RH	Recommended LIU 0.3	Approved LIR
Map Referral Number: B16g Location: South of Ajo Hwy, ½ mile west of Camino Verde Acreage: 188 Source: BOS deletion of growth area Existing Zoning: RH	Recommended MIU	Approved LIU 1.2
Map Referral Number: B16h Location: West of San Joaquin Road, approx. 1 mile north of Ajo Hwy. Acreage: 104 Source: Adopted C. McVie letter Existing Zoning: GR-1	Recommended MIU	Approved RT
Map Referral Number: B21 Location: Fee Lands Acreage: 7068 Source: Pascua-Yaqui Nation Existing Zoning: RH, GR-1	Recommended LIR, LIU 3.0, MIU, RC and special area policy to provide more development guidance	Approved special area policy stating that development will be in accordance with County zoning and in cooperation with the Pascua-Yaqui nation
Map Referral Number: B16i Location: Bisected by San Joaquin Road, south of Bopp Road Acreage: 340 Source: Adopted C. McVie letter Existing Zoning: GR-1	Recommended LIU 3.0	Approved RT

Southwest Subregion – Referred Actions	P&Z Commission	Board of Supervisors
Map Referral Number: B19e Location: South of Valencia Road and north of Black Wash, west of CAP canal Acreage: 17 Source: BOS deletion of growth area Existing Zoning: RH	Recommended MIU	Approved LIU 1.2
Map Referral Number: B31 Location: Southwest Growth Area Existing Zoning: Various	Recommended approval	Deleted

Tucson Mountains/Avra Valley Subregion – Up-planning Approvals	P&Z Commission	Board of Supervisors
Approx. 21, 908 acres are added to the plan area: 1) Private in-holdings in Ironwood Forest National Monument area designated LIR; 2) Silverbell Mine is designated Resource Extraction (RE)	Recommended approval	Approved

Tucson Mountains/Avra Valley Subregion – Down-planning Approvals	P&Z Commission	Board of Supervisors
Approx. 2,400 acres have been down-planned. One area follows Sweetwater Wash from near Saguaro National Park West to Silverbell Road and is changed from LIU 0.3 and LIU 0.5 to RT. A second area at the southeast corner of Saguaro National Park west is designated RT. Area includes TM/AV #1.	Recommended Approval	Approved

Northwest Subregion – Up-planning Approvals	P&Z Commission	Board of Supervisors
Approx. 600 acres up-planned in the Flowing Wells growth area	Recommended approval with the exception of the area between Oracle Road and La Canada and 3/4 mile north of River Road (south of Sunset Road alignment).	Approved with the exception of the area between Oracle Road and La Canada and 3/4 mile north of River Road (south of Sunset Road alignment).
NW-16	Recommended approval per CHH's 12/11/01 memo	Approved per CHH's 12/11/01 memo

Northwest Subregion – Down-planning Approvals	P&Z Commission	Board of Supervisors
Approx. 23,051 acres are down-planned, mostly north of Cortaro Farms Road and in the Tortolita Fan area, to LIU 0.3 and smaller areas of LIU 1.2	Recommended approval	Approved

Northwest Subregion – Referred Actions	P&Z Commission	Board of Supervisors
Map Referral Number: B1 Location: Northeast corner of Thornydale and Cortaro Farms Roads Acreage: 6.5 Source: Adopted C. McVie letter Existing Zoning: CB-1	No Recommendation	Approved
Map Referral Number: B2 Location: Approx. 1/4 mile southeast of Thornydale and Cortaro Farms Roads Acreage: 17 Source: Adopted C. McVie letter Existing Zoning: CB-1, TR	No Recommendation	Approved LIU 0.3
Map Referral Number: B3 Location: East side of Thornydale Road between Magee and Cortaro Farms Roads Acreage: 38 Source: Adopted C. McVie letter Existing Zoning: CB-1, TR	No Recommendation	Approved LIU 0.3
Map Referral Number: B4 Location: Southwest corner of Thornydale and Cortaro Farms Roads. Acreage: 5 Source: Adopted C. McVie letter Existing Zoning: SR	No Recommendation	Approved LIU 0.3
Map Referral Number: B5 Location: Ranchitos Norte subdivision located on Thornydale Road between Magee and Cortaro Farms Roads. Acreage: 25 Source: Adopted C. McVie letter Existing Zoning: SH	No Recommendation	Approved LIU 0.3
Map Referral Number: B6 Location: South side of Magee Road, west of Thornydale Road. Acreage: 8 Source: Adopted C. McVie letter Existing Zoning: CR-5, CB-2	No Recommendation	Approved LIU 0.3

Northwest Subregion – Referred Actions	P&Z Commission	Board of Supervisors
Map Referral Number: B7 Location: Northeast corner of Cortaro Farms and Shannon Roads. Acreage: 46 Source: Adopted C. McVie letter Existing Zoning: CB-1, TR	No Recommendation	Approved LIU 0.3
Map Referral Number: B8 Location: East side of Camino de Oeste at the intersection of Baldeagle Ave. Acreage: 18 Source: Adopted C. McVie letter Existing Zoning: CB-1, TR	No Recommendation	Approved LIU 0.3
Map Referral Number: B9 Location: Southeast corner of Cortaro Farms Road and the Camino de Oeste alignment. Acreage: 21 Source: Adopted C. McVie letter Existing Zoning: SR	Recommended	Approved LIU 0.3
Map Referral Number: B10 Location: East of I-10 between Cortaro Farms and Ina Roads Acreage: n/a Source: Adopted C. McVie letter Existing Zoning: SH	No Recommendation	Approved LIU 0.3
Map Referral Number: B11 Location: East of Oracle Road, south of Wilds Road and west of Lago Del Oro Acreage: n/a Source: Adopted C. McVie letter Existing Zoning: GR-1, SH	No Recommendation	Approved LIU 0.3
Map Referral Number: B12 Location: West side of I-10 at the Avra Valley intersection. Acreage: n/a Source: Adopted C. McVie letter Existing Zoning: RH, GR-1, and CI-2	No Recommendation	Approved LIU 0.3
Map Referral Number: B13 Location: East of Silverbell Road and south of Avra Valley Road. Acreage: 50+ Source: Adopted C. McVie letter Existing Zoning: GR-1, TH	No Recommendation	Approved LIU 0.3

Northwest Subregion – Referred Actions	P&Z Commission	Board of Supervisors
Map Referral Number: B17a Location: East of Camino de Oeste, north of the Baldeagle intersection Acreage: 7.5 Source: Adopted C. McVie letter Existing Zoning: CR-5	No Recommendation	Approved LIU 0.3
Map Referral Number: B17b *NO CHANGE Location: South of Baldeagle Road and east of the Overton intersection Acreage: 10 Source: Adopted C. McVie letter *Originally identified but determined to be developed.	-----	-----
Map Referral Number: B17c Location: Southeast corner of Thornydale and Hardy Roads Acreage: 4.7 Source: Adopted C. McVie letter Existing Zoning: CB-1	No Recommendation	Approved LIU 0.3
Map Referral Number: B17d Location: North of Hardy Road, approx. 1/4 mile east of Thornydale Road Acreage: 21 Source: Adopted C. McVie letter Existing Zoning: SR	No Recommendation	Approved LIU 0.3
Map Referral Number: B17e Location: North of Overton Road, approx. 1/4 mile east of Camino de la Tierra Acreage: 10 Source: Adopted C. McVie letter Existing Zoning: SR	No Recommendation	Approved LIU 0.3
Map Referral Number: B17f Location: North of Freer Drive, approx. ½ mile east of Thornydale Road Acreage: 10 Source: Adopted C. McVie letter Existing Zoning: SR	No Recommendation	Approved LIU 0.3
Map Referral Number: B27 Location: [NW-12] Northwest corner of Thornydale and Magee Roads (Parcel# 225-33-0660) Acreage: 20 Source: Adopted C. McVie letter Existing Zoning: SR	Recommended LIU 1.2	Approved LIU 0.3

Northwest Subregion – Referred Actions	P&Z Commission	Board of Supervisors
Map Referral Number: B29 Location: [NW-1] Northwest corner of La Cholla Blvd. and River Road Acreage: 21.5 Source: Adopted C. McVie letter	Recommended partial change to MFC	Approved LIU 0.3

Rincon Southeast/Santa Rita Subregion – Up-planning Approvals	P&Z Commission	Board of Supervisors
Airport growth area involving Industrial land recommended for residential or MFC planning designations for higher density residential urban uses ⁽¹⁾ Tucson International Airport (TIA) requested exceptions are parcels south of Los Reales and west of Alvernon ⁽²⁾ DM parcels noted below	Recommended approval with exception of ⁽¹⁾ TIA requested parcels to remain Industrial and action deferred on two ⁽²⁾ DM parcels	Approved with exception of ⁽¹⁾ TIA requested parcels to remain Industrial and action deferred on two ⁽²⁾ DM parcels

Rincon Southeast/Santa Rita Subregion – Down-planning Approvals	P&Z Commission	Board of Supervisors
Approx. 12,599 acres are proposed for down-planning in areas of Rincon Valley, along the Interstate 10 corridor east from the City of Tucson to the Cochise County line, and north of Sahuarita Road east of Sahuarita	Recommended approval	Approved

Rincon Southeast/Santa Rita Subregion – New Actions	P&Z Commission	Board of Supervisors
⁽²⁾ Two parcels located in the high noise or accident potential zone near the Davis-Monthan military airport, as defined by A.R.S. §28-8461. Parcel #1 is 140-36-0010; Parcel #2 is 140-36-0050.	Deferred	Deferred

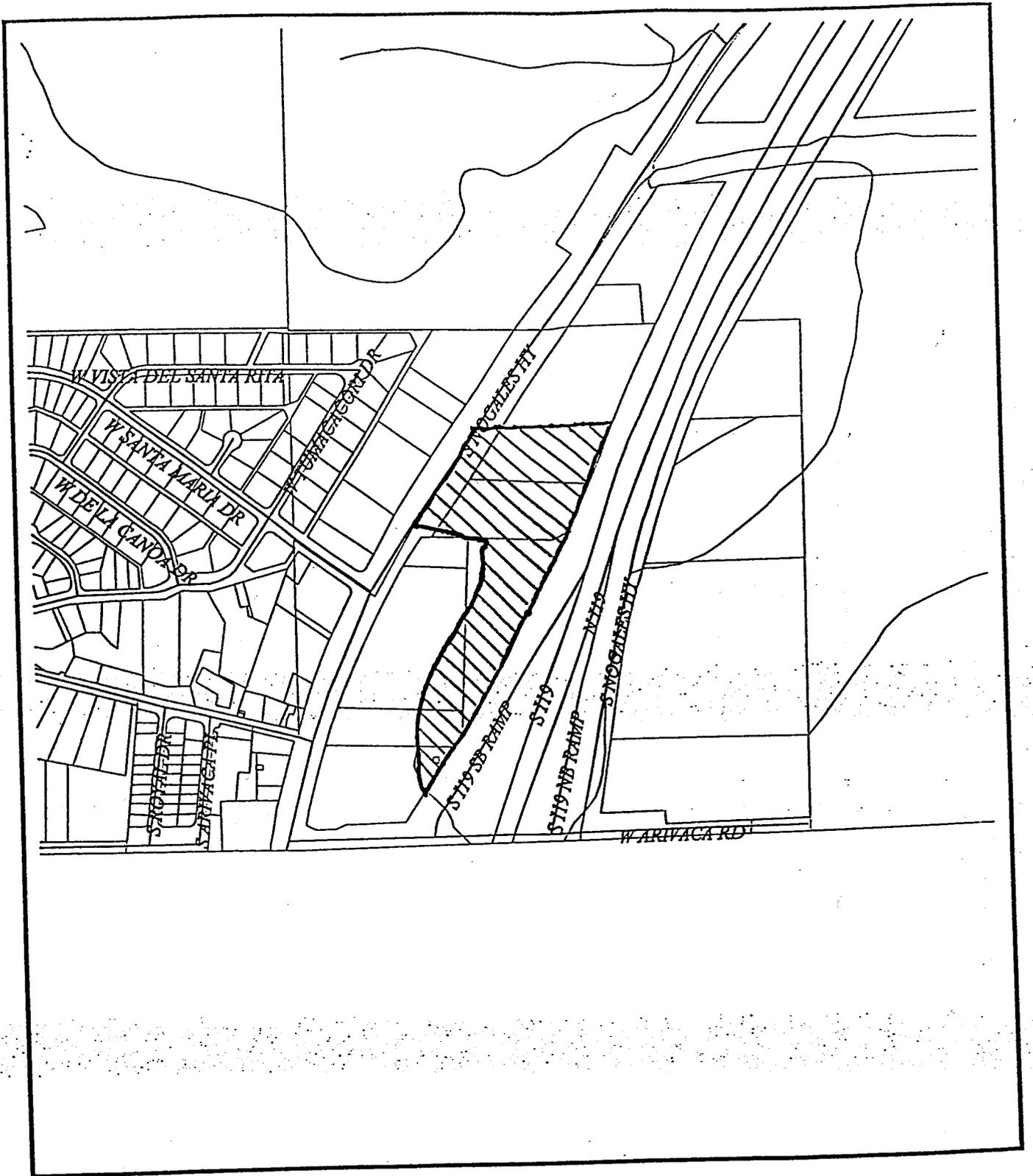
Rincon Southeast/Santa Rita Subregion – Referred Actions	P&Z Commission	Board of Supervisors
Map Referral Number: B14 Location: Vail townsite Acreage: 111 Source: Adopted McVie & Coalition for Sonoran Desert Protection letters Existing Zoning: CI-2, CB-1, CB-2, RH, SP	Recommended CAC	Approved LIU 0.3

Rincon Southeast/Santa Rita Subregion – Referred Actions	P&Z Commission	Board of Supervisors
Map Referral Number: B18a Location: Northeast of Vail townsite Acreage: 76 Source: Adopted Coalition for Sonoran Desert Protection letter Existing Zoning: SP - Vail Valley Specific Plan (commercial uses)	Recommended CAC	Approved LIU 0.3
Map Referral Number: B18b Location: Garrigan’s Gulch/Rex Molly area Acreage: 810 Source: Adopted Coalition for Sonoran Desert Protection letter Existing Zoning: GR-1	Recommended LIU 1.2	Approved LIU 0.5
Map Referral Number: B18c Location: East of Garrigan’s Gulch area Acreage: 61 Source: Adopted Coalition for Sonoran Desert Protection letter Existing Zoning: GR-1,CR-2	Recommended MIU	Approved LIU 0.5
Map Referral Number: B18d Location: North of Garrigan’s Gulch area Acreage: 211 Source: Adopted Coalition for Sonoran Desert Protection letter Existing Zoning: GR-1	Recommended MIU	Approved LIU 0.5
Map Referral Number: B18e Location: Rocking K Estates IV Acreage: 273 Source: Adopted Coalition for Sonoran Desert Protection letter Existing Zoning: CR-1	Recommended LIU 1.2	Approved LIU 0.5
Map Referral Number: B18f Location: West end of Coyote Creek Acreage: 6 Source: Adopted Coalition for Sonoran Desert Protection letter Existing Zoning: SR	Recommended LIU 0.5	Approved RT
Map Referral Number: B26 Location: East of Camino Loma Alta and west of Coyote Creek Acreage: 67 Source: RSSR-8 Existing Zoning: RH	Recommended LIU 0.3	Approved LIU 1.2

Rincon Southeast/Santa Rita Subregion – Referred Actions	P&Z Commission	Board of Supervisors
Map Referral Number: B25 Location: Immediately to the west of Rocking K development Acreage: 96 Source: RSSR-2 Existing Zoning: GR-1, RH	Recommended LIU 0.3	Approved LIU 1.2 (western 300'), LIU 3.0
Map Referral Number: B24 Location: Rocking K Specific Plan (north of Rincon Creek) Acreage: 760 Source: RSSR-2 Existing Zoning: Rocking K Specific Plan	Recommended various designations but no special area policy	Approved special area policy to allow transfer of densities in the area at least ½-mile south of Saguaro National Park (East)
Map Referral Number: B28 Location: Santa Rita Ranch Specific Plan Acreage: 160 Source: Property Owner Existing Zoning: SP	Recommended LIU 1.2	Approved LIU 3.0
Map Referral Number: B20 Location: Southeast of the Rincon Valley General Store Acreage: 3 Source: RSSR-3 Existing Zoning: SR	Recommended LIU 0.3	Approved with special area policy limiting commercial uses to one acre with the remaining two acres to be left as natural open space.
Map Referral Number: B22 Location: East I-10 near Cochise County line, Empirita Ranch Acreage: n/a Source: Property Owner Existing Zoning: RH	Recommended MIR	Approved MIR with a special area policy limiting the number of dwelling units to 70% of allowed by previous policy (SAP 1-04).

Western Pima County Subregion – New Actions	P&Z Commission	Board of Supervisors
Land Use Element for the Western PC Subregion	Deferred action	Deferred action
Special area policy to allow industrial rezonings (Lukeville)	Recommended approval	Deferred action

Please refer to the maps in the subsequent pages that correspond to this table.



Location: Aravaca
Junction (USC-5)

B15

Pima County Development Services
Planning Division
Comprehensive Plan Section





B30a

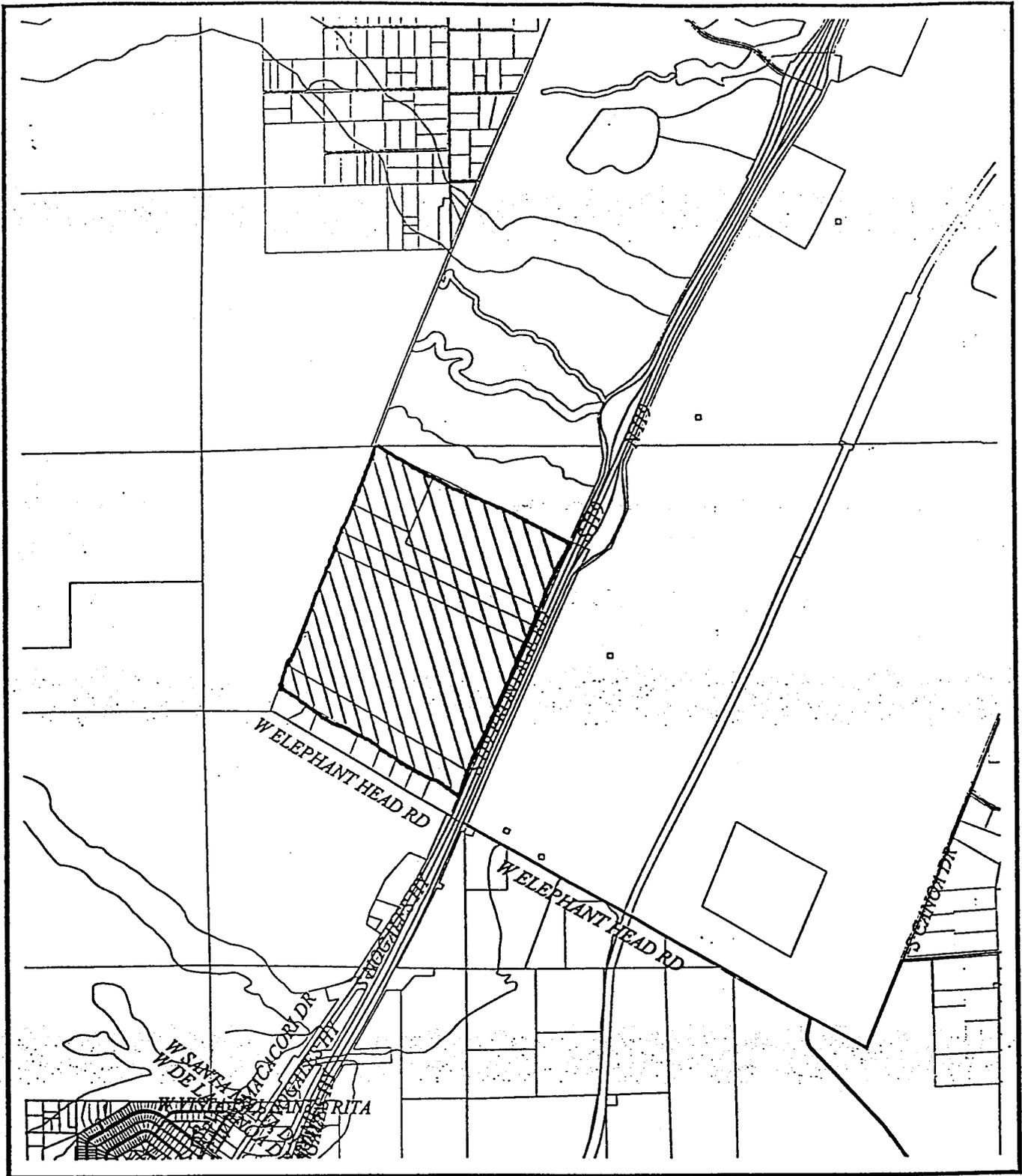
B30b



Upper Santa Cruz Subregion
(Area #2)

Pima County Development Services
Planning Division
Comprehensive Plan Section

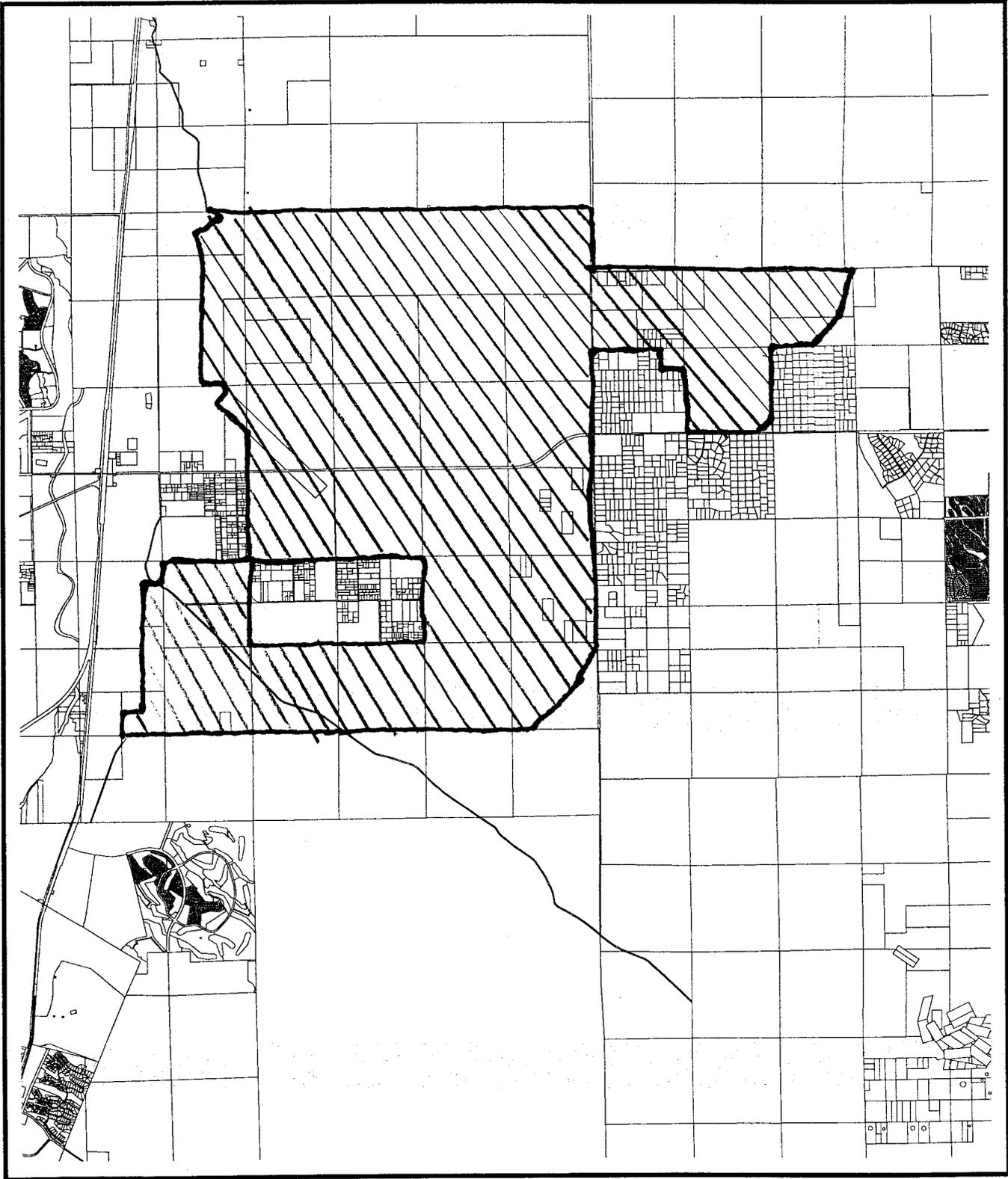




B23

Pima County Development Services
 Planning Division
 Comprehensive Plan Section





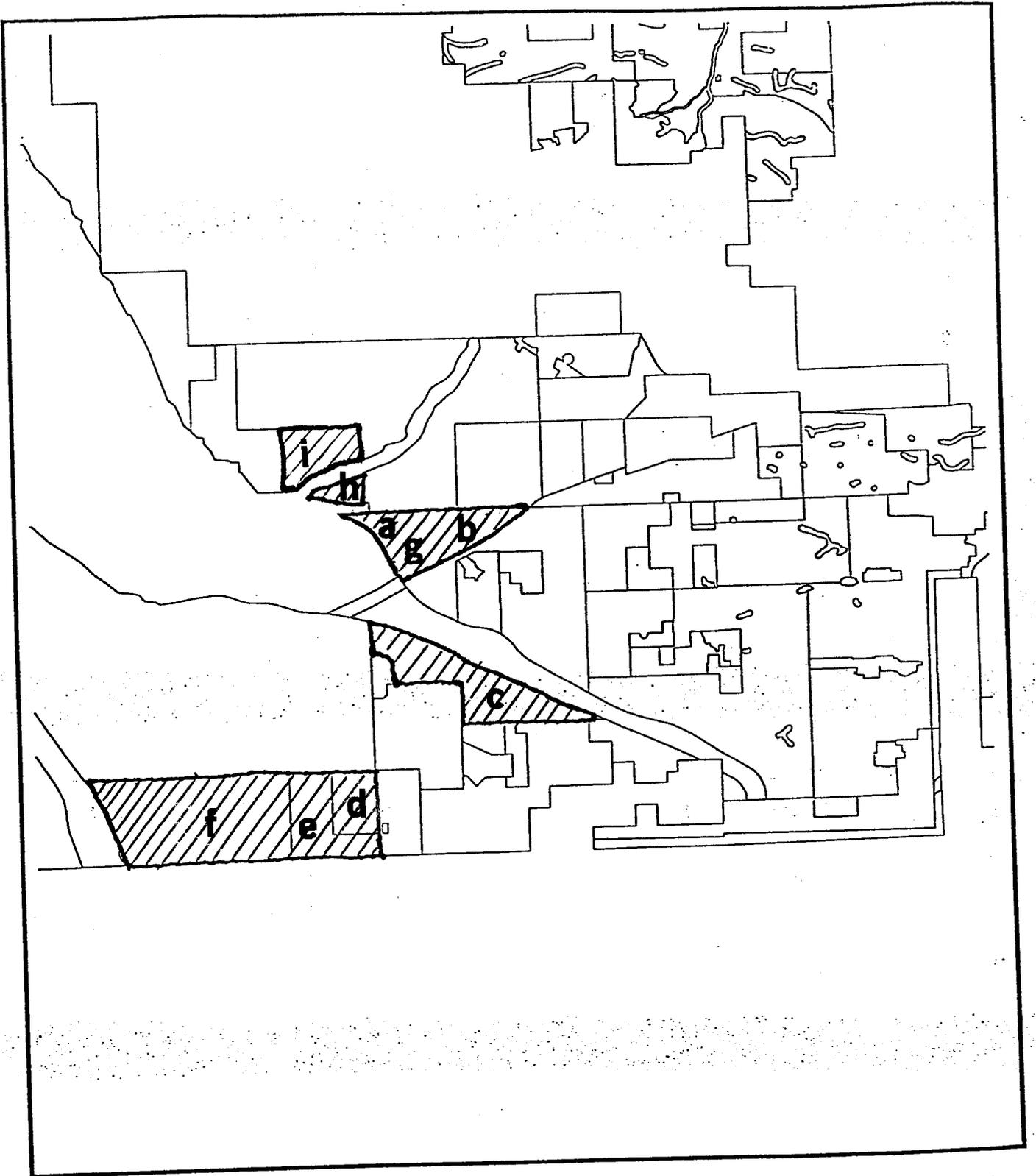
B30c



Upper Santa Cruz Subregion
(Area #1)

Pima County Development Services
Planning Division
Comprehensive Plan Section



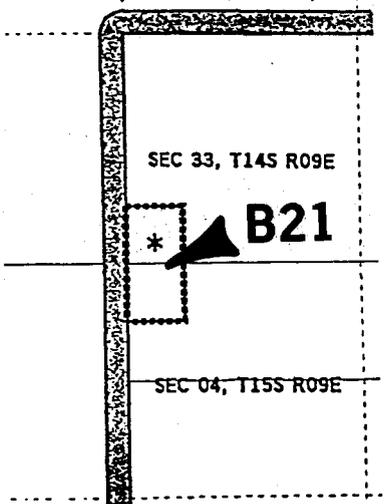
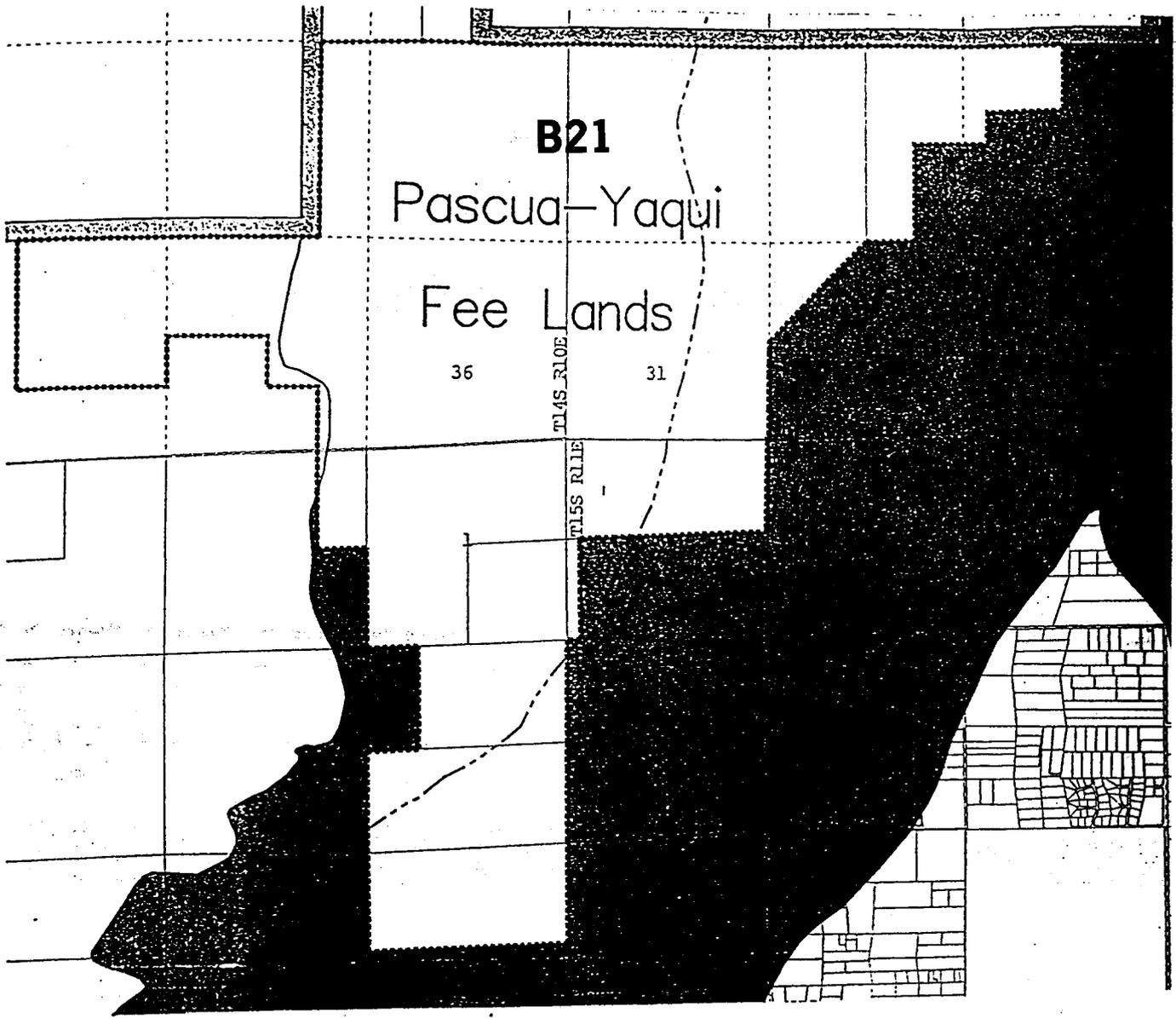


B16a thru i
Southwest Area
(Denied Up-Planning)

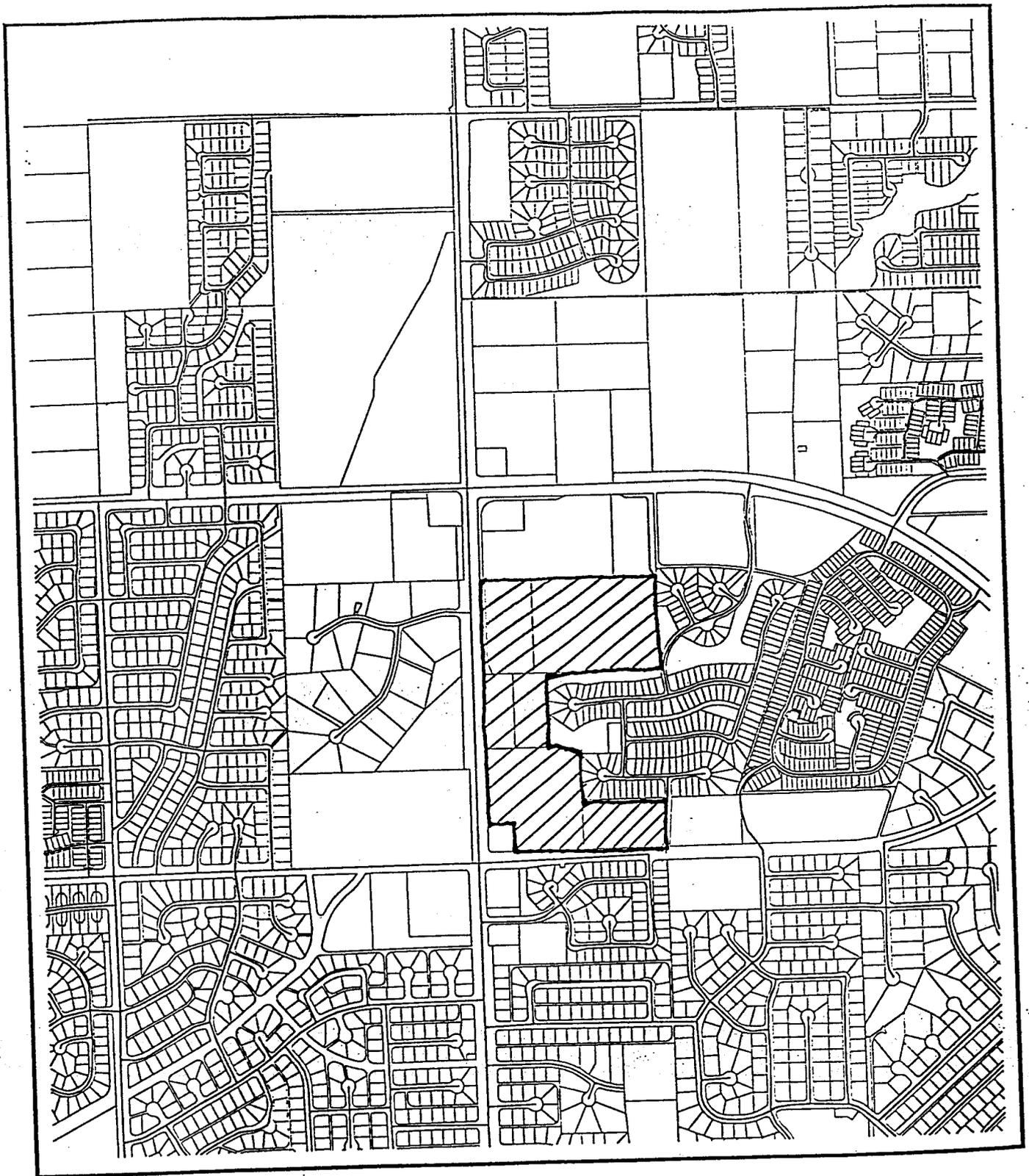


Pima County Development Services
Planning Division
Comprehensive Plan Section





B21-PASCUA-YAQUI FEE LANDS

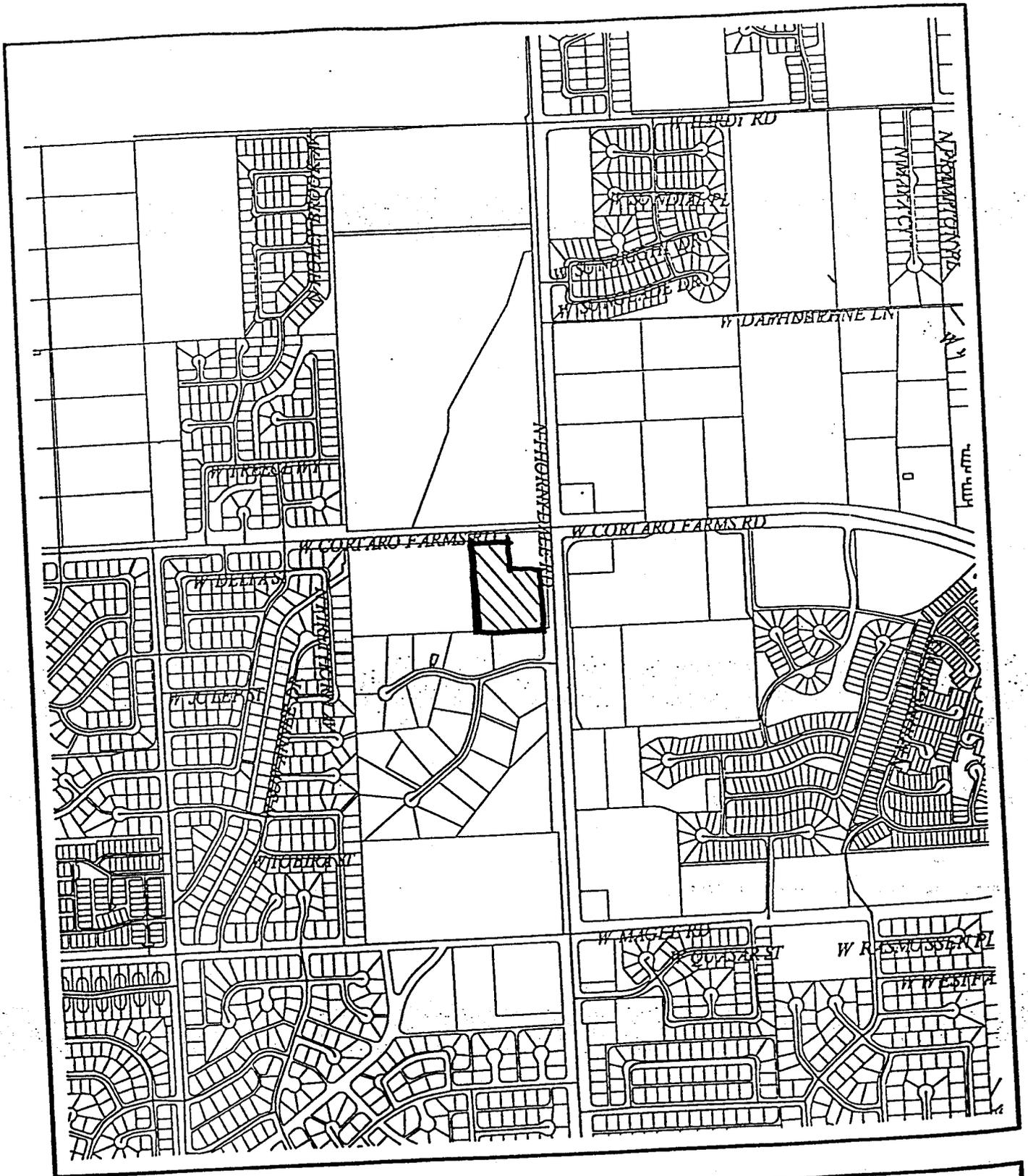


Parcel #: 225-30-033D,
 225-30-033B, 225-32-051B,
 225-32-051E, 225-32-050C,
 and 225-32-051G

B3

Pima County Development Services
 Planning Division
 Comprehensive Plan Section





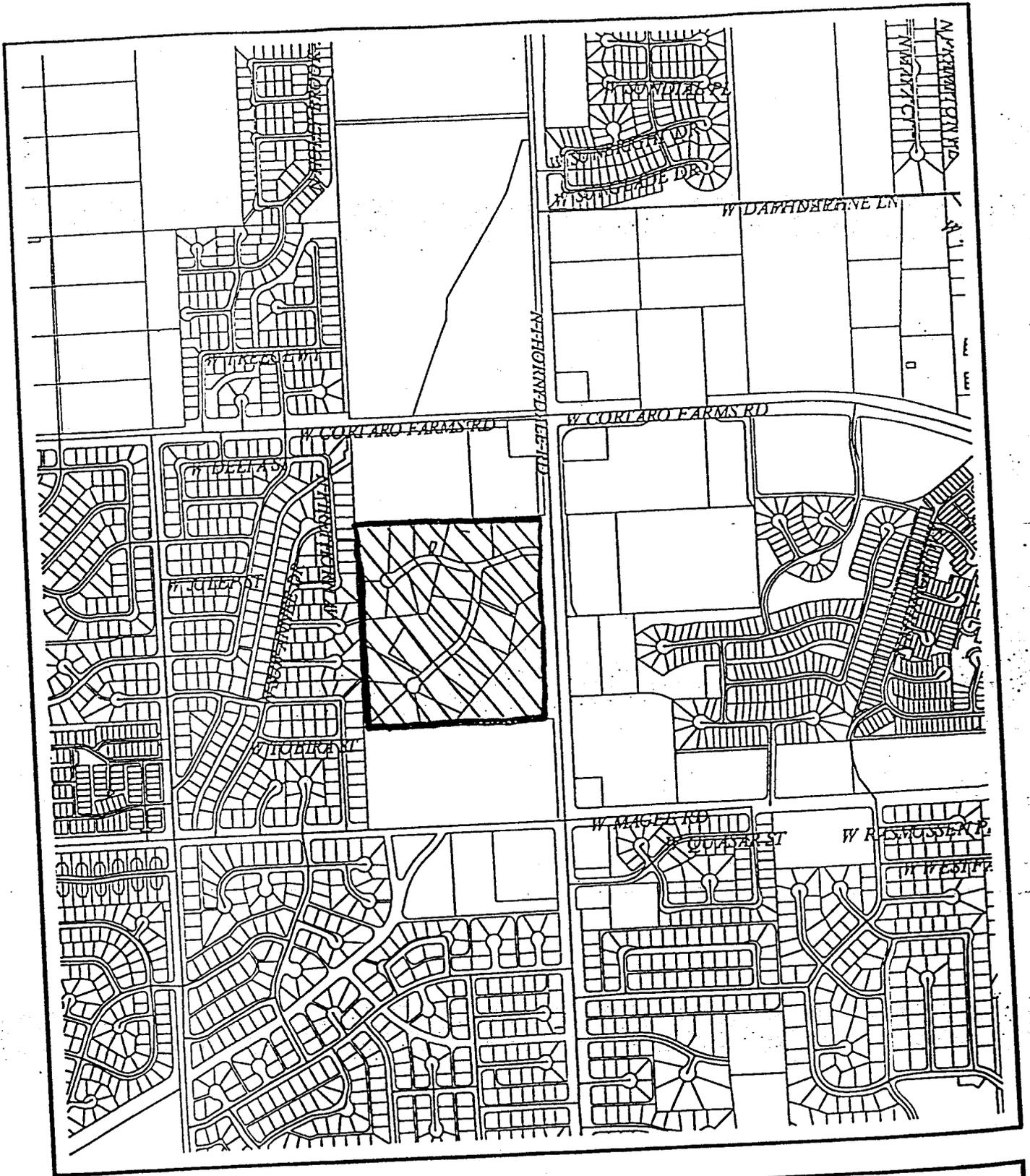
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Parcel #: 225-33-063E

