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Message from the President

The Catalina Foothills Association's articles of incorporation remind us to encourage all residents in our area to be conscious of and become involved in all issues relating to the maintenance and enhancement of our community's unique character.

Recent events in the Catalina Foothills clearly indicate that the future of our area is being decided for us by our elected officials and governmental representatives. Future planning and development in the Catalina Foothills will remain in turmoil under our present bungling along, fragmented planning, and zoning decision making process.

How can this be changed to reflect the true needs and aspirations of our community? It can start by initiating a united commitment from all residents that we must have a planning and decision-making process that will: define present and future growth and development problems, create reasonable alternative solutions, and formulate a method to assess and select a preferred plan - representing the views of the entire community.

We are entitled to, and should demand, the creation of planning, zoning, and development standards that will assure us that our community will grow and prosper in harmony with our unique natural and man-made setting.

It is up to all of us to decide before the opportunity is gone forever.

Update Catalina Foothills Area Plan

On April 1st, the Pima County Board of Supervisors (B/S) adopted the revised Catalina Foothills Area Plan after considerable confusion, some of which is yet to be resolved. The product of the plan is a map of land uses and densities for 9 planning sub-areas, and 23 overall policies relating to the total planning area and policies directed to specific parcels in sub-areas.

Prior to the closing date for public input, 30 days before B/S action, the CFA had numerous meetings with the Planning Department staff to express our concerns on the area plan's methodology, inputs, policies, and land use distribution.

We also met with members of the Planning and Zoning Commission, Board of Supervisors, other homeowners associations, and residents in the foothills area. The results of our combined efforts included a position paper co-signed by 15 other homeowner associations.

The position paper urged the Board of Supervisors to include two recommendations in the final version of the Catalina Foothills Area Plan:

1. The establishment of an Architectural/Landscape review committee
2. The elimination of the Campus Park Industrial (CPI) from the Catalina Foothills Area Plan. (CPI is proposed for the land at the mouth of Pima Canyon. Industry, under any euphemism, is hardly appropriate in this area.)

ANNOUNCEMENTS

May 19
Thurs. Organizational meeting
of the Neighborhood
Coalition. N.W.
Neighborhood Center
7:00 pm 2160 N. 6th Ave.

May 21
Sat. Workshop on Rezoning
process (Southern
Arizona Environmental
Council (SAEC) Sponsor)
Cragin Elementary Sch.
2945 N. Tucson Blvd.

May 25
Wed. Public meeting for
Rillito Corridor Study
Doolen Jr. High School
2400 N. Country Club
7:00 pm

(UPDATE continued)

Neither was included in the final version of the area plan.

The most noteworthy changes were the policy requirements for a complete site analysis on parcels greater than 5 acres, and the notification of homeowners associations of the finding of the site analysis prior to the rezoning public hearing.

While these changes are improvements, the overall rationale on the distribution of land uses, densities, and their relationship with infrastructure was lacking.

The purpose of the area plan is to guide future land use decisions. It is not a zoning plan. Each rezoning request must still go through the normal rezoning process. The area plan and rezoning do not have to be consistent. To illustrate this, over 60% of rezonings granted by the B/S in the past two years were not in conformance with adopted area plans. Residents of the Catalina Foothills will still need to react to each rezoning as it comes up with no assurance of any consistency with the new area plan. In addition, the policies associated with the plan are by no means binding and can be ignored by the B/S.

Rillito Corridor Study

Ruiz Engineering, consultants for the \$1.3 million Rillito Corridor Study, will be presenting alternatives for an E-W transportation system along the Rillito River. Alternatives were to have included land use, recreation, transportation and flood control.

The land use alternatives include:

- concentrated activity center
- low intensity development
- dispersed activity center

The transportation alternatives include:

- a "parkway" north of the river
- a "parkway" south of the river
- dispersed improvements on existing streets

The open space consultants are saying that a limited park system will be cheaper if a "parkway" is built, and that higher density along the Rillito Corridor will justify parks (more people require more parks).

Some concerned members of the Citizen Advisory Committee (CAC) have pointed out that a controlled access parkway is NOT compatible with parks. Further, parks along the corridor can be justified on the basis of the population of the entire community, not just the corridor residents.

The next public hearing will be held at Doolen Jr High - May 25th 7:00pm (See Box).

Rillito Racetrack

The outcome of several court cases will determine whether the Rillito Racetrack will be sold for development or used for a regional park. Consultants for the Rillito Corridor Study stated "the Rillito Downs is a one of a kind opportunity" for a park.

Cottonwood Sweetheart Deal

The City of Tucson and Cottonwood Properties are preparing a contract for sewage effluent for Cottonwood's golf course within the next few weeks. Negotiations are ongoing at this time, and the contract is expected to be signed soon.

Three provisions are of particular interest to foothills residents. The contract:

* guarantees water for Cottonwood for the next 20 years with yearly price increases of no more than 7%. The city is expecting average water rate increases of about 10% per year (average) for the next 10 years.

