

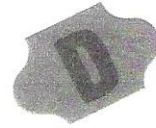
Catalina Foothills

Association

(INCORPORATED)

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TELEPHONE 299-2895

First Newsletter - 1983



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IMPORTANT ZONING MEETING: JAN 25, 1:30 PM. See DATES, p4

Catalina Foothills Area Plan

Suzanne McLean, Principal County Planner for the Catalina Foothills Area Plan (CFAP), gave a brief presentation at the annual meeting of the Catalina Foothills Association (CFA). President Elwood and several board members pointed out that the density proposed is in gross vs net developable acres. Much of the land in the foothills is not suitable for development due to steep slopes, ridges, washes, and flood plans, etc. Thus, under the county proposal, many areas identified as 2.5 Residences per Acre (RAC) could be developed at considerably higher densities on developable land.

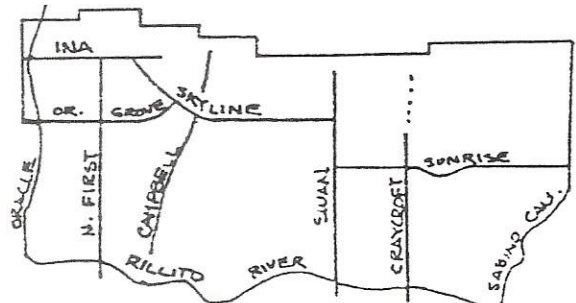
Dave Elwood, an independent planning consultant, does not think the staff has provided enough information and analysis of past and present conditions, and future alternatives have been presented to enable a rational decision on the plan. In addition, the plan does not address the basic elements needed in a comprehensive area plan.

In a recent letter to the Planning and Zoning Commissioners and the Board of Supervisors on the CFAP, Dave Elwood summarized

the concerns of many residents who have spent many hours studying the CFAP and responding to the planning staff.

Mr Elwood writes "... we must express our overall concern about the inadequacies of the Amended Catalina Foothills Area Plan. In actuality, the plan presented is not a plan of the Catalina Foothills area, since only 25% of the area was addressed, and a key portion of the defined planning area was deleted for the Rillito Corridor Study. As residents of the planning area, and as taxpayers, we are entitled to ask for, and receive, the best possible plan that can be produced to guide and direct the future growth and development of the entire Catalina Foothills area, confidence, credibility, and consistency.

We urgently need your support. The public hearing before the Planning and Zoning Commission will be Jan 25 (DATES, p4)



FACT Update

Cottonwood Properties
The Hills

The Foothills Area Coalition of Tucson (FACT) is seriously considering a second referendum drive to bring the matter of the rezoning of 291 acres now owned by the Murphy Investment Co. to a vote of the people - AGAIN! FACT has been encouraged by strong support by homeowners' associations and residents who participated in the first referendum. The group has felt a sense of outrage over the denial of the right to vote on the issue (the State Supreme Court removed the issue from the Nov. ballot on a technicality - the amount of text that was attached to each petition).

On Tuesday, Jan 11, the Board of Supervisors decided to approve a motion to allow an "emergency" clause that could have stopped referenda on future rezoning. FACT board members think the action is a thinly veiled attempt to benefit some and deny others their right to petition as secured in the Constitution. "Emergency condition" is generally understood to mean a condition (flood, fire, ...) that would be detrimental to the health, safety, or welfare of the people. It is questionable whether the passing of a rezoning ordinance should qualify for an emergency.

FACT has a continuing interest in negotiating with Cottonwood Properties and will explore suggestions that they would be willing to bind the covenants to the land as part of the rezoning.

FACT will keep the Catalina Foothills Association informed of a decision on another referendum.

For further information, contact Gerry Graeme at 299-6591 or Ginny Sonnett at 299-3937.

ANNUAL MEETING update

The annual meeting of the Catalina Foothills Association was held on Jan. 10th, at 7:30pm at St Phillip's in the Hills Gallery. President Dave Elwood informed the members that some crucial decisions regarding the Catalina Foothills would be made in the coming months. Of utmost importance to most residents in the foothills is the Catalina Foothills Area Plan. Another equally important concern is the ongoing Rillito Corridor Study which is evaluating the size and location of and East-West freeway/parkway along the Rillito. President Elwood expressed his concern that the studies are developing independently of one another, although they are both within the boundaries of the Catalina Foothills.