Pima County Development Services
 Planning Division
 Comprehensive Plan Section





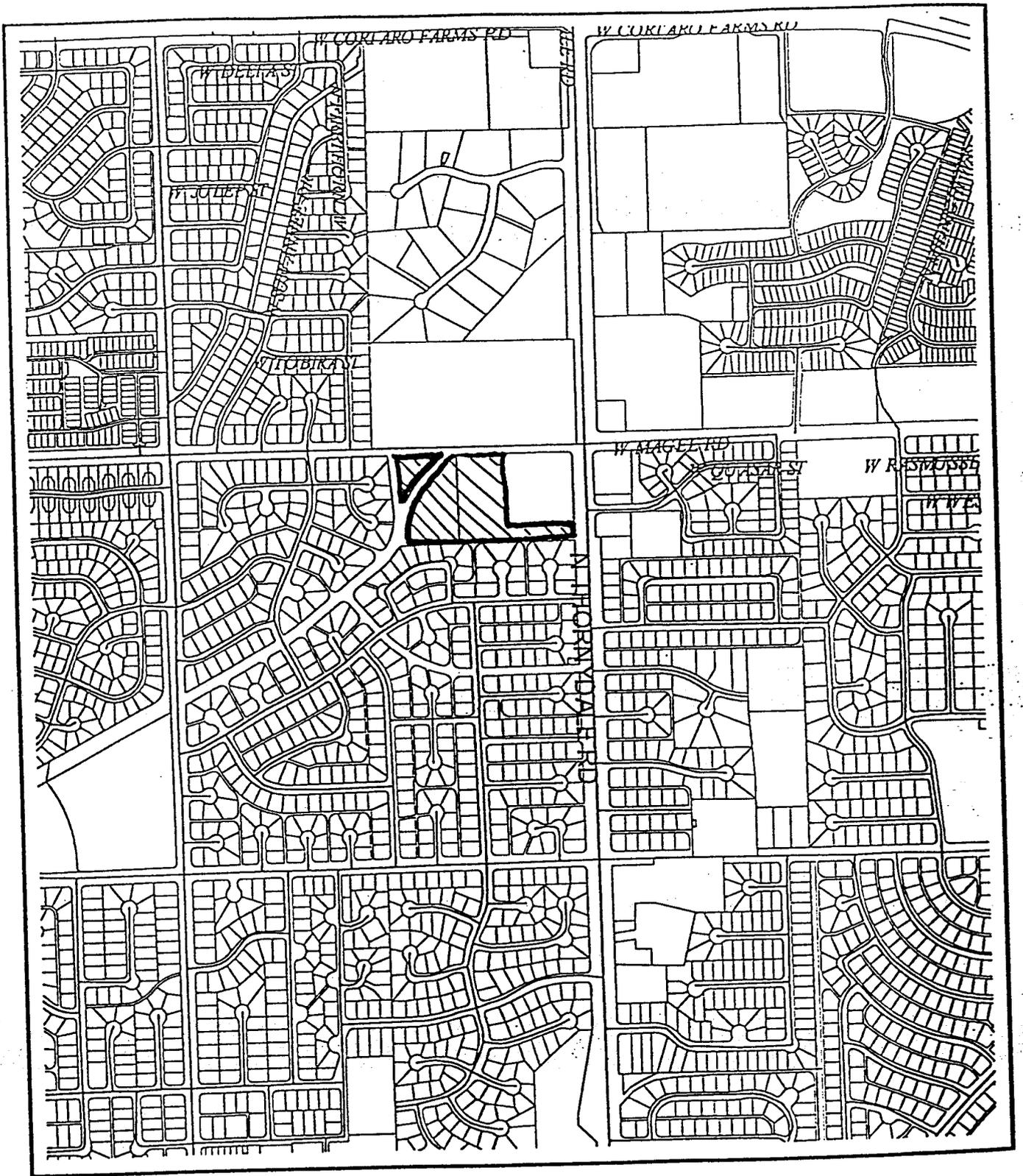
B5



Ranchitos Norte
Lots 1-16

Pima County Development Services
Planning Division
Comprehensive Plan Section





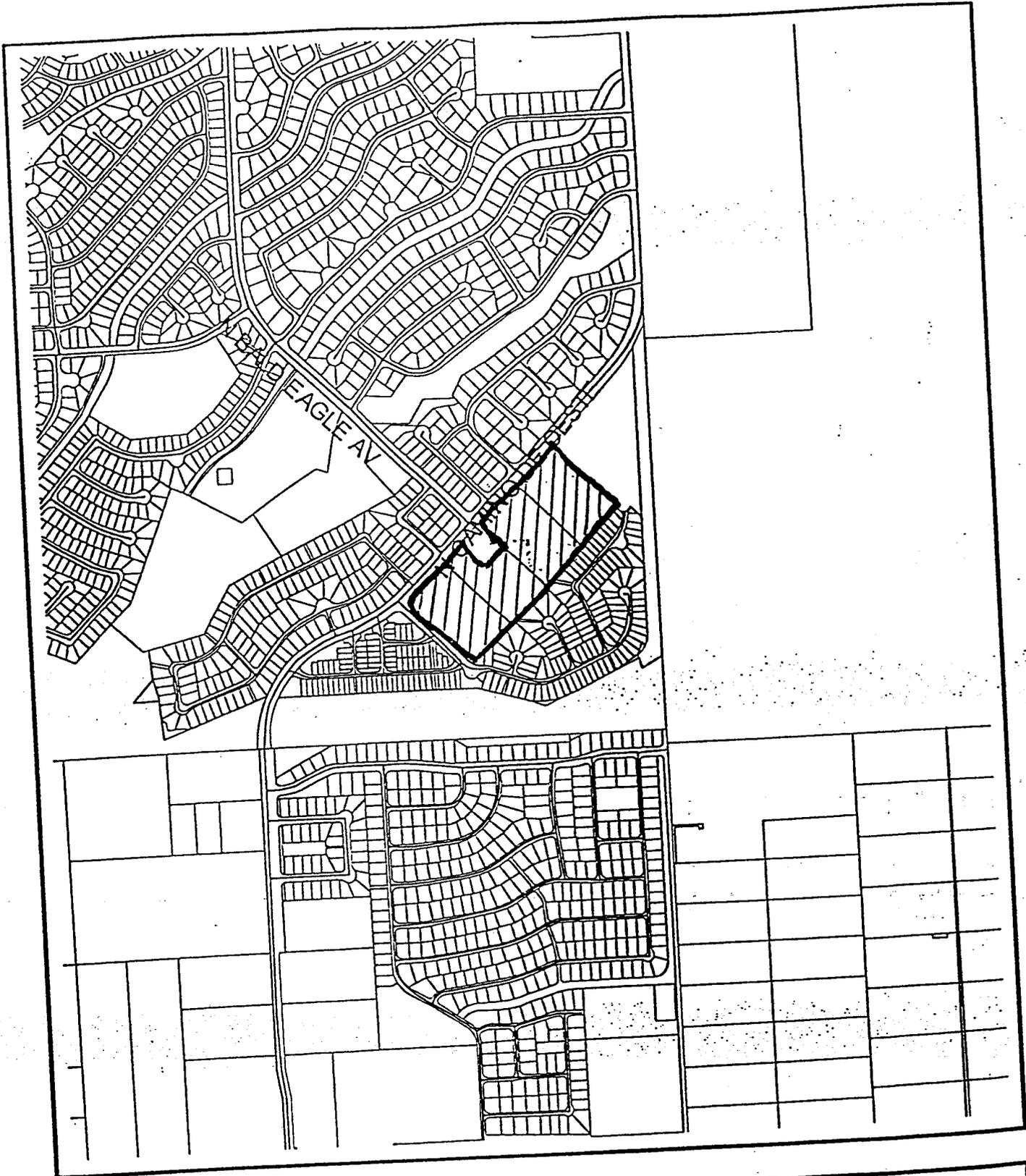
B6



Parcel #: 225-37-707D,
225-37-707E, and
225-37-708A

Pima County Development Services
Planning Division
Comprehensive Plan Section



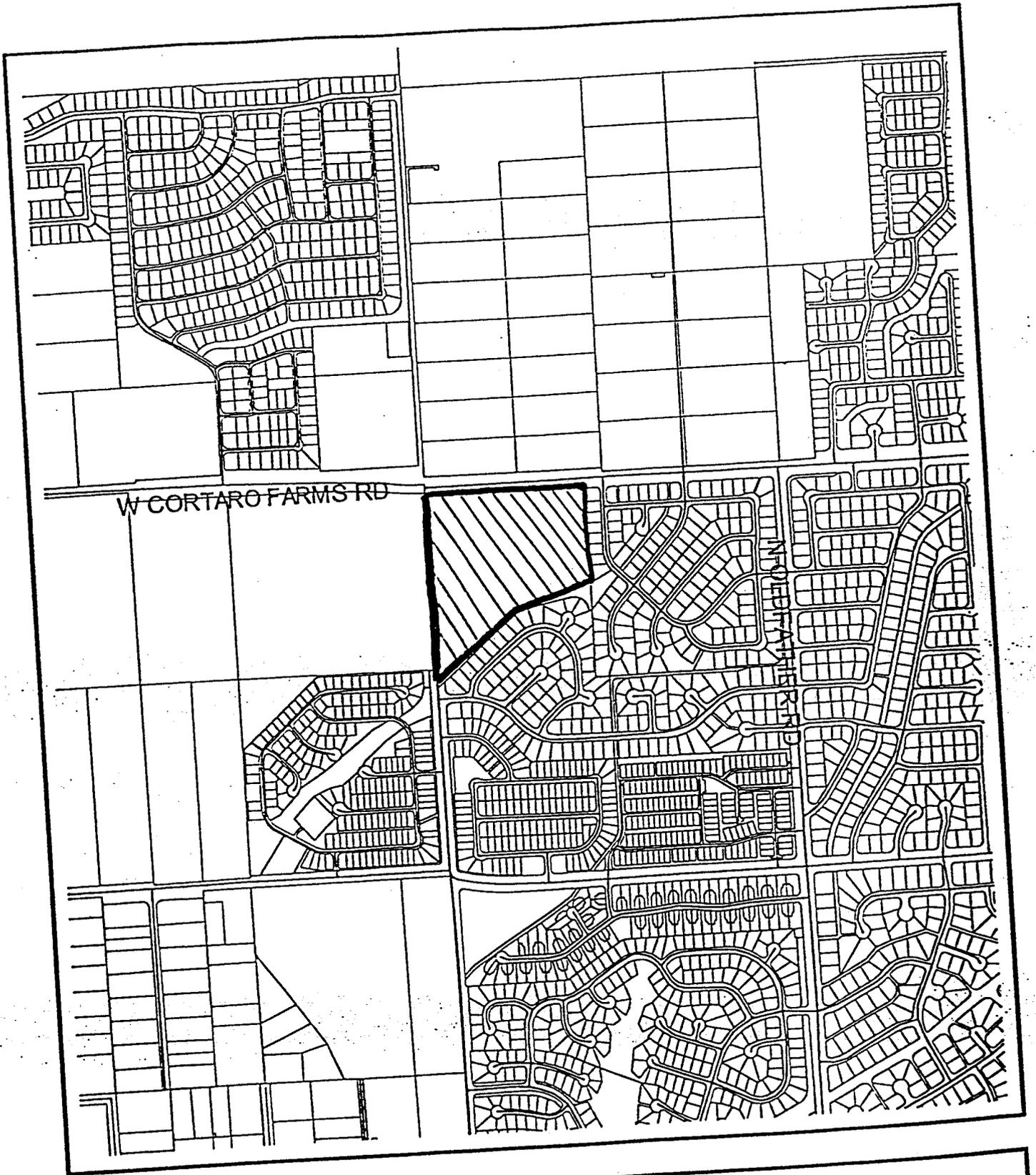


Parcel #: 221-11-1320,
221-11-1300, 221-11-1290,
221-11-1280, and 221-11-1270

B8

Pima County Development Services
Planning Division
Comprehensive Plan Section





W CORTARO FARMS RD

SULLY AVENUE

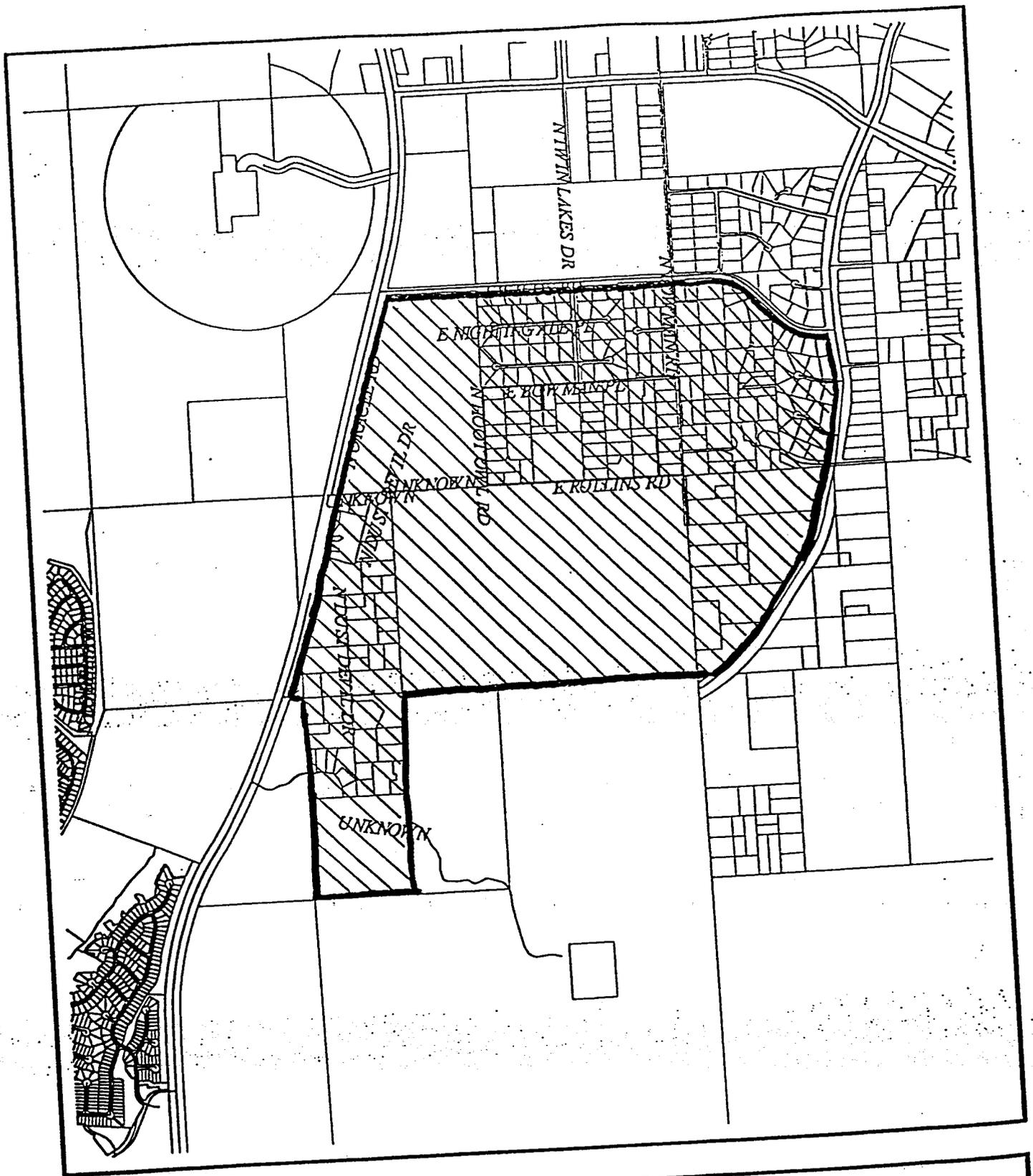


Parcel #: 225-33-059K

B9

Pima County Development Services
Planning Division
Comprehensive Plan Section



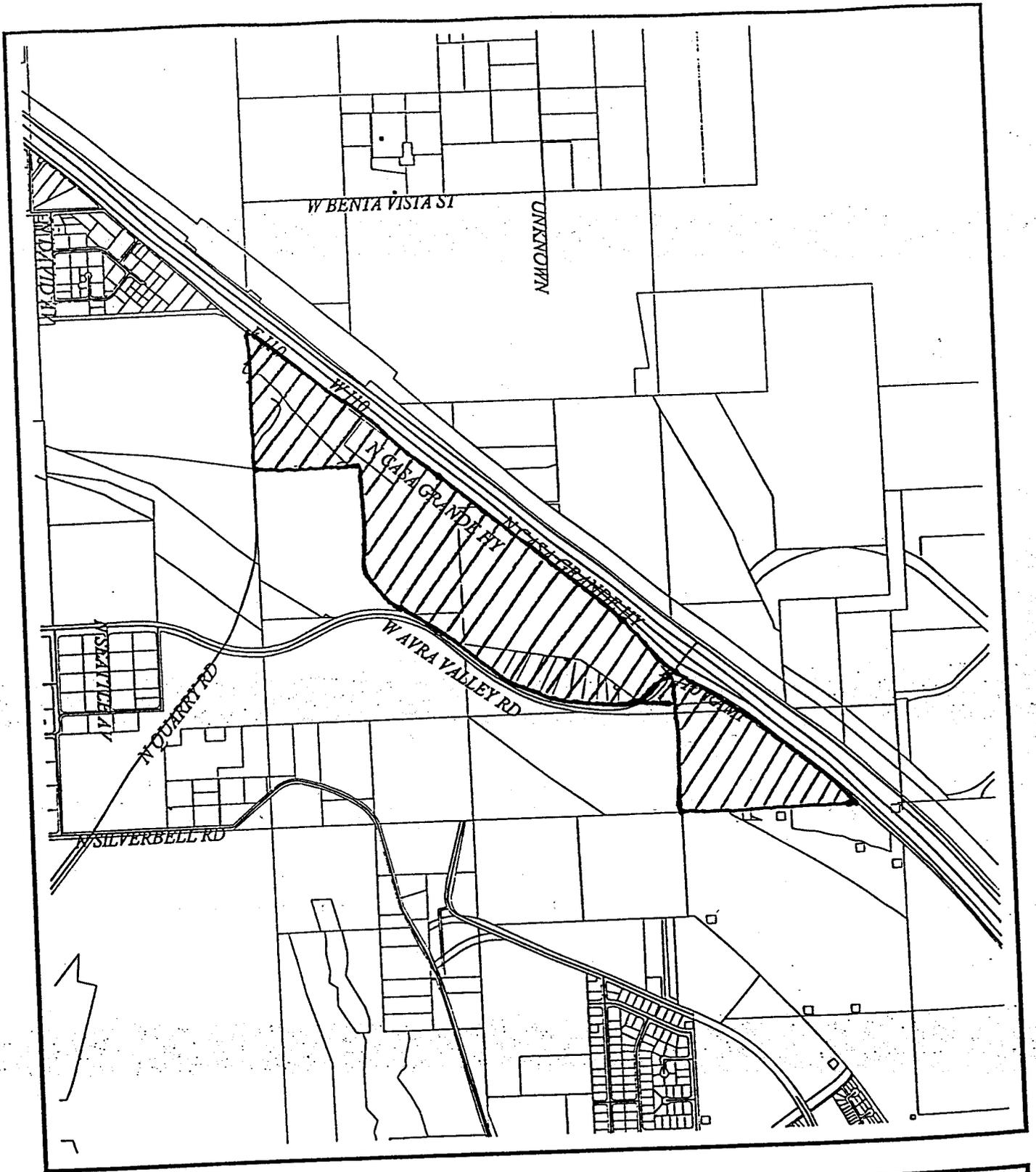


Location: East of Oracle
and south of Wilds Rd.

B11

Pima County Development Services
Planning Division
Comprehensive Plan Section



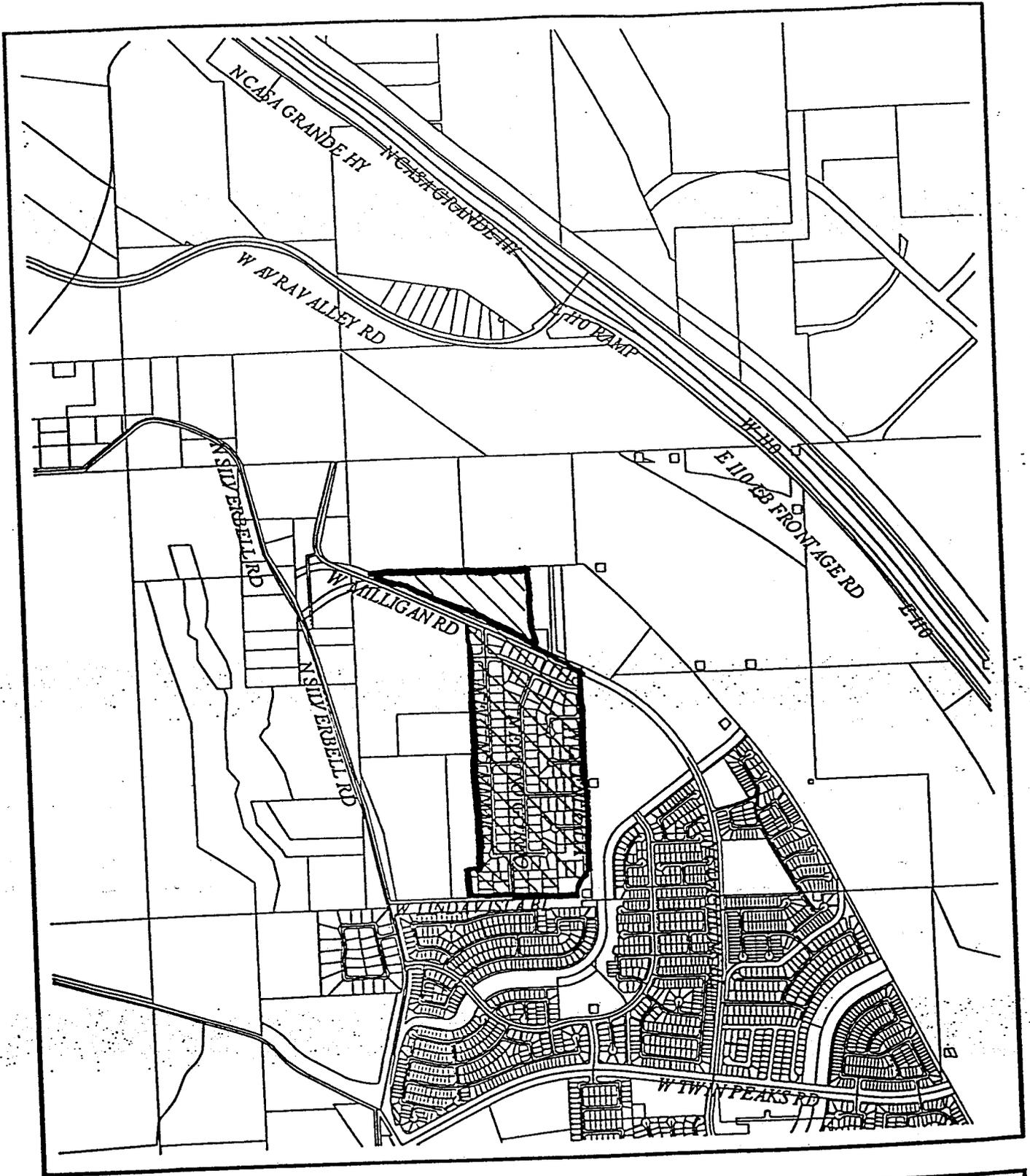


Location: I-10 and
Avra Valley Road

B12

Pima County Development Services
Planning Division
Comprehensive Plan Section



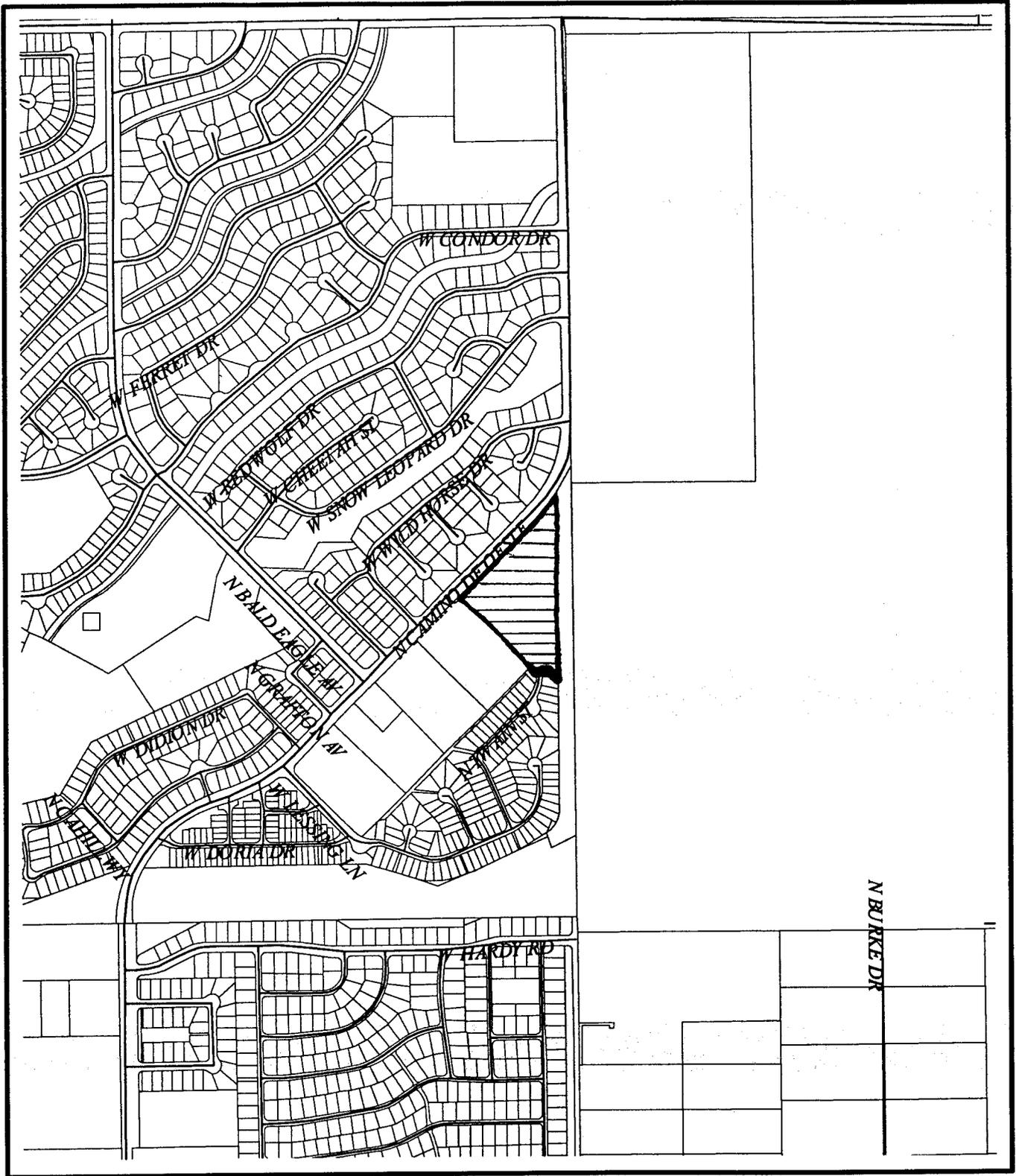


La Puerta del Norte
trailer park

B13

Pima County Development Services
Planning Division
Comprehensive Plan Section



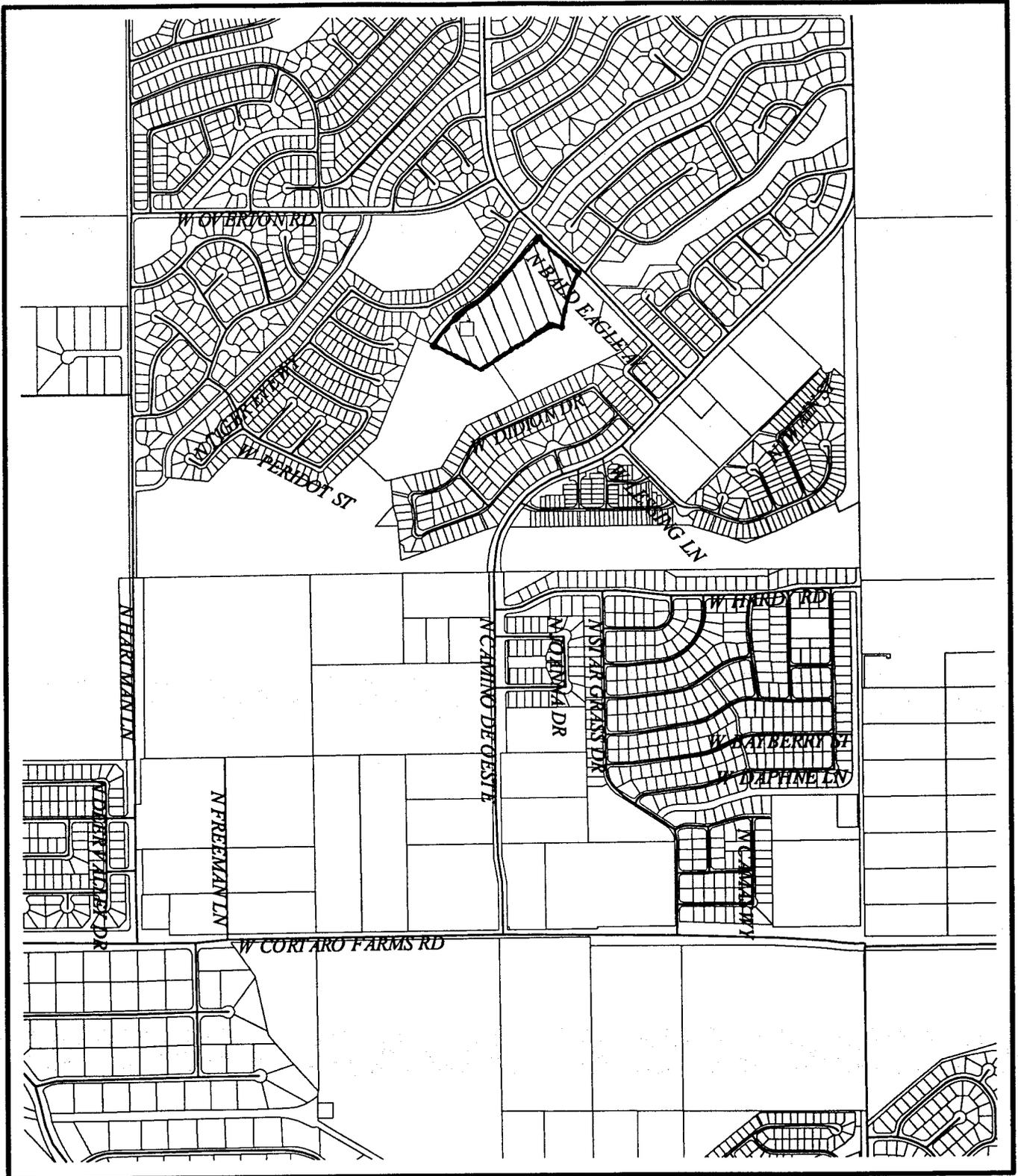


Parcel #: 221-11-1270

B17a

Pima County Development Services
 Planning Division
 Comprehensive Plan Section



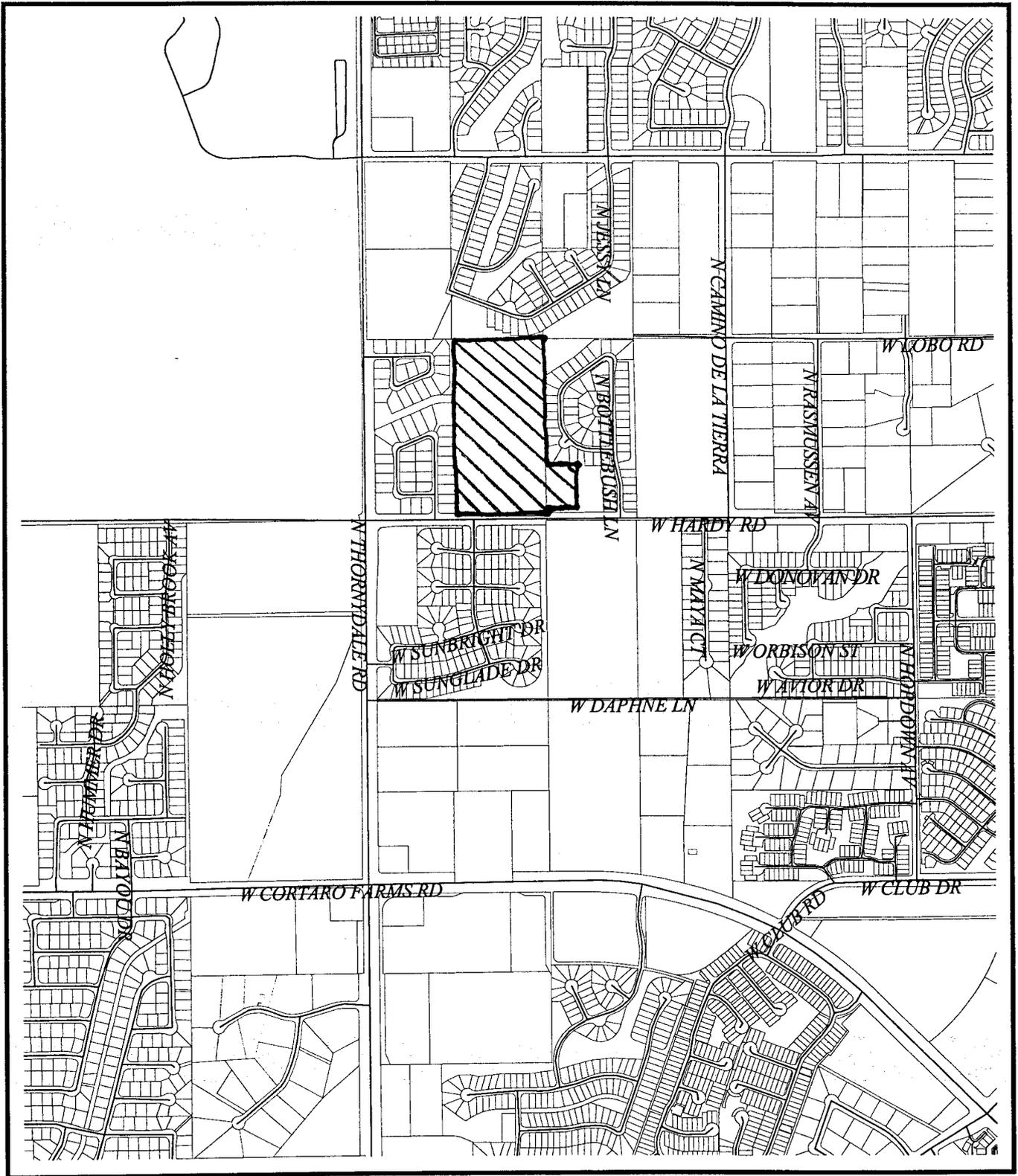


Parcel #:221-07-0020

B17b

Pima County Development Services
 Planning Division
 Comprehensive Plan Section



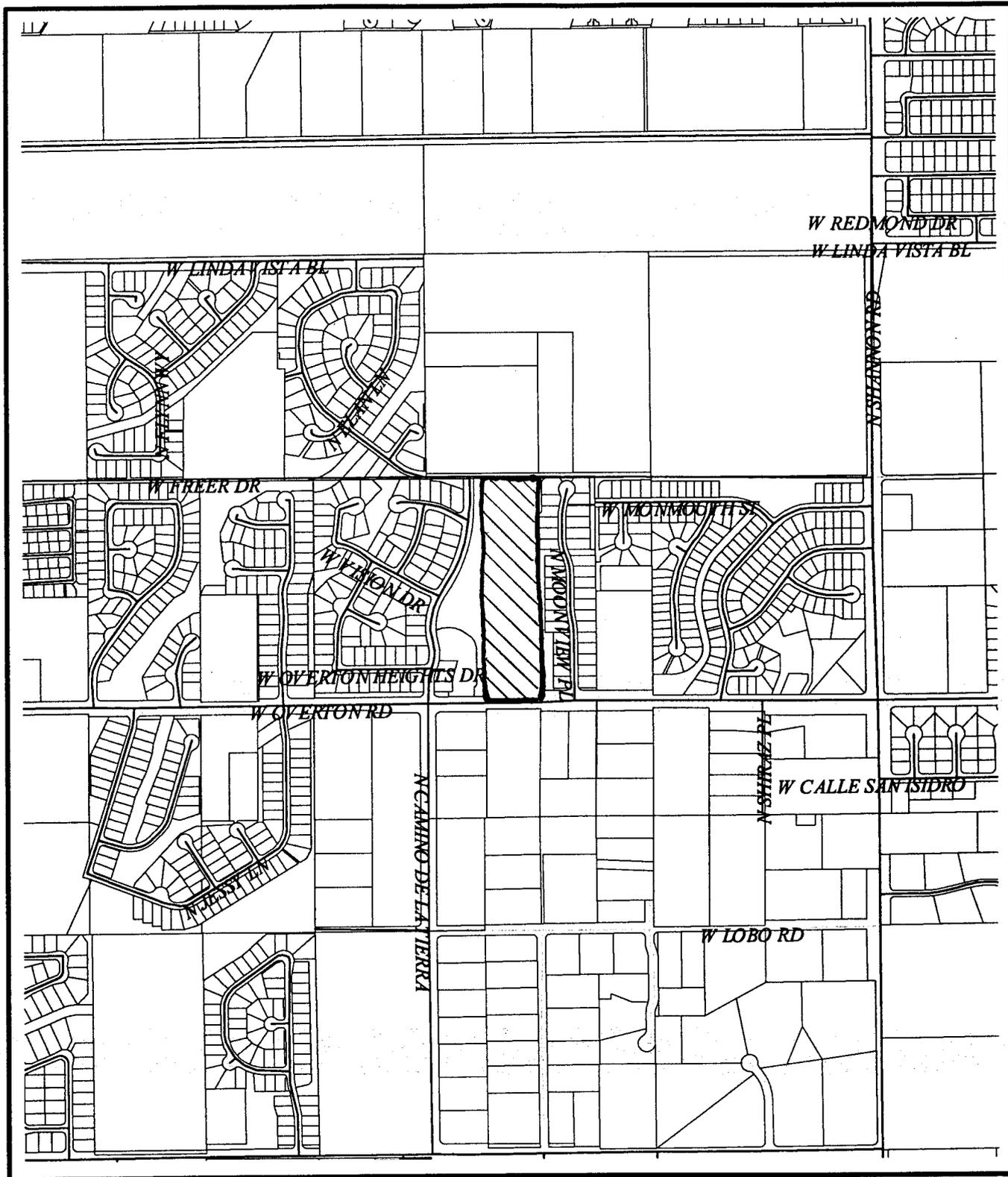


Parcel #: 225-02-029B
and 225-02-030D

B17d

Pima County Development Services
Planning Division
Comprehensive Plan Section



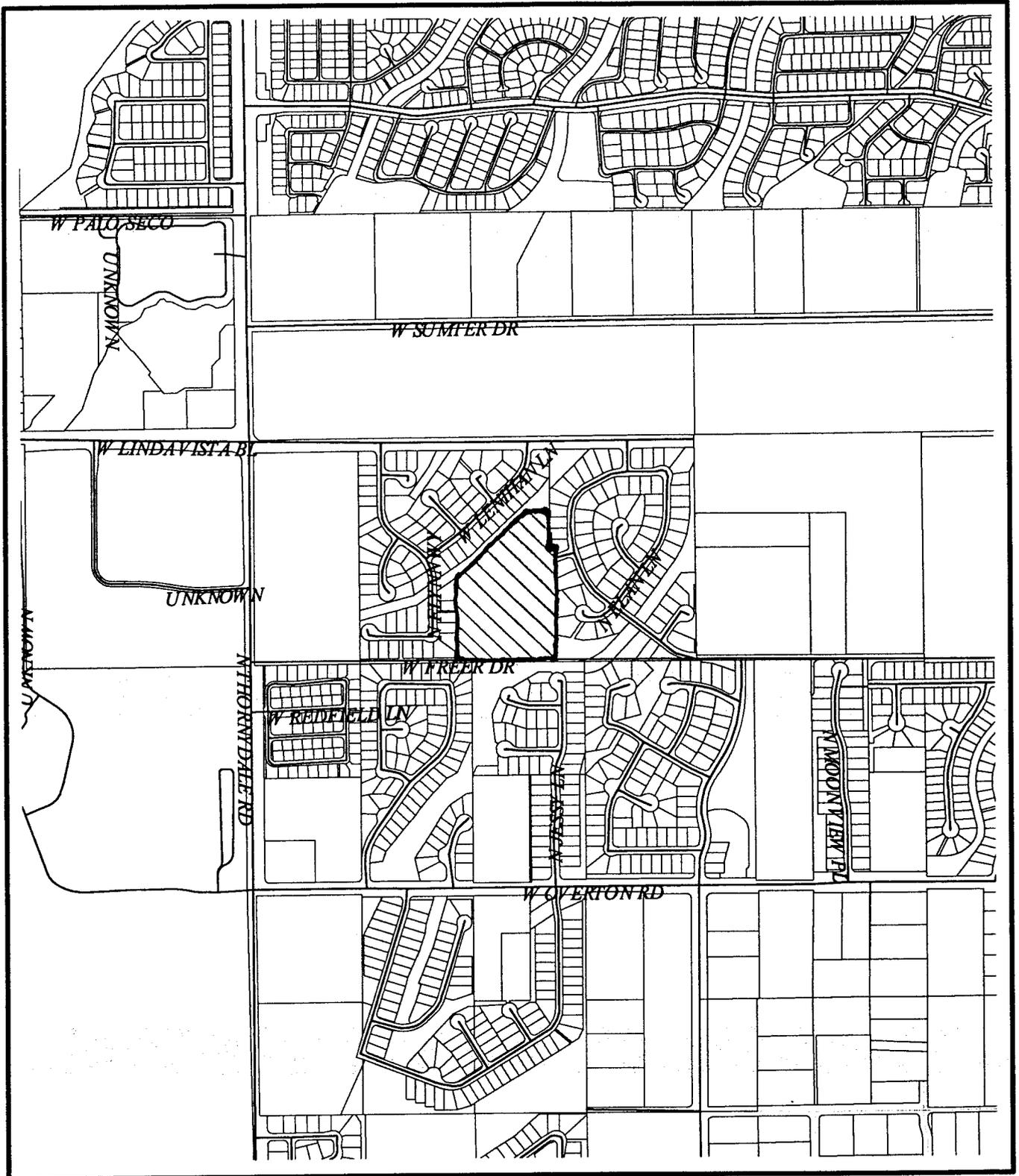


Parcel #:225-02-0120

B17e

Pima County Development Services
 Planning Division
 Comprehensive Plan Section



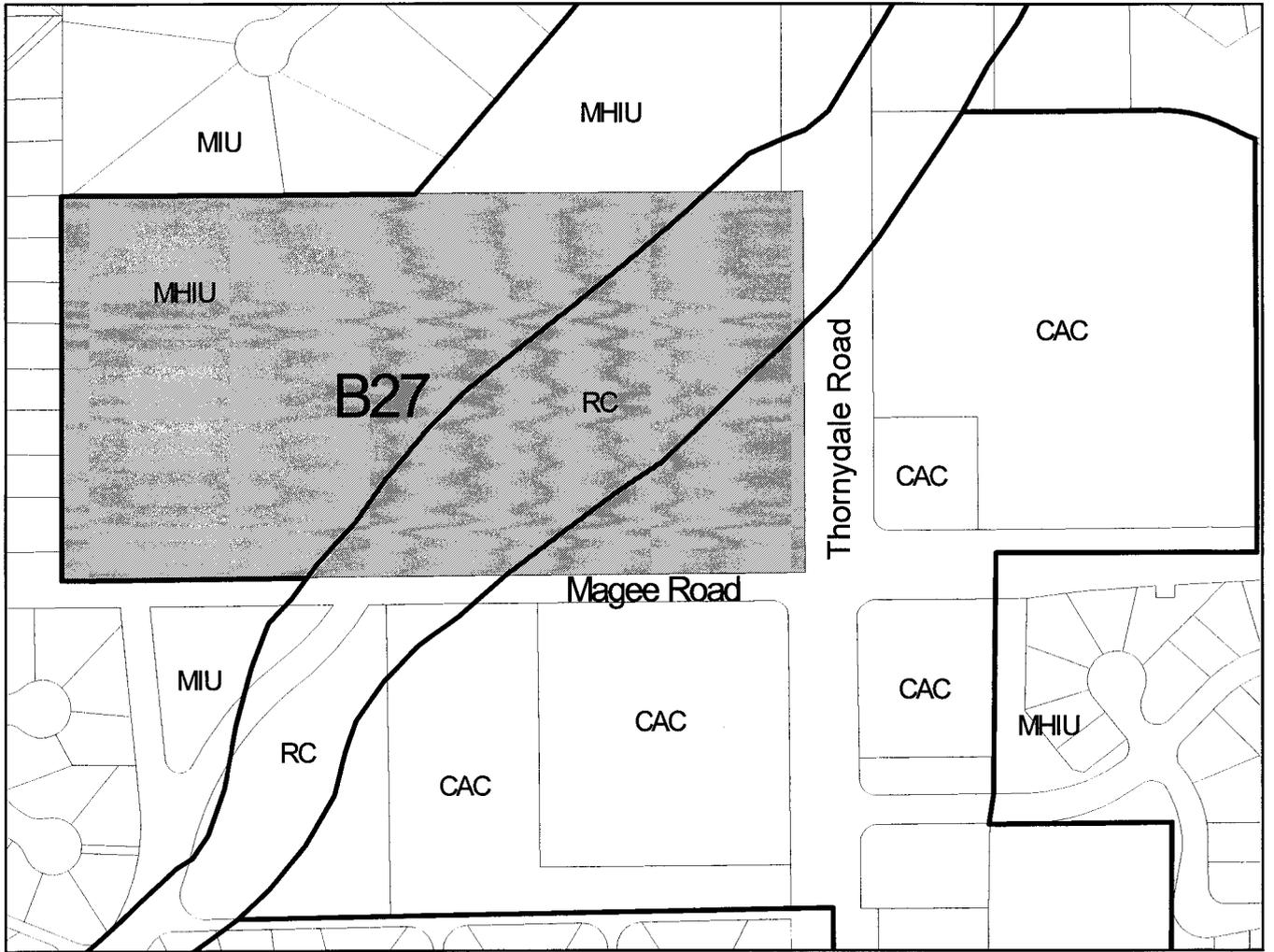


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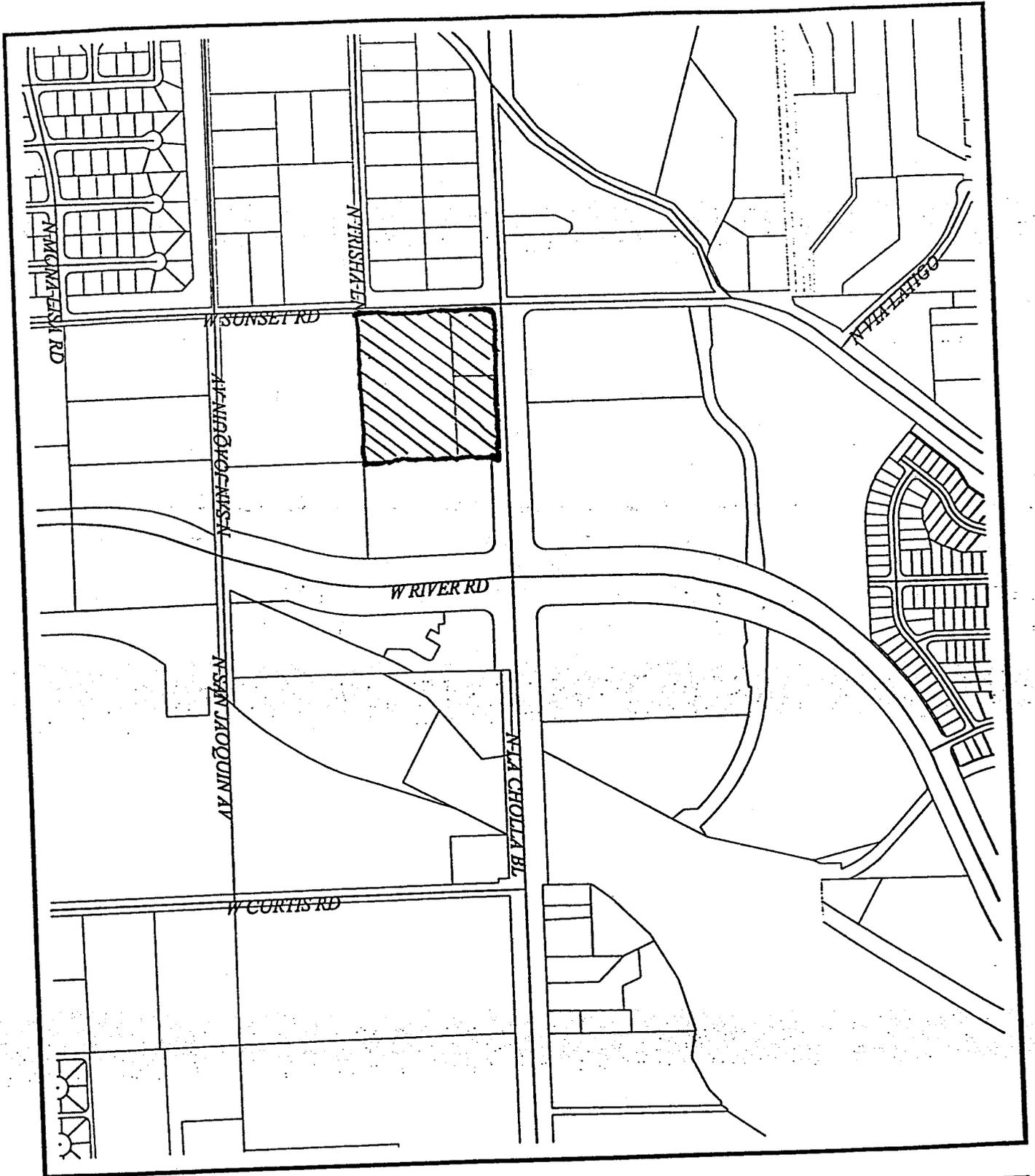
B17f

Pima County Development Services
Planning Division
Comprehensive Plan Section





B27

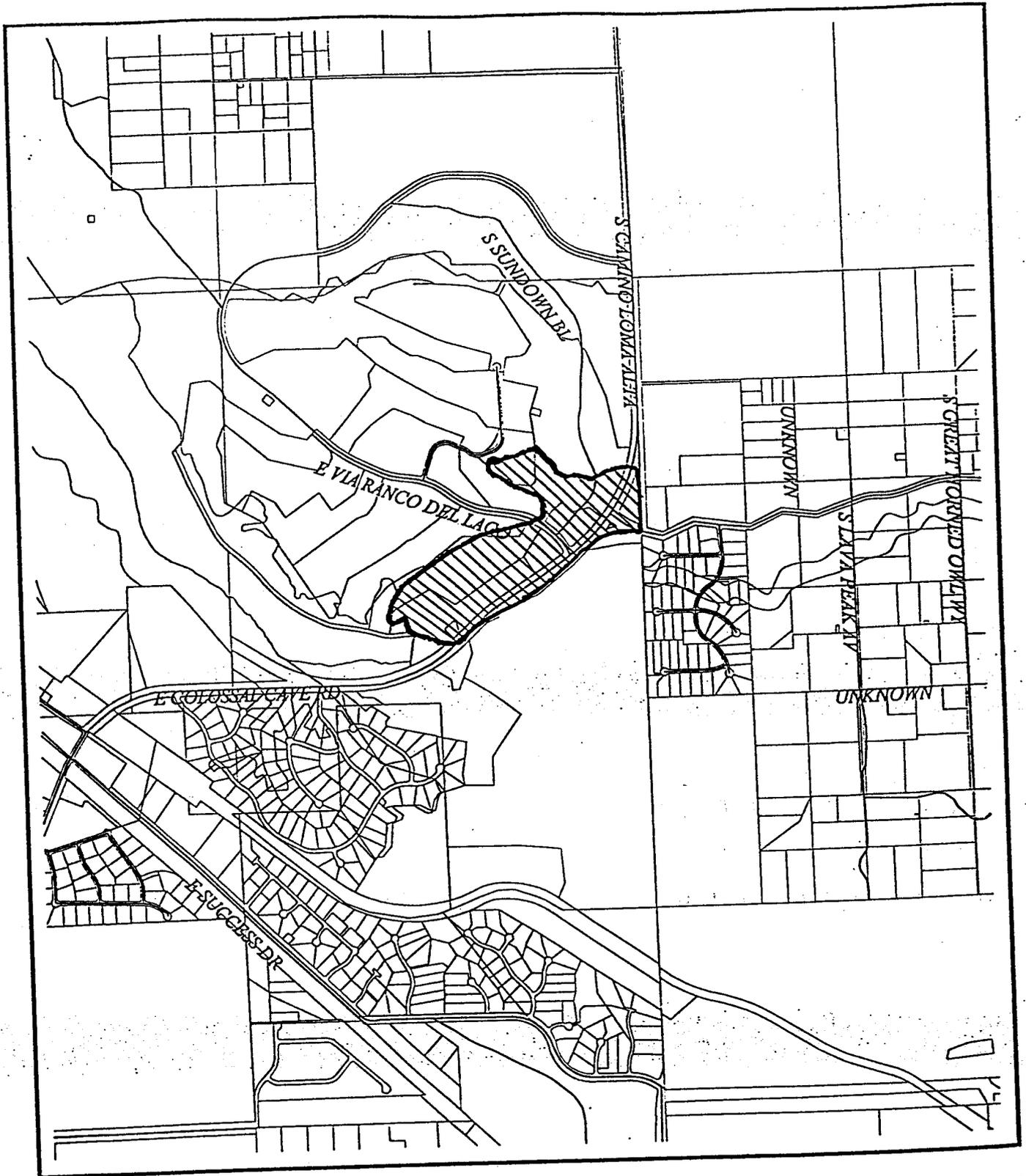


B29

Location: La Cholla and River

Pima County Development Services
 Planning Division
 Comprehensive Plan Section



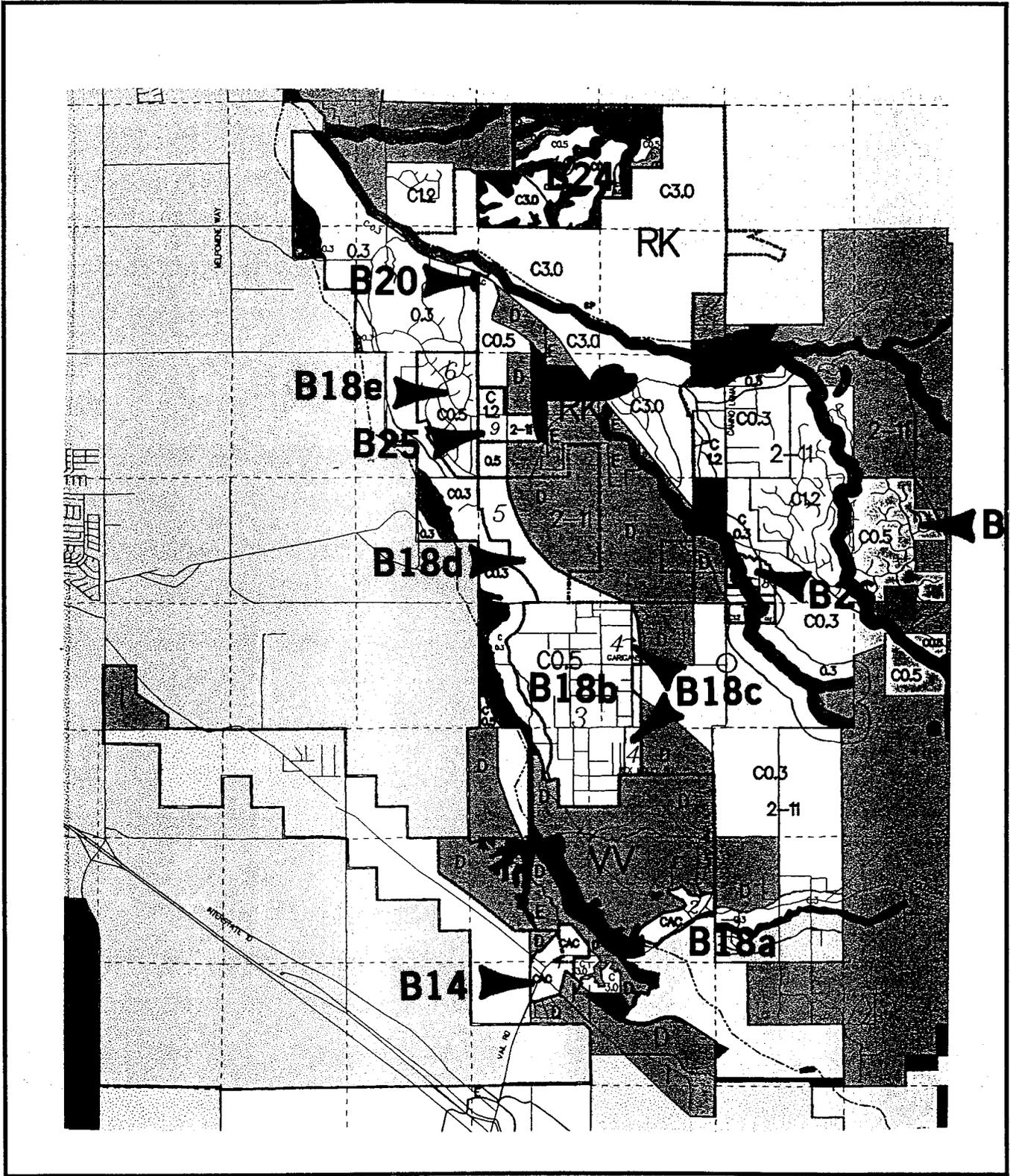


Location: Colossal Cave Rd.
and Camino Loma Alta
(CAC to LIU 0.3)

B14

Pima County Development Services
Planning Division
Comprehensive Plan Section

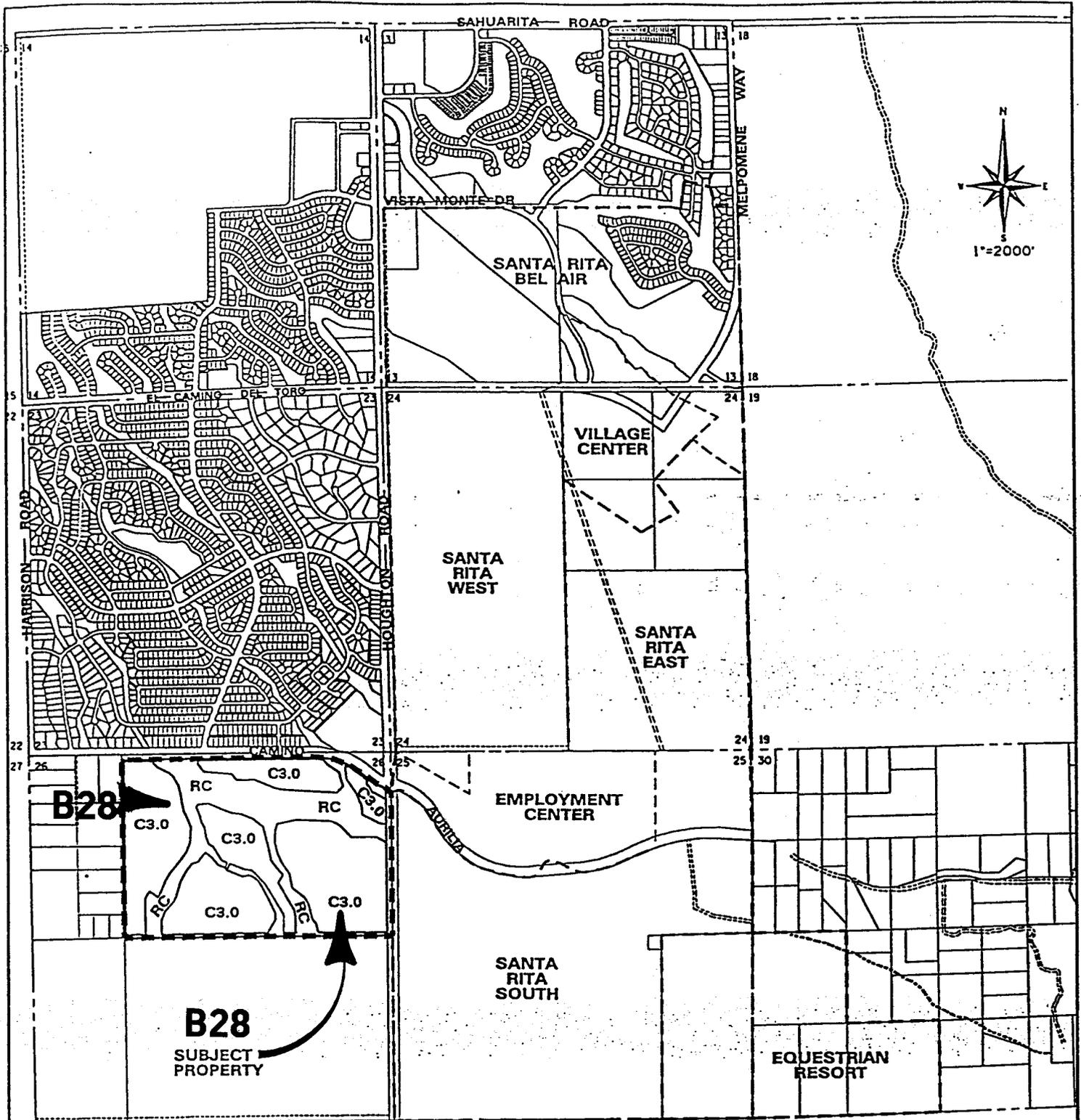




**B14, B18a thru f,
B20, B24, B25, B26**

Pima County Development Services
Planning Division
Comprehensive Plan Section



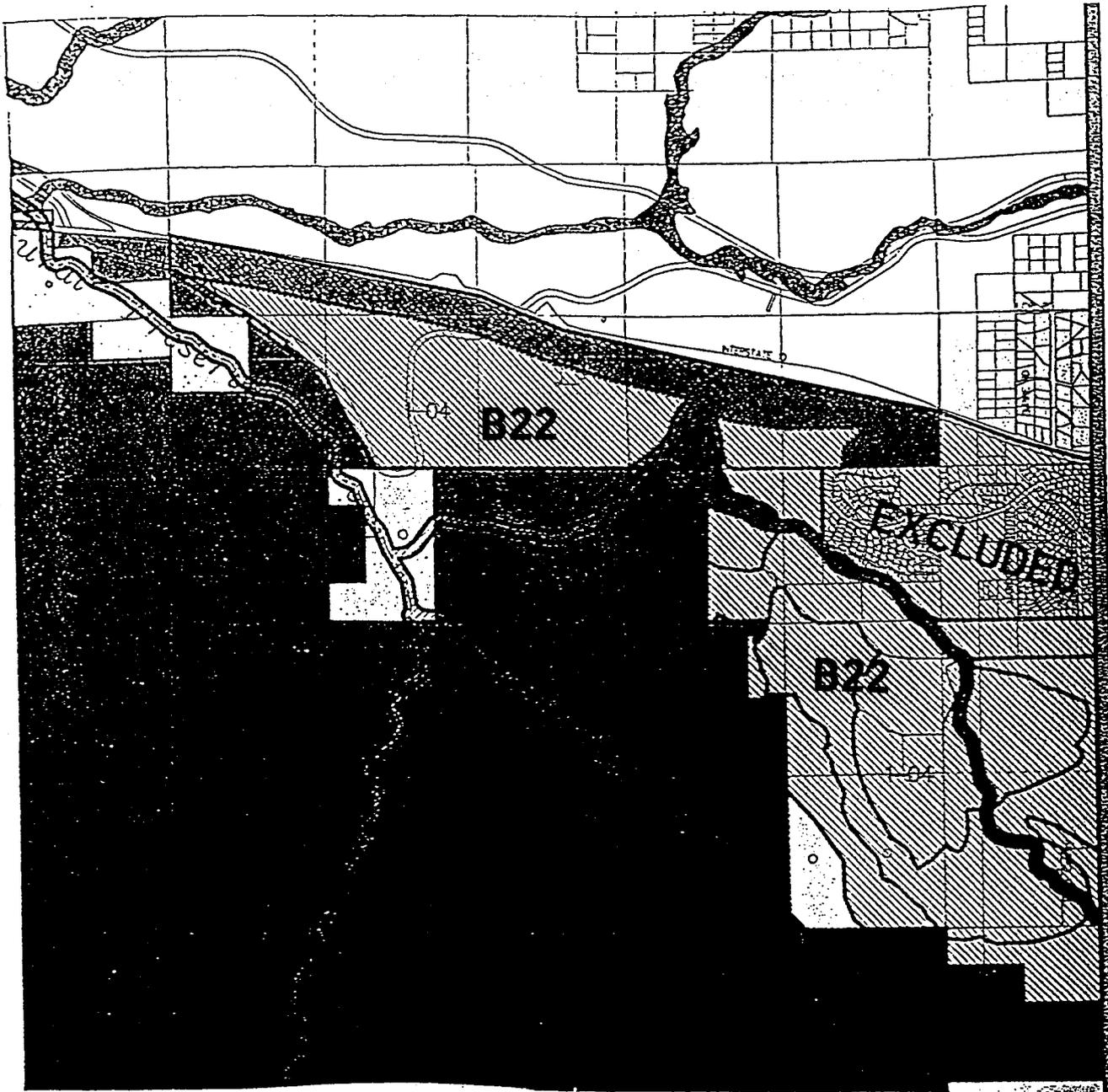


LEGEND:

SUBJECT PROPERTY ————

SPECIFIC PLAN BOUNDARY - - - - -

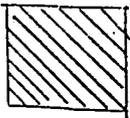
B28



T17S

Cedillo County

B22



— **EMPIRITA RANCH**

New Actions

The Commission did not make recommendations and the Board took no actions on the items listed below. The proper notice has been done and both items can proceed to the public hearing process as new items requiring a Commission recommendation and Board action.

