

# Catalina Foothills Association

Post Office Box 64546 • Tucson, Arizona 85728-4546  
[www.catalinafoothillsassociation.org](http://www.catalinafoothillsassociation.org)

Dedicated to unique residential character of the Catalina Foothills

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## CFA ANNOUNCES 2006 FORUM FOR FOOTHILLS RESIDENTS

Last February's CFA sponsored symposium, "The future of the Foothills," was so well received that the Catalina Foothills Association is again sponsoring a free community forum, entitled "Report to the Foothills." The format will have a different emphasis from the last symposium.

The 2006 forum will be structured so that service providers to the community will present reports on their activities for the past year and future plans, after which the floor will be open for questions and comments from the audience.

It is extremely rare, if it has been done at all, for a community to have its service providers, both public and private, all available in one place at the same time to exchange information in an open forum. No one on the panel is running for office! They are all volunteering their time. We hope you will support this historic event by attending.

### PANEL PARTICIPANTS

- **Moderator: Chuck Huckelberry, Pima County Administrator**
- **Pima County Sheriff's Dept.: Lt. Sandy Rosenthal, Commander, Foothills District**
- **Tucson Water: David Modeer, Director**
- **Waste Management: Aubrey Waingrow, District Manager**
- **Rural Metro Fire Dept.: Chief Les Caid**
- **Pima County Director of Developmental Services: Carmine DeBonis, Director**
- **Pima County Transportation Dept.: Kurt Weinrich, Director**

### TIME AND PLACE

February 25, 2006, at the Catalina Foothills High School Auditorium, 1:00 - 3:00 PM  
Admission is free and not limited to CFA members. The CFA is underwriting all expenses.

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**Lots of (Split) Lots**  
by  
Joel Berger and Dave Hamra  
Area #2 Representatives to CFA Board



The splitting of large lots into smaller parcels has had a noticeable impact on the density of the Catalina Foothills. Lot splits are allowed as long as they conform to the Pima County Comprehensive Plan and other county codes. But what does this really mean?

The Catalina Foothills area is primarily zoned CR-1, single family residence. CR-1 requires a minimum of 36000 square feet for each residence (depending on septic/sewer and drainage) and a lot width of 100 feet. "Setbacks" from the property line are 30 feet for the front, 10 feet for the sides and 40 feet for the rear. Structures are restricted to 34 feet in height and two stories. Irregularly shaped lots are often created to meet these requirements and still create a site suitable for building

Hillside development requirements must also be met for any lots with a slope of 15% (15 feet of vertical rise over 100 horizontal feet) or greater. A survey is taken of the entire lot showing contour lines for each 10 feet of vertical rise. The total length of these lines is compared to the lot size to determine an average slope; the greater the average slope, the larger the required lot. For example, an acre lot must have an average slope of 15% or less.

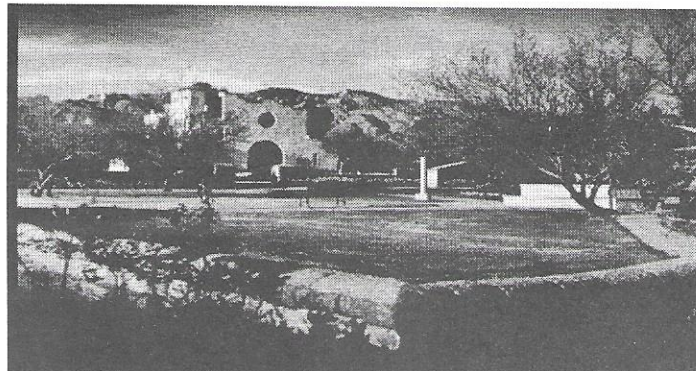
Based on a review of county records, here is the lot split history for Catalina Foothills Estates Areas 1-4, for which the development restrictions expired in the early 1980's.

	Cat 1	Cat 2	Cat 3	Cat 4*	Total
<b>Prior to 2000</b>					
# of lots split	10	25	9	3	47
"new" lots	18	53	16	3	90
Total lots	28	78	25	6	137
<b>2000 to present</b>					
# of lots split	12	18	2	2	34
"new" lots	22	37	2	2	63
Total lots	34	55	4	4	97
<b>Grand total</b>					
# of lots split	22	43	11	5	81
"new" lots	40	90	18	5	153
Total lots	62	133	29	10	234

\* 3 lots in Cat 4 were converted to commercial use

Even though the most desirable lots were likely split years ago, it is clear that lot splits have continued and even accelerated in the last five years as Foothills property has become so desirable. The impact of this more dense development on property values over the long term remains to be seen.