By the end of 20 years, the Cottonwood golf course is being guaranteed water at 40% less than the average customer is expected to pay. (Report on Water Rates for Tucson Water: Black & Veatch/Consulting Engineers, 1982.)

* allows potable water for Cottonwood if the pipeline which is being built to supply effluent is not completed by Feb. 1, 1984.

This would be a violation of an agreement signed with Hacienda del Conde that no potable water ever be used. It puts the City Council in violation of their own self-imposed prohibition against the use of potable water on golf courses. The contract would allow Cottonwood to use 1.5 million gallons of water indefinitely, beginning Feb. 1, until the City can complete the effluent line from the Roger Road sewage treatment plant. The city water staff has stated that there is "less than a 50-50 chance" that it will be completed on time.

* requires Cottonwood to pay only a small fraction of the projected cost.

The contract requires Cottonwood to pay a pro-rated share of the costs, rather than the entire cost. It is assumed that other golf courses, mortuary lawns, and the like will be able to use some of this water in the future. Cottonwood's share appears to be based on the assumption that there will be no change in water policy restricting such low-priority uses, and that all projected golf courses, and the like, will be built. Anything else would force Cottonwood's share to be higher, possibly much higher, than it is.

Neighborhoods Unite for Political Action

A forum sponsored by the Federation of Pima Homeowners Associations has resulted in the formation of a Coalition of Neighborhoods. The Coalition held its first meeting at the Plaza International Hotel on April 21, at which over 20 neighborhoods throughout the City and County were represented. The general concern expressed throughout the meeting was that elected officials, particularly the Board of Supervisors, have not supported neighborhood associations on issues related to land use, density, transportation etc. The consensus was that a Political Action Committee was needed in order to shift the voting record in favor of homeowners and neighborhoods.

A general meeting will be held on May 19. (See Box.) For information, call Carlos Batista, 624-3981.

DEED RESTRICTION ENFORCEMENT

Reminder: Please make sure your evaporative coolers are screened. Be sure to leave adequate spacing between screen and cooler for maximum cooler efficiency.

Molly Thompson - 299-6568

CATALINA FOOTHILLS ASSOCIATION

David B. Elwood, President
299-4393, Area 7
David L. Earnest, V-Pres.
299-1525, Area 1
Roy C. Robison, Secretary
299-6684, Area 2
Daniel D. Evans, Treasurer
299-3350, Area 5

Todd Ackerman, Area 1
Robert O. Burns, Area 8
Walter Fathauer, Area 1
Frederic Frech, Area 6
Jeanne B. Hull, Area 3
Jane Kiersch, Area 4
Carol Moffett, Area 1
John J. Nolan, Area 2
Patricia Overall, Area 3
Virginia Sonett, Area 5
Molly Thompson, Area 6
* Robert O. Burns
2019 Miraval Quinto
299-3841, Area 8
* John J. Nolan
4515 N. Camino Kino
299-4916, Area 2
*=Names omitted in 1st newsletter

FIRE & SECURITY REPORT

Many homeowners in the Foothills continue an effective drive against crime. Neighborhood Watches and increased awareness of the circumstances that encourage crime have been extremely effective as deterrents. The Sheriff's Assist Team (SAT) program and the educational programs offered by the Sheriff's office cannot be too highly praised. Any resident interested in these programs should call 882-2823.

Lack of involvement means lack of crime prevention. The participation by the homeowner is often limited to locks, lights, and alarms, but crime prevention studies almost all agree that continuous patrols can be very effective. Neighborhood Watches can enhance these patrols. Several private companies, The Sentry Systems Inc., and the Rural Metro Corporation are attempting to find a cost-effective plan to provide 24-hour security patrols acceptable to the homeowner.

Special Thanks

The Board of Directors is grateful to Tucson General Hospital and its Administrator, Michael J. Harris, of Area 6, for their generosity in allowing the Board to meet monthly in the hospital Board Room.

In addition to the many hours contributed by the Board on your behalf, there are other volunteers who consistently have come forward when they were needed. In this issue, we thank Mrs. Jean C. Farmer of Area 6 for her meticulous work in painting the street signs at several intersections after an accident at Zorrela and Escalante necessitated our replacing a decorative iron signpost there some time ago.

We congratulate Catalina Townhouses and Las Cumbres Townhouses in Area 6 for 100% membership in the Catalina Foothills Association again in 1983. Their support and that of Catalina Pueblo, which also has a very high percentage of membership, is much appreciated.

MEMBERSHIP

The Catalina Foothills Association is a volunteer organization dedicated to preserving the character of the area in which you live. Won't you join us?

Dues are \$30 per family per year, except families belonging to other homeowners associations in area 6, 7, 8, 9 pay \$10 per year. Please join us by sending your check to:
Catalina Foothills Association
Dan Evans, Treas.
5845 N. Mina Vista

The Association publishes this newsletter four times a year to alert you to potential actions threatening our area and to report to you what the Association is doing about those problems.