Davis-Monthan Air Force Base

There are two parcels located in the high noise or accident potential zone near the Davis-Monthan military airport (please refer to attached map), as defined by Section 28-8461 of the *Arizona Revised Statutes*. These parcels lie within the Airport Growth Area. To properly coordinate with other parcels that lie within this growth area, staff is recommending the proposed change in planned land use designation from Urban Industrial (I) to High Intensity Urban (HIU), which will adequately accommodate the requirements of the Growth Area Element. The two parcels are identified as follows:

Parcel One is approximately 448 acres located north of Valencia Road; and,
Parcel Two is approximately 176 acres of a 280-acre parcel located on the northeast corner of Interstate 10 and Valencia Road.

This is a new item which has been properly noticed and requires the Commission's recommendation on January 30, 2002 to be forwarded to the Board.

Western Pima County Subregion

Resources of the Ajo / Why / Lukeville Subregion (Western Pima County)

Background

This document provides an inventory of resources in Ajo and Western Pima County and land use planning proposals so that the Planning and Zoning Commission and Board of Supervisors have the opportunity to add Western Pima County to the Comprehensive Plan as part of the 2001 Plan Update. Although there are planning documents (Co13-64-04, Co13-67-03 and Co13-67-04) which apply to Ajo, Why and Lukeville respectively, the 1992 Comprehensive Plan did not provide mapped guidance for traditional land use planning in Western Pima County. This memorandum and the attached maps suggest planned land uses that could guide future land use decisions in Western Pima County.

Public Participation

A Public Participation Program was adopted by the Board of Supervisors on April 17, 2001. Under this Program, land use panels were established for seven subregions including Western Pima County. Four public meetings took place for individuals who became land panel members in Western Pima County. The first meeting was held on July 11, 2001. The second was held on August 15, 2001. A third meeting took place on October 17, 2001 and the fourth meeting was held on November 20, 2001. The draft Comprehensive Plan Update for Eastern Pima County was forwarded to the Board on October 17, 2001. Because additional public comment was needed to complete the draft proposal for Western Pima County and the meeting was scheduled for the 17th of October, the Western Pima County resource inventory and land use proposals are being forwarded at this time for discussion purposes.

Elements of the Comprehensive Plan

State law identifies these seven elements as components of the Comprehensive Plan: (1) Growth Area Element; (2) Land Use Element; (3) Circulation Element; (4) Water Resources Element; (5) Open Space Element; (6) Cost of Development Element; and (7) Environmental Planning Element. Each is discussed in relation to Ajo, Why and Lukeville in this document.

Growth Area Element

State law requires the County to identify “growth areas” as one of seven elements of the Comprehensive Plan. Three potential areas have been identified in Eastern Pima County based on criteria including: (1) utilizing multimodal transportation; (2) creation of mixed use, compact development; and (3) opportunities for infrastructure expansion. Staff is not recommending that any area of Western Pima County be designated as a Growth Area given the relatively small population of less than 4,000 people (Appendix, Map 1), and other constraints.

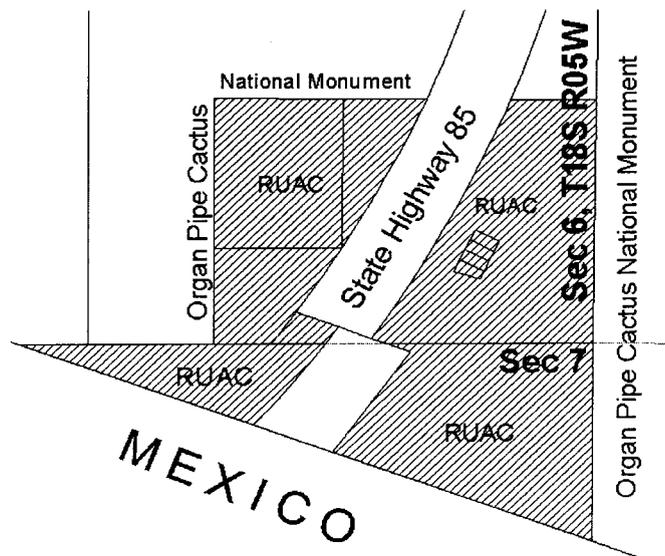
Land Use Element

Low Intensity Rural (LIR)

Much of the land in the planning area is owned by the Bureau of Land Management and it is preferred that it remain in this status, not subject to disposal. In the event land does convert to urban uses, staff does not recommend any use greater than the lowest intensity available. This is consistent with Rural Homestead zoning in Eastern Pima County. The area outside the three communities of Ajo, Why and Lukeville is zoned Institutional Reserve (federal land) and Rural Homestead.

Rural Activity Center (RUAC)

The Rural Activity Center designation allows commercial uses and residential development up to 10 residences per acre. Planning staff has suggested that this designation be applied to the core area of Why, which is currently zoned GR-1 Rural Residential with a large area of CB-2 General Business, and lesser areas of TR Transitional and TH Trailer Homsites. Planning staff also suggests that this designation be applied to all the privately owned areas of Lukeville. This small area provides visitor services and lodging immediately north of the United States-Mexico international border, and is zoned RH and CB-2. These areas are relatively compact, and non-residential uses are expected to remain clustered along the State Highways. Staff received a special request for the area of Lukeville to be designated as Urban Industrial (UI) to allow warehousing. RP-46 (proposed) would be a Special Area Policy Overlay that would allow rezoning to industrial to accommodate warehousing for the importing and exporting of goods at the international border.



Inset: Lukeville, Arizona

Medium Intensity Urban (MIU)

The Medium Intensity Urban (MIU) designation allows a mix of medium intensity uses including residential up to 10 residences per acre, and compatible non-residential uses allowed in the TR zone, including professional office.

Staff suggests that this designation apply to most of Ajo. Much of this area is zoned CR-3 Single Residence and CR-4 Mixed Dwelling Type, with TH extending north along Ajo-Gila Bend Highway. There are areas of other zoning, such as CMH-1 County Manufactured and Mobile Home-1, SH Suburban Homestead, and TR, plus small areas of CB-1 Local Business which remain as spot uses. There are also some non-residential uses permitted as Conditional Uses.

Neighborhood Activity Center (NAC)

The Neighborhood Activity Center designation allows commercial uses and residential up to 10 residences per acre. The intent is to provide for a small mixed use node serving a local area, but in some cases it may also include highway uses such as lodging.

Staff suggests that the Neighborhood Activity Center designation apply to two emerging commercial nodes on Ajo's north side, along the Ajo-Gila Bend Highway. Public comment favored new businesses locating in improving existing commercial areas, so these boundaries for the most part, reflect existing zoning and use.

Community Activity Center (CAC)

The Community Activity Center designation allows commercial uses and residential uses up to 24 residences per acre, to serve as a medium intensity mixed-use center for a surrounding community. Staff proposes to apply this designation to the Plaza area of Ajo, surrounding higher intensity uses.

Multi-functional Corridor (MFC)

The Multi-functional Corridor designation allows commercial, office, high-density residential, and other higher intensity uses along major roadways. A proposed Multi-functional Corridor designation is found running north in Ajo from approximately Solana Avenue, along Ajo-Gila Bend Highway for approximately 1.5 miles, to accommodate an existing mix of commercial and other uses in an area largely zoned commercial.

Resource Extraction (RE)

The Resource Extraction designation identifies current mining districts. Staff applied this in the New Cornelia Mine complex, which includes the area zoned CI-2 plus a surrounding area zoned RH.

Urban Industrial (I)

The Urban Industrial designation allows CI-1 Light Industrial/ Warehousing, CI-2 General Industrial, and CPI Campus Park Industrial zoning, and CB-1 and CB-2 zone commercial uses. It does not encourage residential development. Staff proposes to designate the Ajo Community Airport area as Urban Industrial, which is consistent with other small airports in the County,

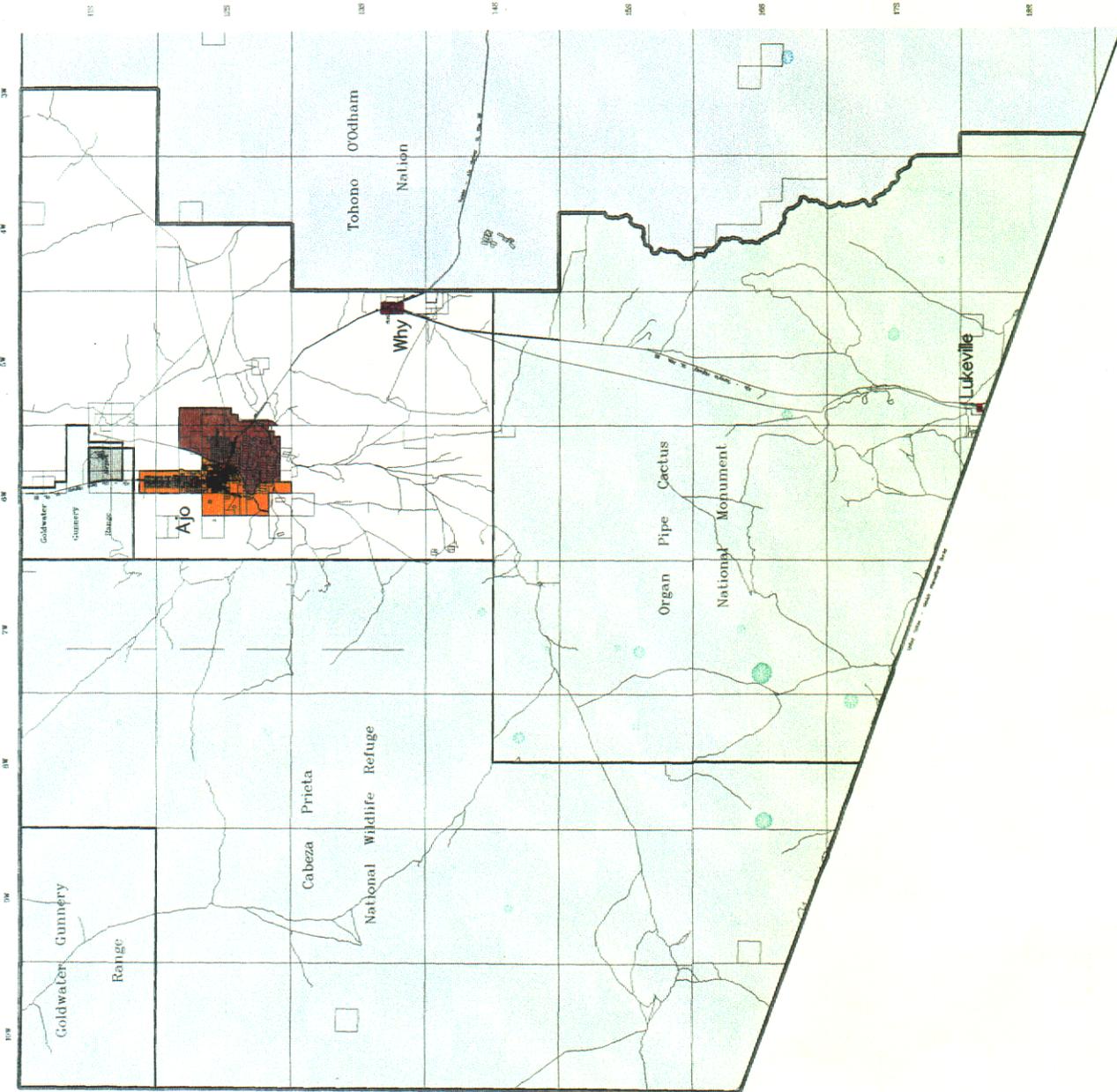
The maps on the following pages reflect these proposals and display them in the context of Western Pima County, and at a finer level of detail for Ajo, Why and Lukeville.

Pima County Comprehensive Land Use Plan

Draft Land Use Plan October 2001

Western Pima County Subregion

- Planned Land Use**
- Activity Centers
 - CAAC Community Activity Center
 - CAAC Neighborhood Activity Center
 - MAC Neighborhood Activity Center
 - MFC Multifunctional Corridor
 - Medium/High Intensity Urban
 - D Medium Intensity Urban
 - E High Intensity Urban
 - F High Intensity Urban
 - Low Intensity Urban
 - C 3.0 Low Intensity Urban-3.0
 - C 1.2 Low Intensity Urban-1.2
 - C 0.5 Low Intensity Urban-0.5
 - C 0.3 Low Intensity Urban-0.3
 - Rural Forest Village
 - Rural Activity Centers
 - RMAC Rural Activity Center
 - RXC Rural Crossroads
 - Medium Intensity Rural
 - Low Intensity Rural
 - Resource Transition
 - Resource Extraction
 - Industrial
 - Light Industrial
 - Heavy Industrial
 - Resource Conservation
 - Subregion Boundary
 - Public Preserves
 - Tribal Nations
 - Parcels
 - Roads



Map Scale = 1:100,000
1 inch = 8332 feet
1" = 1.59 Miles

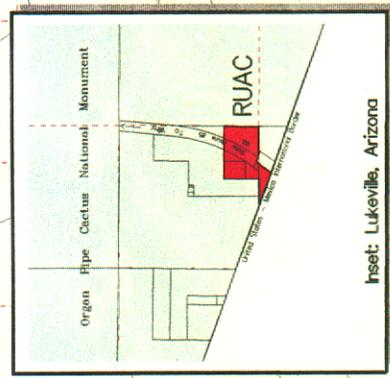
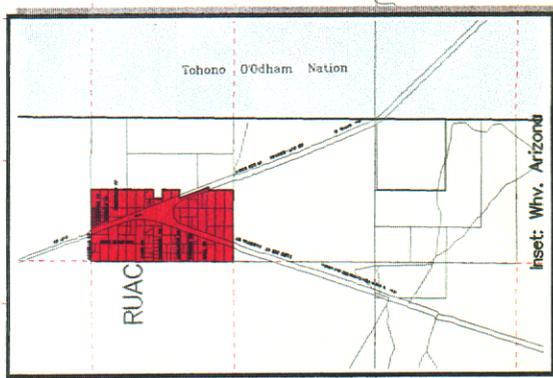
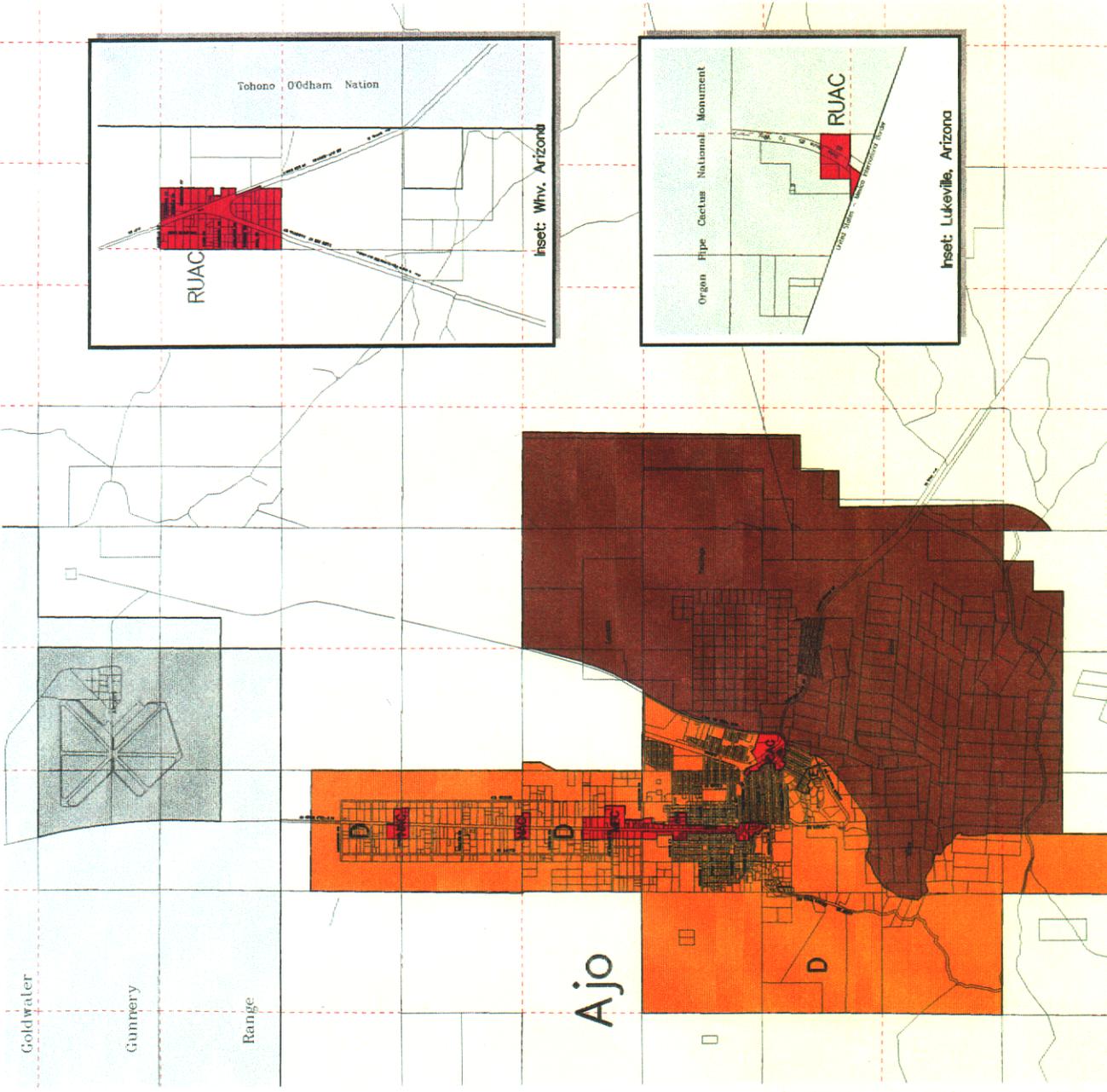
Pima County Comprehensive Land Use Plan

Draft Land Use Plan October 2001

Ajo, Why, and Lukeville Detail Western Pima County Subregion

Planned Land Use

- Activity Centers
 - RCAC Regional Activity Center
 - NCAC Neighborhood Activity Center
 - MFC Multifunctional Corridor
- Medium/High Intensity Urban
 - D Medium Intensity Urban
 - E High Intensity Urban
- Low Intensity Urban
 - C1.2 Low Intensity Urban-1.2
 - C0.5 Low Intensity Urban-0.5
 - C0.3 Low Intensity Urban-0.3
- Rural Forest Village
- Rural Activity Centers
 - RAAC Regional Activity Center
 - RR Rural Crossroads
- Medium Intensity Rural
- Low Intensity Rural
- Resource Transition
- Resource Extraction
- Industrial
 - I Urban Industrial
 - HI Heavy Industrial
- Resource Conservation
- Public Preserves
- Tribal Nations
- Parcels
- Roads



Circulation Element

Under the state law that defines the elements of the Comprehensive Plan, the Circulation Element is to consist of "the general location and extent of existing and proposed freeways, arterial and collector streets, bicycle routes and any other modes of transportation as may be appropriate, all correlated with the land use plan," which is required to promote compact form development. Pima County maintains just over 2000 miles of roads in the unincorporated areas. For many years the community has turned down opportunities to fund transportation improvements. Total system needs for all jurisdictions in the region by 2025 now stands at \$10.7 billion, although only \$6.6 billion is projected to be available given existing funding sources. The unincorporated areas of the region have additional dilemmas created by the unfunded travel demand that results from wildcat subdividing, and the fact that the outlying areas are not well serviced by transit.

Ajo Roadways -- The primary roads serving this sub region are state routes: Ajo-Tucson Highway (SR 86) and Ajo-Gila Bend Highway (SR 85). In central Ajo, the Ajo-Tucson Highway becomes North Taladro Street, North Pizal Street, North Yermo Street, and West Solana Avenue. The Ajo-Gila Bend Highway becomes North Second Avenue before turning east and becoming West Solana Avenue. Other major streets in the community of Ajo include North Well No. 1 Road, which serves the Ajo Municipal Airport, and Rasmussen Road that is located approximately 1 mile north of downtown Ajo. Rocalla Avenue becomes Alley Road, which circles around the New Cornelia Mine to the south and west of town. Pima County maintains 50 miles of roads in the vicinity of Ajo and Why, of which 44 miles are paved. The majority of roads in this vicinity (246 miles) are not maintained by Pima County. These include private roads and unimproved public road easements. Maps 2, 3 and 4 in the Appendix reflect the road system and its relation to land that is high in natural resource value.

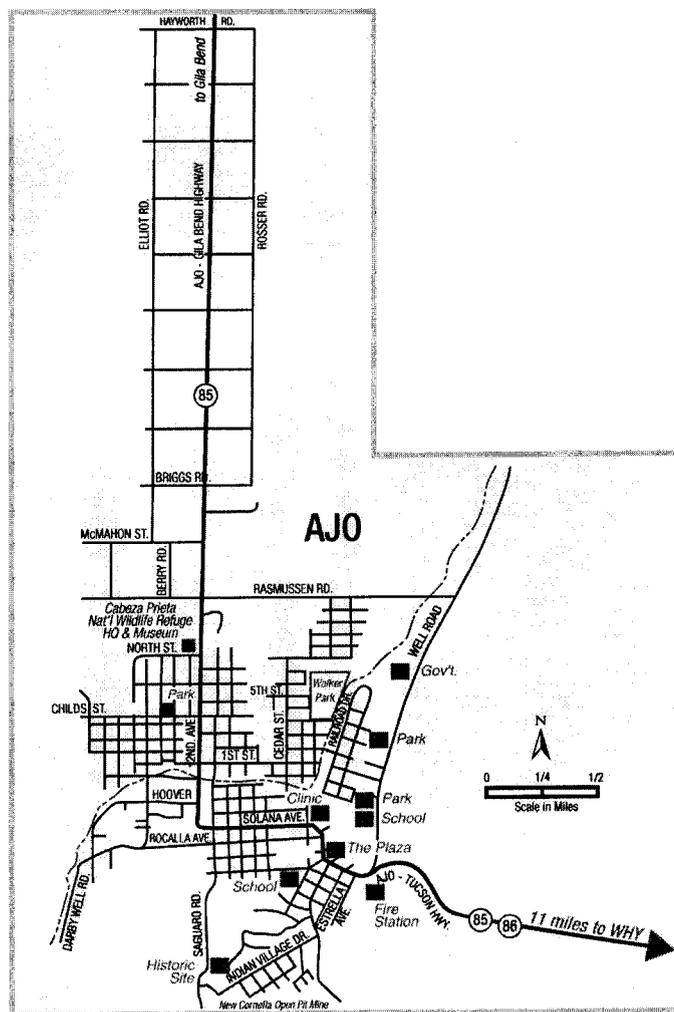
Airport -- The Ajo Municipal Airport is located approximately five miles north of downtown Ajo on Mead Road.

Public Transit

1. Ajo-Tucson Service -- Pima County Rural Transit provides service to and from the communities of Ajo, Why and Tucson. The Ajo route traverses the Tohono O'odham Nation on State Route 86, continues to Robles Junction (Three Points) and on into Tucson to the Laos Transit Center. This service operates one round-trip per day on Monday, Wednesday and Friday. The bus leaves Ajo, Arizona at 6:15 am arriving Tucson 9:05 am, and departs Tucson at 3:20 pm, arriving in Ajo at 6:15 pm. One-way fare varies by destination. The maximum fare from Tucson to Ajo is \$7.50. This route stops in Robles Junction, Sells, Quijotoa, San Simon, Hickiwan Turnoff, Gunsight Turnoff, Why and Ajo.

2. Ajo-Phoenix Service -- Pima County Rural Transit provides public service between Ajo, Gila Bend and Phoenix, with stops in Buckeye and Avondale. This service operates three round-trips Monday-Friday and two round-trips on Saturday. One-way fare is \$7.00 from Ajo to Phoenix.

3. Ajo Dial-a-Ride Service -- The Ajo Dial-a-Ride van provides demand- responsive, “first come, first served” public transit in the community of Ajo. The service area, shown at right, extends six miles from the Ajo Plaza. This service operates five days a week, Monday through Friday, from 8:00 a.m. until 5 p.m. This service uses a 15-passenger handicapped-accessible van. The one-way fare for this service is \$0.75.



Open Space Element

State law requires planning for open space as part of the comprehensive plan. At the same time, it states in Section 11-824 (F) that “In applying an open space element or a growth area element of a comprehensive plan a county shall not designate private or state land as open space, recreation, conservation or agriculture unless the county receives the written consent of the landowner or provides an alternative, economically viable designation in the general plan or zoning ordinance,

allowing at least one residential dwelling per acre. If the landowner is the prevailing party in any action brought to enforce this subsection, a court shall award fees and other expenses to the landowner." This provision limits the open space element of the comprehensive plan to a description of the existing resource base.

Cost of Development Element

State law calls for a cost of growth element to require development to pay a fair share of public facility costs. Pima County funds facilities in a variety of methods with the wastewater system coming the closest to achieving an effective strategy of concurrency so that the service is available when development impacts occur.

State law also allows unregulated development to escape infrastructure standards. This causes land to be developed in a way that consumes available land, accommodates population and leverages a service demand, but does not contribute in kind to the property tax base. Unregulated development also has resulted in an infrastructure deficit of staggering proportions that the community will one day have to face to bring roads and other facilities up to standard for health and public safety purposes.

1. County-wide Distribution of Fiscal Resources -- Pima County's tax base is supported to a surprising extent by the improvements to the land, and not the land itself. Whereas the full cash value of Pima County in November of 2000 was \$35.3 billion, \$34.7 of this was found in Eastern Pima County; and \$34.2 billion (97 percent) was found in the urbanizing areas of Pima County, which cover only 1/12th of the County. A similar distribution is found when actual taxes paid are measured.

Ajo -- The average full cash value, and taxes paid per acre in Ajo is highest in land that is distant from high natural resource land. The location of land that pays taxes from a low range (\$401 to \$800 per acre) to a higher range (more than \$2001 per acre). Similarly, the range of full cash value per acre is illustrated from a low (\$40,001) to high range (exceeding \$200,001 per acre in value).

2. Residential and Commercial Components of Built Environment -- When the actual built environment is studied, we find that it covers a relatively small area: 165,275 acres within Pima County's 5.8 million acre land mass, but contributes 79 percent of the total full cash value of Pima County. Commercial uses tend to contribute more than residential, with business centers having an average full cash value of \$586,489 per acre and mobile homes having a value of \$25,098. The highest value residential and commercial land uses are clustered in the urbanizing areas, while the lowest value residential and commercial uses are scattered to the outer edges of the county.

Western Pima County and Ajo -- In Western Pima County, business centers have an average full cash value of \$112,962, while mobile homes average \$8,047 per acre. In Ajo itself, the business center data is the same, but mobile homes average \$12,466 per acre.

3. Location of Residential Components of Built Environment -- Multi-family housing covers 9 percent of the built environment but contributes 18 percent to the full cash value of the built environment. On average this use has a full cash value of more than \$340,000 per acre. Single family housing covers 60 percent of the built environment but contributes 67 percent to the full cash

value of the built environment. On average this use has a full cash value of more than \$185,000 per acre. Mobile home uses cover 24 percent of the built environment but contribute 4 percent to the full cash value of the built environment. On average this use has a full cash value of \$25,000 per acre. The mobile home map is essentially a fiscal resource sink map for Pima County.

Single Family Homes in Western Pima County and Ajo -- In Western Pima County there are 1,580 single family homes; the average full cash value is \$95,447. Approximately 1,543 of these homes are in Ajo; the average full cash value is \$106,981 per acre.

Multi Family Homes in Western Pima County and Ajo -- In Western Pima County there are 44 multi family homes; the average full cash value is \$4,764. Forty of these are in Ajo; the average full cash value is \$20,807 per acre.

Mobile Homes in Western Pima County and Ajo -- In Western Pima County there are 215 mobile homes; the average full cash value is \$8,047. One hundred sixty eight of these are in Ajo; the average full cash value is \$12,466 per acre.

4. Location of Commercial Components of Built Environment -- The state law that defines the elements of the comprehensive plan promotes mixed use development. Traditionally, neighborhood concern has been voiced against including commercial uses near or within areas with residential uses. The chart below demonstrates that commercial uses tend to carry a much greater full cash value per acre than residential uses. The chart also demonstrates that uses in Ajo carry a full cash value per acre that is far less than values found in the built environment across Pima County.

LAND USE TYPES	FULL CASH VALUE/ ACRE - PIMA	FULL CASH VALUE/ ACRE - AJO
Business centers	\$ 586,489 / acre	\$ 112,963
Malls and strip centers	\$ 508,573 / acre	\$ 322,223
Restaurants	\$ 393,106 / acre	\$ 101,147
Multi-family residences	\$ 341,868 / acre	\$ 20,807
Hotel, motel, resort	\$ 340,328 / acre	\$ 85,098
Grocery, retail, con	\$ 283,480 / acre	\$ 72,788
Single family residences	\$ 185,886 / acre	\$ 106,981
Warehouses / industrial	\$ 154,129 / acre	\$ 69,465
Mobile homes	\$ 25,098 / acre (\$12,820 / home)	\$ 12,466

5. Other Facilities and Services -- Maps 35 through 42 in the Appendix illustrate the location and extent of facilities such as Sheriff's facilities, hospitals, health facilities and fire stations, public libraries and swimming pools.

Water Resources Element

The state law that defines the Elements of the Comprehensive Plan calls for water resources planning that (1) addresses the currently available surface water, groundwater and effluent supplies, and (2) provides an analysis of how the future growth projected in the county plan will be adequately served

by the legally and physically available water supply, or provides plans to obtain additional necessary water supplies.

The question about the carrying capacity of our water resource base has been answered by different groups, using different assumptions. No previous analysis has made room in the overall water budget for riparian protection or restoration. The water budget calculated in the Third Management Plan for the Tucson Active Management Area, assuming that water conservation goals are achieved by 2010, shows that with a population of 1,266,500 it would still be necessary to mine groundwater. The City of Tucson population projections predict that we will reach this population in the year 2022.

Ajo -- The Ajo region has even more difficult constraints. It has no surface water and only limited amounts of groundwater. Rainfall is much less in Ajo than in the Tucson area, so natural recharge potential is very small. It is very clear in this region that water use must not exceed supply as there are no alternative water sources. A major expansion of the town's population is unlikely for several reasons, of which a significant one is lack of available water.

Environmental Element

The state law that defines the Comprehensive Plan requires "analysis, policies and strategies to address anticipated effects, if any, of plan elements on air quality, water quality and natural resources associated with proposed development under the comprehensive plan." The Environmental Planning Element calls for analysis, planning and strategies to address anticipated effects of plan elements on natural resources associated with proposed development under the comprehensive plan. The policies and strategies to be developed under this element shall be designed to have countywide applicability." The Elements of the Sonoran Desert Conservation Plan reflect Pima County's analysis, planning and strategies for natural and cultural resource protection.

Regional Plan Policies for the Conservation Lands System should protect natural and cultural resources according to their value: (1) Mesoriparian areas and natural and cultural high value resources deserve the highest protection; (2) Biological core, priority conservation and recovery areas require the second highest level of protection; (3) Multiple use and landscape linkage areas establish a third tier of protection; (4) Urban buffer areas are a fourth tier of protection; and (5) Urbanizing areas constitute a fifth tier. Resource extraction areas should begin to have recovery and reclamation planning take place. Interim and long-term policies should be framed within the regional Conservation Lands System. Intensity policy guidance or zones might be established according to the level of protection needed to protect natural and cultural resources.

Ajo Area -- The latest draft of the conservation lands system indicates that land around Ajo is generally in the multiple use and landscape linkage tier.

2001 Annual Plan Amendments

The following is a chart of the 2001 Annual Plan Amendments with Commission recommendations and Board actions.

Case	Applicant	Requested Change	Acreage	Location	P&Z Recommendations	BOS Action
1. Co7-01-11	Schwartz	LIU 1.2 → MIU	0.8	Ina Road & Mona Lisa [NW]	Denial (9-1)	Pending (01-22-2002)
2. Co7-01-13	Biede	LIU 1.2 → MIU	0.9	La Canada & Ina [NW]	Denial (9-1)	Pending (01-22-2002)
3. Co7-01-01	Neil Johnson	LIU 3.0 → UI	2.5	Sahuaria /Santa Rita Road [USC]	Modified Approval, staff reco.(9-0)	Pending (01-15-2002)
4. Co7-01-02	Stewart Title/Tucson Air Indust.	HI → MIU	145	Valencia & Alvernon [RSSR]	Approval (9-0)	Pending (01-15-2002)
5. Co7-01-07	Fidelity National Title	LIR → MIR/MFC	311	Avra Valley Rd & Trico [TMAV]	Approval (6-3)	Pending (01-15-2002)
6. Co7-01-08	L. Cesare	LIU 1.2 → CAC	11.2	River Road & Craycroft [CF]	Denial (7-0)	Pending (01-15-2002)
7. Co7-01-15	St. Phillips	LIU 1.2 → MHIU	4.2	Campbell & River Road [CF]	Denial (8-1)	Pending (01-15-2002)
8. Co7-01-16	Bratton	LIR → MFC	9.5	Anway & Tucker [TMAV]	Modified Approval, SAP (9-0)	Pending (01-15-2002)
9. Co7-01-18A	Title Guaranty	LIU 1.2 → LIU 3.0	209	Valencia & Viviana [SW]	Denial (6-4)	Modified Approval, SAP
10. Co7-01-18B	Pima County - Camino Verde	LIU 1.2 → MIU	340	Valencia and Camino Verde [SW]	Denial, except 19.5 acres (SAP)	Denied, except 19.5 acres (SAP)
11. Co7-01-06	Novahud LLC	LIU 1.2 → MIU	1.0	Oracle & Casas Adobes Rd. [NW]	Denial (9-0)	Denied
12. Co7-01-17	Tucson Mtn. Investments	HIU → CAC	21.5	Sunset & La Cholla [NW]	Approval (7-0)	Approved, SAP
13. Co7-01-19	Kilanna Properties	I → MIU	15	N. Oracle Road (Pusch R) [NW]	Approval (10-0)	Denied
14. Co7-01-03	1601 Ina LLC/Dave Martin	LIU 1.2 → MIU	6.9	Ina & La Canada [NW]	Approval (10-0)	Approved
15. Co7-01-10	Odell	MIU → NAC	1.23	La Cholla & Curtis [NW]	Approval (9-0)	Approved
16. Co7-01-04	Lee Plaza	LIU 0.3 → LIU 3.0	49	Mark Road & Valencia [SW]	Approval (9-0)	Approved
17. Co7-01-05	Archer Investments	MIU → MFC	1.0	Valencia & Cmo de la Tierra [SW]	Approval (10-0)	Approved
18. Co7-01-09	Justins RV Park /Wyatt	RT → MFC	16	San Joaquin & Bopp [SW]	Approval for SAP in RT (10-0)	Approved, SAP in RT for TH
19. Co7-01-12	Lopez	RT → MIU	4.32	Bilbray & Ajo [SW]	Denial (9-1)	Denied
20. Co7-01-14	Moreno	LIU 1.2 → LIU 3.0	1.0	Cardinal & Los Reales [SW]	Approval (10-0)	Approved, SAP- 2 mobile homes

The Plan Amendment cases highlighted in **BOLD** and **ITALICS** are scheduled to be heard by the Board of Supervisors between January 15 and 22, 2002.

Regional, Rezoning and Special Area Policies

The Regional Plan Policies and the Development Policy in the Conservation Lands System document, dated November 27, 2001, was recommended by the Commission and adopted by the Board. It included regional policies addressing all the seven elements of the Plan, including the revised Special Area Policies and Rezoning Policies reflected on the Comprehensive Plan map, including the Rancho Vistoso Neighborhood 12 special area policies added by the Commission and adopted by the Board. Also included are the four special area policies related to the 2001 Annual Plan Amendment process.

Attached below are added regional and special area policies approved by the Board and referred to the Commission, including several clarifications on policies.

II. LAND USE ELEMENT POLICIES

.....

4. Land Use Intensity Legend

.....

- c. Land Use Intensity Legend Modification: Redesignate Resource Conservation to Resource Transition.

1) Resource Transition and Resource Conservation

The land use legend shall be modified to indicate private land exhibited as Resource Conservation on the Comprehensive Plan Land Use Map shall be converted to Resource Transition.

The Resource Transition designation shall refer to private land with environmentally sensitive characteristics that include wildlife corridors, natural washes, floodplains, peaks and ridges, buffers to public preserves, and other environmentally sensitive areas. Development of such land shall emphasize design that blends with the natural landscape and supports environmentally sensitive linkages in developing areas.

Resource Conservation designation shall refer to public land that protects existing public open space land necessary to achieve objectives regarding environmental quality, public safety, open space, recreation and cultural heritage and to promote an interconnected, regional open space network, including parks, trails, desert belts, and other open space areas.

.....

VI. GROWTH AREAS ELEMENT POLICIES

.....

H. The City of Tucson shall be designated as a growth area of Pima County.

.....

IX. REZONING AND SPECIAL AREA POLICIES

.....

DECEMBER 18, 2001 ADOPTED REZONING POLICES: The following rezoning and policies were adopted by the Board of Supervisors on December 18, 2001.

1-00 REZONING POLICES

.....

RP-38 NAC Area at the Southeast Corner of Old Spanish Trail and Camino Garanon
General Location: Southeast Corner of Old Spanish Trail and Camino Garanon
Description: Allows expansion of Neighborhood Activity Center with natural open space design.
Policy:

The subject property may increase the Neighborhood Activity Center by one acre. The balance of the property shall be left as natural open space.

RP- 39 Old Empirita Community Plan
General Location: South of I-10 and southwest of the Pima/Cochise County line.
Description: Medium Intensity Rural designation on a previous satellite community plan
Policy:

The subject property previously planned as the Empirita Community Plan may be developed through the specific plan or rezoning process. The designated Communities within the Empirita Community Plan contain the following acreage and density ranges:
Community 2 (5,100 acres with a density range of 2,500 to 3,000 units); and
Community 5 (2,162 acres with a density range of 400 units to 1,200 units).
In those areas of the Communities 2 and 5 designated Medium Intensity Rural the density shall be reduced by 30% from the minimum density range designated above but total number of units shall not exceed 2,030 units for the entire special area.

RP- 40 Canoa Land Grant/Southwest
General Location: Southwest corner of the Canoa Land Grant west of I-19.
Description: Approximate 600 acre parcel in the southwest corner of the Canoa Land Grant
Policy:

~~Development of urban land uses within this rezoning policy area shall be subject to approval of a planned community under the Specific Plan provision of Chapter 18.90 of the Pima County Code. The subject property is limited to 275 residential units and shall be developed with 60% of the property being left as natural open space.~~

RP- 41 780 Acre Area Within the Rocking K Specific Plan

General Location: Northeasterly from Old Spanish Trail and directly south of the Saguaro National Park

Description: Area designated for master planning within the Rocking K Specific Plan. 780 acres that were State Land now purchased by a private property owner.

Policy:

Allow density transfers among the planned building pods within the 780 acres. Allow those densities to be transferred among those development pods as identified in the Rocking K Specific Plan. Indicate that those development densities can be transferred provided that the number of allowable units that are within one-half mile of the national park cannot be increased, that is, density can be transferred to the south but not to the north.

.....

DECEMBER 18, 2001 ADOPTED SPECIAL AREA POLICES

The Board of Supervisors adopted the following list of special area policies on December 18, 2001.

2-00 SPECIAL AREA POLICIES

.....

S-21 Pasqua Yaqui Fee Lands

General Location: T15S R11E S31 and surroundings, T14S R10E S36 and surroundings, T14S R9E S33 environs, T15SR13E S18 environs.

Description: Pascua Yaqui Nation Fee Lands various parcels and locations.

Policy:

The actual planning of the Pascua Yaqui Nation Fee Lands must be consistent with current Pima County Zoning. The properties shall be developed through a cooperative planning relationship with the Pascua Yaqui Nation.

S-22 Disputed Annexation Areas of the Town of Marana

General Location: various locations near Tangerine Road and Thornydale Road

Description: Disputed annexation areas of the Town of Marana.

Policy:

The land use intensity categories noted on the Pima County Comprehensive Plan Land Use Map for the disputed annexations areas is not presently effective and would only become effective if the Town of Marana loses the lawsuit challenging its 1997 annexation of these areas.

.....

CLARIFICATION ON DECEMBER 18, 2001 ADOPTED POLICIES: At the December 2001 hearings, four rezoning (RP) and special area (S) policies presented to the Commission and the Board had conflicting recommendations. The text version of the policies recommended retaining them, while the mapped version recommended deletion.

The correct recommendations: are listed below:

RP-35 Restricted (Non-residential) Medium High Intensity Urban (formerly special area 5-03). Two separate areas south of Tucson International Airport, and along Interstate 10 east of the City of Tucson. **Delete.** This rezoning policy is based on down-planning along I-10 to Low Intensity Rural and south of Tucson International Airport to Medium Intensity Urban.

RP-36 Sonoita Highway / I-10 (formerly special area policy 1-18 Sonoita Highway / I-10). **Delete.** The area has been down-planned to Medium Intensity Rural.

S-21 Urban Floodplain Mitigation (formerly special area 3-06) **Retain south of Cortaro Farms Road. Delete north of Cortaro Farms Road** due to down-planning of that area to Low Intensity Urban-0.3 and Resource Transition (formerly Resource Conservation). The maps showed all of S-21 as retained.

S-17 I/10 Corridor / Eastern Gateway (formerly special area 2-01) **Delete.** Due to down-planning along Interstate 10 east of the City of Tucson. Most of the original area for policy S-17 has been annexed into the City of Tucson.

.....

2001 ANNUAL PLAN AMENDMENT POLICIES: The following policies are a list of the rezoning and special area policies added to plan amendments approved as part of the annual plan amendment process of 2001.

RP-42 One acre on Meadowlark Ave.

General Location: 600' south of Los Reales and east of Cardinal Av

Description: Privately owned parcel previously known as Co7-01-14

Policy: Parcel limited to two mobile homes.

RP-43 16 acres on San Joaquin Rd.

General Location: ½½ Mile north of Bopp Road on San Joaquin Rd

Description: Privately owned portion of a parcel previously known as Co7-01-09

Policy: Allow a rezoning to TH in the existing RT designation.

RP-44 21.46 acres on the northwest corner of River Rd and La Cholla Blvd.

General Location: North of River Rd., south of Sunset Road and east of La Cholla Blvd.

Description: 3 privately owned parcels previously known as Co7-01-17.

Policy: Limit retail and commercial development to 70% of property. RP-42

RP-45 Co7-01-18A (and 19.5 acres of 18B) Title Guaranty Agency of Arizona

General Location: North of Valencia Road and east of Viviana Road

Description: Privately owned area of 235 acres previously known as Co7-01-18A and 19.5 acres in the southwest corner of the subject area.

Policy:

A. The Black Wash floodplain shall be designated at Resource Transition.

B. Regional trails shall be constructed along the Central Arizona Project and El Paso Natural Gas Line if these entities permit it. As an alternative, the trail dedication shall be placed adjacent to the said rights of way.

C. The riparian area in the northwesterly middle area of the subject property shall require special planning.

.....

Appendix - Historical Background Information

I. Resolution

II. Verbatim Minutes of Board Motion (December 18, 2001)

III. Letters Received from

Christina McVie

Carolyn Campbell, Coalition for Sonoran Desert Protection

Pascua Yaqui Nation

City of Tucson

Mike Marks

IV. Letters Received since December 18, 2001

V. January 2, 2002, Public Meeting - Summary

VI. January 2, 2002, Public Meeting - Comment Forms

I. Resolution

RESOLUTION NO. 2001-_____

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO PLANNING; AMENDING THE PIMA COUNTY COMPREHENSIVE LAND USE PLAN, INCLUDING MAPS AND REGIONAL AND SPECIAL AREA POLICIES FOR UNINCORPORATED PIMA COUNTY AND THE MOUNT LEMMON COMMUNITY PLAN.

WHEREAS, Section 11-806 of the Arizona Revised Statutes authorizes the Planning and Zoning Commission to prepare and recommend to the Board of Supervisors, and the Board of Supervisors to adopt a Comprehensive Plan; and

WHEREAS, Section 11-806 of the Arizona Revised Statutes (through a note to 11-821 reflecting the Session Law, Laws 1998, Ch. 204, § 21, as amended by Laws 1999, Ch. 222, § 2) mandates that counties adopt a Comprehensive Plan by December 31, 2001; and

WHEREAS, the Board of Supervisors has considered the Planning and Zoning Commission recommendations after conducting public hearings.

THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA AS FOLLOWS:

Section 1. The Pima County Comprehensive Plan Land Use Map (Co7-89-02) is hereby amended by adoption of the Pima County Comprehensive Plan Land Use Map (Co7-00-20), recommended by the Planning and Zoning Commission including the following regional and subregional maps:

- A. Eastern Pima County Comprehensive Land Use Plan
- B. Catalina Foothills Subregion – Foothills Subregion
- C. Northwest Subregion
- D. Tucson Mountains / Avra Valley Subregion
- E. Southwest Subregion
- F. Upper Santa Cruz Valley Subregion
- G. Rincon Southeast / Santa Rita Subregion – North Half
- H. Rincon Southeast / Santa Rita Subregion – South Half

These maps represent the maps submitted to the Board of Supervisors on October 17, 2001 by the Planning and Zoning Commission, as modified by subsequent Commission recommendations made at the December 12, 2001 Commission Hearing, and exclude the following:

- A. The Land-Use Element for the Western Pima County Subregion (Attachment A)
- B. Two parcels located in the high noise or accident potential zone near the Davis-Monthan military airport, as defined by Section 28-8461 of the Arizona

Revised Statutes. These parcels are identified as follows: Parcel One is approximately 448 acres located north of Valencia Road identified by Tax Code 140-36-0010; and Parcel Two is approximately 176 acres of a 280-acre parcel located on the northeast corner of Interstate 10 and Valencia Road identified by Tax Code 140-36-0050 (Attachment B);

- C. Properties subject to the following separately-pending Comprehensive Plan Amendment requests: Co7-01-01, Neil Johnson; Co7-01-02, Stewart Title/ Tucson Air; Co7-01-07, Fidelity National Title; Co7-01-08, L. Cesare; Co7-01-11, Schwartz; Co7-01-13, Biede; Co7-01-15, St. Phillips; Co7-01-16, Bratton; Co7-01-18A, Title Guaranty; and, Co7-01-18B Pima County - Camino Verde. In addition, these maps also exclude the plan amendment cases approved on December 18, 2001 (Attachment C).