The CFA has been encouraging property owners in areas 1 through 4 to reinstate covenants with more restrictive height and setback requirements. This will not prevent lot splits, but will help preserve the views and open feel of the area. The small number of lot splits in Area 3 since 2000 may be due to the reinstatement of covenants by many of the property owners.



St. Philip's, 1930

## HOW LONG THE MOUNTAINS

By James Snedden  
Editor, CFA Newsletter

Isn't it great? Wherever you stand in the foothills, you can usually see a mountain. Enjoy it while you can, folks, because someday that could only be for a select few.

All you have to do is look west to the beach area of Southern California to see what happens where vacant buildable land is seen only in pictures hanging in libraries and county buildings.

It starts with lot splitting. When that supply is exhausted, the next phase is buy, demolish, and build a trophy house, which usually means something as wide and as high as zoning will allow. No matter that the views of others are totally destroyed.

If you think that's an exaggeration, the next time you go to Disneyland take a side trip to Manhattan Beach. It's only a few miles from LAX. Notice the houses -- only a sidewalk separates them from the street. Forget about parking the car in the driveway, unless it's powered by pedals, because that's all that will fit on it.

It's hard to believe that the area used to be wonderful beach cottages, where you could actually see the water, and people had dogs in their backyards. Now all they can see is the next house, and all they can fit in the backyard is a litter box.

The mountains may be higher than sea level, but the end result will be the same. As land prices go up, how long do you think it'll be before the county is pressured into rezoning from one commercial acre to a quarter of that, or less? If you think that's another exaggeration, take a close look at River View Estates, at River and First. That property was supposedly covered under the Hillside Development Ordinance (one house per acre). After the planners from the city of Tucson applied their interpretation, the forty acres were bladed, graded and houses were built so close together they almost share driveways. The architecture of the homes is more in harmony with a Continental Ranch tract than surrounding foothills houses.

The time to stop this nonsense is now. If every lot in the Cats is covered by protective covenants, the bureaucrats will be rendered powerless. It means, you and your neighbors are the ones who will dictate the character of your neighborhoods.

Don't wait until it's too late. Act now. There's still time to preserve our area. Talk to your neighbors with the attitude, "if you do it, I'll do it, and together we can get it done."

I live in area #7. I have a city lights view from my living room, and I can sit by the backyard pool and enjoy the rugged Catalinas. Because of our protective covenants I know that even if neighbors on either side sell, those views will still be there. Will yours?

## THE FUTURE IS NOW

By Paul Chandler  
Chairman, CFA Architectural Committee



Last February when the Catalina Foothills Association sponsored a community forum on the "Future of the Foothills," Ken Abrahams of Diamond Ventures warned that the

increasing value of lots would bring a new and sinister kind of development to our community. He stated that when the value of the property exceeds the value of the dwelling on it, savvy developers will bulldoze the structures and build new. And make a big profit. The other scenario is that both individuals and developers alike will begin to view the increased value of property as a profit center, not as a home site, and will seek to subdivide, build, and sell speculatively. Also at a big profit - even with the increased infrastructure costs.

We're seeing both predictions come true all around us now. We're seeing 50-year-old homes leveled right down to the original garage slab and new 5,000 sq. ft. monsters connected to it. Perhaps that constitutes a remodel. We're seeing single parcels divided into four or five homesites, all built on mortared rip-rap to keep them from sliding into the wash. We're seeing developers that have no stake in the stewardship of the John Murphey Trust snapping up estates that slip into probate with the intention of sub-dividing lots as small as 37,000 sq. ft (about .83 acres). **One recent developer proposal puts two new homesites down in Campbell Wash!**

The disturbing aspect of all this flagrant disregard for our foothills community is that it is allowed by Pima County. There are very few restrictions imposed by County Developmental Services. And since what CC & R's we did have expired years ago in CFE 1 thru 4, the Catalina Foothills Association is powerless to intervene.