Alphabet Soup

CFA - Catalina Foothills Assoc.
CFAP - Catalina Foothills Area Plan
CAC - Citizens Advisory Cmte.
RCNC - Rillito Corridor Neighborhood Coalition
FACT - Foothills Area Coal.
RAC - Residences per Acre

The Rillito Racetrack has been included in the Rillito Corridor Study as part of the recreation open space aspect. The Citizens Advisory Committee (CAC) has requested that the Board of Supervisors delay any decision on the racetrack rezoning issue until the Rillito Corridor Study has been completed.

Regional Park

or Condos

The county is requesting rezoning of property it owns which has historically been the Rillito Downs racetrack. The property which consists of 80 acres was proposed as the site for a regional park by the county parks and recreation department. In 1974, bonds were passed, 350,000 of which was to be used to create a 40-acre ball field and a 40 acre equestrian center at the termination of the lease for horse/racing. The county Board of Supervisors now thinks the community would better benefit by rezoning the property and selling it to the highest bidder.

The issue has been complicated by several law suits. The City of Tucson recently annexed the property, however it is being contested in court. At the same time, the operators of the Rillito Downs racetrack are suing the county over the lease agreement. A decision on the rezoning will probably not occur until the lawsuits are settled.

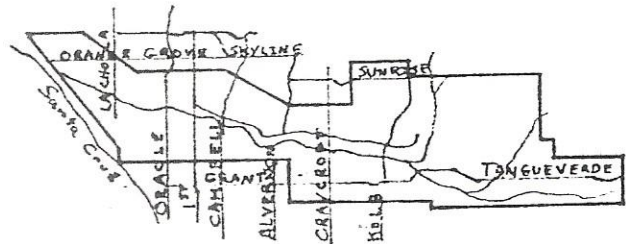
We urge you to support a regional park at this site and to call your supervisor, Katie Dusenberry, regarding this important issue - 792-8126.

Political decisions on the issues in this newsletter are made by the Pima County Board of Supervisors. CFA representative is Katie Dusenberry, Board of Supervisors, 131 W Congress (01) - 792-8126

President Dave Elwood is actively involved in this study, representing the Catalina Foothills Association on the Citizens' Advisory Council (CAC) and on the Rillito Corridor Neighborhood Council (RCNC). Mr Elwood is a planning consultant whose expertise in the area of city and urban planning is an asset to these groups.

A public meeting on the study is being planned for February 16. (See DATES)

All residents concerned about the construction of the proposed freeway/parkway and the costs of such a project should plan to attend the meeting.



NEW COVENANTS

Todd Ackerman, chairman of Protective Covenants, reports that his committee will continue to obtain signatures in Areas 1-4. Approximately 56% of the residents in Area 1, 23% in Area 2, 53% in Area 3, and 13% in Area 4, have signed the Covenants. Covenants provide an assurance to all residents that the character of the neighborhood will be maintained. For further information, or a copy of the new protective covenants, call Todd Ackerman at 884-8683.

VOLUNTEERS NEEDED

Volunteers are needed by the CFA for typing, phoning, and other help. Call Patty Overall at 299-4499 if you can help.

**CATALINA FOOTHILLS ASSOCIATION
BOARD OF DIRECTORS**

Area

- 7 - Dave Elwood, President
1630 E Entrada Septima, 299-4393
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299-1479 (h), 884-8683 (o)
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3120 E Via Celesta, 299-4499
- 6 - Molly Thompson
6130 Cerrada el Ocote, 299-6568
- 5 - Virginia Sonnett
5745 N Camino Real, 299-3937

***** DATES *****

Jan 25, 1983 1:30 PM
Public Hearing on the Catalina Foothills Area Plan before the Planning and Zoning Commission. 111 W Congress (Board of Supervisors Hearing Room)

Feb 16, 1983 7:00 PM
Public Hearing on the Rillito Corridor Study. Flowing Wells Jr. High School, 4545 N La Cholla Blvd.

Notice to Members

Due to the pressing need for stringer homeowner participation at this time as a result of the revision of the Catalina Foothills Area Plan, the Rillito Corridor Study and the Cottonwood development, the Catalina Foothills Association (CFA) board has decided to send out a newsletter this year to all Catalina Foothills residents. We ask that you support this effort to keep you informed and join the association. CFA is working in your neighborhood's best interests. Please help us help you. Contact Dan Evans, treasurer, 299-3350.

DUES FOR FAMILY MEMBERSHIP ARE \$30 ANNUALLY FOR AREA 1-6 (\$10 FOR THE CONDOMINIUMS AND TOWN-HOUSES IN 6) AND \$10 FOR AREAS 7-9.

Your comments on the newsletter are welcome! Articles do not necessarily reflect the view of the CFA Board. Contact Patty Overall, 299-4499