This adoption is subject to the following amendments:

- D. Recommendations set forth in attachment D, except to the extent they are inconsistent with attachments E through P.
- E. Recommendations set forth in attachment E, except to the extent they are inconsistent with attachments F through P.
- F. Recommendations set forth in attachments F through P.

Section 2. The Pima County Comprehensive Plan, Regional and Special Area Policies document (Co7-89-02) is hereby amended by adoption of the document entitled Pima County Comprehensive Plan Update (Co7-00-20) incorporating Commission recommendations for modifications made at the December 12, 2001 Commission Hearing, subject to the following amendments:

- A. Text amendment to the Land Use Intensity Legend changing the term "Resource Conservation" to "Resource Transition"; and,
- B. Amend the Growth Area Element to incorporate City of Tucson as a designated growth area.

Section 3. The Mount Lemmon Community Plan (Co7-67-1) is hereby rescinded; and staff is directed to issue a single document that consolidates the Board's actions in adopting the Comprehensive Land Use Plan Update.

Section 4. The various County officers and employees are authorized and directed to perform all acts necessary to give effect to this resolution.

Section 5. The Planning and Zoning Commission is directed to consider this Comprehensive Land Use Plan Update, to address in particular the changes to the Commission's original recommendation, and to make recommendations with respect to areas that were deferred so that all recommendations may be sent back to this Board for its consideration in March or April of 2002 for adoption/readoption of the Comprehensive Land Use Plan.

PASSED AND ADOPTED this 18th day of December, 2001, by the Board of Supervisors of Pima County, Arizona.

ATTEST:

BOARD OF SUPERVISORS

Clerk, Board of Supervisors

Chair, Board of Supervisors

APPROVED AS TO FORM:

APPROVED:

Draft

Deputy County Attorney

Executive Secretary
Planning and Zoning
Commission

RESOLUTION NO. 2001-_____

Attachments

- Attachment A: Land Use Element for Western Pima County
- Attachment B: Davis-Monthan Air Force Base - high noise/accident potential zone
- Attachment C: 2001 Annual Plan Amendments (deferred)
- Attachment D: Letter dated December 17, 2001
- Attachment E: Letter from the Coalition for Sonoran Desert Protection dated December 18, 2001
- Attachment F: Southwest Growth Area (down-planning)
- Attachment G: Special Request RSSR-3
- Attachment H: Pascua Yaqui Nation Fee Lands
- Attachment I: Empirita Community Plan
- Attachment J: Property located at the southwest corner of the Canoa Land Grant; Upper Santa Cruz Subregion
- Attachment K: Special Request RSSR-2, Part 1
- Attachment L: Special Request RSSR-2, Part 2
- Attachment M: Special Request RSSR-8
- Attachment N: Special Request NW-12
- Attachment O: Letter dated December 16, 2001
- Attachment P: Request on property adjacent to Special Request NW-1
- Attachment Q: Request by the City of Tucson to eliminate up-planning in the Upper Santa Cruz Subregion.

ATTACHMENT A

Exclude the land-use element for the Western Pima County Subregion.

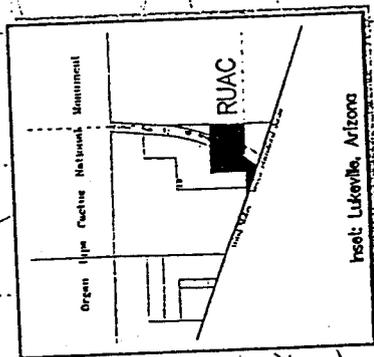
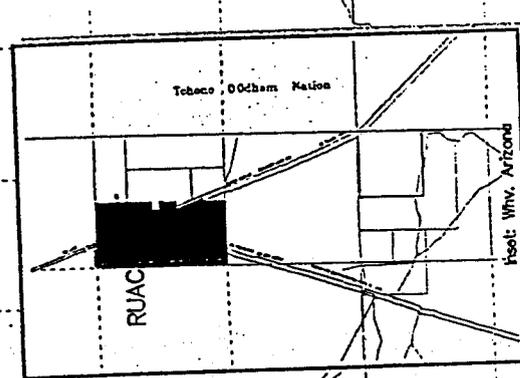
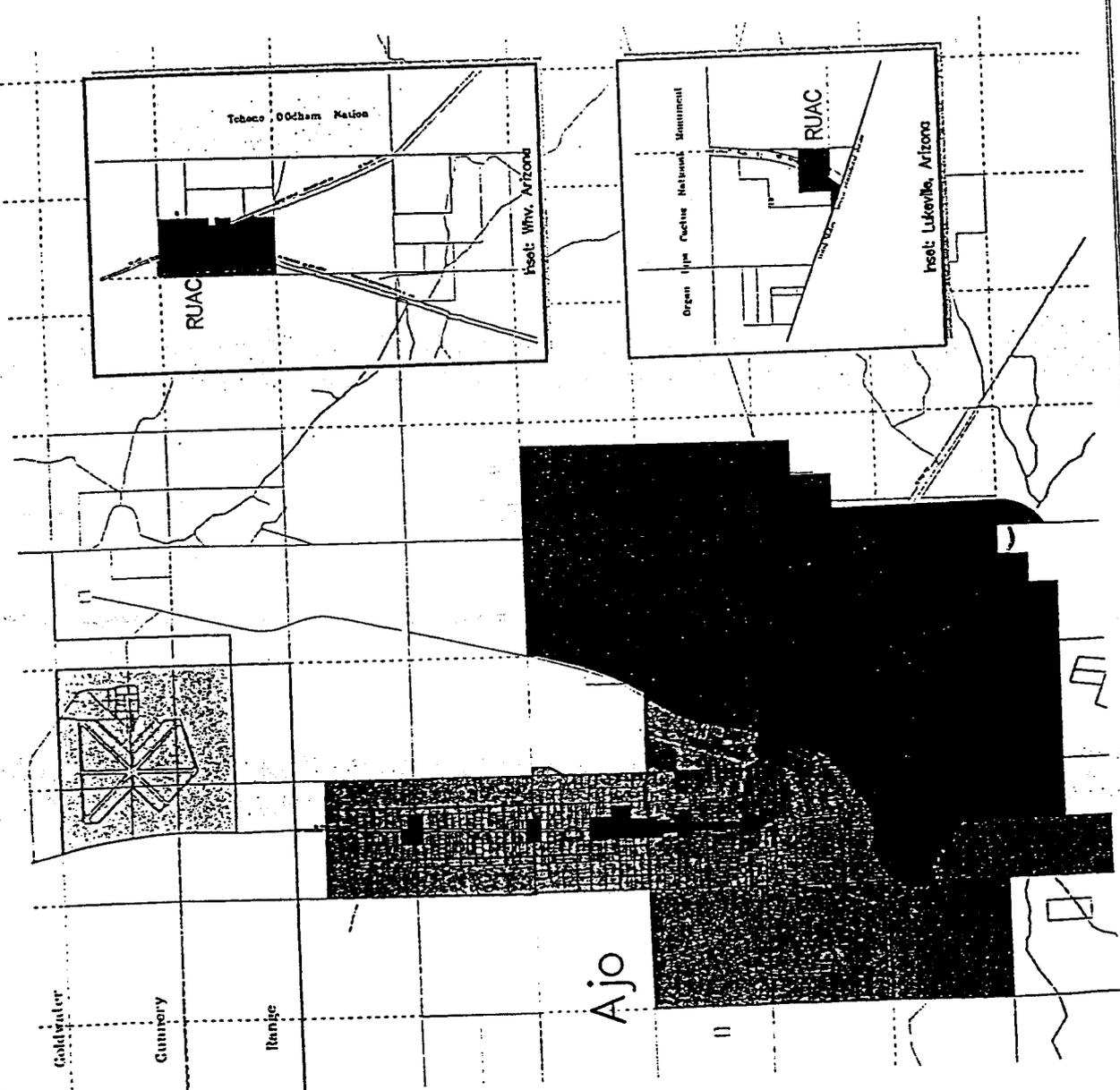
Pima County Comprehensive Land Use Plan

Draft Land Use Plan October 2001

Ajo, Why, and Lukeville Detail Western Pima County Subregion

Planned Land Use

- Activity Centers
- RUAC Rural Activity Center
- RUAC Community Activity Center
- RUAC Neighborhood Activity Center
- M C Metropolitan Center
- Medium Density Intensity Urban
- High Density Intensity Urban
- Low Intensity Urban
- Medium Intensity Urban
- High Intensity Urban
- Rural Forest Village
- Rural Activity Centers
- RUAC Rural Activity Center
- RUAC Rural Crossroads
- Low Intensity Rural
- Medium Intensity Rural
- Resource Transition
- Resource Extraction
- Industrial
- Heavy Industrial
- Resource Conservation
- Public Preserve
- Tribal Heritage
- Parcel
- Road



ATTACHMENT B

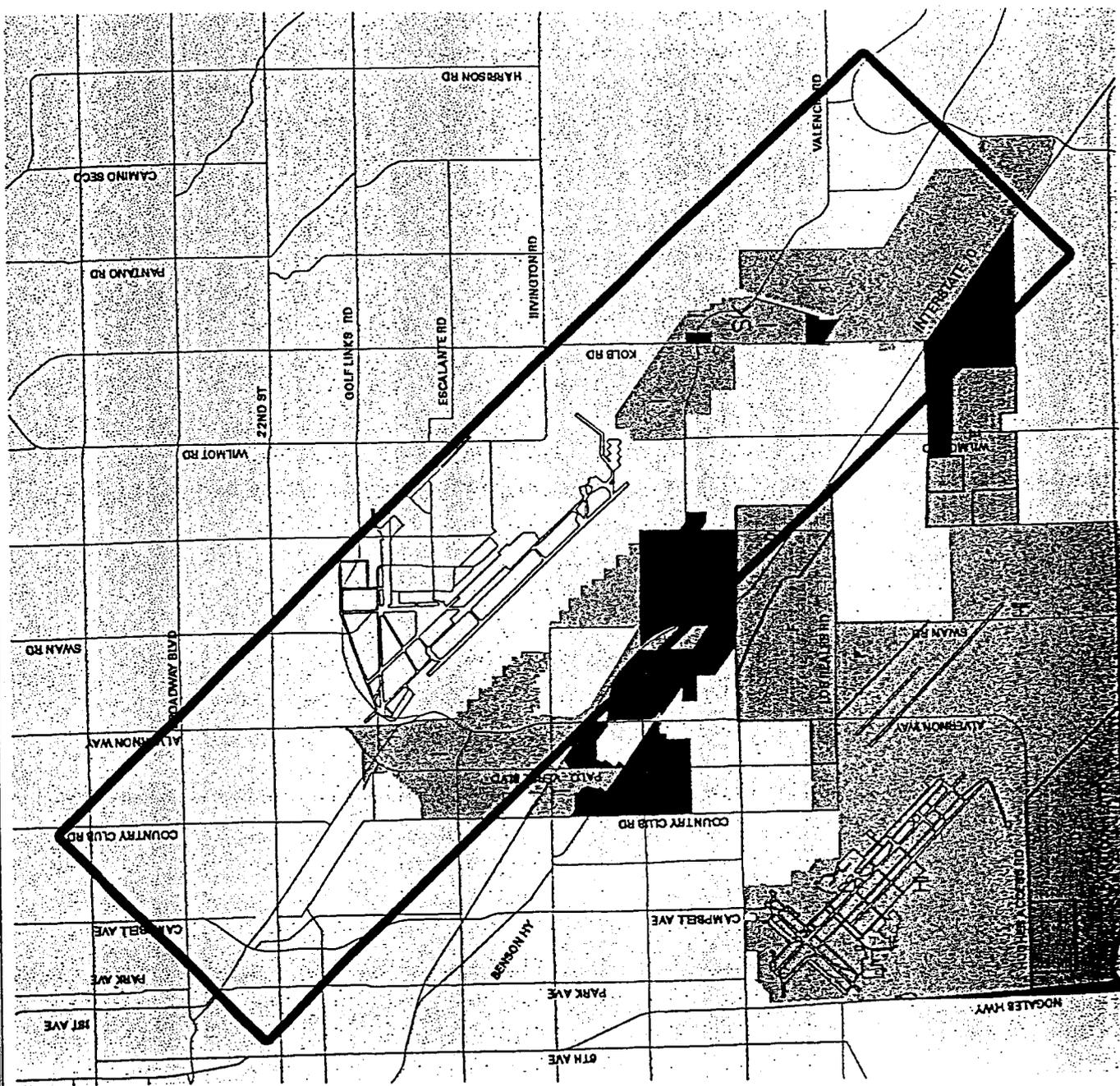
Exclude the two parcels located in the high noise or accident potential zone near the Davis-Monthan military airport, as defined by Section 28-8461 of the Arizona Revised Statutes. These parcels are identified as follows: Parcel One is approximately 448 acres located north of Valencia Road identified by Tax Code 140-36-0010; and Parcel Two is approximately 176 acres of a 280-acre parcel located on the northeast corner of Interstate 10 and Valencia Road identified by Tax Code 140-36-0050.

Pima County Comprehensive Land Use Plan

PLANNED LAND USE WITHIN DMAFB VICINITY

Planned Land Use

- Activity Centers
- Regional Activity Center
- Suburban Activity Center
- Neighborhood Activity Center
- Multifunctional Corridor
- Medium/High Intensity Urban
- Medium Intensity Urban
- High Intensity Urban
- Low Intensity Urban
- C 3.0 Low Intensity Urban-3.0
- C 1.2 Low Intensity Urban-1.2
- C 0.6 Low Intensity Urban-0.6
- C 0.3 Low Intensity Urban-0.3
- Rural Freest Village
- Rural Activity Centers
- Rural Activity Center
- Rural Greenbelt
- Medium Intensity Rural
- Low Intensity Rural
- Resource Transect
- Resource Extraction
- Industrial/Industrial Hi Intensity Industrial
- Resource Conservation
- Special Area Policies Proposed/As Proposed
- Isolated Policies
- Special Area Policies Proposed For Duration
- Large Area Special Area Policies Proposed For Duration
- Large Area Special Area Policies Proposed For Duration
- Specific Plans
- Public Preserve
- Cities and Towns
- Tribal Nations
- Davis Montham AFB Visibility Boundary
- Area of Change from Current Plan



ATTACHMENT C

Exclude properties subject to the following separately-pending Comprehensive Plan Amendment requests:

1. Co7-01-01, Neil Johnson;
2. Co7-01-02, Stewart Title/Tucson Air;
3. Co7-01-07, Fidelity National Title;
4. Co7-01-08, L. Cesare;
5. Co7-01-11, Schwartz;
6. Co7-01-13, Biede;
7. Co7-01-15, St. Phillips;
8. Co7-01-16, Bratton; Co7-01-18A, Title Guaranty; and,
9. Co7-01-18B Pima County - Camino Verde.

In addition, these maps also exclude the plan amendment cases approved separately by the Board of Supervisors on December 18, 2001:

10. Co7-01-10, Odell;
11. Co7-01-17, Tucson Mountains Investments.

ATTACHMENT D

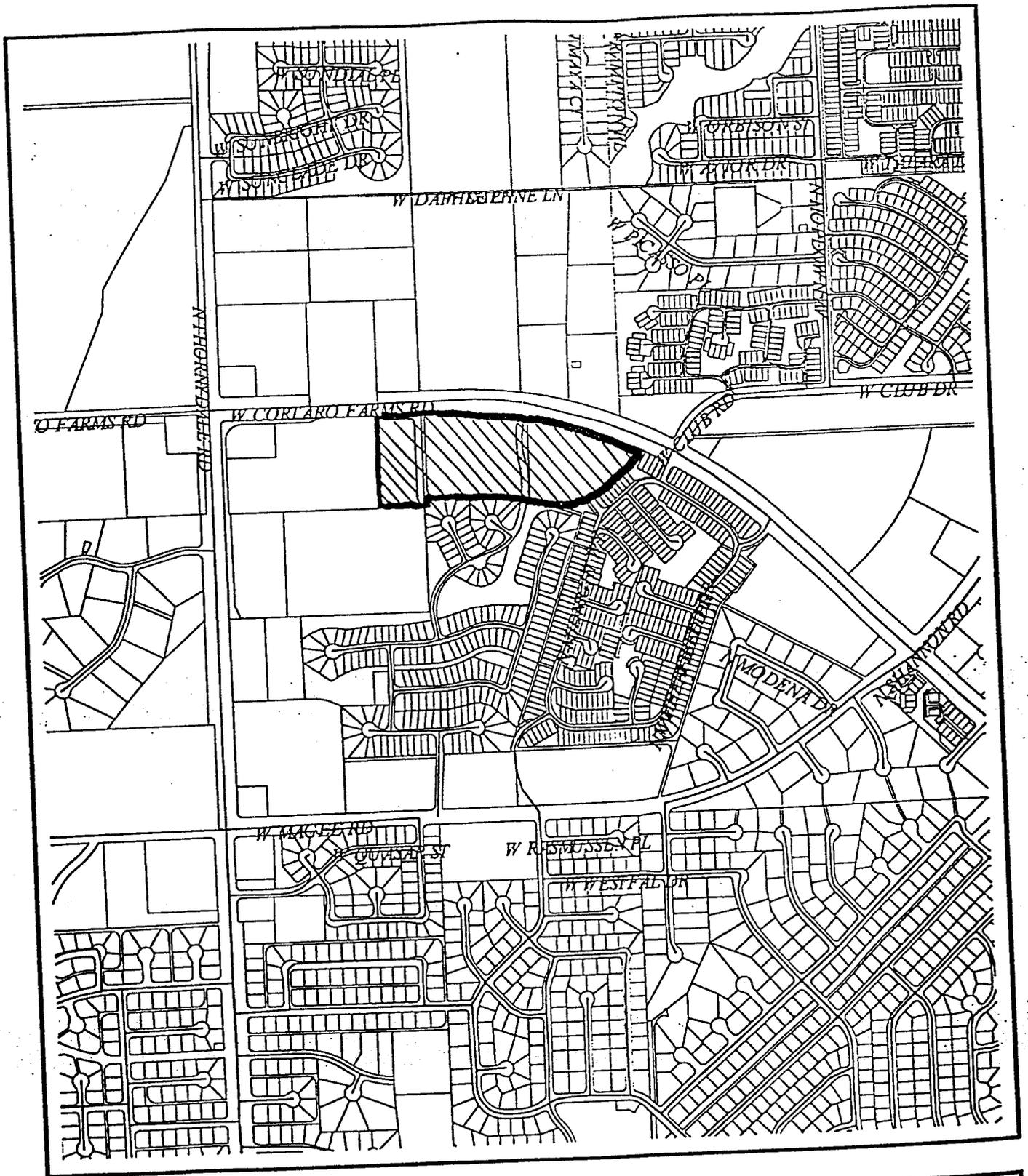
Ms. McVie's December 17, 2001 letter

Incorporate all the recommendations of Ms. McVie's from her facsimile dated December 17, 2001, except to the extent they are inconsistent with the amendments listed in Attachments C through P.

**Summary of Ms. McVie letter
December 17, 2001**

MAP	PARCEL #'s (or Location)	CHANGE TO	CHANGE FROM 92'	DRAFT PLAN
CMV-1	225-29-015D	LIU 0.3	CAC	CAC
CMV-2	225-30-032A, 225-30-048A, and 225-30-0470	LIU 0.3	MHIU	MHIU
CMV-3	225-30-033D, 225-30-033B, 225-32-051B, 225-32-051E, 225-32-050C, 225-32-051G	LIU 0.3	MHIU / CAC	MHIU / CAC
CMV-4	225-33-063E	LIU 0.3	CAC	CAC
CMV-5	Ranchitos Norte lots 1-16	LIU 0.3	MHIU	MHIU
CMV-6	225-37-707D, 225-37-707E, 225-37-708A	LIU 0.3	MHIU / CAC	MHIU / CAC
CMV-7	225-32-0040, 225-32-0030, 225-32-002C, 225-32-002E, 225-32-002F, 225-32-002G	LIU 0.3	CAC	CAC
CMV-8	225-11-1320, 221-11-1300, 221-11-1290, 221-11-1280, 221-11-1270	LIU 0.3	MHIU / CAC	MHIU / CAC
CMV-9	225-33-059K	LIU 0.3	MIU	MIU
CMV-10	MFC and LIU 3.0 designation along east side of I-10 between Cortaro and Ina.	LIU 0.3	MFC / LIU 3.0	MFC / LIU 3.0
CMV-11	East of Oracle Rd. and south of Wilds Rd.	LIU 0.3	MFC, LIU 3.0, LIU 1.2	MFC, LIU 3.0, LIU 1.2
CMV-12	Avra Valley Rd. and I-10	LIU 0.3	MFC/I	MFC/I
CMV-13	La Puerta del Norte trailer park	LIU 0.3	MIU	MIU
CMV-14	CAC -Rancho del Lago	LIU 0.3	CAC	CAC
CMV-15	Arivaca Junction	CAC	LIR	CAC
CMV-16	Southwest Area	92' Plan designation		
CMV-17a	221-11-1270	LIU 0.3	MHIU	MHIU
CMV-17b	221-07-0020	NO CHANGE	MHIU	MHIU
CMV-17c	225-29-010E	LIU 0.3	MIU	MIU
CMV-17d	225-02-029B, 225-02-030D	LIU 0.3	MHIU/MIU	MHIU/MIU
CMV-17e	225-02-0120	LIU 0.3	MHIU	MHIU
CMV-17f	225-02-004G	LIU 0.3	MHIU	MHIU

* Superseded by subsequent attachment.



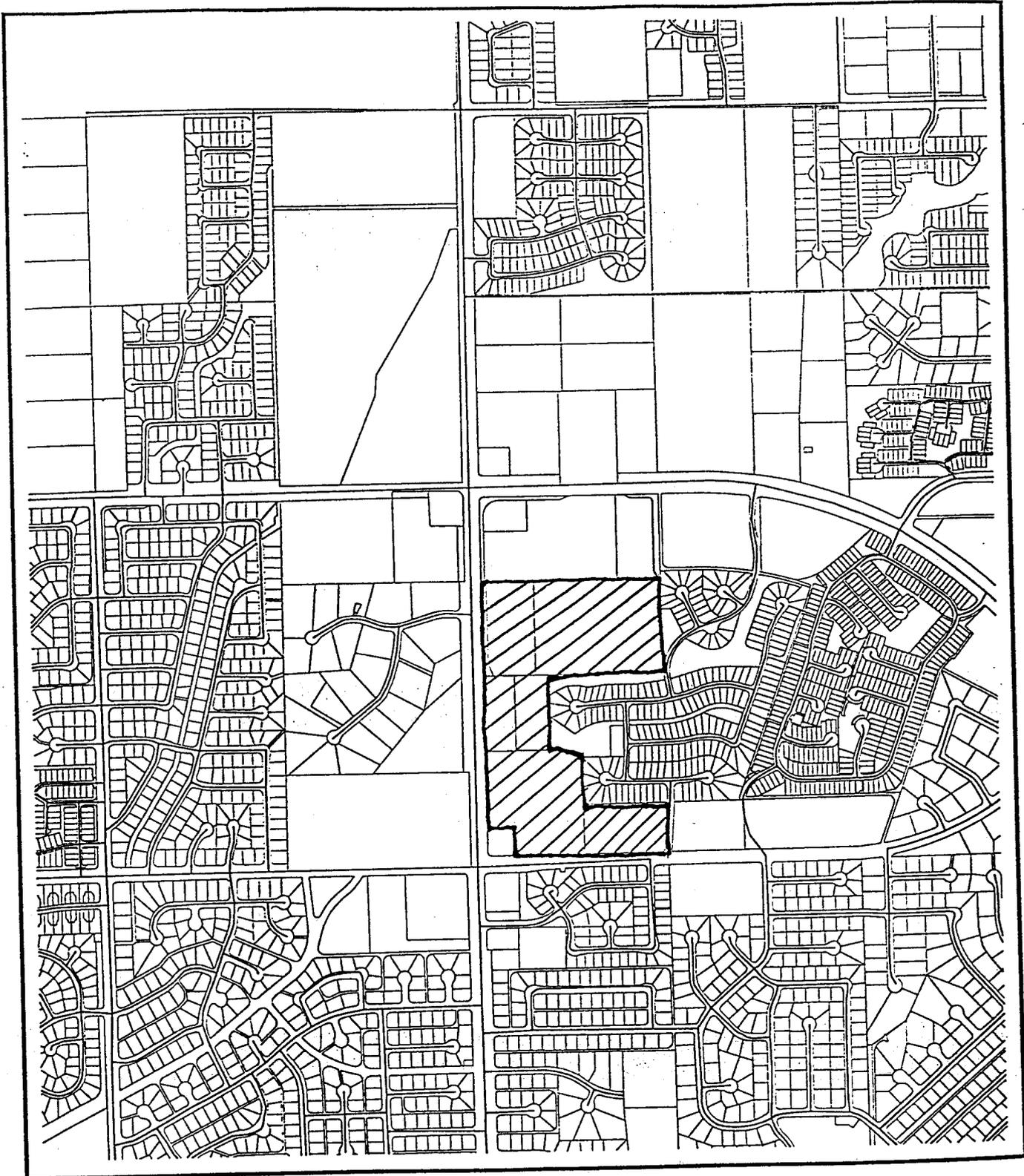
CMV-2



Parcel #: 225-30-032A,
225-30-048A, and
225-30-0470

Pima County Development Services
Planning Division
Comprehensive Plan Section



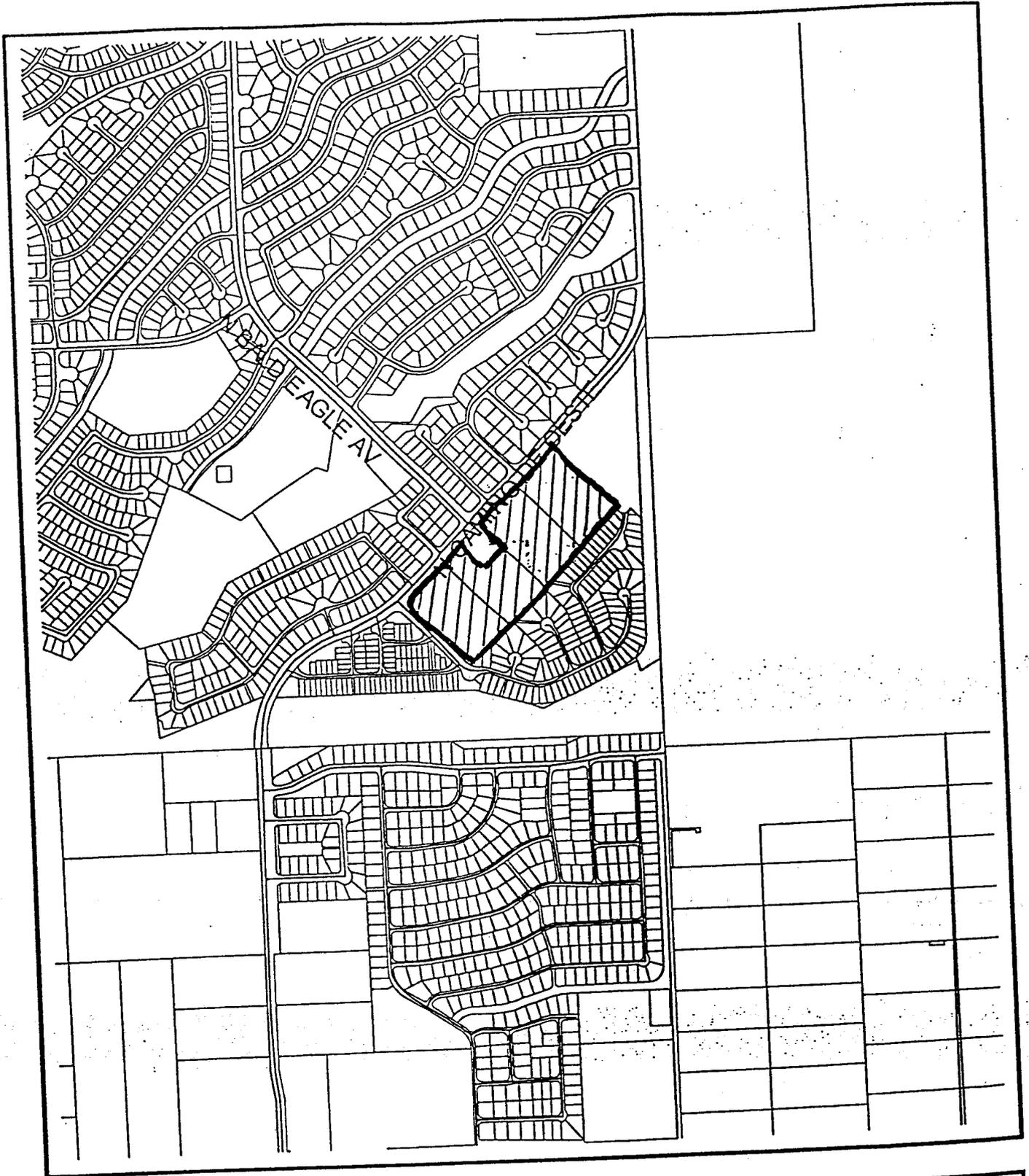


Parcel #: 225-30-033D,
225-30-033B, 225-32-051B,
225-32-051E, 225-32-050C,
and 225-32-051G

CMV-3

Pima County Development Services
Planning Division
Comprehensive Plan Section



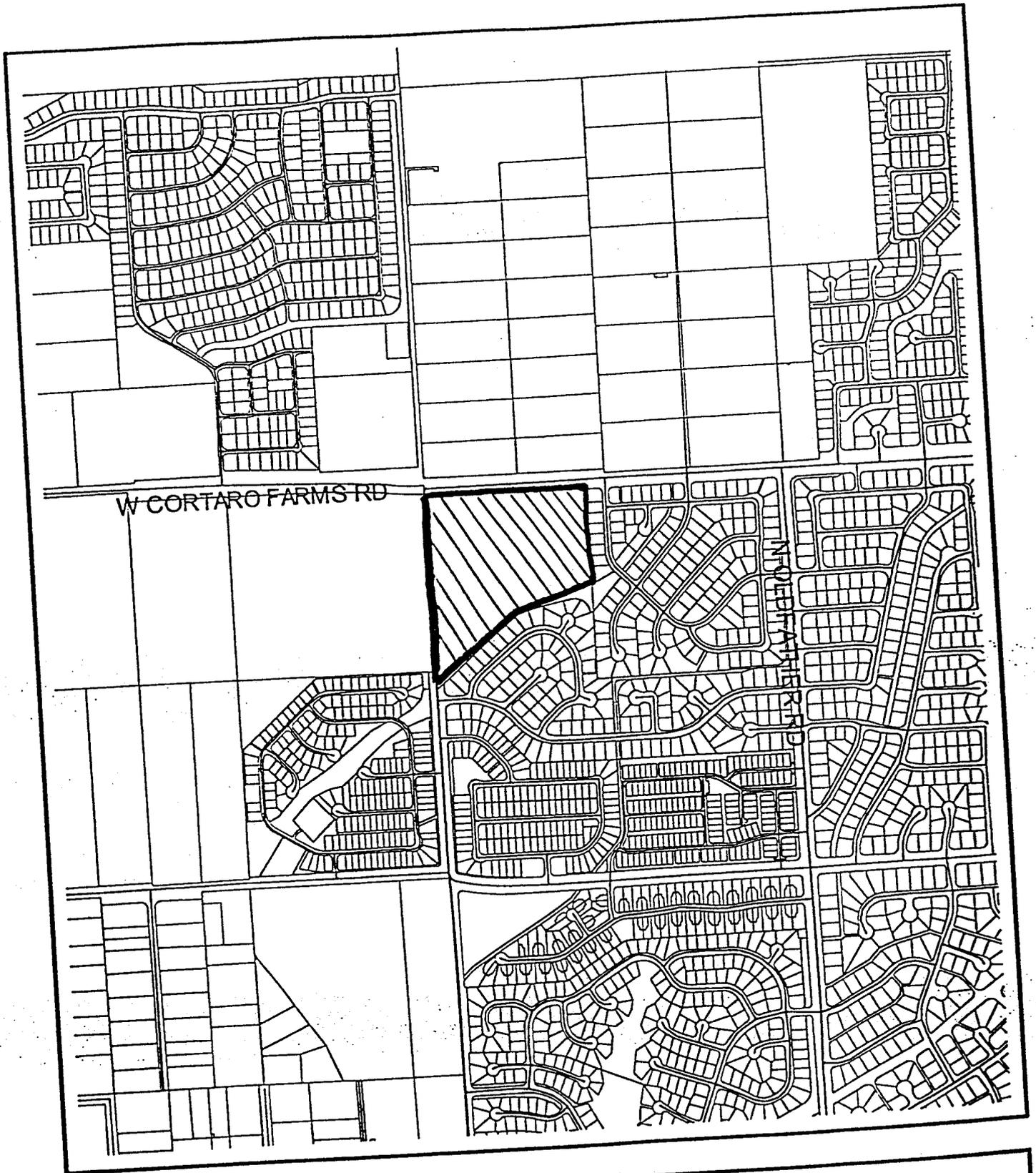


Parcel #: 221-11-1320,
221-11-1300, 221-11-1290,
221-11-1280, and 221-11-1270

CMV-8

Pima County Development Services
Planning Division
Comprehensive Plan Section





W CORTARO FARMS RD

NORTHWAY RD

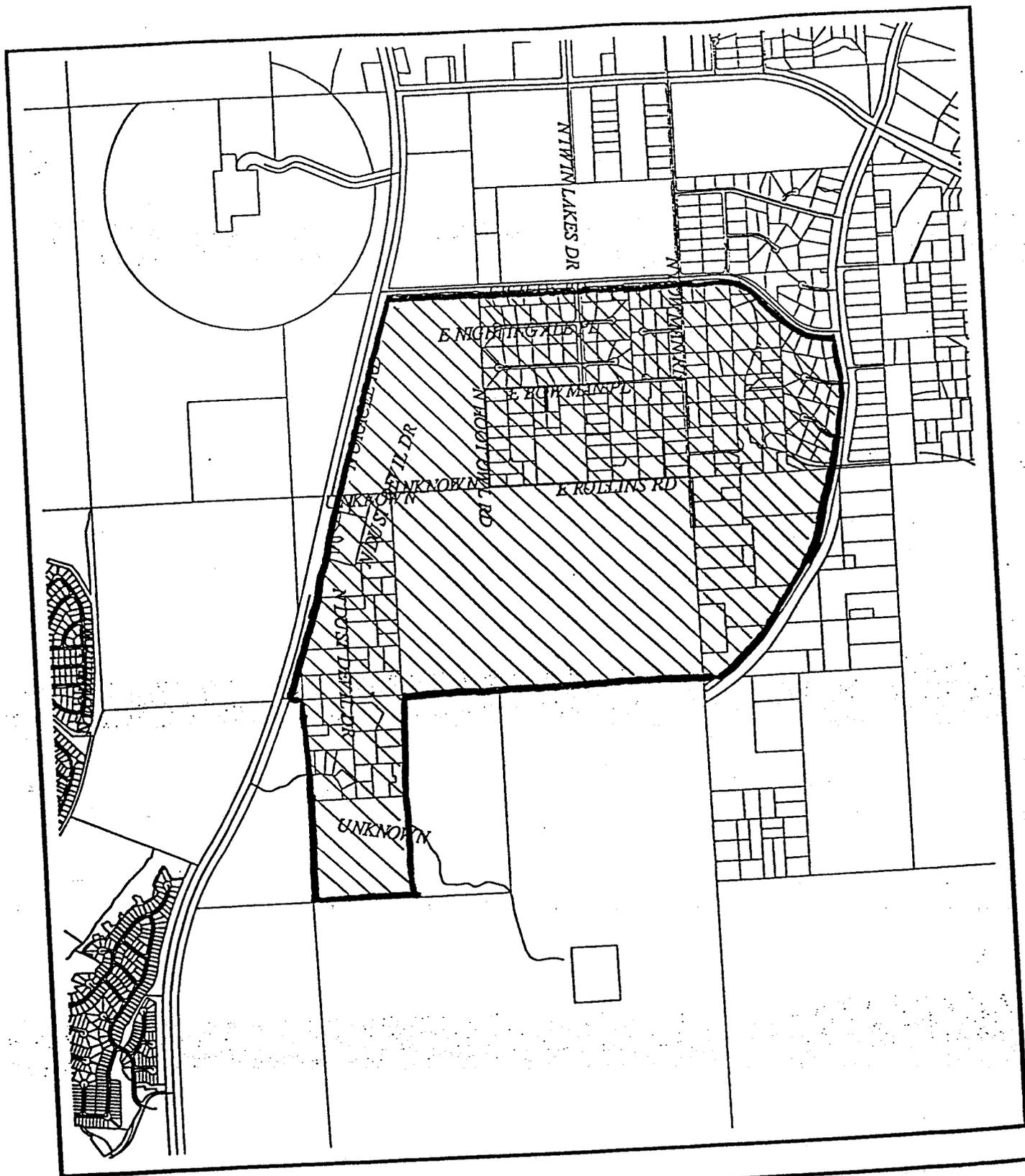


Parcel #: 225-33-059K

CMV-9

Pima County Development Services
Planning Division
Comprehensive Plan Section



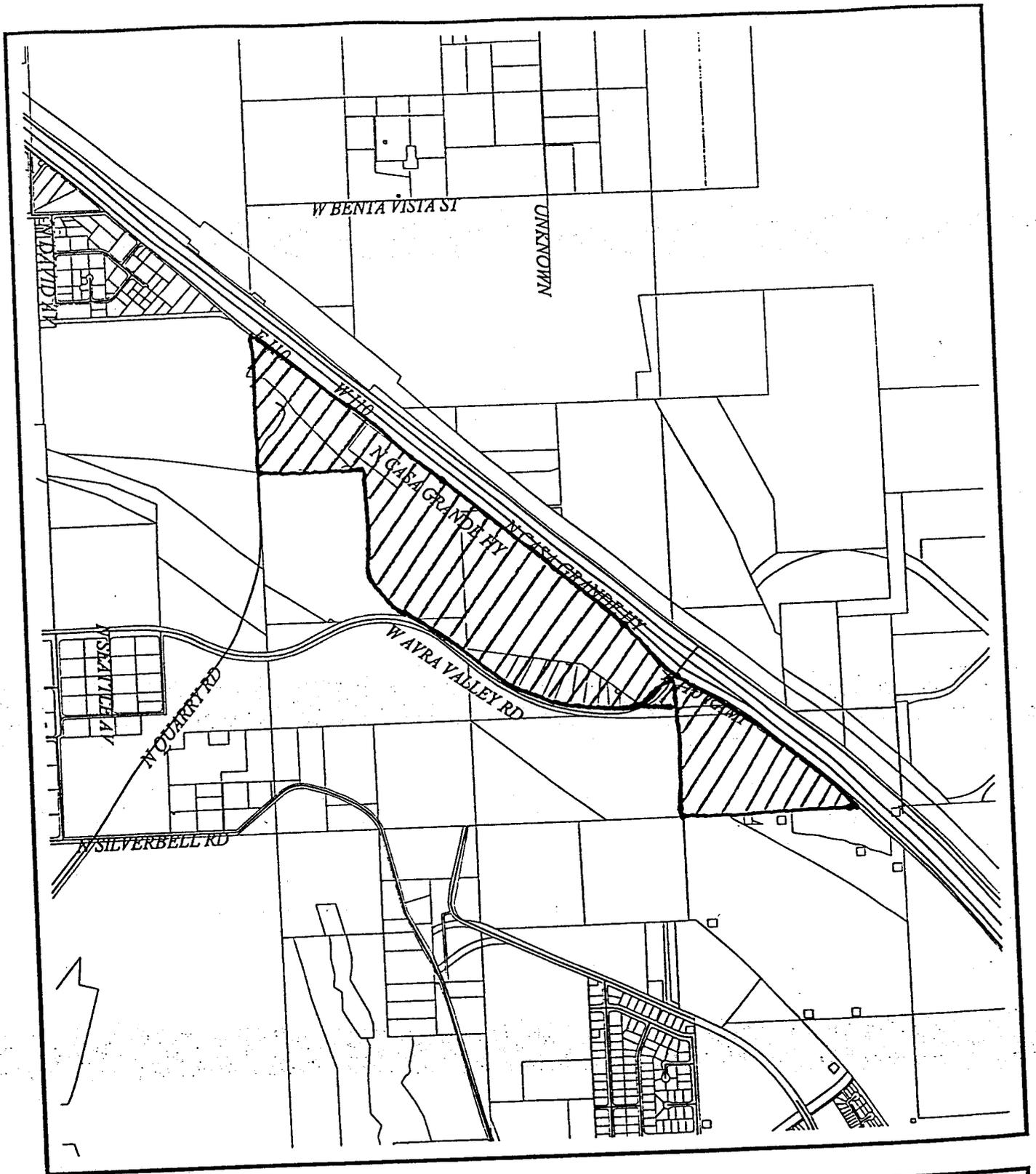


Location: East of Oracle
and south of Wilds Rd.

CMV-11

Pima County Development Services
Planning Division
Comprehensive Plan Section



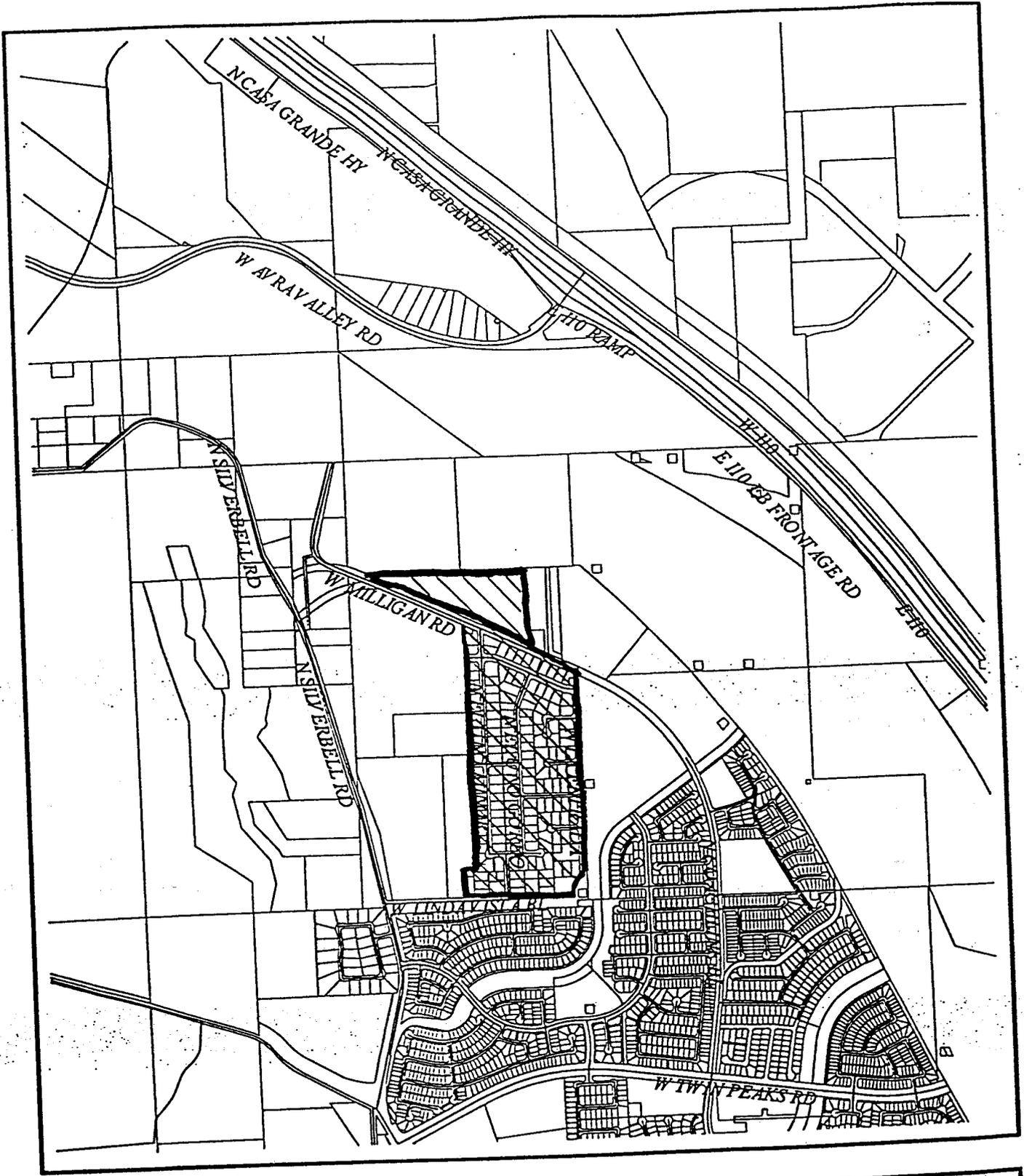


Location: I-10 and
Avra Valley Road

CMV-12

Pima County Development Services
Planning Division
Comprehensive Plan Section



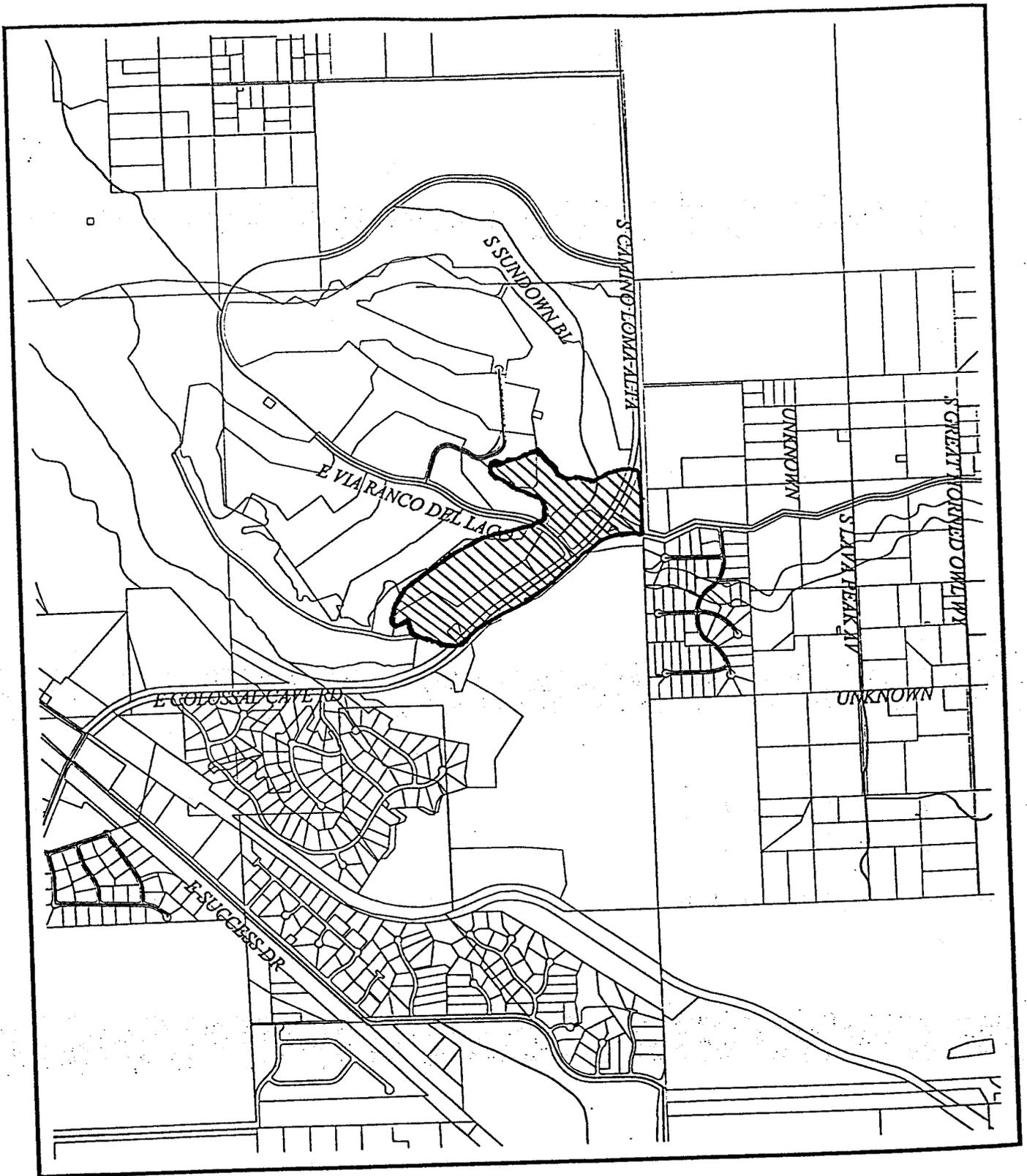


La Puerta del Norte
trailer park

CMV-13

Pima County Development Services
Planning Division
Comprehensive Plan Section



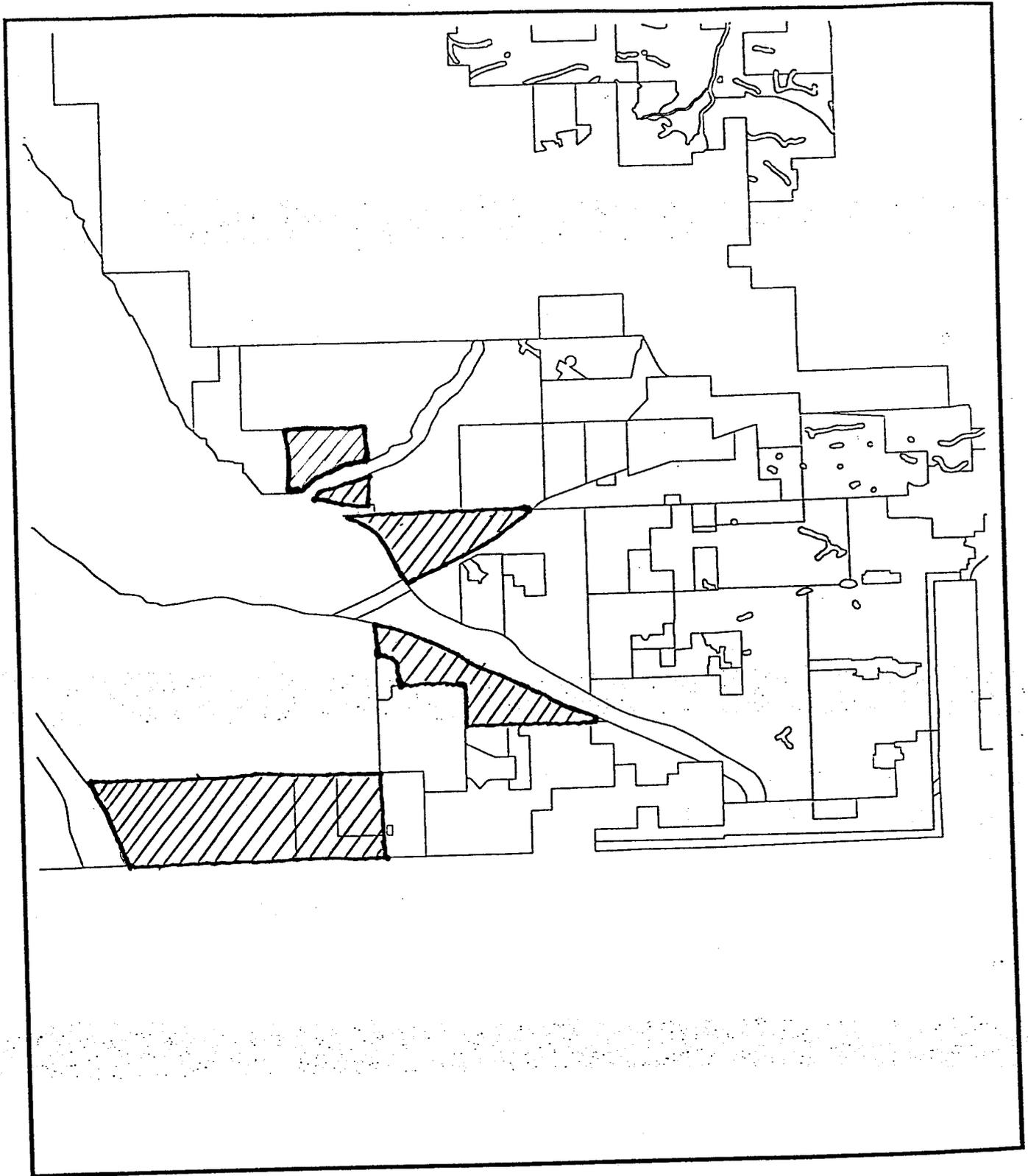


Location: Colossal Cave Rd.
and Camino Loma Alta
(CAC to LIU 0.3)

CMV-14

Pima County Development Services
Planning Division
Comprehensive Plan Section



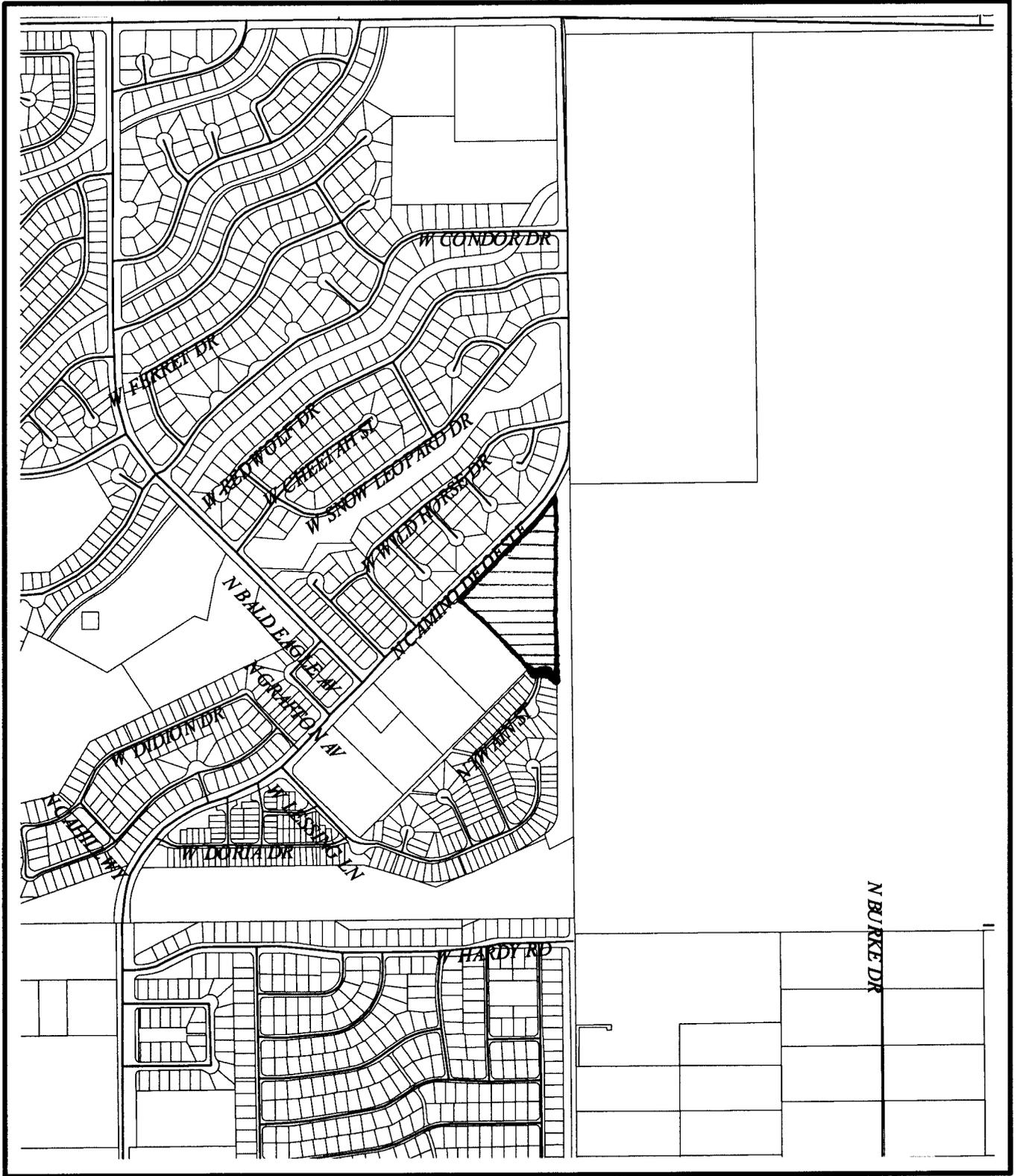


CMV-16
Southwest Area
(Denied Up-Planning)



Pima County Development Services
Planning Division
Comprehensive Plan Section



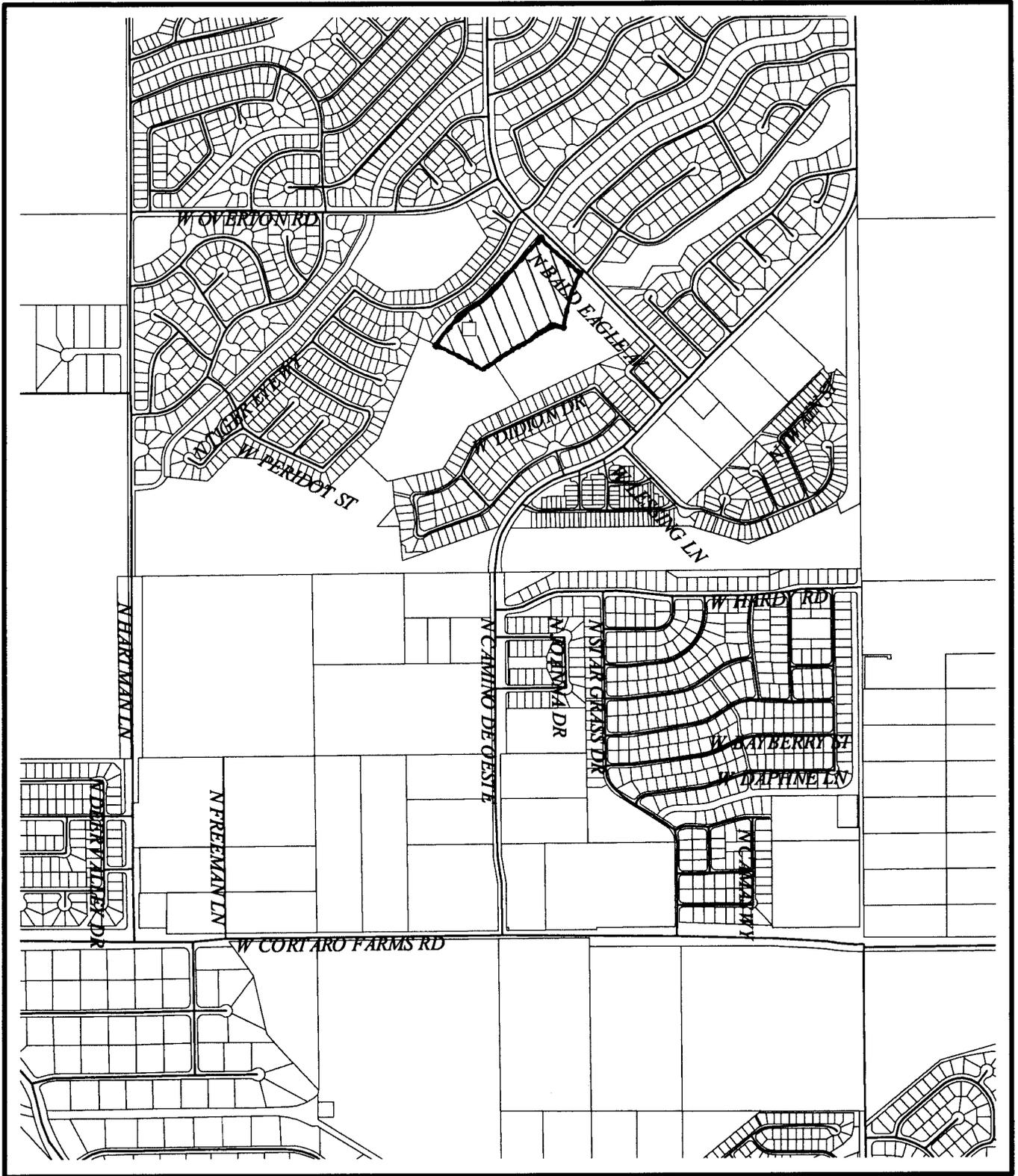


Parcel #: 221-11-1270

CMV-17a

Pima County Development Services
 Planning Division
 Comprehensive Plan Section



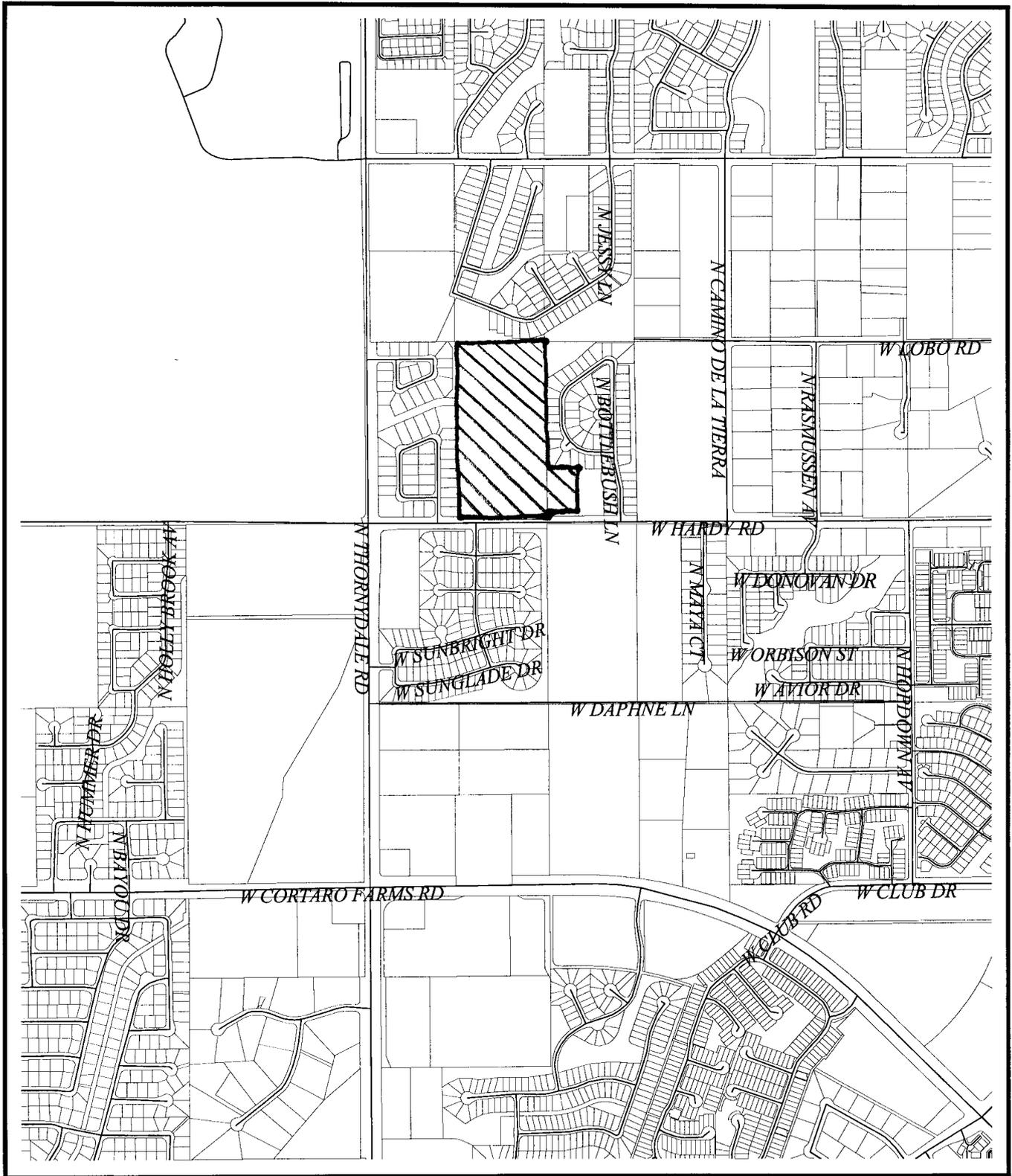


Parcel #:221-07-0020

CMV-17b

Pima County Development Services
 Planning Division
 Comprehensive Plan Section



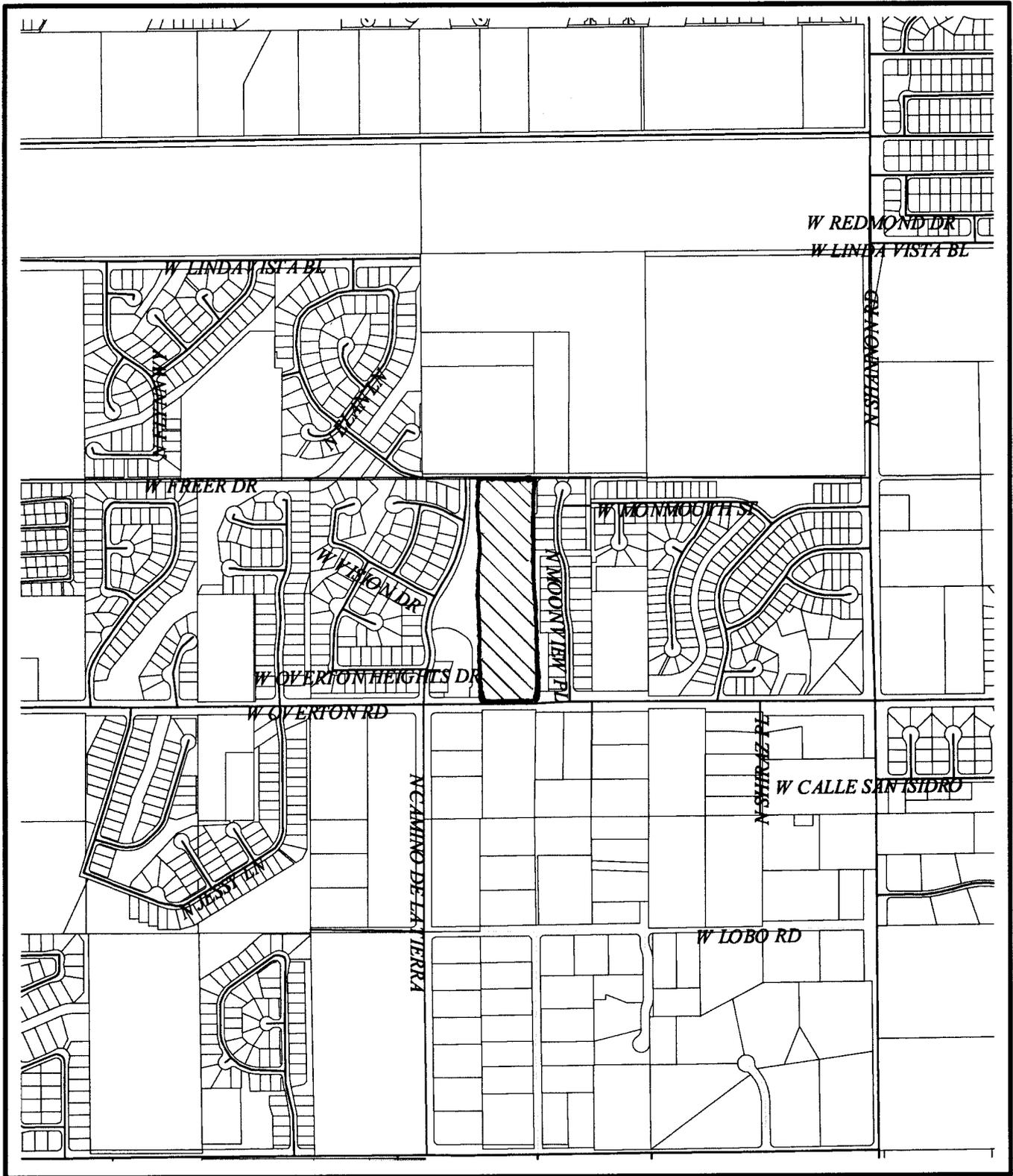


Parcel #: 225-02-029B
and 225-02-030D

CMV-17d

Pima County Development Services
Planning Division
Comprehensive Plan Section



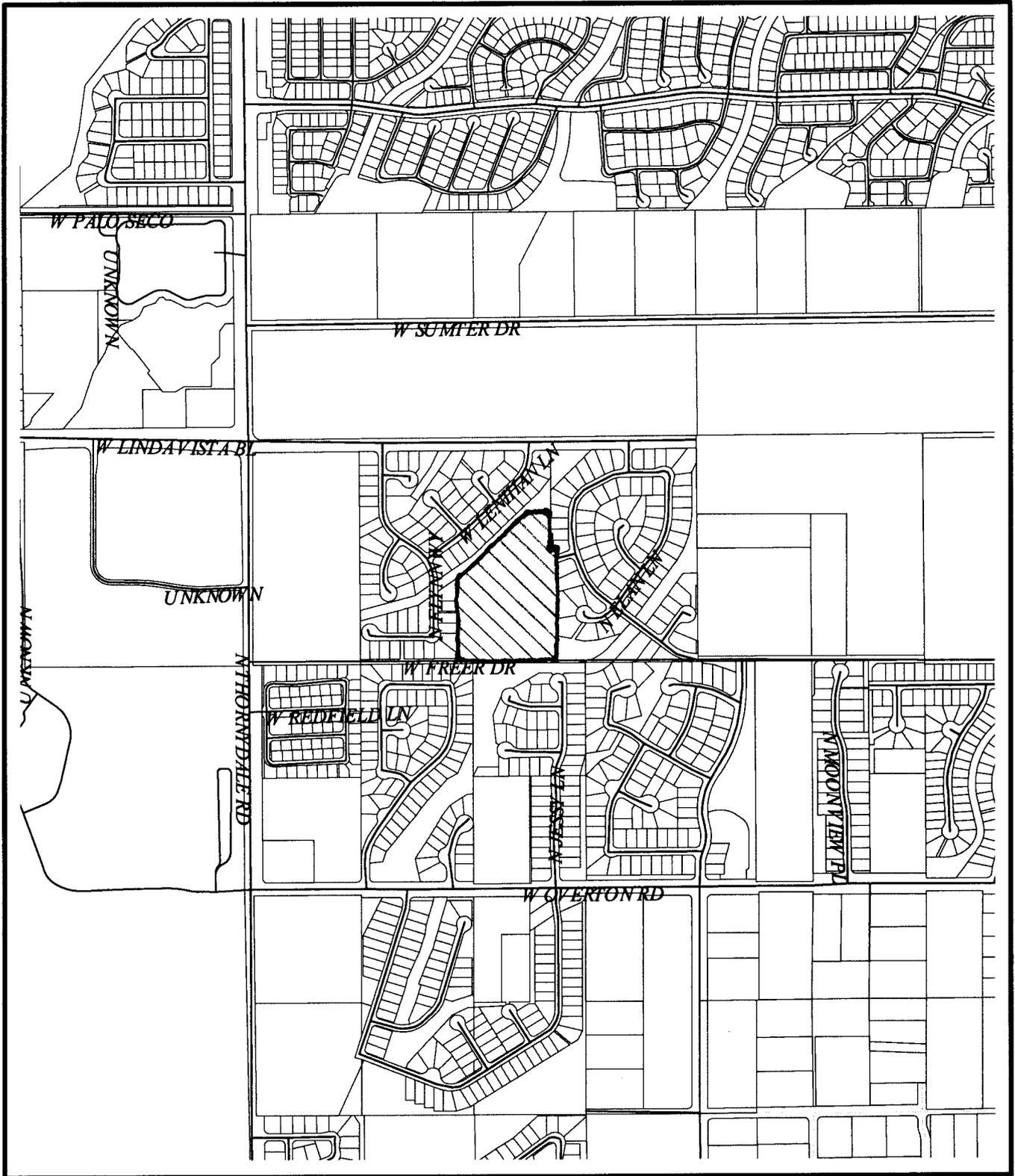


Parcel #:225-02-0120

CMV-17e

Pima County Development Services
 Planning Division
 Comprehensive Plan Section





Parcel #:225-02-004G

CMV-17f

Pima County Development Services
 Planning Division
 Comprehensive Plan Section



ATTACHMENT E

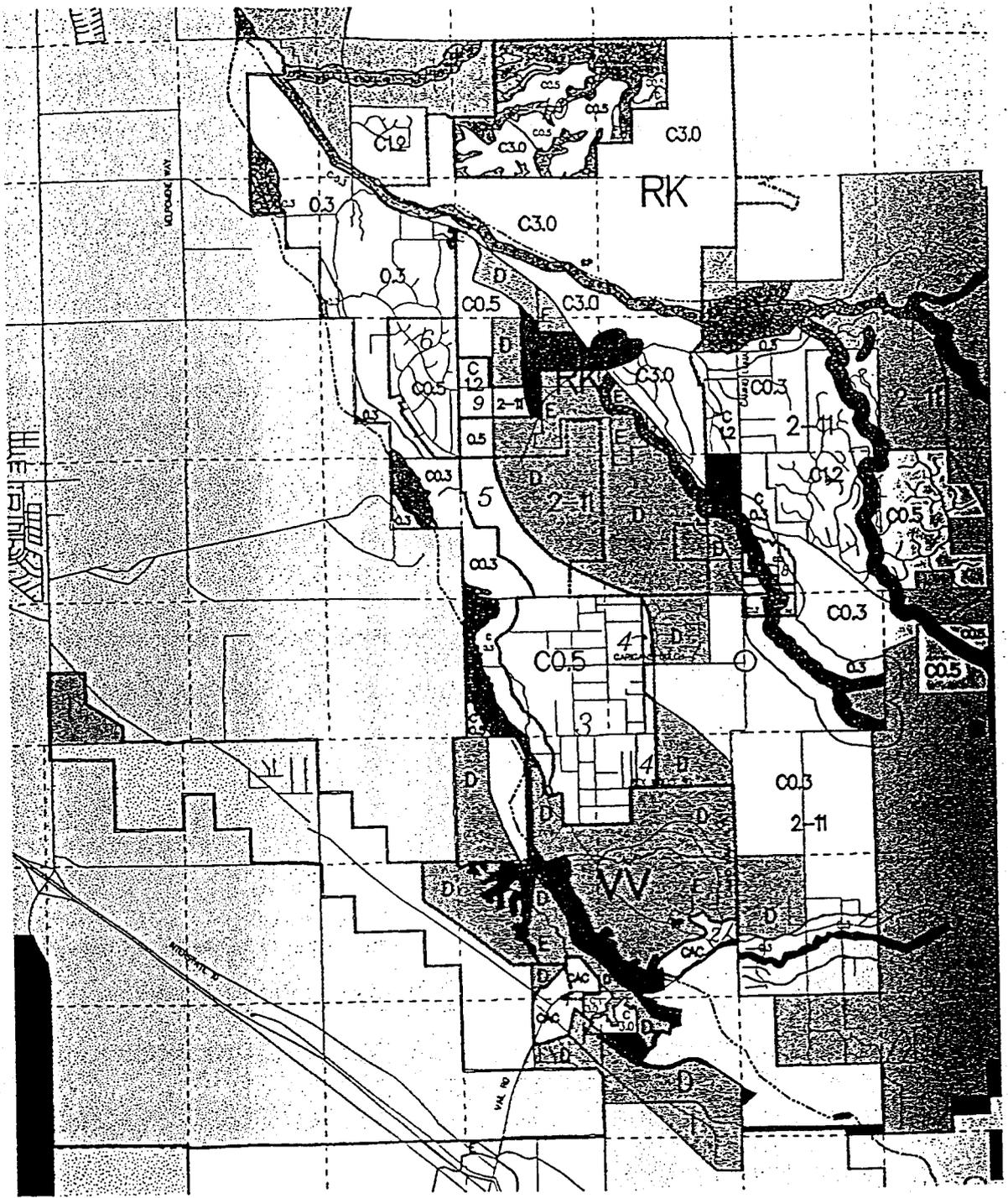
Coalition for Sonoran Desert Protection, December 18, 2001 letter.

Incorporate the recommendations of the Coalition for Sonoran Desert Protection noted in the letter signed by Carolyn Campbell, executive director, dated December 18, 2001, except to the extent they are inconsistent with the amendments listed in Attachments D through P.

**Summary of Ms. Campbell letter
December 18, 2001**

MAP	LOCATION	CHANGE TO	CHANGE FROM	DRAFT PLAN
CC-1 (see CMV 11)	MFC east of Oracle Rd. and south of Rollins Rd.	LIU 0.3	MFC	MFC
CC-2 (see CMV 12)	MFC @ I-10 and Avra Valley Rd.	LIU 0.3	MFC	MFC
NW-12 *	225-33-0660	LIU 0.3	CAC and MHIU	CAC and MHIU
RSSR-2 *	Southwest of Rocking "K"	LIU 0.5	LIU 0.5	MIU (in part)
Empirita Ranch *	Empirita Ranch	LIR	LIR	LIR (Commission recommended MIR)
RSSR Subregion (see CMV 14)	CAC- Rancho del Lago	LIU 0.3	CAC	CAC
SW Subregion *	Southwest Growth Area	92' Plan Designation		
RSSR Subregion	Rincon Valley	92' Plan Designation		

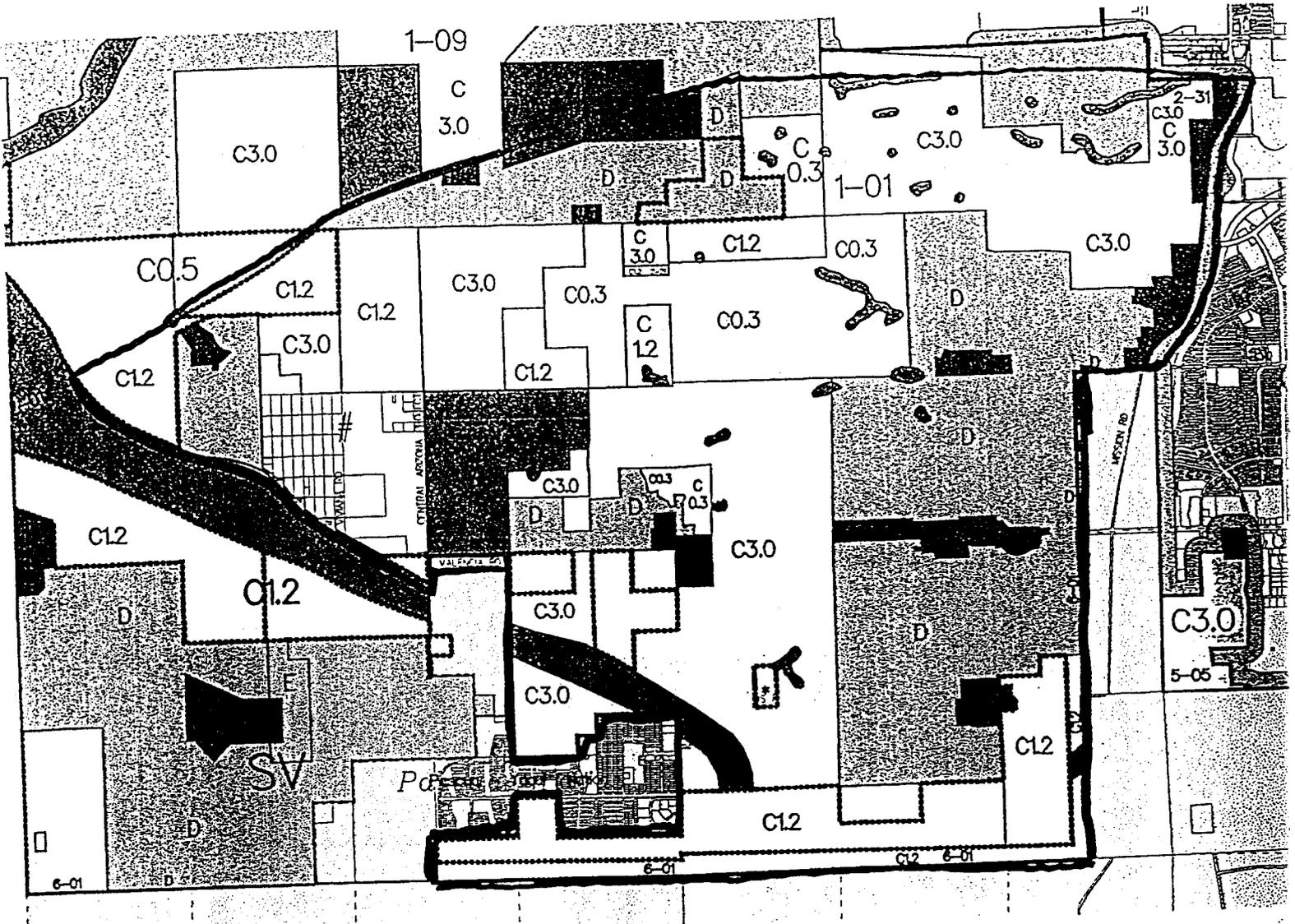
* Superseded by subsequent attachments.



ATTACHMENT F

Down-planning the Southwest

Specifically, down-plan the Southwest. The Southwest Growth Area shall be deleted and will effectively return the land use intensities to the 1992 plan.

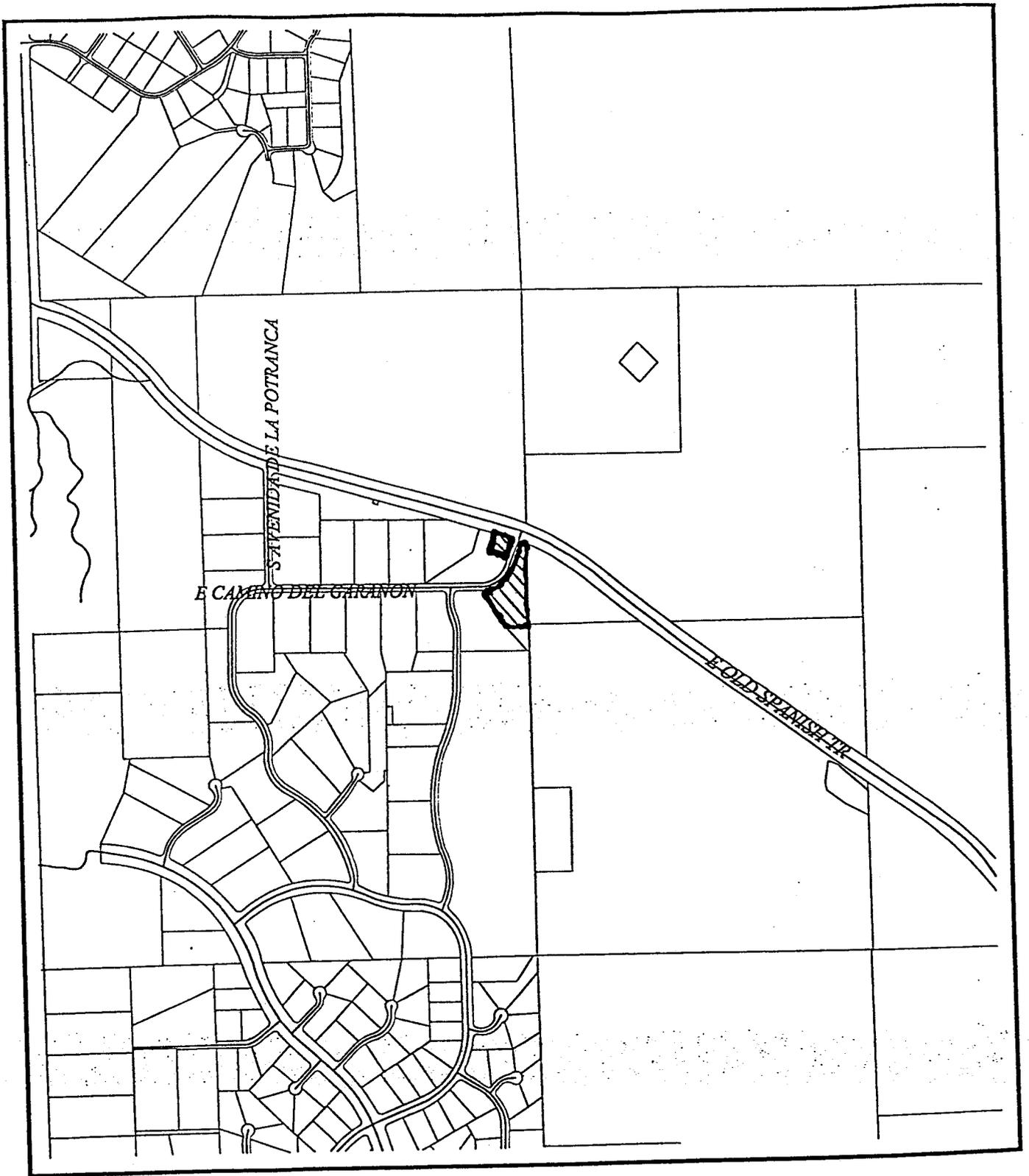


ATTACHMENT G

Rincon Southeast/Santa Rita No. 3 requested by Mr. Backus:

Increase the existing NAC (Neighborhood Activity Center) designation on this particular request by one acre and commit the balance of the property to a natural open space through a special area policy.

Location: Southwest corner of Old Spanish Trail and Camino del Garanon.



NAC at Old Spanish Trail
and Camino del Garanon

Mr. Backus
(RSSR #3)
Pima County Development Services
Planning Division
Comprehensive Plan Section



ATTACHMENT H

Pascua Yaqui Nation Fee Lands

Designate these lands as Pascua Yaqui Fee Lands with a special area policy indicating the following:
The actual planning and use of Pascua Yaqui Fee Lands must be consistent with Pima County Zoning, and shall be developed through a cooperative planning relationship with the Pascua Yaqui Nation.

Pascua-Yaqui

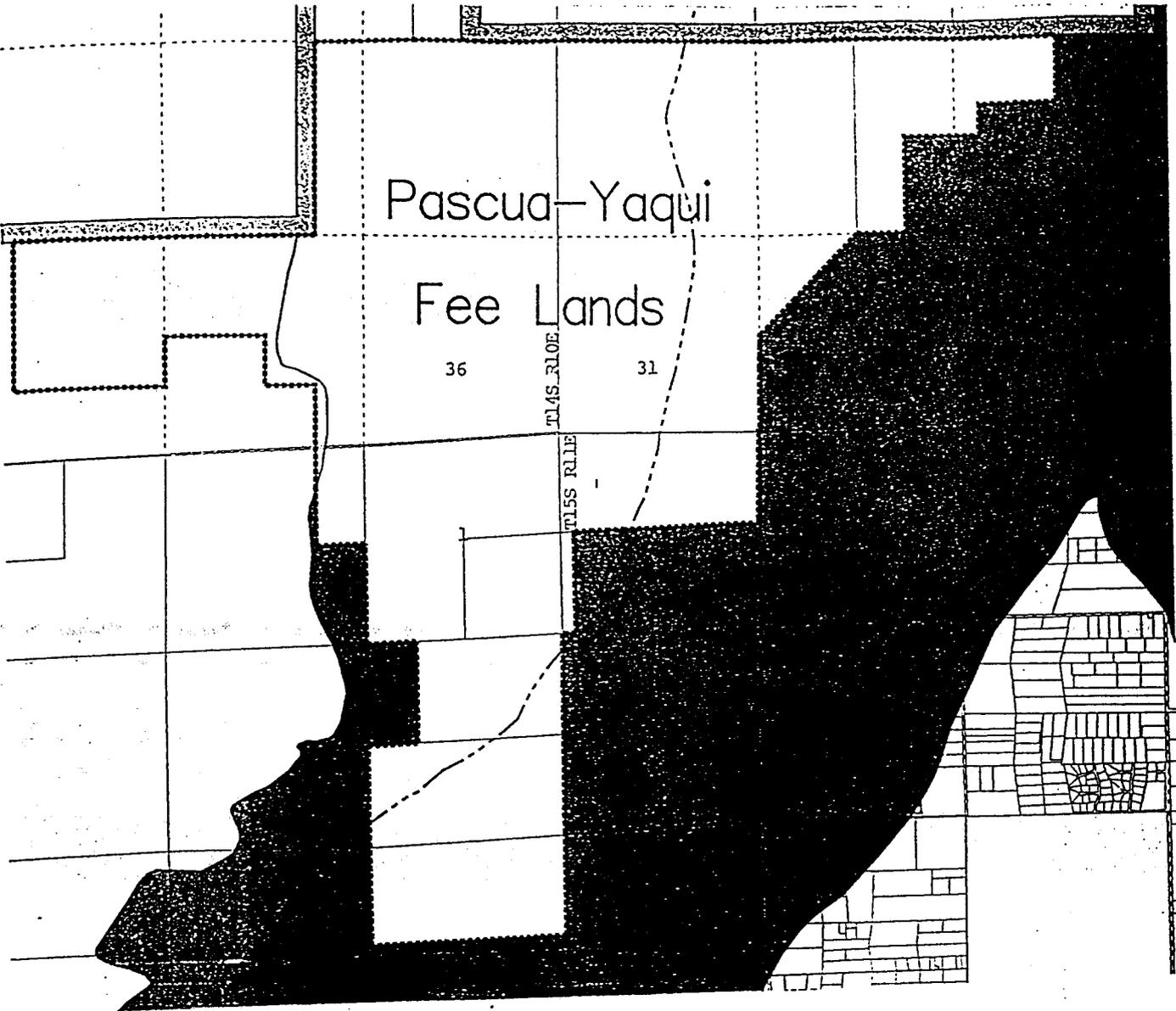
Fee Lands

36

31

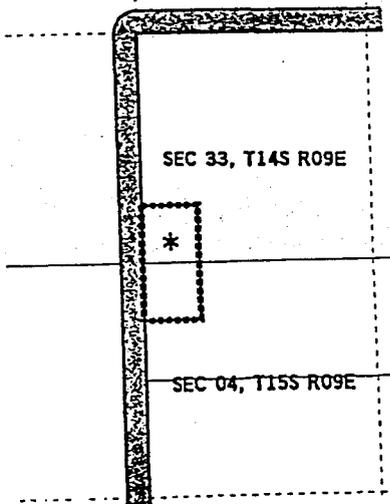
T14S R10E

T15S R11E



SEC 33, T14S R09E

SEC 04, T15S R09E



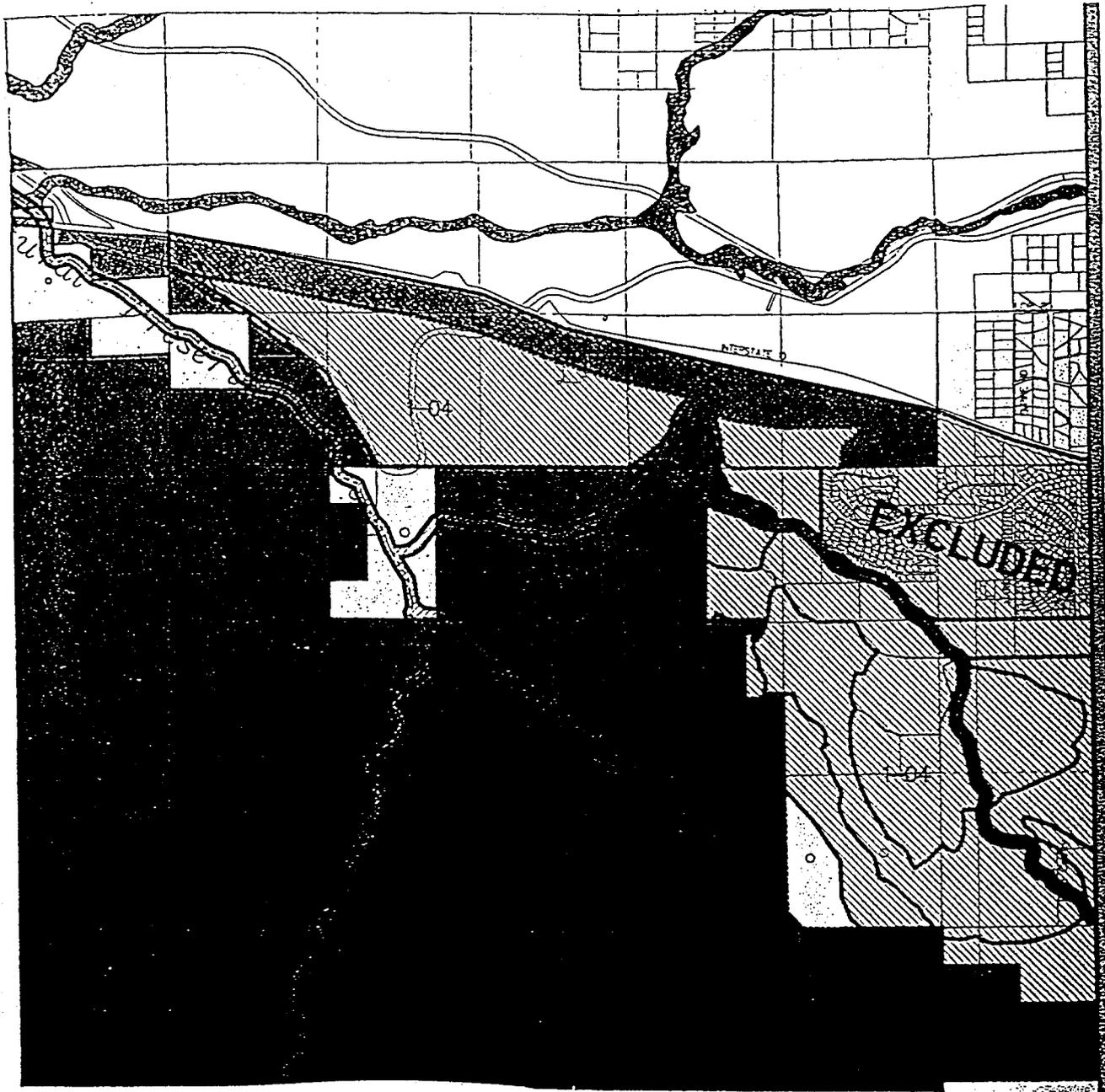
SEC 18, T15S R13E

***PASCUA YAQUI FEE LAND**

ATTACHMENT I

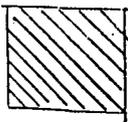
Empirita Community Plan requested by Mr. Simonson

Accept the Planning and Zoning Commission recommendation of MIR (medium intensity rural) but add the following special area policy: Reduce the planned residential density from the Empirita Community Plan by 30 percent.



T17S

Cottle County



— EMPIRITA RANCH

1-04 RP-38 Empirita Ranch (RSE/SR)

Location & Description: Potential satellite community in eastern portion of subregion, formerly identified as Community 2 & 5 in the Empirita Ranch Area Plan (ERAP).

Purpose: The purpose of the Empirita Ranch Special Area rezoning policy area is to provide special policies and conditions of approval that will guide planned community development for that portion of the Empirita Ranch Area Plan (ERAP) not included within the proposed Las Cienegas National Conservation Area (designated as Resource Conservation (RC) in the draft land use plan). The Empirita Ranch Area Plan Policy Statement is incorporated in principal as the policy framework for the Empirita Ranch Special Area rezoning policy area. An in-depth review of the Empirita Ranch Area Plan will be conducted with the participation of all affected parties, including selected County departments, the State Land Department, the private landowner/developer and area residents. Based on this review, minor refinements to designated land use intensities, relevant policies, and development requirements may be incorporated into Special Area rezoning Policies. The procedure for review of the Empirita Ranch Special Area rezoning policy area, if significantly different from the review and amendment procedure outlined for the Comprehensive Plan, will be defined during the in-depth review period following adoption of the Comprehensive Plan.

Policies:

- A. **Special Area Rezoning Policy Area Implementation:** Development of urban land uses within this Special Area rezoning policy area shall be in accordance with provision of Chapter 18.90 (Specific Plans) of the Pima County Code. The Specific Plan(s), while conforming to all guidelines and requirements of the Special Area rezoning policy area, shall provide more detailed information on land use, open space, transportation and other issues. Included in the Specific Plan(s) and/or preliminary issue-oriented studies noted below, shall be a market study defined as an economic study identifying the market demand for each land use contained in the Specific Plan. The following studies shall be submitted and tentatively approved: basin management study, transportation study, water budget, school study, and wastewater study. In addition, prior to approval of any Specific Plan within this Special Area rezoning policy area, intergovernmental agreements (IGA) shall be reached, at least in principle, for any areas of service involving both Pima and Cochise County, including specifically, but not limited to, sewer service, police, fire protection and flood control;
- B. **Project Phasing:** (Language to be developed during the in-depth review period following adoption of the Comprehensive Plan);
- C. **Performance and Design Criteria:** Performance and design criteria shall be addressed at the Specific Plan level. Included in these criteria shall be specific mechanisms delineating methods for increasing numbers of dwellings units above the minimum permitted. Criteria include:
 1. Sufficient interstate connections serving the project, with fully improved and signalized intersections and arterial connections thereto;
 2. Exceptional use of functional common open space and pedestrian circulation;
 3. Above-standard flood control improvements, both on-site and off-site;
 4. Exceptional employment of water conservation measures, including but not limited to above-standard landscaping involving use of low water-consuming native vegetation, restoration/reclamation, and preservation of existing vegetation;
 5. Exceptional use of clustering to preserve open space, protect views, and preserve wildlife habitats;
 6. Additional supply of a quality water supply, use of which will have no adverse impact on existing development and the surface flows in the Las Cienegas National Conservation area;
 7. Effective use of solar energy sources;
 8. Adequate sewer capacity to support additional dwellings;
 9. Infrastructure sufficient to support additional density;
 10. Fire and police protection for the entire Specific Plan area;
 11. Provision of above-standard buffering to existing development;
 12. Provision of diverse housing types, including affordable housing and residential units for primarily retirement purposes {thresholds to be determined during in-depth review period}; and
 13. Provision of basic employment, a retail trade mix, and dispersion of retail trade to encourage

on-site employment and to minimize trip length;

D. Land Use:

1. Dwelling Units: Notwithstanding the land use classification designated within this Special Area rezoning policy area, no more than 4,200 dwelling units shall be permitted. This dwelling unit cap is based on the maximum dwelling units allowable for the two identified communities in the Empirita Ranch Area Plan that lie within the Special Area rezoning policy area. The dwelling unit range for these areas are as follows:

ERAP Community 2 (eastern portion of Special Area rezoning policy area): Minimum--2500; Maximum--3,000

ERAP Community 5 (western portion of Special Area rezoning policy area, south of I-10): Minimum 400;

Maximum--1,200

- a. To achieve the goal of self-containment for this area an emphasis on retirement housing and on-site employment opportunities will be incorporated into the plan. ERAP Community 5 will be developed predominantly as a retirement area. This will be implemented through deed restrictions limiting residential uses. ERAP Community 2 will be developed as a mixed residential area with the provision of on-site employment opportunities;
- b. The goal of on-site employment in non-retirement communities shall be 75 percent of 55 percent of the community population, but not less than 30 percent of the entire Special Area rezoning policy area projected population, including retirement communities;
- c. On-site employment shall be reported as a factor for consideration in Specific Plan approval. Prior to such approval a report and inventory of on-site employment, including an employment phasing plan, shall be provided to determine employment requirements; and
- d. The employment phasing plan shall be a part of the Specific Plan conditions.

2. Land Uses:

- a. Land uses shown on the plan are preliminary, and shall be further defined in detail at the Specific Plan level. Final land uses shall be in accordance with the topographic, hydrologic, and visual constraints defined by the property. In this connection, development other than approved floodplain uses shall not take place in any area exceeding 25% slope or within floodways of the 100-year floodplain. Development in areas of steep slopes, poor soils, hydrologic or paleontologic sensitivity shall be limited;
- b. Total non-residential uses such as commercial, office, campus park industrial, and light industrial uses shall not exceed 5% of the total Special Area rezoning policy area, subject to the performance objective of increasing on-site employment opportunities;
- c. Unless otherwise prohibited by these policies, a maximum of 5% of the area lying south of I-10 (ERAP Community 5) and designated as LIU 3.0 may be planned for support commercial and office non-residential uses; and
- d. The land uses designated for State Lands, other than those shown as Resource Conservation (RC), shall be further delineated in an acceptable Development Capability Study, Water Adequacy Study, and Specific Plan by the Arizona State Land Department and submitted to Pima County.

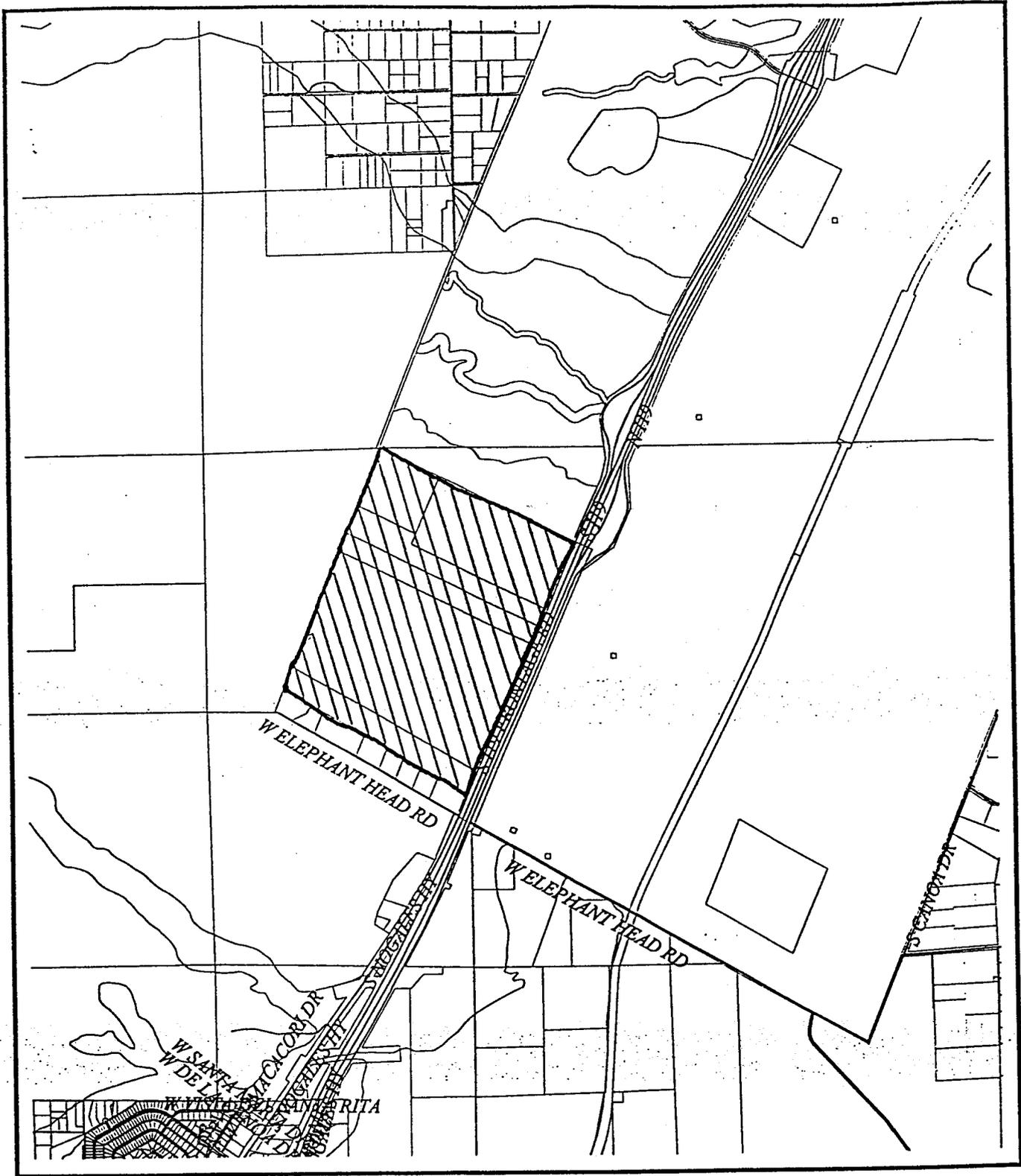
3. Development Requirements: The following policy areas shall be developed during the in-depth period following adoption of the Comprehensive Plan:

- | | |
|--------------------------------|----------------------------|
| a. Flood Control | f. Parks |
| b. Wastewater Control | g. Turf and Irrigation |
| c. Water | h. Fire Protection |
| d. Transportation | i. Screening and Buffering |
| e. Paths/Trails and Open Space | j. Schools |

ATTACHMENT J

Upper Santa Cruz Subregion - Mr. Joe Cesare's property

Take the property owned by Mr. Joe Cesare and designate it Low Intensity Urban 0.5 (LIU 0.5) and add the following special area policy: Limit the residential units to 275 units and require the property be developed with 60 percent natural open space.



Mr. Cesare Request

Firma County Development Services
 Planning Division
 Comprehensive Plan Section



ATTACHMENT K

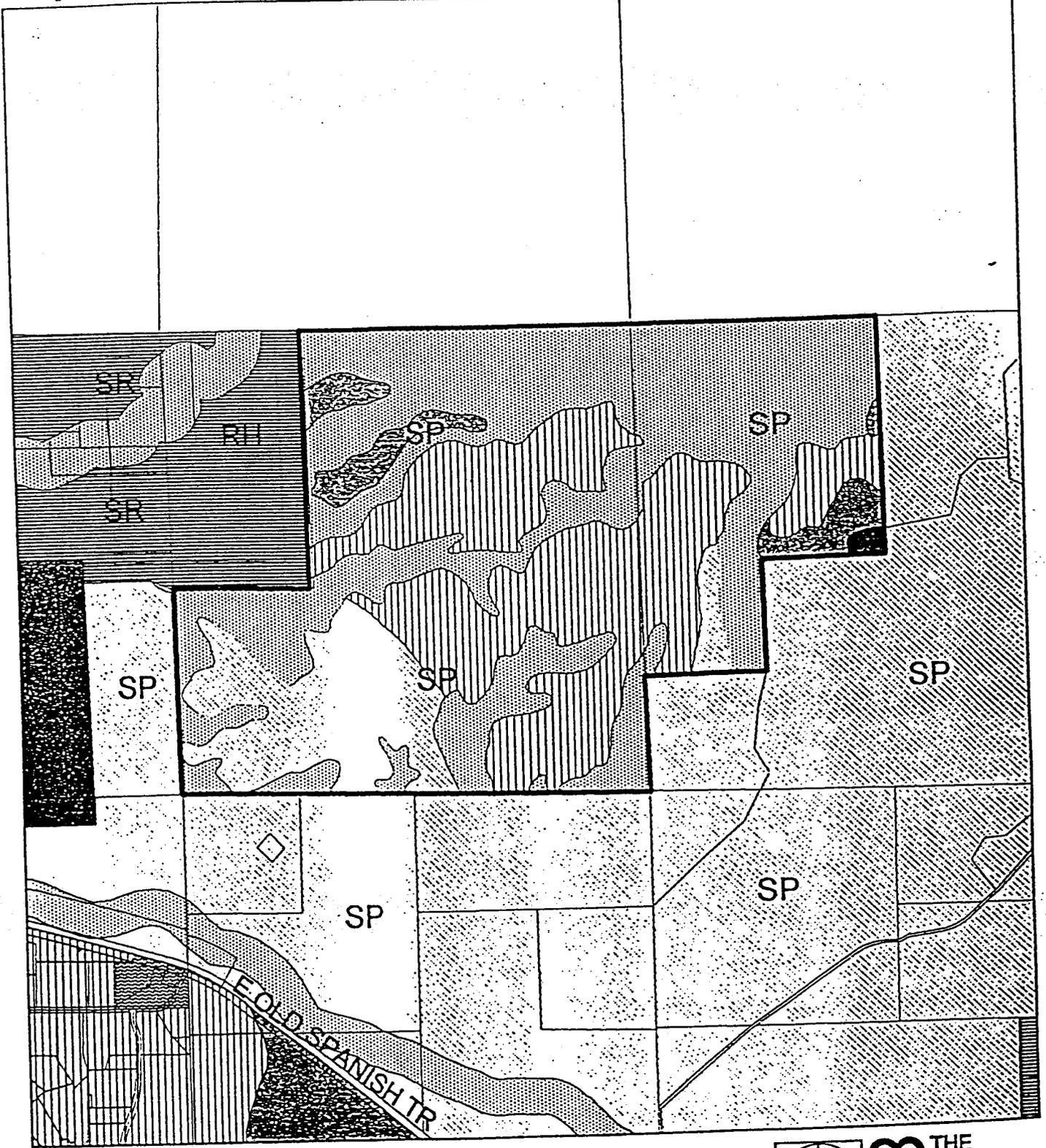
Rincon Southeast/Santa Rita Subregion, RSSR-2

In the Rincon Southeast/Santa Rita Subregion redesignate the properties that are part of the Rocking K properties as follows:

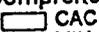
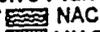
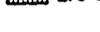
1. Regarding the 780 acres that were State Land now purchased by a private property owner include the following special area policy: Allow density transfers among the planned building pods within the 780 acres. Allow those densities to be transferred among those development pods as identified in the Rocking K Specific Plan. Indicate that those development densities can be transferred provided that the number of allowable units that are within one-half mile of the national park can not be increased, that is, density can be transferred to the south but not to the north.

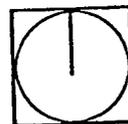
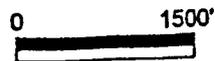
Request B

Existing Plan Designation / Existing Zoning



Comprehensive Plan Designation

 CAC	 NAC	 RT
 MIU	 LIU-3.0	 RC
 MHIU	 LIU-0.5	 SITE



THE PLANNING CENTER
 110 S. CHURCH AVE., SUITE 6320
 TUCSON, AZ 85701 (520) 622-8148

ATTACHMENT L

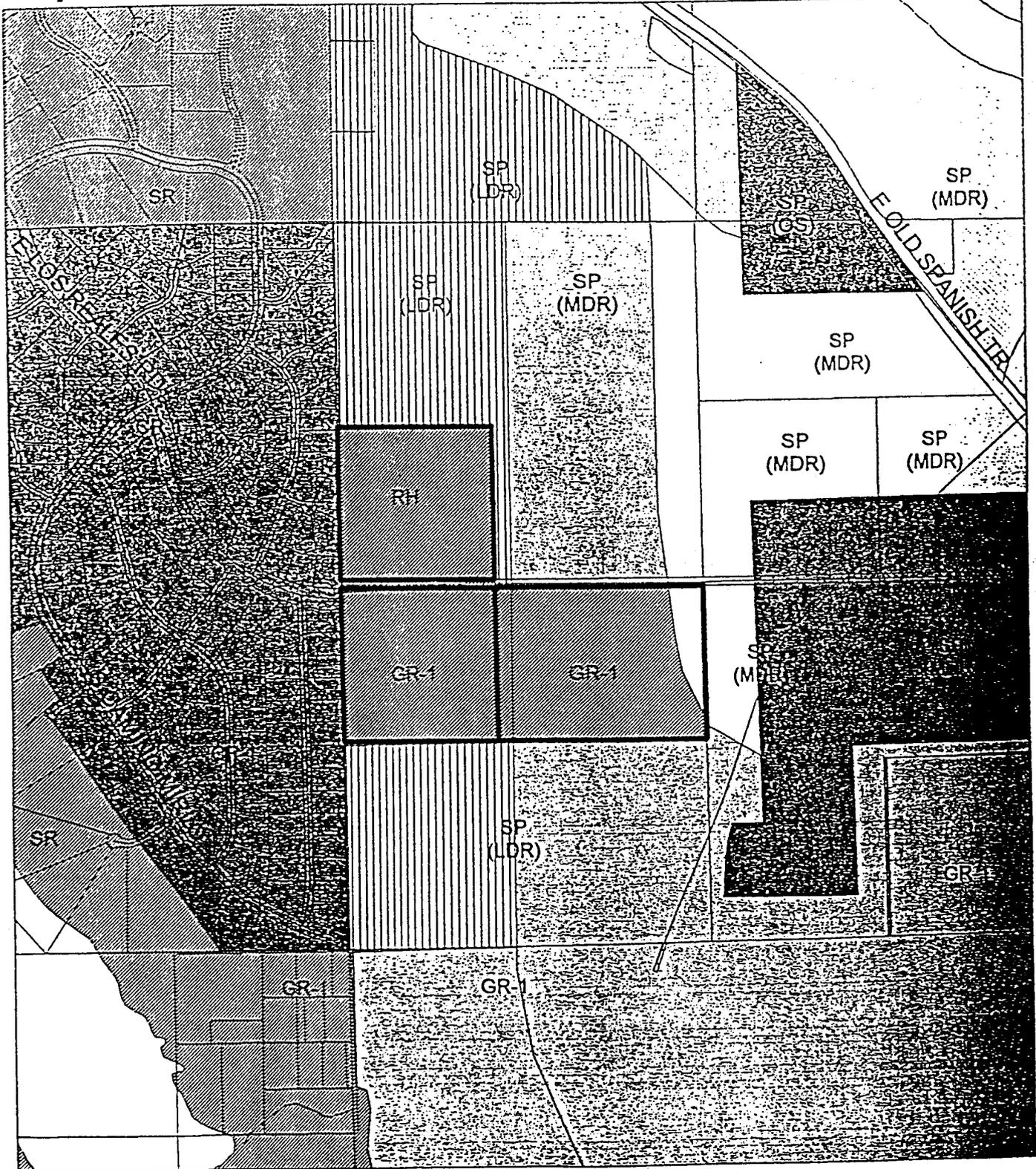
Rincon Southeast/Santa Rita Subregion, RSSR-2

In the Rincon Southeast/Santa Rita Subregion redesignate the properties that are part of the Rocking K properties as follows:

1. Regarding a 90 acre parcel change to LIU 3.0 (low intensity urban 3.0) subject to the following special area policy: The westerly 300 feet adjacent to an existing CR-1 subdivision shall remain LIU 1.2 (low intensity urban 1.2) as a buffer.

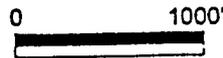
Request A

Proposed Plan Designation / Existing Zoning



Comprehensive Plan Designation

	CAC		LIU-0.3		RC
	MIU		LIU-3.0		SITE
	MHIU		LIU-0.5		



THE PLANNING CENTER
 110 S. CHURCH AVE., SUITE 1000
 TUCSON, AZ 85701 (520) 622-4148

Zoning Classifications in parenthesis are based on Rocking K Specific Plan.

ATTACHMENT M

Rincon Southeast/Santa Rita Subregion, RSSR-8

Take the request between Coyote Creek Subdivision and another adjacent CR-1 subdivision and modify the designation from Low Intensity Urban 0.3 (LIU 0.3) to Low Intensity Urban 1.2 (LIU 1.2) to allow consistency between density.



THE
PLANNING
CENTER

Clerk's Note:
Documents submitted
at Board Meeting 12-18-01

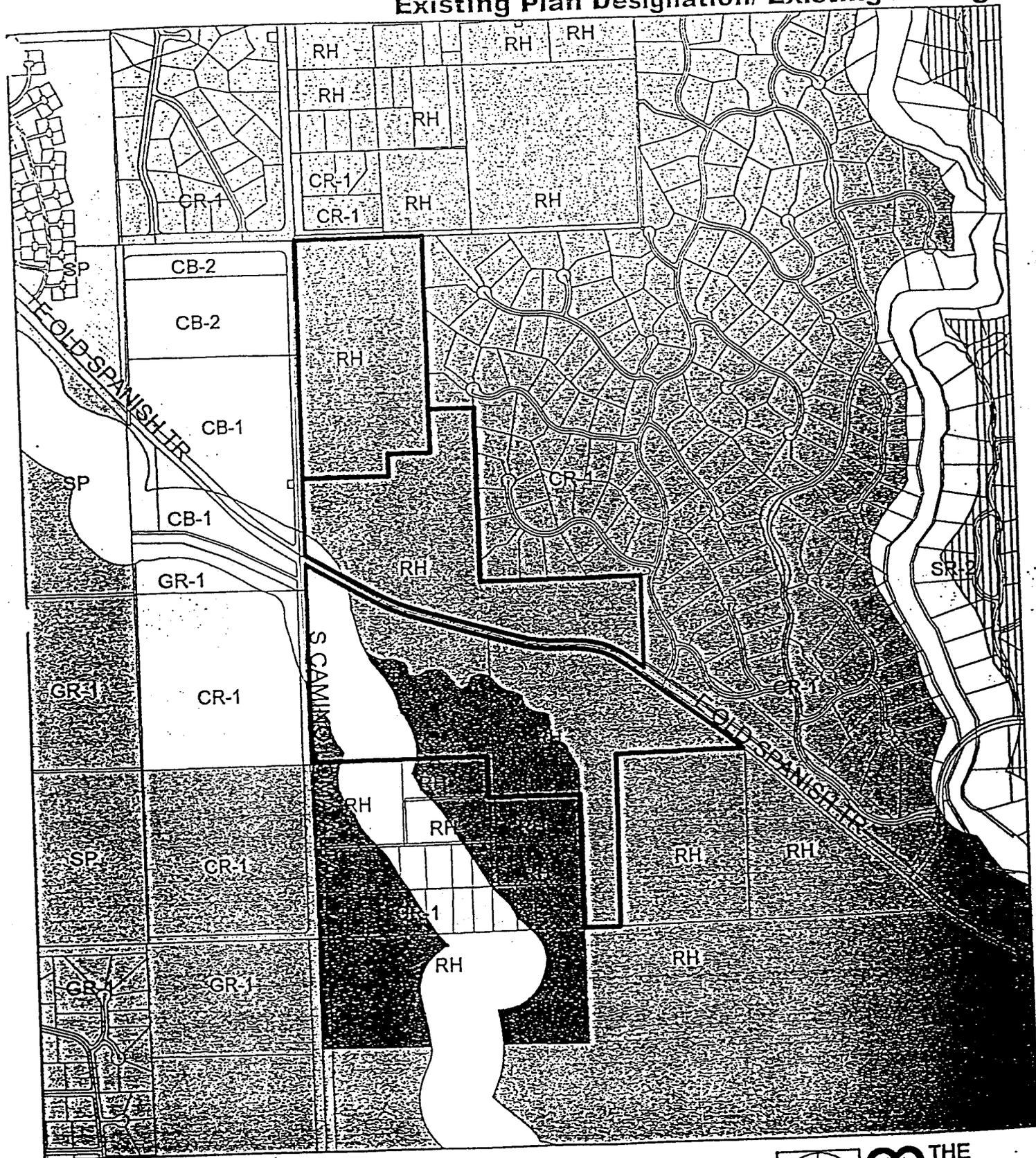
RSSR-8

*Comprehensive Plan Update
Request RSSR-8*

To: Pima County Board of Supervisors
From: Mike Grassinger
Reference: Comprehensive Plan Update Request RSSR-8

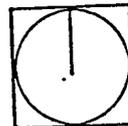
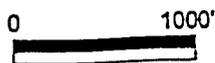
The intent is to develop this property for residential uses. We request that the current designations of CAC, MIU and LIU 1.2 be changed to LIU 1.2 for the entire 160 acres. The recommended change to LIU 0.3 by staff does not further the goals of either our client or Pima County. LIU 1.2 will conform to existing surrounding CR-1 zoning and development and provide the incentive for responsible development under Pima County's subdivision regulations.

Existing Plan Designation/ Existing Zoning



Comprehensive Plan Designation

-  CAC
-  MIU
-  LIU-1.2
-  LIU-3.0
-  LIU-0.5
-  RC
-  SITE



THE PLANNING CENTER
 110 S. CHURCH AVE., SUITE 1000
 TUCSON, AZ 85701 (520) 622-9148

ATTACHMENT N

Northwest Subregion, NW-12

Change the subject property noted in the Commission recommendation to Low Intensity Urban 0.3 (LIU 0.3).

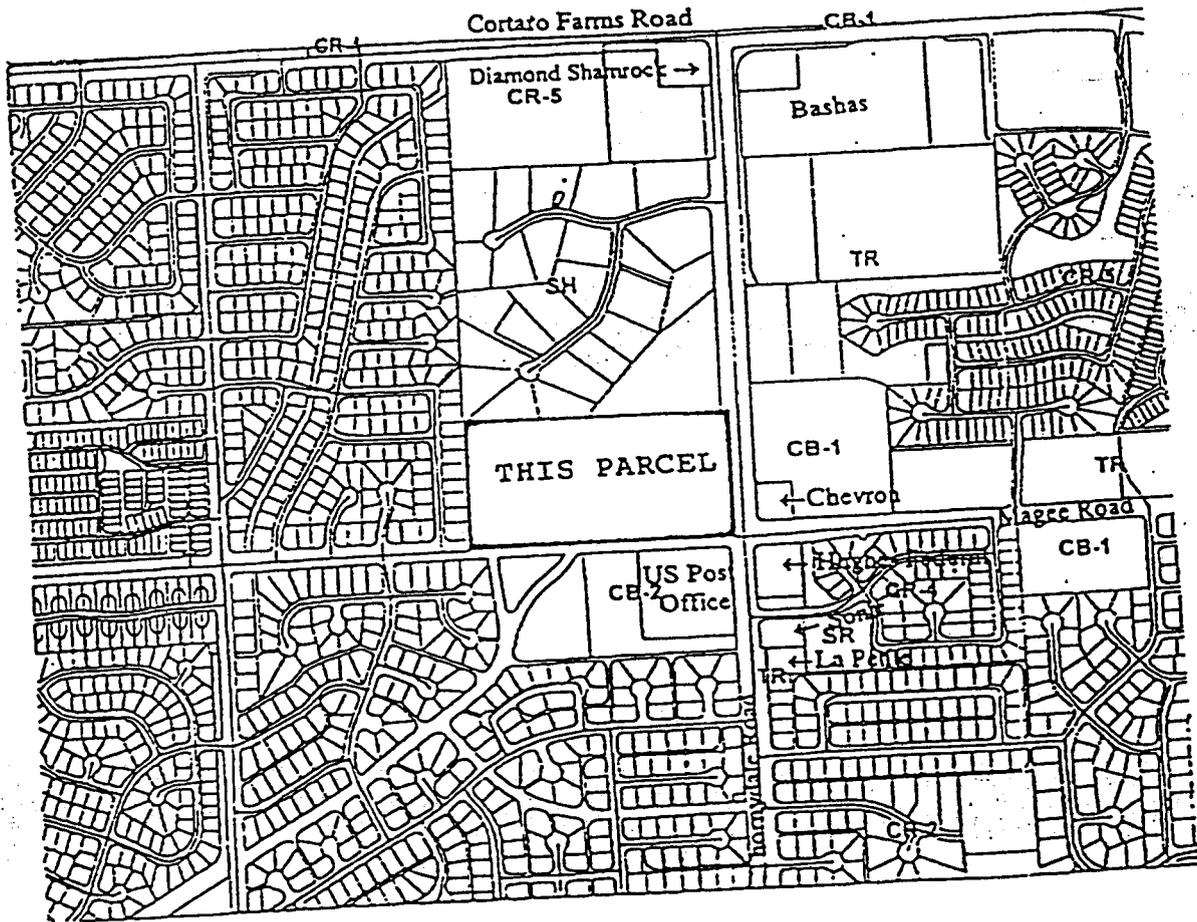
Location: Northwest corner of Thornydale and Magee Roads; 20 acres; (Parcel Id: 225-33-0660).

Owner Request: Maintain current designation of CAC and MHIU

P&Z Action: Change the land use designation to Low Intensity Urban 1.2 (LIU 1.2).

EXHIBIT "A"

Northwest Corner Thornydale & Magee Roads



ATTACHMENT O

Request of Mike Marks in a letter dated December 16, 2001.

Modify the property at the southwest corner of Houghton and Camino Aurelia in the Santa Rita Ranch Specific Plan. Replace the Low Intensity Urban 1.2 (LIU 1.2) with Low Intensity Urban 3.0 (LIU 3.0).

ATTACHMENT P

Location: Southwest corner of La Cholla Blvd. and Sunset, approximately 8.5 acres, in the Northwest subregion. This area is located to the immediate northeast of Co7-01-17.

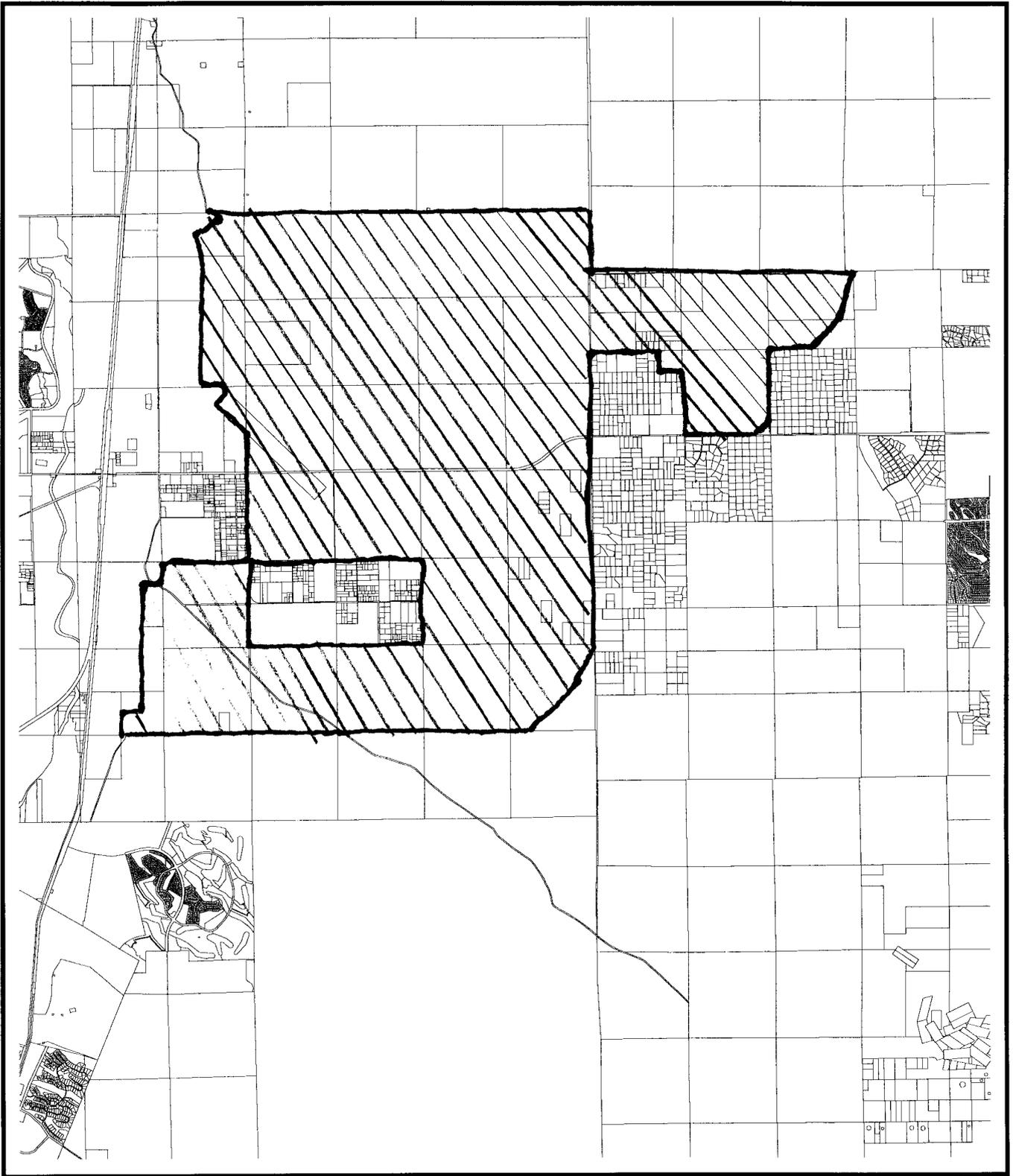
Request: Change plan from HIU to CAC

Note: This request is concurrent with plan amendment request Co7-01-17 Tucson Mountain Investors LLC.- River Road. Part of the map change request is reflected on Draft Plan.

ATTACHMENT Q

Down-planning the Upper Santa Cruz Subregion

The proposed up-planning shall be deleted and will effectively return the land use intensities to the 1992 plan.



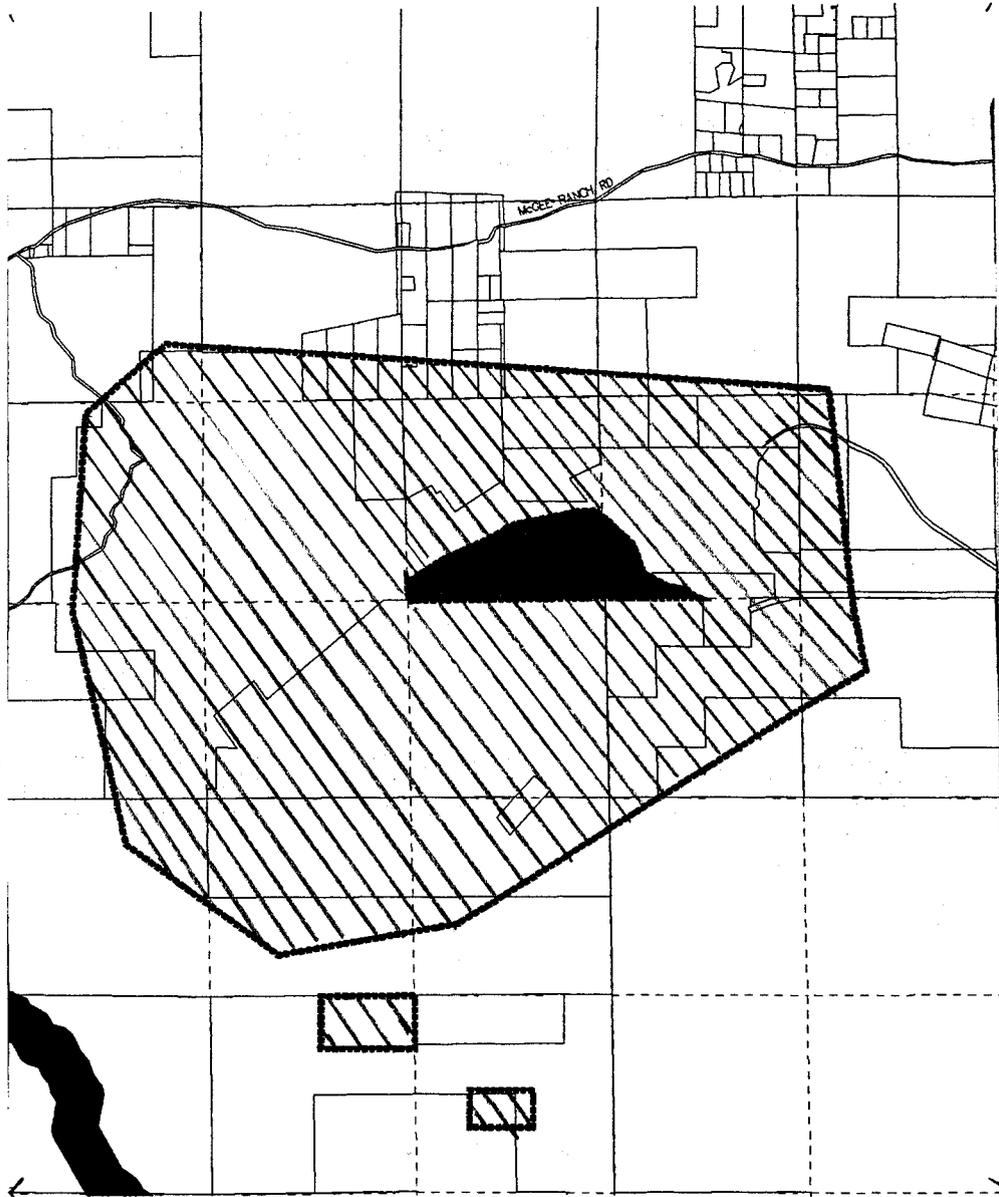
City of Tucson Request #1



Upper Santa Cruz Subregion
(Area #1)

Pima County Development Services
Planning Division
Comprehensive Plan Section





City of Tucson Request #1



Upper Santa Cruz Subregion
(Area #2)

Pima County Development Services
Planning Division
Comprehensive Plan Section



II Verbatim Minutes of Board Motion (December 18, 2001)

DRAFT

BOARD OF SUPERVISORS MEETING
12/18/01

VERBATIM OF MOTIONS

DEVELOPMENT SERVICES: 2001 COMPREHENSIVE PLAN UPDATE

- A. Co7-00-20, 2001 COMPREHENSIVE PLAN UPDATE
Proposal to amend the Pima County Comprehensive Plan (Co7-89-02) by adopting the revised seven subregional Comprehensive Plan maps and the document entitled 2001 Pima County Comprehensive Plan, Regional Plan Policies, Rezoning Policies and Special Area Policies. The proposed amendment will rescind the Mount Lemmon Community Plan (Co13-67-1), the Why, Arizona Neighborhood Plan (Co13-67-3), Western Pima County Area Plan (Co13-67-4) and the Ajo Zoning Plan (Co13-64-4). (All Districts)

* * *

It is recommended that the Board of Supervisors adopt:

Resolution No. 2001 - 311, adopting the 2001 Comprehensive Land Plan Update as recommended by the Planning and Zoning Commission.

It is further recommended the Board direct staff to bring specific policy proposals to the Board at 60 days intervals to implement the programs of the Comprehensive Plan continuously throughout 2002, beginning with (1) specific affordable housing and mixed use policies and programs within two months; (2) specific concurrency policies and programs within four months; (3) specific conservation land system policies and proposals within six months; (4) specific water resource policies and proposals within eight months; and (5) specific circulation policies and proposals within 10 months.

- B. Co7-00-20, 2001 COMPREHENSIVE PLAN UPDATE
Proposal to amend the Pima County Comprehensive Plan (Co7-89-02) by adopting the revised seven subregional Comprehensive Plan maps and the document entitled 2001 Pima County Comprehensive Plan, Regional Plan Policies, Rezoning Policies and Special Area Policies. The proposed amendment will rescind the Mount Lemmon Community Plan (Co13-67-1), the Why, Arizona Neighborhood Plan (Co13-67-3), Western Pima County Area Plan (Co13-67-4) and the Ajo Zoning Plan (Co13-64-4). (All Districts)

CODE:

RG Raul Grijalva, Chairman
SB Sharon Bronson, Vice Chair
AD Ann Day, Member

(1)

DE Dan Eckstrom, Member
LG Lori Godoshian, Clerk

STAFF:

CH Chuck Huckelberry, County Administrator
KR Katharina Richter, Chief Civil Deputy County Attorney

DE Mr. Chairman?

RG Sir.

DE If there's no other speakers, I would move that we close this public hearing.

SB Second.

RG Motion and a second to close the public hearing, any discussion? Anyone opposed? If not, the public hearing is closed by a vote of four to zero (Supervisor Carroll absent).

* * *

SB Mr.....

RG Ms. Bronson, were you going to say something?

SB I was going to say I'm.....I would be...with the consent of my colleagues I would like to move just one motion and I would ask that Mr.....that we move the recommendations from the Commission with the changes that we have outlined today, specifically downplanning the Southwest, incorporating from Ms. McVie's memo of yesterday, all of her recommendations and that of the Sonoran Desert Protection Committee. There were several other speakers, Mr. Huckelberry, if I could have you perhaps assist us in that motion?

KR Is this on? I guess not, is your's on Chuck?

CH Yeah, Mr. Chairman, let me....Katharina wants to say something and then let me....I'll go back and let's try and I understand what the beginning of the motion is I think we can....there's a couple of issues are going to require actually asking P&Z and referring this back to them almost immediately if you want to talk new things that were not considered by the Commission so let me let.....

DE Mr. Chair, before we hear from our legal counsel I think it would be appropriate prior to that if you could, as the County Administrator summarize as requested by Ms. Bronson, those items as part of the recommendation from you as staff prior to listening to the attorney.

(2)

RG Mr. Huckelberry.

CH Mr. Chairman, members of the Board; let me try this. The motion would indicate the document that we provided to the Board that's dated and it's really a summary of the actions of the Commission and the recommendations of the Commission by subregion, and that would include also their findings in minutes. And I have the following modifications starting the ones that we heard earliest.

Rincon Southeast No. 3 request was by Mr. Backus to increase the existing NAC designation on this particular request by one acre and commit the balance of the property through Special Area Policy to a natural open space.

The next request that obviously is different than the Commission recommendation was to take those fee lands of the Pascua Yaqui Nation and to designate them as Pascua Yaqui Fee Lands with again, a Special Area Policy indicating that the actual planning and use of those properties must be consistent with County Zoning, and to be developed through a cooperative planning relationship with the Nation.

The third item that I had that was an issue dealt with by the Commission but not on the enumerated list and that was Empirita Ranch Community Plan, that was a request of Mr. Symington....

SB Simonson.

CH Simonson, yes; to take and accept the Commission recommendation of MIR, but at the same time, to reduce the planned residential density from the Empirita Ranch Community Plan by 30%.

The next item was...that was in the Rincon Southeast. The next item was a request in the Upper Santa Cruz by Mr. Joe Cesare. The general discussion that I had on that and was that what could be acceptable...what would be acceptable to the staff would be an LIU designation of 0.5 with Special Area Policies limiting the residential units to 275 and that 60% of the property would be required to remain as natural open space.

The other special requests that we heard from was two requests in Rincon Southeast No. 2 which is essentially the Rocking K.

The first request was to modify and include a Special Area Policy allowing density transfers among the planned building pods within the 780 acres that was State Land, now purchased by a private property owner, to allow those densities to be transferred among those development pods as identified in the Specific Plan. What would be probably an appropriate

restriction would be to also indicate that those development densities could be transferred provided that the number of allowable units that would be within one-half mile of the national monument could not be increased. In other words, density could be transferred south but not north.

SB Of the national park, not monument.

CH National park, excuse me. With regard to the second request under Rocking K, there was approximately a 90 acre parcel that they had requested to change the land use intensity to LIU-3.0, that would be acceptable subject to a Special Area Policy that would require the westerly 300 feet adjacent to an existing CR-1 subdivision to remain LIU-1.2 as a buffer.

The next request that I have would be Rincon Southeast No. 8 and that was a request between Coyote Creek Subdivision and another adjacent CR-1 subdivision to modify the land use intensity from LIU-0.3 to LIU-1.2, to allow consistency between density.

The next item that I have is that I believe was actually noticed and heard by the Commission and doesn't present a new request was to change Northwest 12 from its....I believe it had a higher land use intensity to LIU-0.3. In addition, what I also heard.....so those are kind of the modifications we heard during the hearing process today that I think were also considered by the Commission that would be appropriate for the Board to consider.

Now let me talk just a second about new requests or modifications.

I indicated in my early discussion that it would be appropriate in our land use legend to modify Resource Conservation to Resource Transition to eliminate the confusion over conservation and the State Law, Growing Smarter.

We also heard from the City of Tucson that they would like to be included as a growth area, that is a new request.

We also heard and I think included in Supervisor Bronson's initial part of the motion was to delete the Southwest Growth Area which would effectively return the land use intensities to the 1992 plan.

We also then heard, again as under this category of new requests, the list that was presented by Christina McVie.

We heard the request of Mike Marks on the property down toward Corona De Tucson.

We also heard the one new request from I believe the Planning Center on that little insert property that was around Northwest 1 that was new so you have those new ones to consider.

RG And those new ones would be referred to P&Z?

CH On all the new ones in the adoption, you are going to need to refer those to P&Z to be considered. You can again, adopt most of what we have and I think what....one of the things we might recommend is that once you adopt these modifications that have been through the Commission, we take the new ones, we integrate those into the new adopted plan and refer everything right back to the P&Z Commission again so they can hear it again in January, and everybody can have the pleasure of going through this process once again. That they will then get it back to the Board for final, final adoption in probably late March.

DE Would you call that the second bite at the apple?

CH I would call that the exact second bite at the apple. We're, you know, making some significant changes and that's what the Board does with regard to these issues and so everyone is going to get another chance at pointing out either what we did right or what we did wrong. The issue here is to err on the side of being (A) Meeting the law, by adoption today we do that. Cleaning up issues that might be out there that we need to consider can, in fact, be done during this theoretical second bite of the apple.

Now the only thing I didn't, you know, include in this discussion because I didn't hear the Board talk about it much was this whole issue again of the concern of the City of Tucson regarding up planning in the Sahuarita and Green Valley area where they say we're going continue to be dependent upon groundwater resources, and I don't know if I missed anything.

RG And that particular one would be one that would also be referred to P&Z?

CH That could be referred....the Board could, in fact, I think, yeah, it's probably one that ought to be referred to P&Z.

RG And asking the City to join with the development and completion of the broader vision of the Sonoran Desert Conservation Plan, that's....that's not for P&Z that's for other powers?

CH That's for other meetings between the Board and the Mayor and Council.

(5)

RG They've been anxious to have one, I think we have some topics now.

DE That would also mean they would have to consider, if they want to be part of this, they probably want to adopt some Impact Fees in the City of Tucson I would suppose.

AD We could....

CH One of the things you could conditionally....go ahead.

AD We could insert the City of Tucson as a growth area to be effective when they decide to adopt a cost of growth element, you know, with the assessment of development fees or something, I don't know. Is that the part that you are saying needs to go back to P&Z?

SB No....

RG No, that's between us and the Mayor and Council.

SB That's between Mayor and Council. Mr. Huckelberry, I will also entertain the downplanning of the areas recommended by the City of Tucson of Sahuarita and Green Valley to be considered by P&Z and I will make that an official motion.

DE Mr. Chairman, I will second that as long as for the record we incorporate the verbatim discussion by Mr. Huckelberry as part of the motion.

SB Absolutely, yes.

RG Motion and a second. If I may burden the Board with two of the Special Area requests that are problematic to me, the first one having to do with the Empirita [Ranch] request and the other one being the Rocking K, I think the two special requests there Mr. Huckelberry?

CH Yes.

RG If I could....if I could ask if it's appropriate to separate those...

SB I will split those up Mr. Chairman.

RG Okay.

SB ...for a separate vote.

RG I'd like to deal with the body and deal with these two now if that's okay?

SB All right.

(6)

RG Mr. Huckelberry, on the Rocking K one, if you could repeat that special request?

CH Let's try the 760 acres to the north adjacent to the national park. As I understand the request, that land was included in the Rocking K Specific Plan and it had some very definitive definitions of what could be a development parcel and what was to be open space. The....and that was done probably with the Rocking K Specific Plan in 1990, eleven years ago. Now that that land has been purchased I believe by Rocking K, they are wanting to do a little better master planning of that particular area. I don't believe we disagree with the concept an area should be better master planned. What we were concerned with is the concept of increasing density adjacent to the national park so what I've tried to discuss would be a Special Area Policy that would allow this master planning to occur but it would clearly indicate that the densities, if they are going to transfer them around, ought to be transferred away from the national park and that is within a one-half mile boundary.

RG And the second one was the 90 acres?

CH The second one was 90 acres which is further to the south, south of Old Spanish Trail but adjacent to an existing CR-1 subdivision, I think it could be called Rocking K Estates, I'm not sure. But if you look at the aerial photographs that shows up as a developed CR-1 development and what I'm indicating that the request of Rocking K to go to LIU-3.0 is acceptable if, in fact, they provide a 300 foot CR-1 or LIU-1.2 buffer adjacent to that existing subdivision. What that does is if you require it to be at least 300 feet deep it means that there will be lots of probably 300 feet by about 150 so that the distance between existing residences gets bigger.

AD I have a question. Did you mean 3.0 or .03?

CH Yeah, 3.0 and...

AD That's what you mean by (inaudible)

CH That's....that's....yes because I think at one time I don't think it was ever as low as 0.3 but it is 3.0....

AD Well, tell me which one you are talking about.

CH The 3.0 and....

AD That's what you mean by 0.3?

CH Yes, that's....yes, because I think at one time I don't think it was ever as low 0.3 but it's 3.0 because

(7)

AD Well tell me which one we are talking about.

CH The 3.0.

AD Well, I mean which request here are we talking about?

SB This is the 90 acres...

RG That's 90 acres...

CH I think that's the 90 acres. It's the RSS-2 and there's a couple of letters around here. Yeah, it's not the other one by The Planning Center.

RG Okay, we have those two items that I've asked to be separated....

DE Mr. Chairman, why don't we, so we can procedurally do this without impacting the motion that's on the floor, I will temporarily withdraw my second to that motion so that there is not a second to that motion and then allow us to act on those three items separately...

RG Thank you.

DEand then hopefully incorporate the remainder of the motion in a sweeping motion after we've done those, what is there three?

RG Three, two on Rocking K and one on Empirita.

DE Right.

SB Mr. Chairman, I'll move those items as outlined by Mr. Huckelberry and I want a verbatim on it reflected in the motion.

RG Is there a second?

KR Mr. Chairman?

RG Yes.

KR Just for the....Mr. Huckelberry correctly noted all the new matters have to go back to the P&Z under [A.R.S. §] 11-823, however, I wanted to note that the resolution that is before you which excludes those parcels that are going to be heard in January also should exclude those plan amendments that you approved separately today. And those would be the designations on those parcels and not the designations that might be shown on the Comprehensive Plan, so you are excluding those that were approved today.

RG Okay.

(8)

SB That will be in the next motion Mrs.....

KR Okay.

RG Okay. We have a motion, did we get a second, I'm sorry.

DE I'll second Ms. Bronson's motion.

RG And that is on Rocking K, the two special requests?

DE That's right.

SB And the Empirita.

RG And the Empirita, let me speak to....I thought that the issue with the Empirita....first on the Rocking K I think the density transfers and the buffer around the national monument is not sufficient. I thought that the Specific Plan when we voted it in '90, although not everybody was happy with it, it at least afforded us a degree of protection and also a commitment to go through with that Specific Plan. On Empirita, I thought that the staff recommendation of Low Intensity Rural was much better and that's the one I supported and those are my reasons and we have a motion and a second. Can we have a roll call please?

LG	Supervisor Bronson	Aye
	Supervisor Day	I think no upon understanding the motion

RG The motion is to approve....

AD If it's to approve what Chuck just reiterated then I'm a yes.

RG I'm talking about the fact that...

SB It's to approve what Chuck just mentioned.

RG Yeah, and I disagree with Chuck.

AD Okay, then I'm a yes.

LG	Supervisor Eckstrom	Aye
	Chairman Grijalva	No

RG Ms. Bronson, I think we're back to the original motion.

SB Mr. Chairman, I would like to reintroduce my original motion again noting that we need a verbatim of Mr. Huckelberry's comments incorporated in the motion and removing those three items we just voted on and excluding the three Comprehensive Plan Amendments that we adopted previously today.

DE And Mr. Chairman, I'll second the commotion.

AD The motion.

RG There's a motion and a second, I think that also putting counsel's comments on the record as well? Motion and a second, are we going to do a roll call? Any Board member when it's your turn who wishes to make a comment, please do so. Lori please.

LG Supervisor Bronson Aye
Supervisor Day Yeah, I'll explain my vote.

AD There has been a paradigm shift, we have set development policy guidelines for developers to be consistent with and it will change the entire dynamic of how developers do business. I think adopting this plan sets in motion long term direction for developers, no more instant gratification of quick fixes and this Comprehensive Plan is not a static plan, it has to be flexible and changes. Conditions change and I vote aye.

LG Supervisor Eckstrom No need to explain, I'll vote aye.
Chairman Grijalva

RG Thank you and I want to thank everybody involved. The staff has been thanked, the public that's participated in this process has been thanked, Mr. Huckelberry and his staff have been thanked and I want to join and echo those thanks to everybody involved. This process is guide but I think it is a definitive statement as Supervisor Day said that...it's not business as usual and because it's not business as usual, I think that we have a lot of work ahead of us. This was a very important step to take, there was a lot of misinformation, a lot of negative information about what the Board's intentions were and what this community's intentions were. I think we've put some of that to rest, I don't think this struggle is over but it is a step and it is a positive step for this community and I'm very happy to join with my colleague's in unanimously approving the Comprehensive Plan and also Resolution No. 2001 - 311. And if there's no other business before us...

SB Mr. Chairman?

RG Yes.

SB I have yet another motion, a further recommendation and that is beginning in 2002, January 2002 that we ask staff to come back to us with specific affordable housing and mixed use policies and programs within two months so that would bring it back to us at the beginning of March. I want specific and currency policies and programs within four months if we can stagger them in two month periods. I particularly think

this is an important piece of making this work, and then I want specific conservation land system policies and proposals within six months, specific water resource policies and proposals within eight months and specific circulation policies and proposals within ten months and that's in the form of a motion.

AD Does that include the environmental?

SB Yes.

RG There's a motion, is there a second? I'll second Ms. Bronson's motion, a motion and a second. Roll call again please.

LG	Supervisor Bronson	Aye
	Supervisor Day	Aye
	Supervisor Eckstrom	Aye
	Chairman Grijalva	Aye

RG If there's no further business before us, thank you very much, the meeting is adjourned.

III Letters:

Christina McVie

Carolyn Campbell, Coalition for Sonoran Desert Protection

Pascua Yaqui Nation

City of Tucson

Mike Marks

DEC 17 2001

Sharon
&
Leslie

Sharon -

My thoughts FYI -

As regards the memo specifically -

I. D. Catalina Foothills - Special Request

CF5 current zoning SR - down plan to

* LIU 0.3 buffers ACOE/EPA/PC Flood Control Recharge/restoration project from Craycroft (confluence of Tanque Verde & Pantano) to Campbell

This issue is coming to the BOS in January - heard @ P&Z 11/28 Will require super-majority - over 500 letters to P&Z - JOE CEASAR VS NEIGHBORS

II. A. Upper Santa Cruz - Up Planning

last item - the proposed expansion of CAC @ Arivaca junction & I-19 - this is our connection across I-19 from Santa Rita to west - every year bears are pulled out of Green Valley - mountain lions are already roadkill here (JOE CEASAR?)

* DELETE CAC EXPANSION - CORRIDOR/LINKAGE

V. C. Northwest - Special Requests

NW12 current zoning SR - changed @ P&Z

from staff recommendation of CAC/MHIU to

LIU 1.2 REQUIRES LIU 0.3 This is Mandarin

Properties (Leung/Klenger)

* CFPO nest with mated pair immediately proximate to this parcel - within Recovery Area

3 NW Tucson SMA ♀ arrived this spring to join ♂ the famous Thornydale owl situation

VI. B. Rincon Southeast - Santa Rita - Downplanning

Empire Ranch should remain L12 per 10/17 draft - changed to M1R @ P&Z

VI. C. Rincon SE-SR - Special Requests

RSSR Z (Rocking K) deny # 5 request
for MIU from LIU 0.5 - otherwise support
staff recommendation on request #6

As regards the regional plan policies (last item)
Env. Planning -

"landscape linkage" should be included
in # 2 priority

"multiple use" remains # 3

As regards the SW

III. A. Deny up planning

B. Approve down planning

More to follow on the plan itself -

Chris McVie

Northwest Conflicts w/ Pygmy Owl

RCEL 225-33-059K SE corner Cortaro and Cmo. de Oeste ALIGNMENT - part of sec. 7 consultation w/ USFWS - BOS approved EAMR designating this a CFPO crossing - currently zoned SR - should be down planned from MHU to LIU 0.3 - part of REC AREA 3/NW TUCSON SMA as are all areas listed below

CACs @ NE & SW corners of Cortaro & Thornydale
(other than existent $\text{\textcircled{K}}$ and Diamond Shamrock)
downplan to LIU 0.3

CACs @ NE & SW corners of Thornydale & Magee
(other than existent post office and gas station)
downplan to LIU 0.3

CAC @ NW corner of Cortaro & Shannon
downplan to LIU 0.3

CAC @ SE corner of Cortaro & Thornydale
limit to existent footprint of Basha's Center

MFC @ I-10 and AVRA VALLEY RD
downplan to LIU 0.3

MHU-D @ just S. of Avra Valley Rd & I-10
(old flooded out trailer court - county owns much of it (flood control) should be down-planned to LIU 0.3

NAC @ Cmo. de Oeste between Linda Vista and Cortaro just N of Hardy Wash be limited to existent $\text{\textcircled{K}}$ only - no further commercial
Adjacent 5 parcels (vacant - zoned TR & CR 4 or 5)
downplan to LIU 0.3

PARCELS CONFLICTING W/ REC. PLAN for CFPO* CORTARO/THORNYDALENE corner lot around existent (K) # 225-29-015D

next lot east on N of Cortaro # 225-29-016H (Safeway)

SE corner east of existent Basha's center S of Cortaro

225-30-032A

048A

0470

> Fidelity Trust 30151 (Kluniger)

SE corner south of existent Basha's center E of Thornydale

225-30-033D Phy Bell Assoc LLP

225-30-033B Leung

225-32-051B Pacific Internat'l (Leung/Kluniger)

225-32-051E Fidelity Trust 10511

225-32-050C Pacific Internat'l

225-32-051G " " > (Leung/Kluniger)

(down to Magee & Thornydale NE corner)

SW corner 225-33-063E around Diamond Shamrock
currently zoned SR plan for LUO.3 shows
red on current draft plan (CAC)NOTE - SH subdivision on W side of Thornydale
between Cortaro & Magee should reflect LUO.3* planning - NOT MHU - this is where the
CFPO nest is locatedMAGEE/THORNYDALESW corner behind existent post office to west & south

225-37-707D

225-37-707E

225-37-708A

* continuation of wash where owls are
would be best @ LUO.3 not CAC

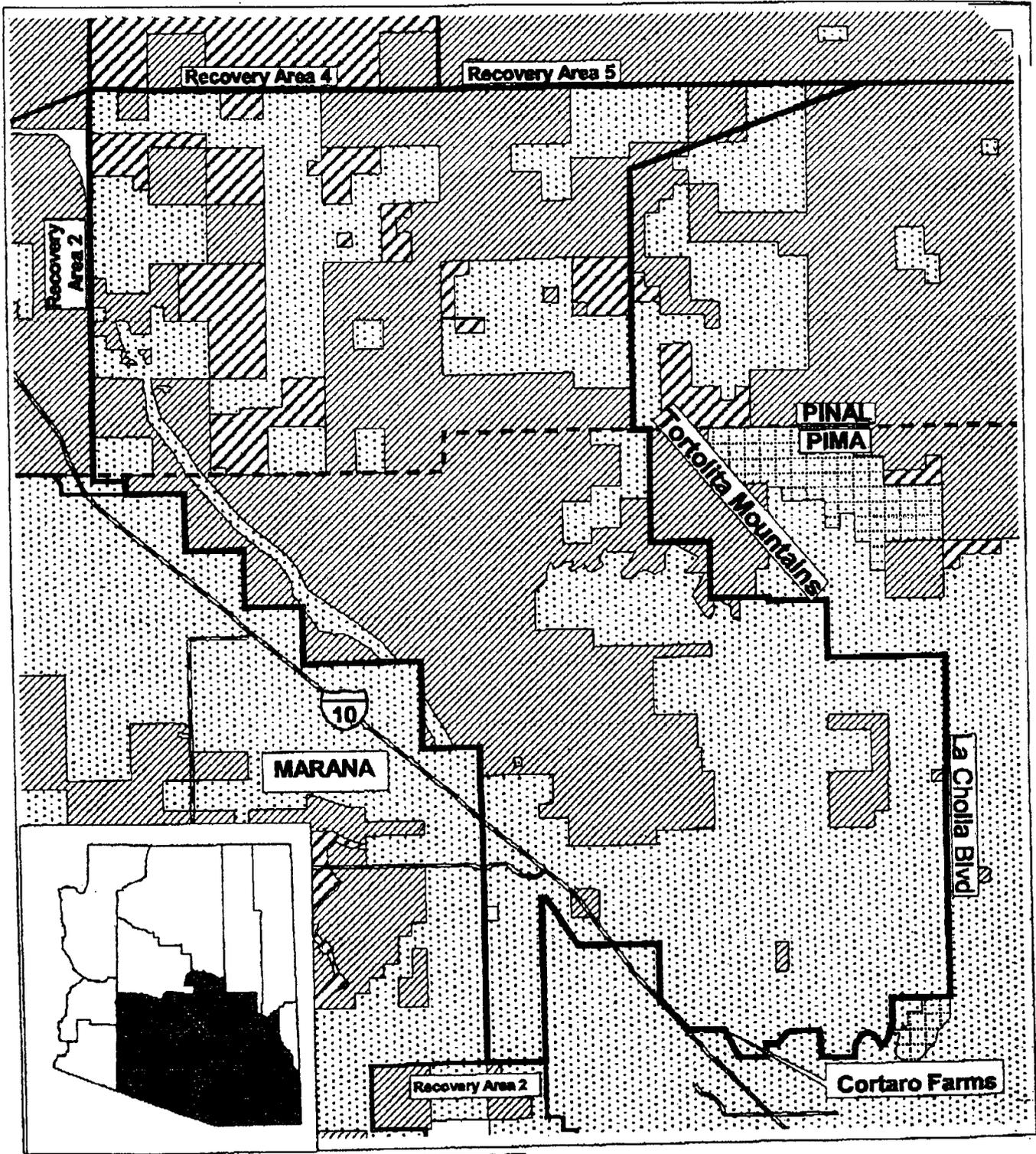


Figure 10. Recovery Area 3 - Ownership.

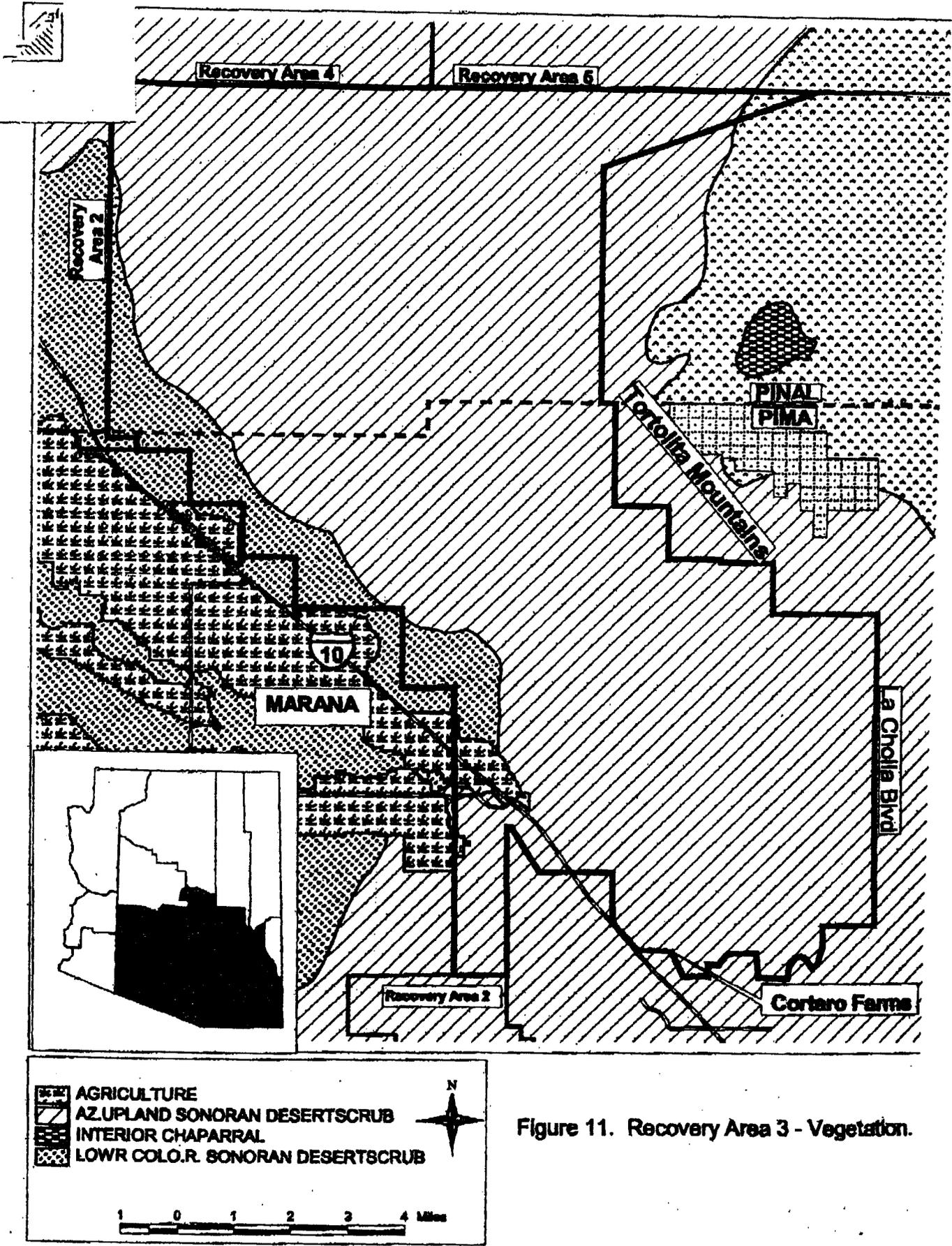


Figure 11. Recovery Area 3 - Vegetation.

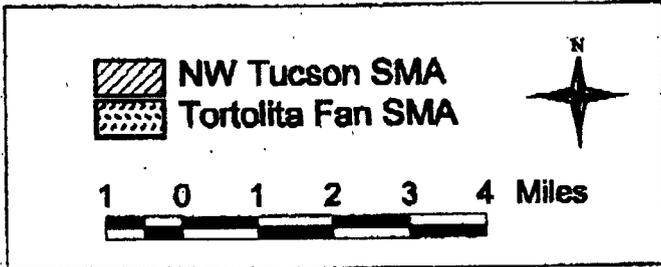
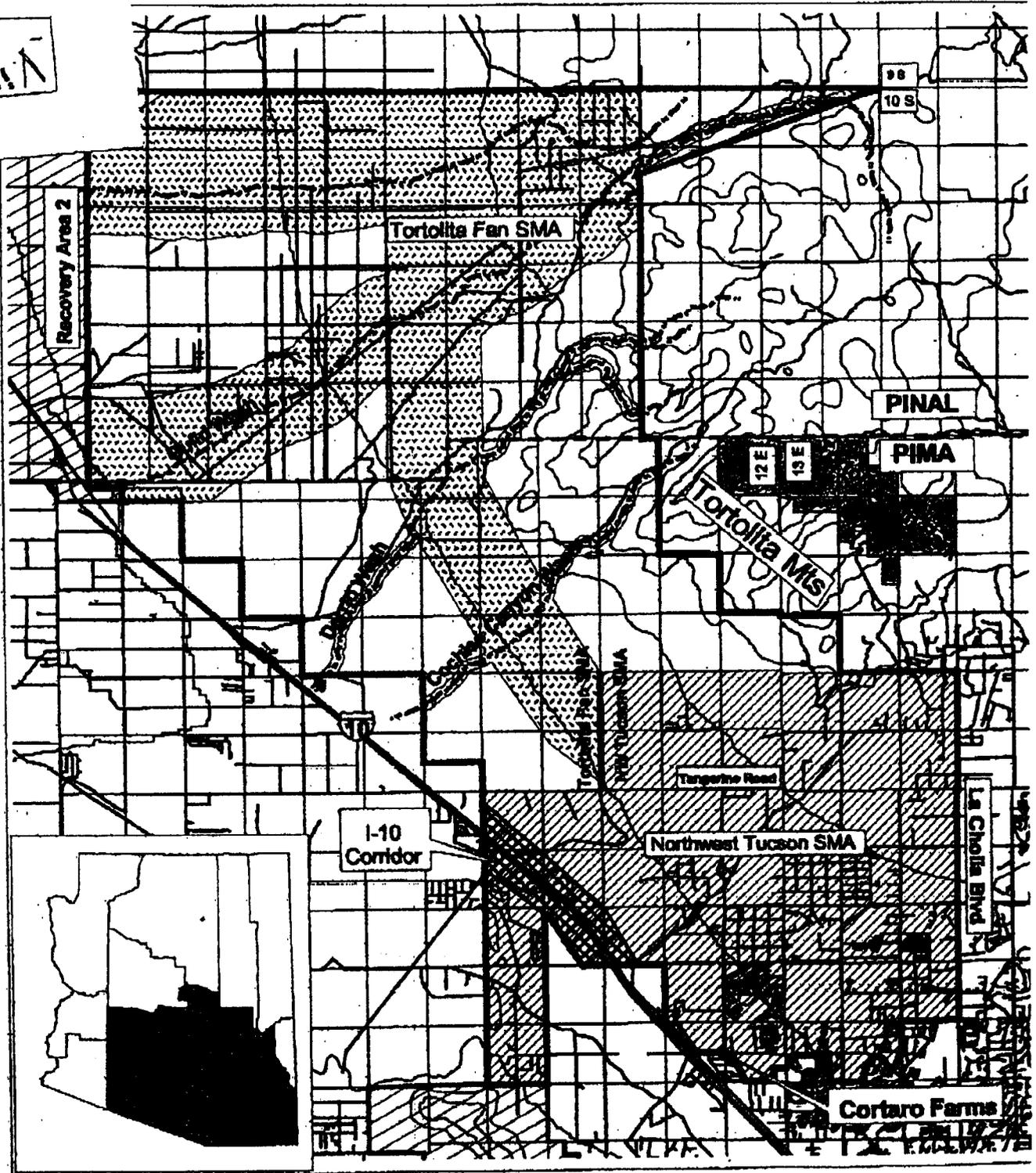


Figure 23. Tortolita Fan and Northwest Tucson Special Management Areas

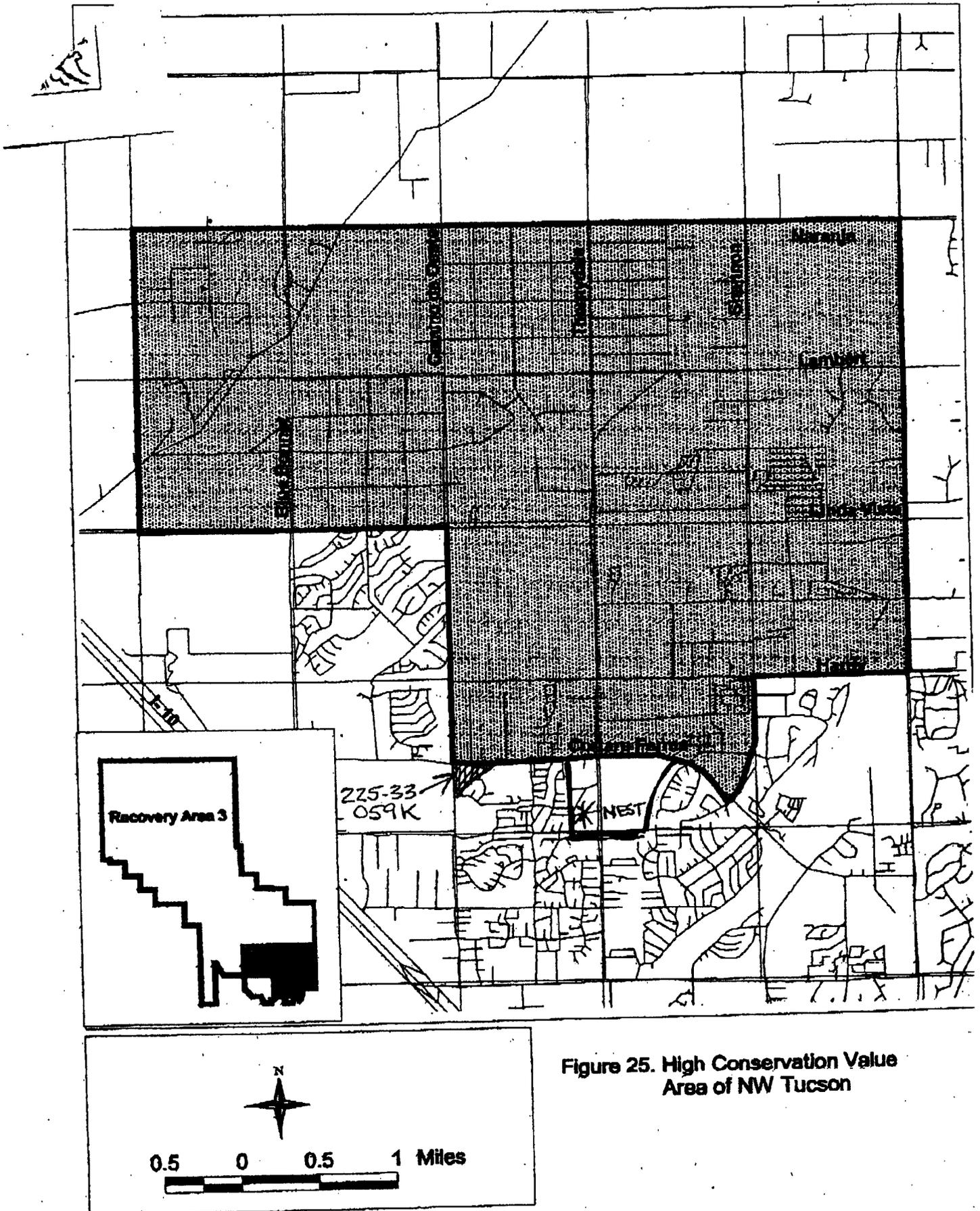


Figure 25. High Conservation Value Area of NW Tucson

PARCELS CONFLICTING W/ CFPO REC. PLAN cont

NW corner of Shannon & Cortaro Tucson Omni Entrance
currently planned CAC off Cortaro
needs to be down planned to LIU 0.3

- 225-32-0040
- 225-32-0030
- 225-32-002C
- " 2F
- " 2G
- " 2E

E side of Camino de Oeste between Linda Vista & Cortaro
just north of Hardy Wash

- 221-11-1320
- " 1300 should be down planned
- " 1290 from CAC & MHU to
- " 1280 LIU 0.3
- " 1270

attempt consistent (K) as NAC

CONFLICTS W/ BIOLOGY

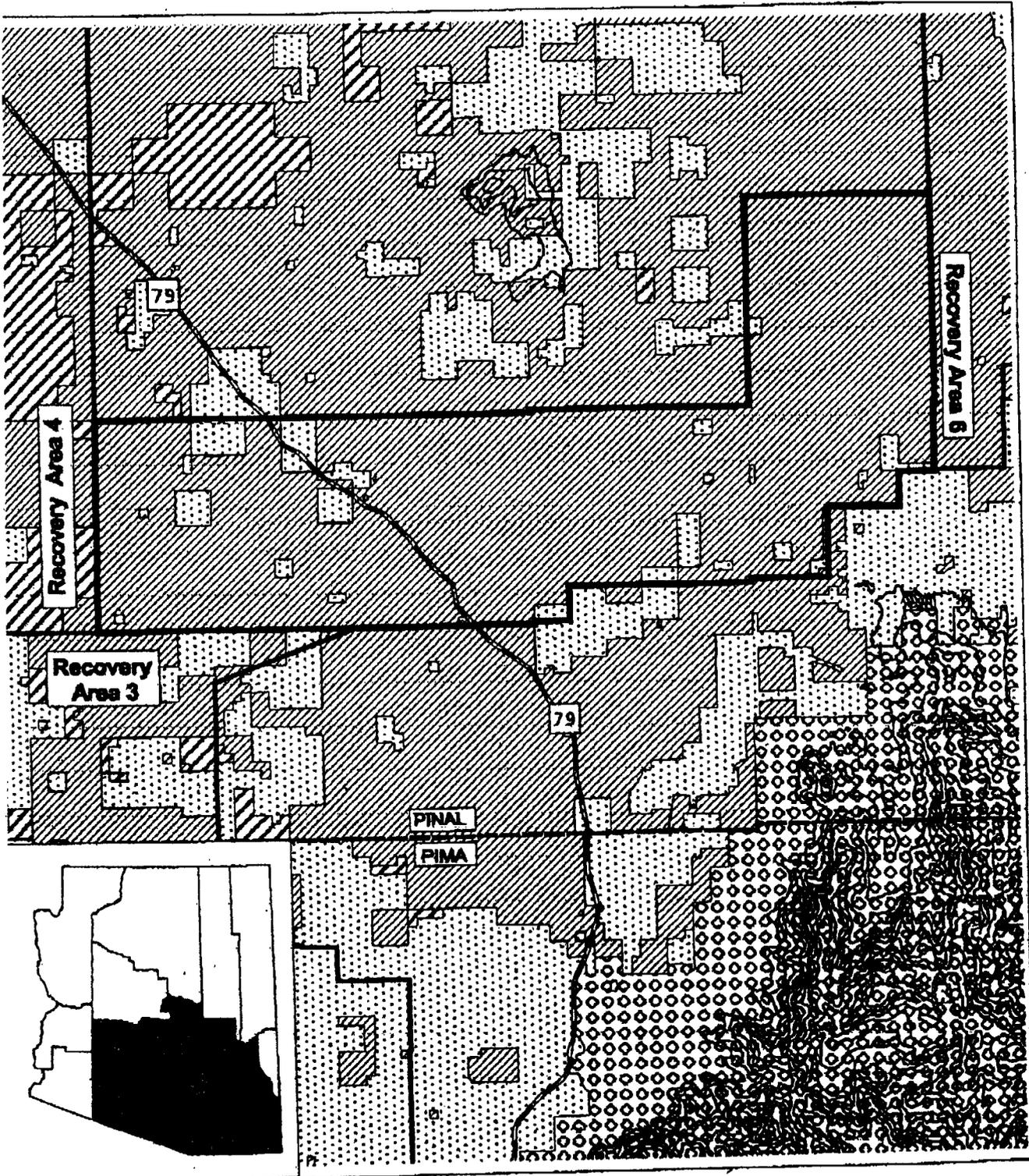
D MFC on E of ORACLE S. of ROLLINS RD

SHOULD BE LU 0.3

C3.0 and C1.2 S. of Wilds RD E. of ORACLE

SHOULD BE LU 0.3

This is where the API filing to connect the Tortolitas of Catalina's is located - it's a mile to 2 miles max & critical as everything north to the county line is developed - see special map of Catalina Mtn Park expansion & REC plan maps showing vegetative & other issues (this connects Big Wash & Cañada del Oro)



 BLM
 CORONADO N.F.
 PRIVATE
 STATE TRUST



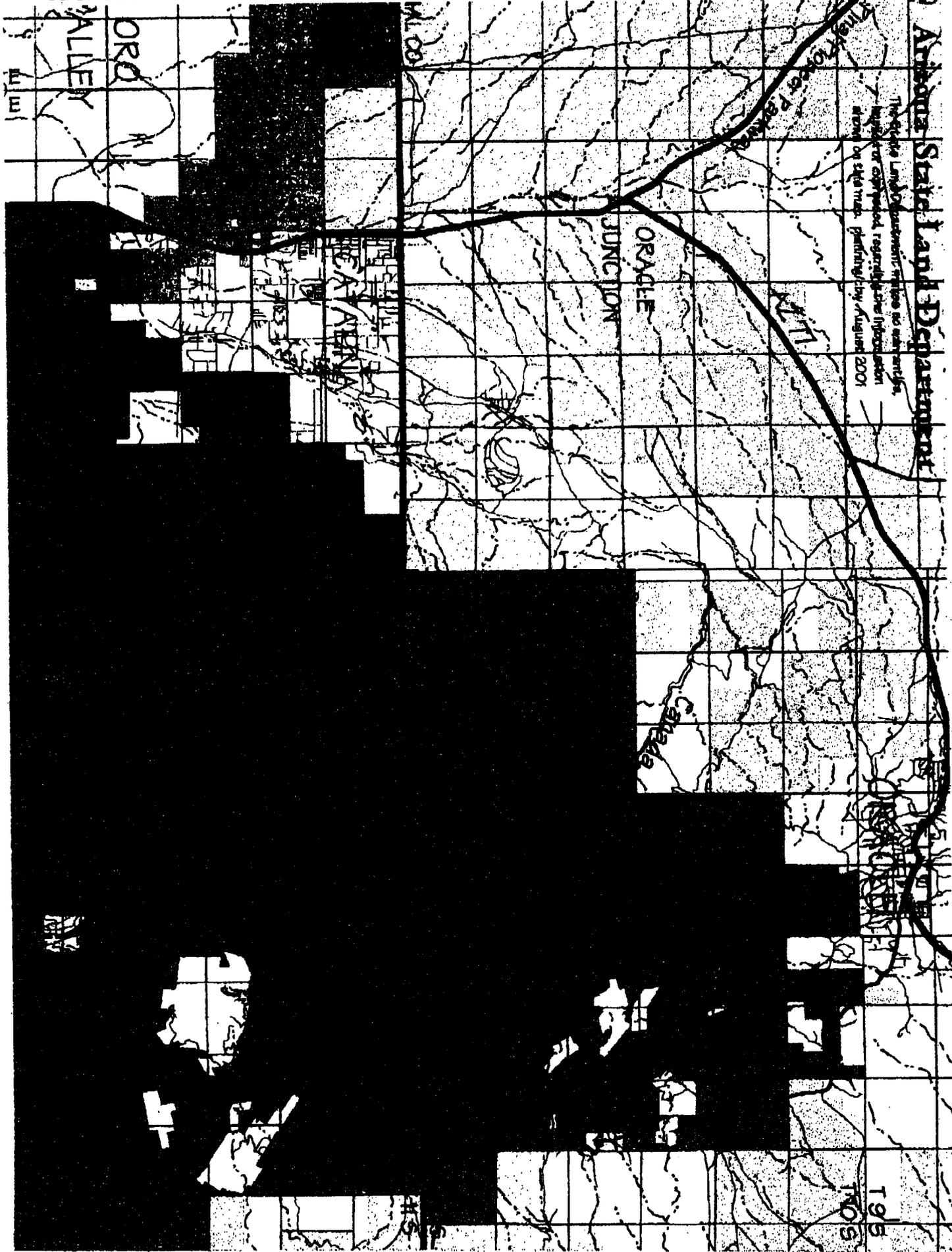
2 0 2 4 6 Miles



Figure 14. Recovery Area 5 - Ownership.

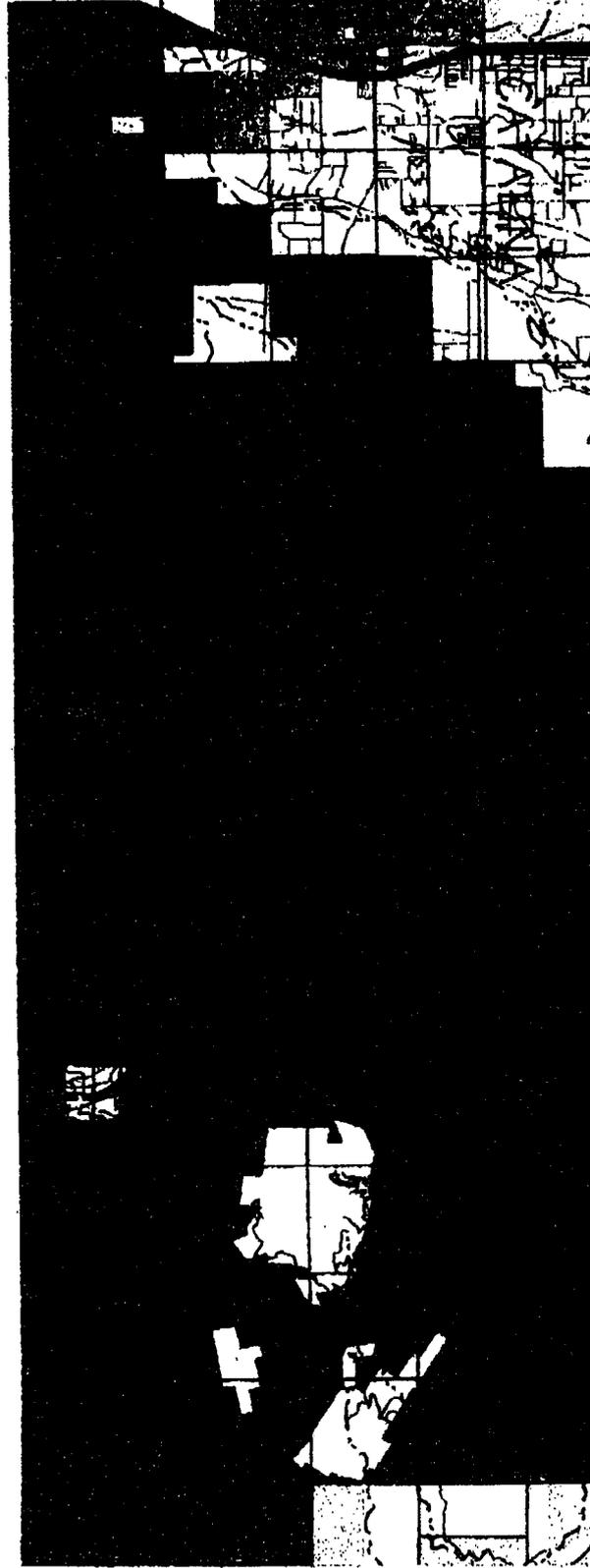
Arizona State Land Department

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195
FOOT

ORD
VALLEY



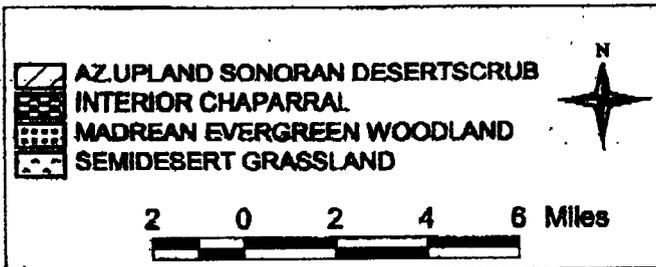
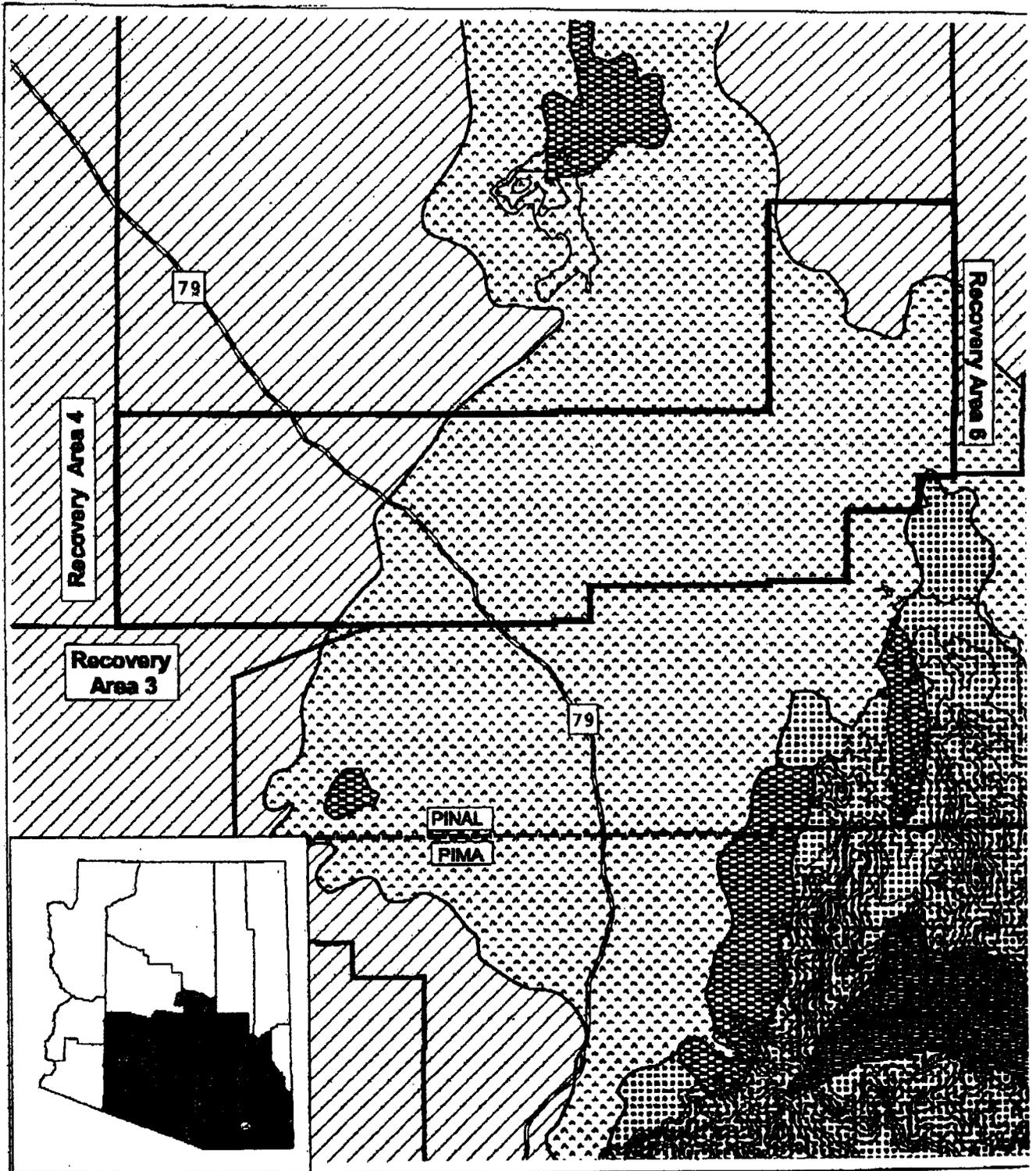


Figure 15. Recovery Area 5 - Vegetation.

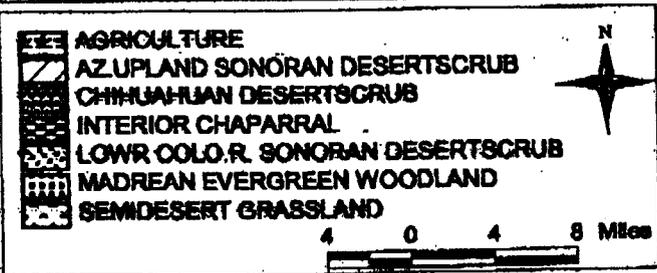
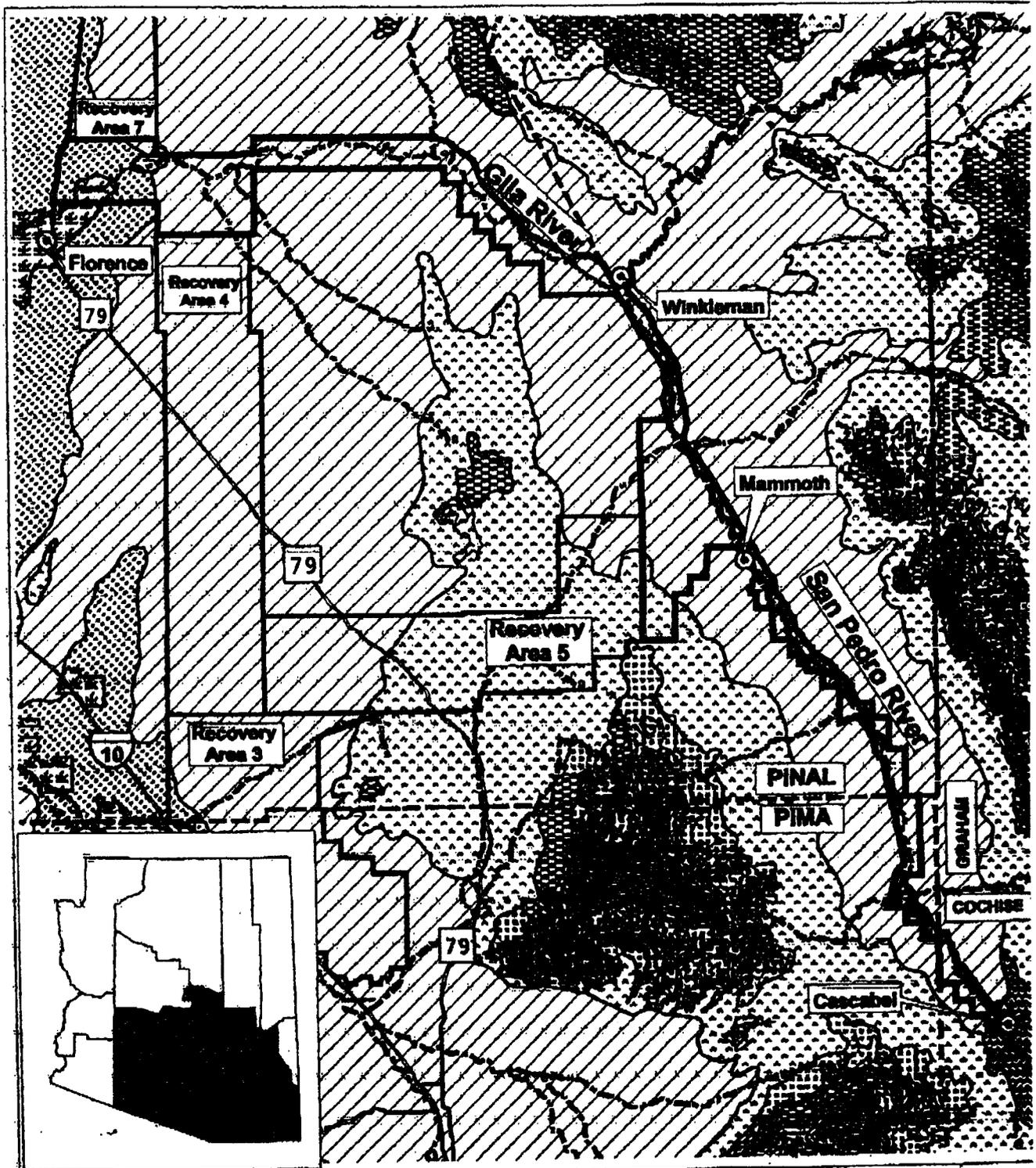
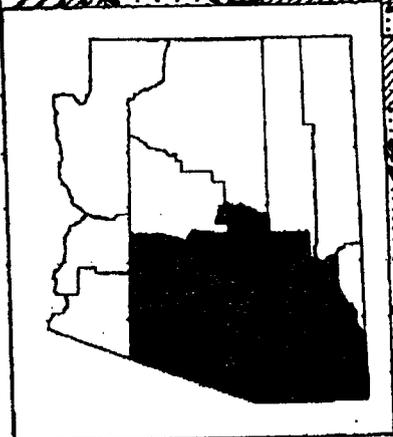
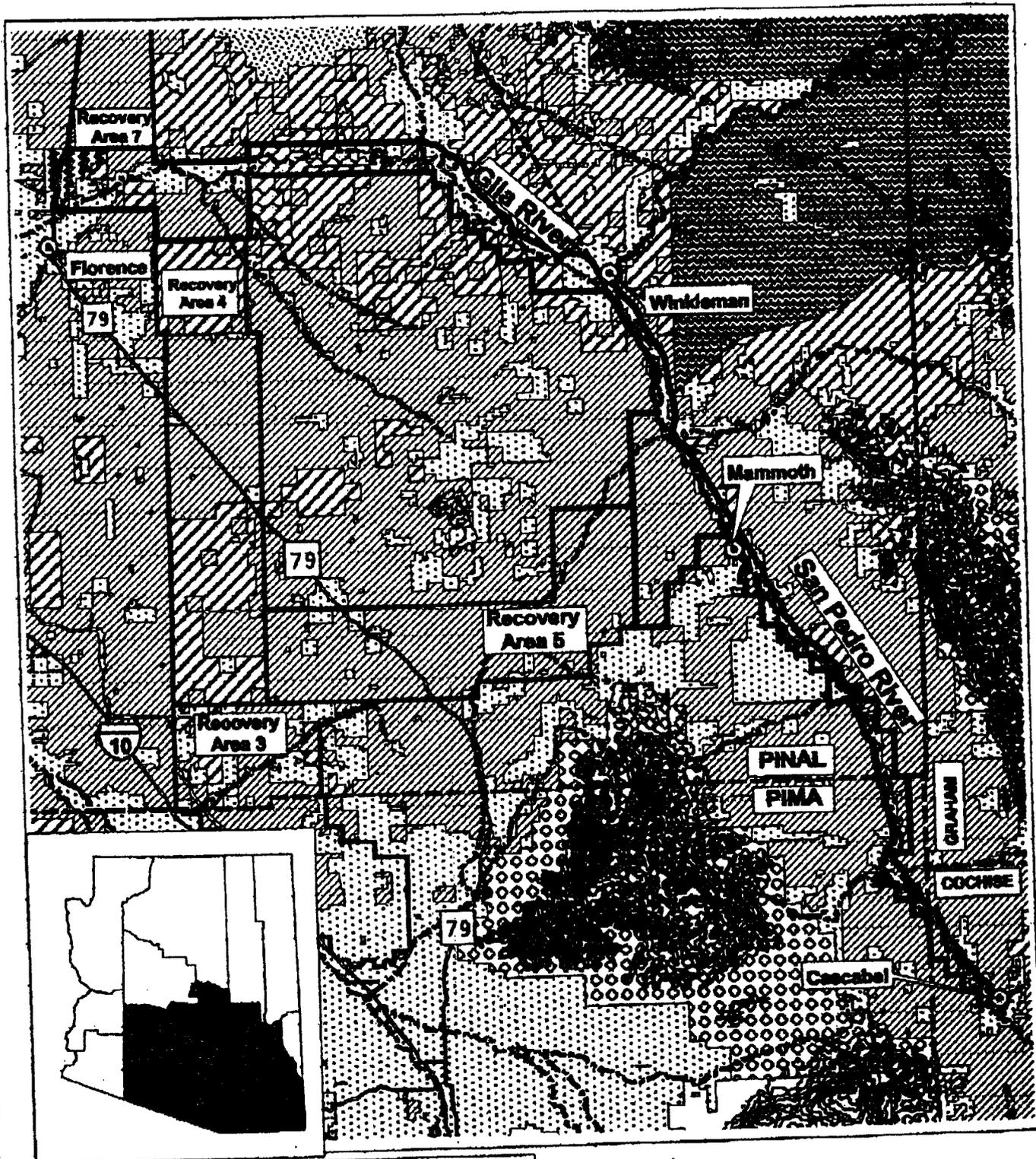


Figure 17. Recovery Area 6 - Vegetation.



	BLM
	BUREAU OF RECLAMATION
	INDIAN ALLOTMENTS
	MILITARY RESERVATION
	PRIVATE
	STATE TRUST

N

 4 0 4 8 Miles

Figure 16. Recovery Area 6 - Ownership.

CONFLICTS w/ BIOLOGY

SE Region

① CAC planning along Old Vail Rd w/o connections - acts as barrier - Resource Area should be buffered by SR then graduate to CR1 - Why are we planning high density of commercial immediately adjacent to high biological resource lands - where is the sense??

REGIONAL
&
COUNTY-WIDE

② Why no plan in the biologic core to at least buffer the Santa Rita Exp. Range & Coronado Nat'l Forest @ Wash Systems (i.e. Sycamore etc) w/ LULU 0,3 - At mouth of zone A to S. of existent CAC @ Sahuarita & Houghton is a sensitive area - conservation subdivisions are reasonable alternatives where hard zoning conflicts

③ Buffer Southeast Regional Park with BOZO or some buffer zone - do the same for Tortolita Mtn Park & any other Co. parks (Arthur Pack) prudent.

of
1
SW

④ Poor connections in SW
Protect & down plan West Branch of S.C.
re: Dr Rosen's report for SDCP

SW

South end of Tucson's connection tenuous
Garcia strip bladed - major connectivity issue

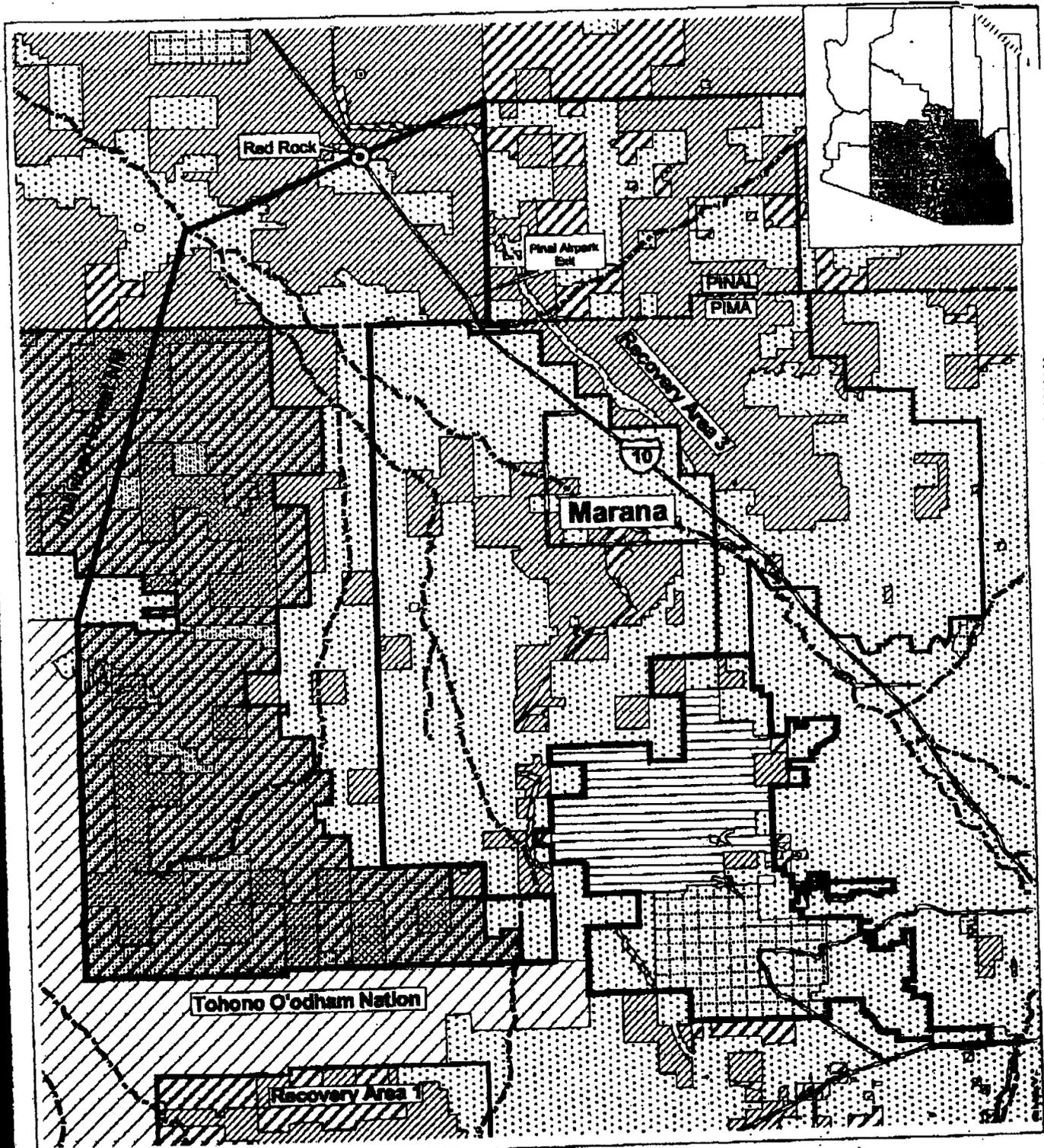
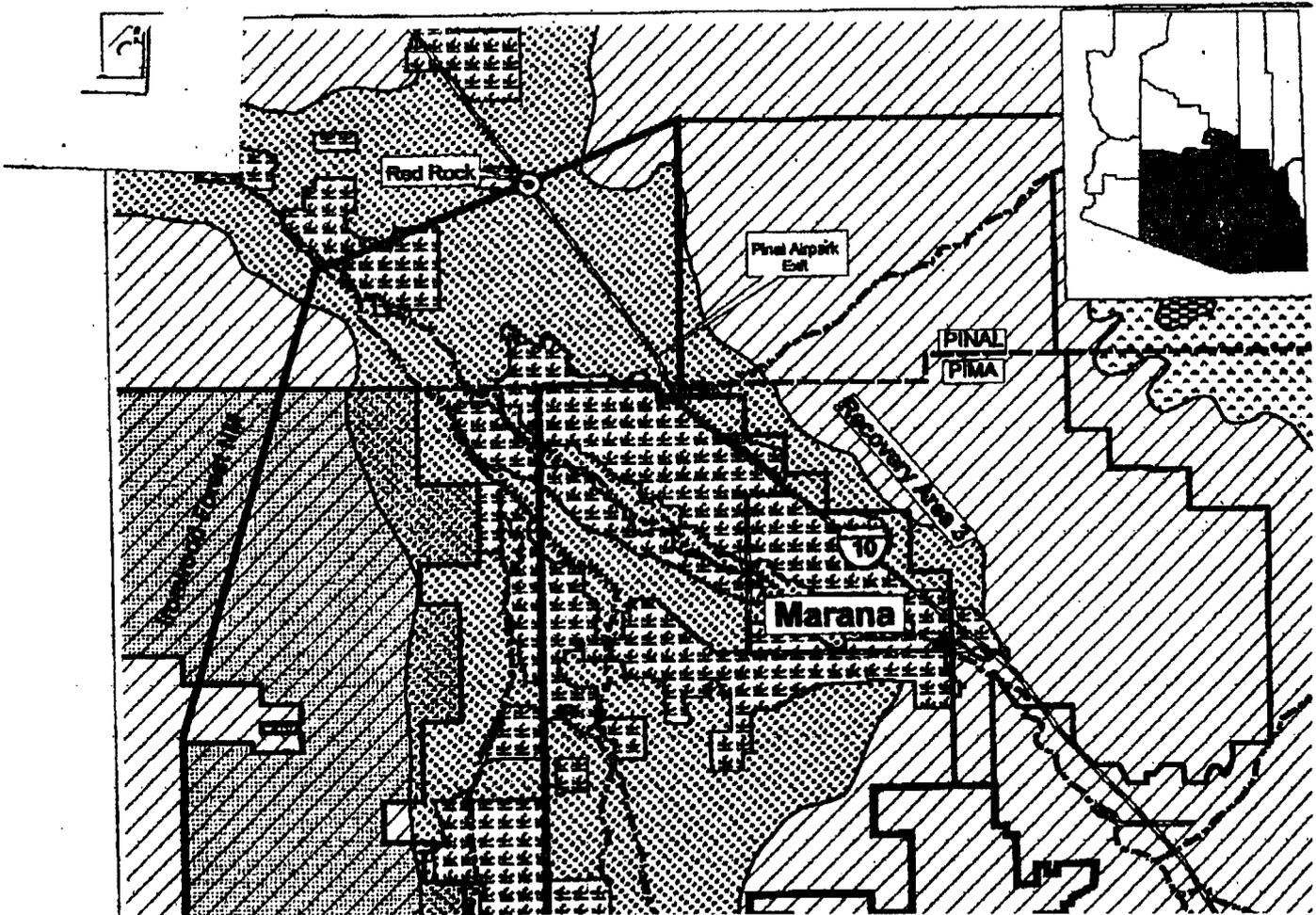


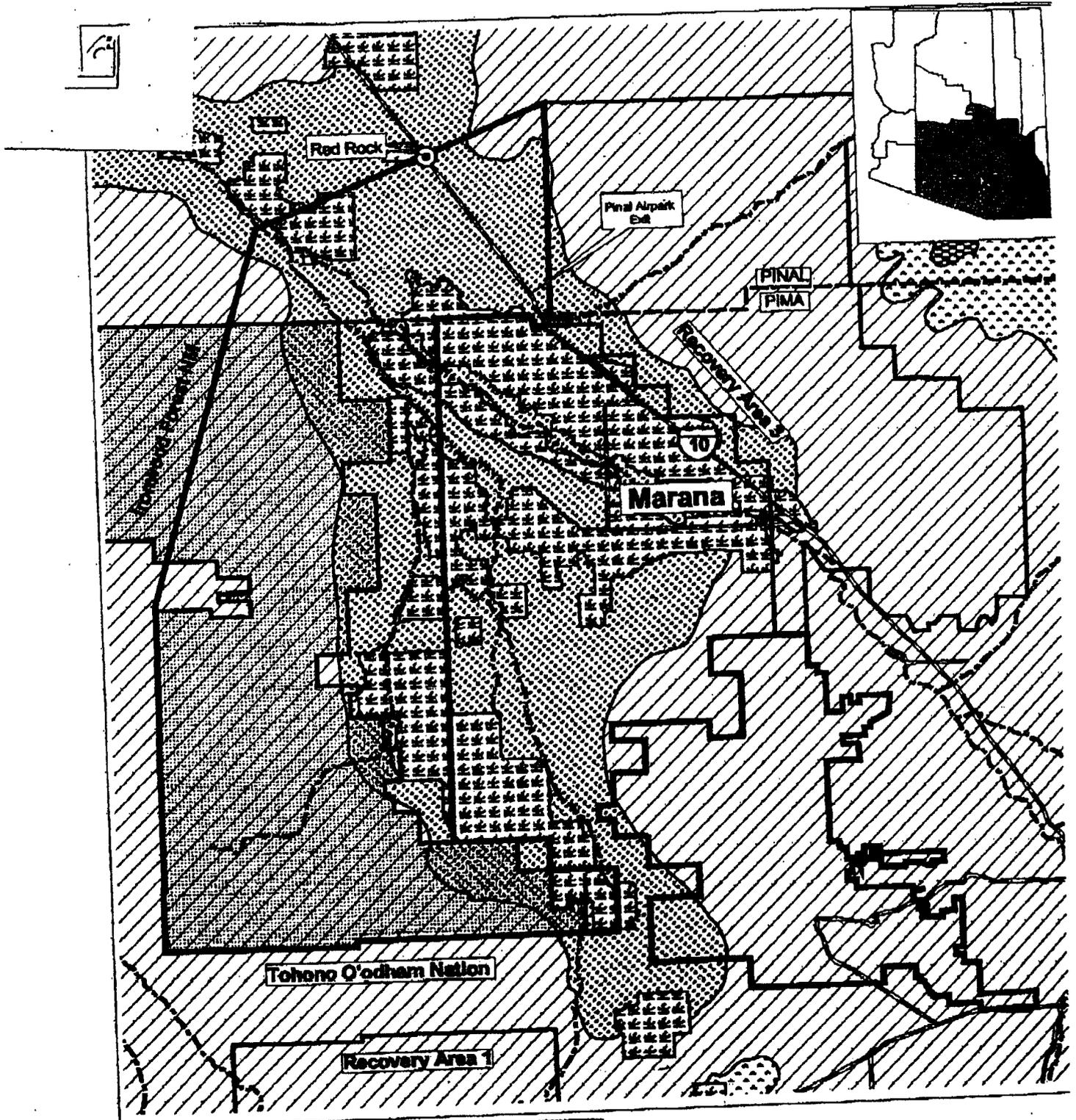
Figure 8. Recovery Area 2 - Ownership.

	BLM
	PARKS & RECREATION
	PRIVATE
	SAGUARO N.P.
	STATE TRUST
	IRONWOOD FOREST NM

N

2 0 2 4 Miles





Legend:

- AGRICULTURE
- AZ. UPLAND SONORAN DESERT SCRUB
- LOWR COLO. R. SONORAN DESERT SCRUB

Scale: 2 0 2 4 Miles

North Arrow: N

Figure 9. Recovery Area 2 - Vegetation.

CONFLICTS W/ BIOLOGY - NORTHWEST

1) MFC on E of ORACLE S. of ROLLINS RD

SHOULD BE LIU 0.3

C3.0 and C1.2 S. of Wilds RD E. of ORACLE

SHOULD BE LU 0.3

This is where the API filing to connect the Tortolitas of Catalina's is located - it's a mile to 2 miles max & critical as everything north to the county line is developed - see special map of Catalina Mtn Park expansion & REC plan maps showing vegetative & other issues (this connects Big Wash & Cañada del Oro)

2) MFC along E side of I-10 between Cortaro & Ina (currently zoned SH)

also C3.0 immediately east of MFC (also zoned SH)

should all be LIU 0.3 to enhance vegetation and facilitate movement from Tucson Mtns. et (NE arm of Saguaro Nat'l Park thru C0.3

zoning to "Tres Rios" ACOE/EPA/PCFCD/MARANA/Tucson Recharge/Restoration project and Cortaro mesquite Bosque from P.C. land S. of Ina across Silverbell and the Santa Cruz below (S.)

Cortaro Farms N of Ina - existent Ironwood lined interbraided wash from Tucson Mtns to Santa Cruz - 1 of 3 left on E side of Tucson's. VERY IMPORTANT



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December 18, 2001

Arizona Center for Law
in the Public Interest
Arizona League of
Conservation Voters
Arizona Native Plant Society
Buffers
Center for Biological
Diversity
Center for Environmental
Connections
Center for Environmental
Ethics
Defenders of Wildlife
Desert Watch
Drylands Institute
Environmental and Cultural
Conservation Organization
Friends of Cabeza Prieta
Friends of the Rillito River
Friends of Sweetwater
Gates Pass Area
Neighborhood Association
GREEN—GrassRoots
Environmental Effectiveness
Network
Neighborhood Coalition
of Greater Tucson
Northern Tucson Mountains
Resource Conservation-
Education Project
Northwest Coalition for
Responsible Development
Oro Valley Neighborhood
Coalition
Pima Farms/Scenic Drive
Neighborhood Association
Protect Land and
Neighborhoods
Saguaro Forest Associates
Save the Scenic Santa Ritas
Sierra Club-Grand Canyon
Chapter
Sierra Club-Rincon Group
Silverbell Mountain Alliance
Sky Island Alliance
Sky Island Watch
Society for Ecological
Restoration
Sonoran Arthropod Studies
Institute
Southwest Tucson
Environmental Alliance
Southwestern Biological
Institute
Student Environmental
Action Coalition/Southwest
Tucson Audubon Society
Tucson Herpetological
Society
Tucson Mountains
Association
Tucson Solar Alliance
The Wildlands Project
Wildlife Damage Review
Women for Sustainable
Technologies

Pima County Board of Supervisors
130 W. Congress, 11th Floor
Tucson, Arizona 85701

RE: DECEMBER 18, 2001 BOARD OF SUPERVISORS AGENDA ITEM: PIMA
COUNTY COMPREHENSIVE LAND USE PLAN UPDATE

Dear Board Members:

The Coalition for Sonoran Desert Protection represents more than 40 environmental and neighborhood organizations with over 30,000 members in Pima County. For the past 3 years, the Coalition has been advocating for the strongest protections possible in the county's Sonoran Desert Conservation Plan (SDCP). As such, we are pleased that the Board of Supervisors has directed staff and the Planning and Zoning Commission to utilize the biological maps outlining environmentally sensitive areas in the drafting of the Pima County Comprehensive Plan Update.

On behalf of the Coalition, we would like to first provide you with general comments on the draft Pima County Comprehensive Plan Update:

Proposed Up-planning and Down-planning: Although we address some of the proposed up-plannings and down-plannings more specifically below, we also provide these general observations. We believe that no up-plannings should occur in the biological reserve. We also believe that planning designations should be made that buffer areas inside the biological reserve to more intensive uses. The "transitional designations" could include low intensity rural or low intensity urban – more intensive residential, commercial or industrial should not be planned adjacent to resource conservation or resource transitional areas.

Infrastructure service boundaries: We are supportive of the proposal to adopt infrastructure service boundaries as well as the concept of using sewer system to define that initial boundary; however, because the Plan does not specify when or how service will be extended beyond the initial service area, it is not clear at this time what the impact of service area boundaries will be. Nonetheless, we believe that infrastructure surface areas are a valuable tool to discourage sprawl and further the goals of conservation planning in the future.

Concurrency: We also support the proposal to adopt a concurrency approach to the extension of County services. We believe concurrency is more equitable to existing taxpayers and would also have the positive effect of encouraging a more efficient use of the existing infrastructure. It will also serve to free up funding for vital needs, including acquisition of open space.

Circulation: The Plan accurately documents the dramatic increase of vehicle miles traveled over the past few decades, an undesirable development directly attributable to Pima County's inefficient land use patterns. Research shows that roads significantly impact wildlife, above and beyond direct mortality, and thus transportation planning is an issue of importance in the context of the Sonoran Desert Conservation Plan. It has been stated that although roads occupy 5% of the land mass, they impact over 25% of the land in the U.S. This needs to be considered in wildlife protection and habitat conservation planning.

While changes in land use can begin to decrease the number of vehicle miles traveled, a more proactive and progressive approach would be a comprehensive regional transit system

Received 12-18-01
JW

that offered Pima County citizens a meaningful alternative to automobile transportation. A first rate transit system could not only achieve a reduction in vehicle miles traveled, but could have a positive impact on land use, encouraging infill and mixed-use development. As well, an efficient and utilized transit system would have far-reaching effects in minimizing the need for continual road widenings, which are occurring in many of the environmentally sensitive lands of Pima County.

The Coalition asks that you consider the following recommendations on the draft Pima County Comprehensive Plan Update and possible recommended amendments from staff:

Support Regional Plan Policies recommended in the draft update

- Support draft "Circulation Element" Regional Plan Policy 4;
- Support draft "Development should pay its fair share" Regional Plan Policy 5;
- Support draft "Water Resources Element" Regional Plan Policy 6;
- Support draft "Natural Resource Protection" Regional Plan Policy 7.

Support down-planning recommended in the draft update; Reduce proposed up-planning in environmentally sensitive lands

Down-planning proposed in the draft update is a positive contribution to identification of areas for both focused urban development and conservation. For the most part, the location of proposed down-planning areas reflects the best available data regarding the location of environmentally sensitive lands.

In addition to the down-plannings that the County Administrator is recommending, the Coalition has the following additional requests:

Northwest Subregion

The Coalition opposes the staff recommendation of MFC designation on the east side of Oracle south of Rollins Road. This is identified in the Arizona Preserve Initiative filing as a connection between the Tortolita and Catalina Mountains. This is critical as everything north to the Pinal County line is developed and/or zoned.

The Coalition supports a down-planning to LIU 0.3 designation on the east side of Oracle south of Rollins Road.

The Coalition opposes the staff recommendation of MFC at I-10 and Avra Valley Road. This is a critical corridor for the cactus ferruginous pygmy-owl, perhaps the only connection between the Tortolita and Tucson Mountains.

The Coalition supports a down-planning to LIU 0.3 designation at Avra Valley Road and I-10.

There are a number of parcel-specific problems with recommended planning designations in the Northwest area, due to conflicts between land use and recovery areas for the cactus-ferruginous pygmy-owl. In particular, in Recovery Area 3 and the Northwest Special Management area of the Draft Recovery Plan, there are parcels that warrant close attention. When these areas are designated as special protected units in the final, adopted "Cactus Ferruginous Pygmy-owl Recovery Plan," the Coalition will recommend further changes in Plan designations.

Rincon Southeast/Santa Rita Subregion

- Do not support Activity Center designations adjacent to the Resource Conservation designation along the riparian corridor of Cienega Creek.
- Do not support up-planning in the Rincon Valley in the Rincon Southeast / Santa Rita Subregion.

Southwest Subregion

The "Southwest Growth Area" contains the only viable wildlife corridor between Tucson Mountain Park and the San Xavier District of the Tohono O'odham Nation. "High Potential Habitat" exists for the Pima Pineapple Cactus, a federally endangered species and a "Priority Vulnerable Species" identified by the Sonoran Desert Conservation Plan. In the uplands portion of the growth area contains ironwood/palo verde vegetation which provides habitat for many upland species and in particular, could be the only remaining

corridor for the cactus ferruginous pygmy-owl between the Tucson Mountains and the Nation.
The Coalition recommends that the Southwest Growth Area be modified to exclude the upland portion between Cardinal Avenue on the east, and Camino Verde on the West, in order to retain a necessary wildlife corridor for upland species.

“Special Requests”

The Coalition agrees with the County Administrator’s recommendations on “Special Requests,” with the following three exceptions:

NW-12

Location: Northwest corner of Thornydale and Magee Roads; 20 acres; (Parcel Id: 225-33-0660).
Request: Maintain current designation of CAC and MHIU
Action: Remained CAC and MHIU on the Draft Plan. The Planning and Zoning Commission recommended to change the current designation of CAC and MHIU to LIU 1.2. The County Administrator supports the P&Z recommendation.

The Coalition recommends that the Board adjust the Planning and Zoning Commission’s recommendation, and supports a change from the current designation of CAC and MHIU to LIU 0.3.

RSSR-2 (#5)

Location: Southwest of Rocking K SP, near the Pantano Wash.
Request: LIU 0.5 to MIU (“D”)
Action: Changed to MIU (in part). Staff, Planning and Zoning Commission and County Administrator support staff recommendation.

The Coalition recommends that the Board retain the current planning designation of LIU 0.5.

A special request was made at the Planning and Zoning Commission meeting of December 12 for approximately 1000 acres, which part of the Empirita Ranch Community Plan. This is located in environmentally sensitive land.

The Coalition disagrees with the Planning and Zoning Commission recommendation of MIR designation, and instead supports the staff recommendation of LIR.

Apply “Resource Conservation” Category to all properties within the boundaries of Saguaro National Park, Coronado National Forest and Tucson Mountain Park

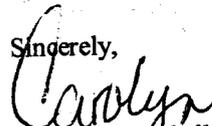
Private property development threatens to further fragment valuable Pima County park land and open space. These areas should be planned to fully accommodate park or National Forest acquisition so as to reduce land-use conflict and further Comprehensive and Conservation Plan goals.

Adopt the Comprehensive Plan Update

The Comprehensive Plan Update is required by law under Growing Smarter Plus to be completed and adopted by December 31, 2001. With the changes recommended above by the Coalition, the Plan should be adopted at the Board of Supervisors meeting on December 18, 2001.

Thank you for your consideration.

Sincerely,


Carolyn Campbell
Executive Director

Cc: Mr. Chuck Huckelberry, County Administrator
Mr. Jim Mazzocco, Planning Administrator

PASCUA YAQUI TRIBE

Raul Grijalva, Chairman
Pima County Board of Supervisors
130 W. Congress Street
Tucson, Arizona 85701

Dear Chairman Grijalva:

The Pascua Yaqui Tribe is requesting support from the Pima County Board of Supervisors regarding its fee lands within Pima County and their designation within the Pima County Comprehensive Plan Update.

The planning and development staff of Pima County were cooperative in removing the "Growth Area" designations from the Tribe's fee lands that are adjacent to the Pascua Pueblo Reservation. These land are currently being considered by the Bureau of Indian Affairs and the Department of the Interior for annexation to the Reservation. It is our understanding that the current hard-zoning of the property is not changed by the overlay designation recommended in the Comprehensive Plan Update.

As you may be aware, the Yaqui Tribe has an enrolled membership of more than 12,000 members and a very small land base, in a urban land locked location. The current land held is marginal in its ability to accommodate the creation of the necessary community infrastructure and services to meet the needs of the Members of the Tribe. The use of this land is further complicated by its bi-section by the Black Wash in a flood way and flood plain area and the presence of Pima Pineapple Cactus on much of its acreage.

Therefore, the Tribe has been attempting to address its long and short-term needs by the acquiring of additional lands in the area. There are two areas of land owned by the Tribe that are not adjacent to the Reservation and are currently designated "Resource Conservation" in the proposed Comprehensive Plan Update. This includes 20 acres just East of the Reservation and North of Los Reales and approximately 6,100 acres West of Sandario Rd. in the Altar Valley. It is the expectation of the Tribe that an application will be filed with the Bureau of Indian Affairs and the Department of the Interior to consider these lands for addition to the sovereign land base of the Tribe.

In a letter to the Board of Supervisors dated November 13, 2001, the Tribe requested that its fee lands be designated "Yaqui Fee Lands" to indicate the private property owner of these lands as being the Pascua Yaqui Tribe. This request includes those lands mentioned above that are not adjacent to the Reservation. The Tribe respectfully requests that all its fee lands be designated in the same manner and that no distinction be made between those adjacent to the Reservation and those that are not.

The heritage of the Pascua Yaqui Tribe includes a respect for indigenous plants and animals. It is the intent of the Tribe to develop these lands in an environmentally sensitive manner with an intent to meet the needs of its Members.

DEC 19 01 AM 11:42 PCC CLK OF BO

SR

PASCUA YAQUI TRIBE

We thank you for your consideration of our request and anticipate having a representative of the Tribe at your upcoming meeting to address any questions you might have.

Very truly yours,

Robert Valencia
Chairman

DEC 17 01 PM 11:42 FC CLK OF BD



Jim M.

**CITY OF TUCSON
OFFICE OF THE MAYOR**

ROBERT E. WALKUP
MAYOR

December 18, 2001

255 WEST ALAMEDA
P.O. BOX 27210
TUCSON, ARIZONA 85726-7210
PHONE: (520) 791-4201
FAX: (520) 791-5348

The Honorable Raul Grijalva, Chairperson
and Members of the Pima County Board of Supervisors
130 West Congress Street
Tucson, Arizona 85701

Dear Honorable Chairperson and Members of the Pima County Board of Supervisors:

The Tucson City Council and I want to thank you for the opportunity to comment on the draft Pima County Comprehensive Plan update. While we disagree with several of the County Administrator's responses to the City Manager's memo, we do not believe this is the appropriate time to debate the details. Attached are our comments for the record. We believe it would be appropriate for our respective staffs to discuss the issues cited below, with the possible intent to consider changes to both the City's and the County's plans in order to create an improved regional approach to planning urban growth.

Growth Areas:

While the entire region is under development pressure, planning together is in the overall best interest of the region. Urban-scale development, not necessarily all development, should be directed, where possible, to the incorporated municipalities. A focus of urban-scale development in the municipalities would make more efficient use of fiscal resources while establishing a rational pattern of land use, which is consistent with growth management and conservation goals. Policies which promote annexation into the existing municipalities, entities which have a greater array of tools with which to provide urban services, should be a part of the plan. The County plan could be more proactive in promoting annexation. A designation of the City of Tucson as a Pima County growth area may be part of a creative and effective long-term strategy for managing growth in the region.

The City accepts the rationale for both the Airport Growth Area and the Flowing Wells Growth Area. Clearly the potential for development and redevelopment at an urban scale, and densities, including annexation, exists for those areas. Such a potential, however, is not as clear for the Southwest Growth Area. Serving this area would require an inefficient extension of services through a rural-density area to serve a higher density node to the west.

Infrastructure:

Directing development into the municipalities, and coordinating the provision of urban services within the municipalities would help relieve fiscal problems and equity issues caused by continued urban-scale development in unincorporated Pima County.

Water Resources:

The City is concerned that directing growth to areas which can not be served by an existing water provider will force these areas to continue to rely on groundwater for the foreseeable future. This approach runs contrary to the ADWR mandate to reduce groundwater reliance. It is also in conflict with the Southern Arizona Water Rights Settlement Act with the Tohono O'odham Nation. The central question is whether growth should be allowed to continue in these areas until the water supply issue is resolved.

The proposed Water Resources Element, as further clarified by County staff, states that the County would suggest that a new entity be created to manage the reclaimed and effluent water supply. It also appears to presume that the County will, at some time in the future, have greater authority over water resources. The City believes, however, that the correct approach is to direct future urban-scale development into the service areas of the existing water providers that can serve urban development, rather than to attempt to create a new water management structure.

The City's reclaimed water system is nationally recognized as a progressive water resource management program and is one of the largest systems in the country. In addition, the City is actively working with other jurisdictions in the region to assist them in planning and implementing expansion of the reclaimed water system into their service areas.

The City of Tucson has developed extensive infrastructure to produce and deliver high quality reclaimed water for non-potable uses throughout the region, including industrial, residential and commercial (turf) users. Use of this reclaimed water is facilitated by a pricing policy, approved by the Mayor and Council and supported by City residents, that encourages users to convert from groundwater to reclaimed water. However, it is clear that while the citizens support the current level of price subsidy, they are not supportive of additional subsidy.

The City of Tucson intends to move forward with public policies that are consistent with the cost of development requirements of *Growing Smarter*. The County's proposal for

The Honorable Chairperson
and Members of the Pima County Board of Supervisors
December 18, 2001
Page 3

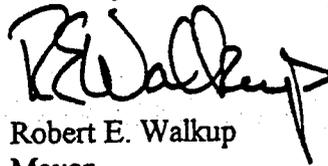
broadening the subsidy for the use of reclaimed water and effluent would be inconsistent with those legislative requirements.

Regional Planning:

The City certainly believes the Tucson *General Plan* and the PCCP, taken together, could create the context for improved regional urban planning. Coordination between the City Plan and the County Plan would permit a more efficient utilization of land for urban development and would thus improve opportunities for reaching growth management and conservation goals.

On behalf of the Council and the staff of the City of Tucson, we look forward to the opportunity to work together with Pima County to cooperatively develop a mutually beneficial regional approach to urban planning for Eastern Pima County.

Sincerely,



Robert E. Walkup
Mayor

c: Honorable Tucson City Council Members
Tucson City Manager
County Administrator

December 16, 2001

Honorable Board of Supervisors
c/o Mr. Jim Mazzocco, Planning Official
Pima County Department of Development Services –
Planning Division
201 N. Stone Ave, 2nd Floor
Tucson, Arizona 85701

Dear Mr. Mazzocco:

Re: Property at the SWC of Houghton Road and Camino Aurelia, in the Santa Rita Ranch Specific Plan

I would like to request that the Comprehensive Plan that will be before the Board of Supervisors consider an adjustment on the subject property. That property is approximately 225 acres in area and is hard zoned by virtue of inclusion within the Santa Rita Ranch Specific Plan. The proposed Comprehensive Plan shows Low Intensity Urban-1.2 (C1.2) on the development property and Resource Conservation (RC) on the balance. Our request is that the C1.2 be revised to Low Intensity Urban-3.0 (C3.0).

We believe that this revision is justified on the basis that it ought to more accurately reflect the approved land use, as a result of the approved zoning. The Santa Rita Ranch Specific Plan granted hard zoning on this and other nearby properties. The subject property is zoned to allow up to 972 dwelling units plus 10 acres of commercial zoning, while leaving the floodplains as open space. The density resulting from 972 dwelling units on a gross 215 acres is 4.52 RAC. The density on the net developable property, that is exclusive of the open space and the commercial, is in the order of 6.5 RAC.

We also believe this revision is justified on the basis that it more consistent with the planned land use on the nearby properties. All of the developable properties within the Santa Rita Ranch Specific Plan are planned as either Medium Intensity Urban (D) or Low Intensity Urban 3.0 or Rural Activity Centers. The current planned use of C1.2 is out of place and the C3.0 would be more compatible with these surrounding planned land uses.

The history behind the planned land use for the subject property involves a plan amendment that we initiated several years ago. At that time the owner wished to develop the property at a density of 1 RAC, but wished to be able to zone the open space as CR-1 so that the lots that abutted the open space could actually extend into the open space. In order to gain acceptance with our plan for the Resource Conservation, we agreed to down-plan the residential to C1.2 and to eliminate the commercial.

Over a year ago the owner reevaluated the site potential and decided to develop a concept of half-acre residential lots. This decision was based part on the reevaluation of the cost of bringing sewers to the site, which the previous 1 RAC development would not have needed, and part on the general market for development in the Santa Rita Ranch area. The cost of bringing sewer to the site was determined to be affordable, and the market analysis determined that a half-acre residential lot would sell.

● Page 2
Mr. Jim Mazzocco

December 16, 2001
Re: The 225 Acre Parcel at the SWC of Houghton
and Camino Aurelia

As a result of the above decision a site plan has been prepared which shows 308 roughly half acre lots (actually in the order of 16 to 20 thousand square feet), with no commercial development, and 30 percent of the site left as open space. On a gross basis the density is 1.37 RAC, and on a net developable basis the density is roughly 2.03 RAC.

The current site plan is being prepared into a tentative plat. A preliminary hydrologic analysis has been performed and submitted to the Pima County Floodplain Division, and has been approved. A Traffic Study is being conducted, and the vegetation and landscape work is being performed. Certain adjustments will be needed to the Specific Plan, and they will be processed in the near future. One adjustment is to allow residential development rather than commercial development in the area that is zoned for commercial. Another adjustment is to reallocate the required recreation area so that instead of one consolidated area there are multiple recreational sites throughout the project.

We had not been active in the Comprehensive Plan review process, until very recently. We had thought that since we had existing zoning, and that the site plan called for so many lots fewer than what the existing zoning would allow, that we should not be concerned. Recently we decided that despite the above it would be more appropriate that the planned land use more accurately reflect zoned and developed land use. Thus we are asking for consideration on this request. Again that request is to replace all C1.2 with C3.0.

I appreciate your consideration. Thank you.

Sincerely,



Michael Marks, AICP
President

IV Letters (Received since December 18, 2001)

7362 N Camino De Maximillian
Tucson, AZ 85704
520.297.9761
LCMNA2@aol.com
January 02, 2002

Mr. Manabendra Changkakoti
Planner, Pima County Development Services
201 N Stone Avenue 2nd Floor
Tucson, AZ 85701

RE: 2001 Comprehensive Plan Update NW Area

Dear Ben & Staff,

I would like to take advantage of this additional opportunity to voice my concern regarding the up-planning of the area south of Orange Grove Road. My concern is that up-planning adjacent or near to established horse property is detrimental to the established horse-property use.

We had a similar situation within the boundaries of the La Canada/Magee Neighborhood Association. A resident just north of Magee Road, and just east of La Cholla, has several acres of established horse property. She had been granted a 500' buffer to anticipated development to the south of her. When the development came to fruition, the developer got around the mandated buffer requirement, and built adjacent to her property.

During construction, one of her mares that was ready to foal had to be removed from her property due to the noise and upset caused by the construction. Subsequent to the completion of the adjacent apartment complex, her corrals became a "petting zoo" for the youngsters who moved in. This has created as tremendous liability for the horse-property owner. Her corrals were fenced to keep her horses in, not to keep errant children out. She has since posted her property as "No Trespassing" and was to notify the complex manager of the problem.

As I drive south from Orange Grove on La Canada, I notice equestrian crossing signs indicating that horse property exists in this area. Please do not subject these horse-property owners to the ramifications of adjacent dense development.

Thank you for your time and consideration of this issue.

Sincerely,



Donna Heidinger

December 15, 2001

Pima County Board of Supervisors
130 W. Congress, 11th Floor
Tucson, Arizona 85701

The Honorable Ray Carroll

The Honorable Ann Day

The Honorable Dan Eckstrom

The Honorable Raul Grijalva

The Honorable Sharon Bronson

Fax number: 884-1152

To the Honorable Board of Supervisors,

Several of our Tucson Mountains Association Board members sat on the Comprehensive Land use Panel for the Tucson Mountains and Avra Valley Region. Our members on the committee were: Paula Chronister, Debbie Hecht and Helen Wilson. We also attended last week's Planning and Zoning meeting.

During this process, some of the area that has been SR was put into a RT or Resource Transition Zoning, but there was a 30 acre of SR zoned land that was inadvertently omitted. We ask that you include this parcel of property, which is the :

**The Northwest 30 acres of Section 30, Township 13South, Range 13 East,
Gila and Salt River Base and Meridian, Pima County, Arizona**

which is the property north west of Sweetwater Drive, just west of Oxbow Road.

We ask that you add this to the RT zoned area that goes from Saguaro National Park and Tucson Mountain Park to Silverbell Road.

Thank you !!

Sincerely,



Debbie Hecht

President-elect of the Tucson Mountains Association
743-9494

December 28th, 2001

**FROM: Tucson Green Nursery/Titanplace
8540 N. Anway Rd. PC
8560 N. Anway Rd. PC
8510 N. Anway Rd. PC**

**Eric H. Neilson
6835 N. McFall Crags Place
Tucson, AZ 85718**

Mr. Ben Changkakoti, Comprehensive Plan Section, Pima County Development Services Department
201 North Stone Avenue, 2nd Floor
Tucson, Arizona 85701

Regarding: Pima County Draft 2001 Comprehensive Plan Update

Dear Mr. Changkakoti:

This letter is in response to your request for map and planning designation changes dated November 14, 2001. We are writing to express our concerns regarding the Avra Valley region of the Comprehensive Land Use Plan and its relation to the Sonoran Desert Conservation Plan (SDCP). At this time we wish to keep the two plans completely separate.

Our land was given the designation Resource Conservation in 1992. We oppose this designation. The land was deeded by the signature of President Calvin Coolidge as a patented mining claim in 1923 and has been used as a ranch headquarters continuously since 1943. **Considering the land still has valid mineral rights and is currently used for both residential and ranching purposes we request the designation be changed to Low Intensity Rural.** The Resource Conservation designation will most likely in the future carry with it creeping regulations and zoning changes which would eventually outlaw past and existing uses of our land, potentially in a manner circumventing our Fifth Amendment rights. Regulatory developments have already emerged from Sonoran Desert Conservation Plan in a manner hostile to the intentions of the founding fathers of the nation, hostile to agriculture and mining, and hostile to us personally as citizens.

The evolution of the Sonoran Desert Conservation Plan brought about the sudden and unexpected request by the Board of Supervisors for the creation of the Ironwood National Monument (the Monument) by Presidential proclamation. The Monument was requested without input from the ranchers or other directly impacted stakeholders with vested interests. In an extensive history search of the events leading up to the Monument proclamation, the only public comments we found, prior to day of the Board's vote, came from the Ranch Technical Advisory Team (RTAT) meeting minutes for January 10, 2000. The minutes are quoted as follow:

â€œ...This update was followed by a lengthy discussion about the establishment of new national monuments by President Clinton, the guest editorial against ranching published in the Arizona Daily Star, and the use of the term "pests" [in referring to livestock] by the Science Technical Advisory Team. Various members of the Ranch Technical Advisory Team expressed concern that the establishment of national monuments would probably result in the prohibition of grazing, which would effectively end the affected ranchers' ability to earn a livelihood in those areas and further degrade the industry statewide.â€

Nonetheless, the Board of Supervisors voted to request the Monument prior to any public announcement the proposal existed, and without publicly notifying or consulting stakeholders with vested interests inside the proposed Monument boundaries. This action by the Board of Supervisors, taken in such a secretive manner, was hostile to us and it disenfranchised us as citizens.

Shortly following the Board's request to Bruce Babbitt for the creation of the Monument, the directly impacted ranchers formed the Avra Valley/Silverbell Conservation Alliance (Alliance). Four Alliance ranchers requested they be placed on the SDCP Steering Committee. Three were accepted immediately: Allen Gillespie (Mammoth Wash Ranch), Kitty Knepper (King Ranch J.V.), and Steve Lehning (Agua Blanca Ranch).

Lehning, Gillespie, and Knepper began diligently attending the Steering Committee meetings. One by one, without notification or cause, Gillespie and Lehning were eliminated from the Steering Committee. Kitty Knepper received no notification for the first Comprehensive Land Use plan meeting, despite the SDCP Steering Committee's announced role as leaders.

Cindy Coping submitted her request for SDCP Steering Committee membership a week after the former three but was informed that an unannounced membership cutoff date had precluded her from participation. Despite repeated efforts she was subsequently unable to get her name placed on any meeting announcement mailing list for her inclusion as an "interested public" in any of the Steering Committee, Science Technical Advisory Team, or Ranch Technical Advisory Team meetings. Minutes of these team and committee meetings have not been posted to the Internet for more than a year. Meeting announcements likewise have not been announced in the newspapers or posted to the SDCP website calendar since March 5, 2001. More than 79 SDCP publications are not available in the libraries or on the Internet. They can only be obtained by direct purchase. The cumulative cost of the otherwise unavailable SDCP publications totals more than \$1,140. We conclude the SDCP process is not exactly an open or public forum.

Over the past year Kitty Knepper's personal situation has kept her from actively participating on the Steering Committee. Because of this and because three other interested representatives of the Alliance were shut out of the so-called "open and public forum" through no fault of their own, the Avra Valley/Silverbell Conservation Alliance was not represented on the Steering Committee of the Sonoran Desert Conservation Plan until just yesterday when the Board of Supervisors voted to make Cindy Coping the representative for the Alliance. Until yesterday, the ranchers forcibly landlocked into the Ironwood Monument had been disenfranchised by Pima County.

Many other events have unfolded that indicate the Sonoran Desert Conservation Plan will continue to be hostile to livestock grazing. These events include the formation of a Science Technical Advisory Team staffed heavily by representatives of political lobbying organizations which openly strive to outlaw grazing. Despite the abundance and availability of nationally recognized biologists who have documented the benefits of livestock grazing, all such biologists were excluded from the Science Technical Advisory Team. The Science Technical Advisory Team has no grazing management expertise. Thus the listing of various farm animals as "pest" species came as no surprise, nor did Reed Noss's October 26, 2001 memo recommending a "critical examination" exclusively of the negative impacts of ranching, ignoring any investigation of positive impacts other than keeping new subdivisions off private land.

Robert and Cynthia Coping both have accredited four year Engineering diplomas. We have more than 30 years combined professional experience in the scientific community. We understand the scientific method. Despite Mr. Noss's laurels, his recommendation is unscientific, unprofessional, purely political and resoundingly hostile to all ranchers.

Further indications that the Sonoran Desert Conservation Plan will harm the ranching community are exemplified by Mr. Huckelberry's October SDCP Update memo proposing Pima County give welfare handouts to ranchers. No rancher currently depends on County welfare and no rancher wants to. We infer Mr. Huckelberry expects the Sonoran Desert Conservation Plan will produce such economically suffocating regulations that local ranchers may likely be coerced into the undesirable status of either "welfare buckaroos" or "willing sellers" of land and conservation easements.

The creation of the well known "matrix" by the Science Team, a matrix which proposed virtually no ranching activity be allowed in any of the proposed biological reserve classifications, likewise came as no surprise. Despite the Science Team's alleged withdrawal of the matrix, it remains the only definition produced so far for any of the classes of proposed biological reserves. Nonetheless, undefined biological reserve designations are proposed in the Comprehensive Land Use Plan Update, as evidenced by the remark on page 34 that "intensity policy guidance or zones might be established according to the level of protection needed to protect natural and cultural resources."

We understand from the October 17 Huckelberry memo to the Board of Supervisors that there would be a "Regional Conservation Lands System" with seven land classifications, yet the goals and regulations are as of yet undefined. We infer this is the zoning system referred to in the Comprehensive Land Use Plan Update. We infer the proposed policy is intended to partially implement the Sonoran Desert Conservation Plan into law prior to SDCP's completion. The policy is hasty and irresponsible. **Therefore, we oppose the formation of a Regional Conservation Lands System at this time. Please remove Section C. Proposed Regional Plan Policies Related to the Environmental Element (page 34) until the SDCP is complete.**

We are eager to work together with the County in hopes of changing the Sonoran Desert Conservation Plan's direction to one that recognizes and supports the needs and contributions of the rural citizens of Pima County. Presently however, with the categories of each type of biological reserve area still undefined we oppose any SDCP or Regional Conservation System overlays onto the Comprehensive Land Use Plan. Such overlays would consequently allow undefined and presumably hostile future regulations over our land to be established presently but without clear definitions. Accepting any form of SDCP incorporation into the Comprehensive Plan, with undefined designations of various types of biological reserves, is comparable to writing a blank check. **Therefore we request that our private land be completely removed from any maps showing any conservation related designations in the Comprehensive Plan Update. We also request that our property's classification be changed from Resource Conservation to Low Intensity Rural.**

Respectfully submitted,

Eric H. Neilson

Eric H. Neilson, RPh.

cc: Ms. Sharon Bronson, Pima County Board of Supervisors
Mr. Ray Carroll, Pima County Board of Supervisors
Ms. Ann Day, Pima County Board of Supervisors
Mr. Dan Eckstrom, Pima County Board of Supervisors
Mr. Steve Emerine, Emerine Public Relations Consulting
Mr. Raul Grijalva, Pima County Board of Supervisors
Mr. Dave Harlow, US Fish and Wildlife Service
Mr. Chuck Huckelberry, Pima County Administrator
Ms. Pat King, Chair, Altar Valley Conservation Alliance
Mr. Terry Klinger, Southern Arizona Home Buildersâ€™ Association
Ms. Kitty Knepper, Chair, Avra Valley/Silverbell Conservation Alliance
Mr. Jim Kolbe, United States Congress
Ms. Gale Norton, United States Department of the Interior
Mr. Luther Propst, Sonoran Institute

December 5, 2001

Mr. Manabendra Changkakoti
Ms Janet Emel
Pima County Zoning
201 North Stone
Tucson, AZ 85701

Dear Mr. Changkakoti and Ms. Emel,

My mother and I through the Lofffield Trust, own the 17+ acres located on the Northwest corner of Silverbell and Sweetwater Roads in the Tucson Mountains/ Avra Valley Comprehensive Plan. It has been brought to our attention that it will currently be planned for SR residential purposes only. Although we have no intention of putting in a big box store or any heavy commercial use, we do feel the most appropriate use is for light commercial. We ask that you put our land into the Medium/ to High Intensity Urban use in the Comprehensive Plan.

Please call me if you have questions.

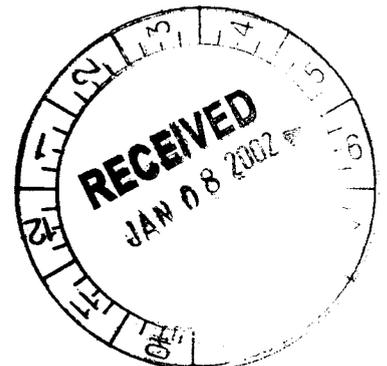
Sincerely,

Laural Rottura and Florence Lofffield

Laural Rottura and Florence Lofffield 743-0168
3850 West Sweetwater
Tucson, AZ 85745

Copy to Debbie Hecht, 743-9494

attachment: Pima County Assessor's Property information



2002 Pima County Assessor Property Inquiry

Search Parcel 2001 History Tax Summary Genealogy Maps PRC

PARCEL  

Appraiser **KATHE KUBISH**

Book-Map-Parcel: 103-04-003C

TaxArea: 0100

TaxYear: 2002

TaxPayer Information

LOFTFIELD FLORENCE

3850 W SWEETWATER DR RT 9 BOX 927 A
TUCSON AZ

85745 0000

Recording Information

Docket 1417 Page 180 Date Unknown

Zoning Information SR

Miscellaneous

Section 20 Twn13.0S Rng13.0E

LandMeasure 17.66 A

MarketArea: TUCSON MOUNTAINS (

Legal Description

SW4 SE4 W OF SILVERBELL RD EXC TRI PCL IN NW
COR

THEREOF & LESS S45' & EXC SPNDRL 17.66 AC
SEC 20-13-13 (RD MAPS BK 3 PG 6,32 RD 8162/2133)

(TERM: D 5966 P 826 2/16/79)

(QCD: DK 7663 PG 1197 11/19/85)

Tract Block Lot

GroupC

CensusTract 4406 UseCode 0012 F

Date of Last Change Dec-16-1987

Secondary Valuation Data

LegislativeClass

Land VACANT/AG(40)

VACANT RESIDENTIAL URBAN NON

FullCash Percentage

As:

\$150,110 16.0

\$2.

Improvements

2001 Personal Property

Gross Value Totals

\$150,110

\$2.

2001 LMTD/SCND Exemptions

Net Value Totals

\$150,110

\$2.

PriorLimitedValue: \$150,110

CurrentLimitedValue: \$150,110

2002 Valuation subject to change until August 2003.

Pima County Assessor ~ 115 N. Church ~ Tucson Az. 85701

Client: ~ 198.81.16.59



**Abrams Investment & Development
Corporation**

Fax Transmittal Form

To

Name: Ben Changkakoti

Phone number:

From

Joel Abrams

Phone: 520-575-0839

Fax: 797-2375

- Urgent
 For Review
 Please Comment
 Please Reply

Date sent: 12/28/01

Time sent:

Number of pages including cover page:

Message:

Dear Ben,

I received your memorandum regarding the hasty and untimely (the day after New Years) public review of the Comprehensive Plan Update adopted by the Board of Supervisors. I would like to know if there are specific parts of the plan to be reviewed on any of the three dates mentioned in the memo. In particular I am interested in the review of the planned RAC designation for the intersection of Picture Rocks Road and Sandario Road.

As I asked at the Public hearing in December, why is the RAC planned for the area going South from the corner to the property line of the Sahuaro National Park and not to the North? It is the County's stated purpose to plan to take traffic away from Picture Rocks Rd where it runs through the Park, for the purpose of preserving the ecological integrity of the Park. It would seem natural to keep higher intensity uses away from the same Park along the other main road that runs through the area or is there really no true principals to this plan. Are the meandering wishes of a few arrogant planners and elected officials the true purpose of this exercise as it appears to be by this and other actions taken? Until I am given a reasonable explanation, I will continue to ask this question.

Truly,



2509 N. Campbell Ave 186
Tucson, Az. 85719

V January 2, 2002, Public Meeting - Summary

Pima County Comprehensive Land Use Plan Update
Public Meeting
January 2, 2002

Meeting called to order by Jim Mazzocco at 7:15 p.m.

Staff in attendance: Jim Mazzocco, Marc Fink, Janet Emel, Jim Veomett, Eric Heidemann and Marcia Adams

Jim introduced staff and gave a brief presentation to the 30+ attendees.

Some questions asked were:

- Will input from tonight's meeting be taken anywhere?
- What can we do about two specific pieces of property that were recommended for change but are not reflected on the maps?
- What about new requests, will they have to go through the cycle again?
- If property was recommended for plan adoption from P&Z and approved by the B/S, can that property request a rezoning?
- The schedule set up by the B/S, including affordable housing, when does that process begin? Are 1 and 5 linked?
- Why can't a member from the Board of Supervisors be at these public meetings to answer questions?

Marc gave a map presentation to show the current status of the plan update:

- Group 1 - shows all the referrals, deferrals and adopted recommendations.
- Group 2 - shows the deferred areas, including WPC, Davis-Monthan and the plan amendments that have not been to the B/S.
- Group 3 - shows the B/S recommendations that were referred back to the Planning & Zoning Commission.

Questions to Marc:

- What is in effect now? Does it take 30 days from the B/S approval date?
- If P&Z didn't make recommendations and B/S adopted it, is it in effect?
- Did GSP legislation determine that the recommendations from P&Z and B/S be the same?

Jim commented that the second time around the B/S has the final approval and the plan can be adopted by them without further referrals to the Planning and Zoning Commission. Staff hopes to have the update information on the website by January 14. Staff expects the plan to go forward to the B/S in early April. Jim asked Carolyn Campbell to speak on behalf of the Coalitions recommendations adopted by the B/S on 12-18 and referred back to the Planning and Zoning

Commission.

Carolyn explained the recommendations from the Coalition and asked Christine McVie to speak on her separate letter to the B/S with recommendations that were adopted by the B/S but referred back to the Planning and Zoning Commission.

- Question to Jim concerning urban expansion areas and provisions within the expansion areas. What about additional boundary lines within growth areas? Policies from the 1992 plan that have been dormant

Meeting was adjourned at 8:45 p.m.

VI January 2, 2002, Public Meeting - Comment Forms

PIMA COUNTY COMPREHENSIVE PLAN UPDATE
PUBLIC MEETING

January 2, 2002

COMMENT FORM:

It seems planning should make
recommendations based on good planning
& let the politicians play favorites.

Why should five unaffected neighbors
waste a resource need by 80,000 people
a day.

MAIL TO:

COMPREHENSIVE PLAN STAFF
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
201 N. STONE AVENUE, 2ND FLOOR
TUCSON, ARIZONA 85701

PIMA COUNTY COMPREHENSIVE PLAN UPDATE
PUBLIC MEETING

January 2, 2002

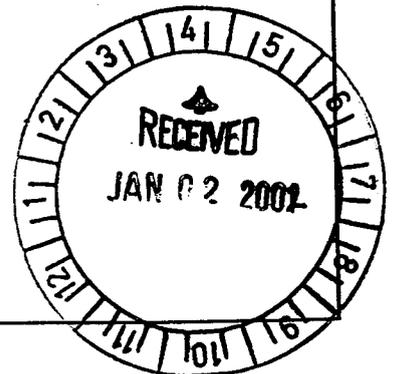
COMMENT FORM:

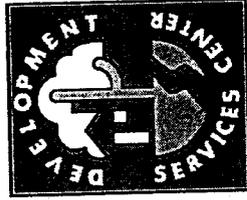
I REQUESTED BEFORE THE PLANNING AND ZONING HEARING AND ALSO TO THE BOARD OF SUPERVISORS AT THEIR HEARING THAT MY PRIVATE LAND BE ZONED AND DISPLAYED AS PRIVATE LAND. YOU HAVE INSISTED IT IS "PUBLIC PRESERVE". IF YOU DO NOT CHANGE MY ZONING TO "PRIVATELY OWNED LAND" I WILL BE HAPPY TO HAVE MY ATTORNEY SUE FOR COMPENSATION AT FULL MARKET VALUE.

Anthony P. Pappas
1-02-02

MAIL TO:

COMPREHENSIVE PLAN STAFF
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
201 N. STONE AVENUE, 2ND FLOOR
TUCSON, ARIZONA 85701





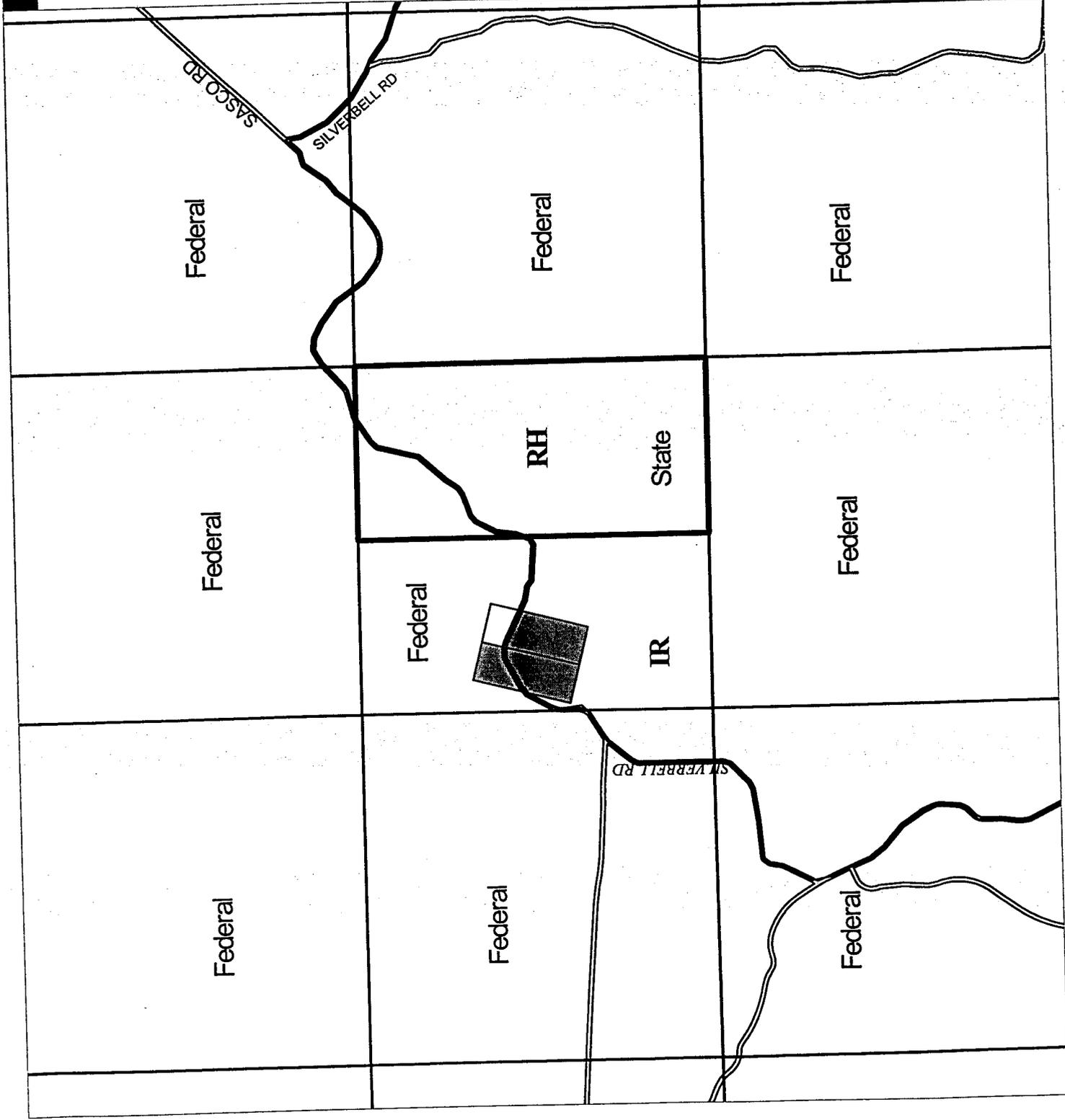
1" = 2083.33 feet

Tax Code: 207010030
 Owner: COPING ROBERT JOHN & CYNTHIA P JTIRS
 Owner Address: 1978 W PLACITA COLIMA
 Owner Address: TUCSON AZ
 T-R-Sec: 161108E
 Legal1: U S PAT MINE SILVER BELL DIST GRAND MOGU
 Legal2: 20.661 AC SEC 16-11-8E
 Lot:
 BK & PG: 00000

Tax Code: 207010030
 Owner: COPING ROBERT JOHN & CYNTHIA P JT
 Owner Address: 1978 W PLACITA COLIMA
 Owner Address: TUCSON AZ
 T-R-Sec: 161108E
 Legal1: U S PAT MINE SILVER BELL DIST GRAND MOGU
 Legal2: 20.661 AC SEC 16-11-8E
 Lot:
 BK & PG: 00000

Tax Code: 20701002B
 Owner: COPING ROBERT JOHN & CYNTHIA P JTIRS
 Owner Address: 1978 W PLACITA COLIMA
 Owner Address: TUCSON AZ
 T-R-Sec: 161108E
 Legal1: U S PAT MINES SILVER BELL DIST GRAND
 Legal2: MOGUL 5 EXC NLY 374.61' THEREOF 1637 AC
 Lot:
 BK & PG: 00000

Basemap: 700
 Zoning: IR
 Situs Address: 26801 W SILVERBELL RD
 Situs Address: 26801 W SILVERBELL RD



6E

7E

8E

9E

Pinal County
Pima County

Ironwood

Forest

Na

Mc

REFERRED BY BOARD OF SUPERVISORS -- EASTERN PIMA COUNTY

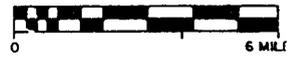
RRAL #

DEFERRED

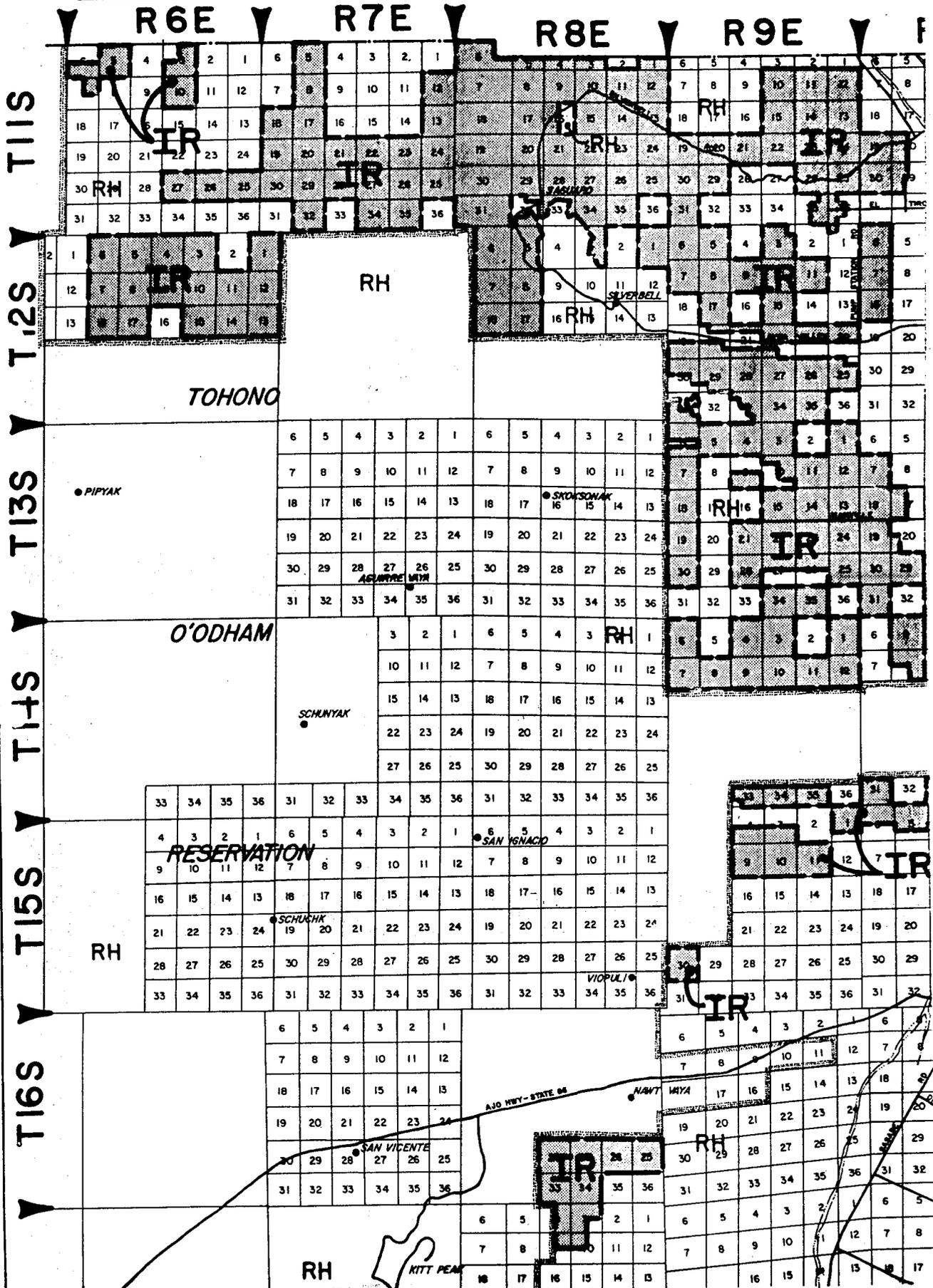
DAVIS-MONTHAN AFB VICINITY

- 1 Co7-01-02 Stewart Title & Trust 3250 & 3396 -- Alvernon Way
- 2 Co7-01-01 Johnson -- Santa Rita Road
- 3 Co7-01-18A/B Title Guaranty Agency T-1326 -- Valencia Road
- 4 Pima County -- Camino Verde
- 5 Co7-01-08 Cesare -- Craycroft Road
- 6 Co7-01-15 St. Phillips Foothills LLC -- Campbell Avenue
- 7 Co7-01-07 Fidelity National Title Agency TR 10849 & 10470 -- Avra Valley Road
- 8 Co7-01-16 Bratton -- Anway Road
- 9 Co7-01-13 Biede -- Ina Road
- 10 Co7-01-11 Schwartz -- Ina Road

AMENDMENT NOS. 4 and 9 BY ORDINANCE NO. 1987-211
 TO PIMA COUNTY MAPS EASTERN PIMA CO. and WESTERN PIMA CO.
 • BUREAU OF LAND MANAGEMENT BEING A PART OF SEC. 3, 5, 6, 7, 10, 25, 26 and 27 OF T.11S.R.6E., EC. 5, 8, 12, 13,
 17 thru 30, 32, 34 and 35 OF T.11S.R.7E., SEC. 1, 3 thru 35 OF T.11S.R.8E., SEC. 10 thru 15, 19 thru 26, 29, 30, 31, 35 and 36 OF
 T.11S.R.9E., SEC. 19, 20, 29 and 30 OF T.11S.R.10E., SEC. 1, 3 thru 15, 17 and 18 OF T.12S.R.6E., SEC. 1, 3 thru 8, 17 and 18 OF
 T.12S.R.8E., SEC. 3, 5 thru 11, 15, 17, 19 thru 31, 33, 34 and 35 OF T.12S.R.9E., SEC. 1, 3 thru 7, 9 thru 15, 18, 19, 21 thru 28, 30, 34 and 35
 OF T.13S.R.9E., SEC. 7, 17 thru 20, 29, 30, 31, 33, 34 and 35 OF T.13S.R.10E., SEC. 1, 3, 4, 6 thru 12, 33, 34 and 35 OF T.14S.R.9E.,
 SEC. 1, 3, 5, 8, 10, 11, 12, 31 and 33 OF T.14S.R.10E., SEC. 7 OF T.14S.R.11E., SEC. 1, 3, 4, 9, 10, 11 and 30 OF T.15S.R.9E., SEC. 3, 4, 5 and 6
 OF T.15S.R.10E., SEC. 25 thru 28, 33 and 34 OF T.16S.R.8E., SEC. 3, 4, 9 and 10 OF T.17S.R.8E.



ADOPTED 12-1-87



IF ANY PRIVATE LAND IS INADVERTENTLY INCLUDED, THIS REZONING SHALL NOT APPLY TO THAT LAND.