Unless you, one at a time, get together with your neighbors and demand of yourselves that restrictions be put back in place that will indeed preserve and protect the unique open natural desert character that we all love in our foothills neighborhoods.



John Murphey

## PRESIDENT'S MESSAGE

By Jim Riley

Often Homeowners' Association boards are composed of good volunteers that simply lack experience dealing with the issues. Can common issues of HOA's be more effectively addressed through inter-association communications?

The CFA board recently held a meeting with the Presidents of the nine associations within the Catalina Foothills. In addition, we invited eight other nearby association presidents from: Catalina Foothills Condominiums, Catalina Pueblo, Posada Real, Catalina Townhomes, Las Cumbres, Serenidad, Via Entrada Townhomes and Calle Lampara.



It was a great opportunity to meet the other Presidents and to share with them the CFA's mission and goals. The objective of the meeting was to understand each area's issues and identify common problems. Some of the common problems are: Amending the CC&R's, educating residents about the CC&R's, garbage collection costs, car break-ins, and mail box theft. The less common problems are multiacre lot splits, working with residents to reinstate covenants, amending association by-laws, cost of the association owning their own roads, and cut through traffic.

HOA's that work together can share experiences and resolve problems. The CFA plans to maintain communication with other HOA's and see if jointly we can find solutions to common problems.

## OUR ISSUES REALLY HAVEN'T CHANGED THAT MUCH

By James Snedden

What's the difference between the next two paragraphs?

1. CFA directors are concerned about the widening of Campbell Avenue south of River Road; a bridge over the Rillito River; rezoning; fire protection; deed restrictions.
2. The CFA board has been following the widening of River Road east of Campbell after the completion of the widening project west of that intersection; the board is also following the pending construction of a bridge over the Rillito River at Alvernon Way. Lot splits are becoming common (see article on page two); rezoning has been on almost every board agenda; an on-going agenda item is the reinstatement of covenants for those areas that have let them lapse. The recent CAT 7 newsletter devoted an article to the formation of a fire district for that area.

As you have probably figured out, the answer to the opening question is 42 years.

The issues faced by the CFA today mirror those the 1963 board was concerned about. That year's newsletter reported that Catalina Foothills Estates 1-4 had been developed west of Campbell and it looked like only a matter of time before land adjacent to, and north of Campbell would follow. During the 1963



River and Campbell, circa 1930

CFA annual meeting, a zoning committee was formed to monitor attempts to rezone parcels of land to allow greater density. Its chairman, Hebert Ullman reported: "Constant vigilance will be necessary from now on." His foresight proves correct to this day. The current CFA board zoning committee is in a continuous monitoring mode.

In the spring of 1964, the first known organizational meeting of an "Allied Neighborhood Association" was held. The CFA joined ten other neighborhood associations in the "sharing of research, legal representation, exchange of experience and information and support of common problems." CFA President Jim Riley writes about a recent meeting the CFA board had with nine associations within the Catalina Foothills in his President's Message.

Although our issues haven't changed that much over the past 42 years there is one that was clearly resolved. Back in the 60's cattle grazing on residents' meticulously groomed shrubbery and other vegetation were removed from adjacent land by the Forest Service. The Forest Service, which was responsible for grazing permits, did point out that private land was classified as "open range" where "it is incumbent upon the property owners to fence against livestock."

## A LEGEND OF THE FOOTHILLS

### JOSIAS JOESLER - Architect



Josias Joesler was born in Zurich in 1895 and was raised in Arosa, Switzerland where his architect father served as mayor. His education included the study of architecture in Bern, engineering in Heidelberg and history and drawing at the Sorbonne in Paris. Between 1916 and 1923, he worked as an architect in Switzerland, Germany, Italy and lastly in Spain, from where he traveled to North Africa.

After his marriage in Barcelona, he left Europe in 1924 to live briefly in Havana Cuba, then Mexico City. In 1926, Joesler moved to Los Angeles, where he came to the attention of architect George Washington Smith, who referred Joesler to John Murphey who was in the process of developing land in Tucson.

Joesler and Murphey were responsible for much of the large, distinctive, residential architecture in the early luxury mid-town subdivisions spreading from the late 1920s to the 1950s.

Though these subdivisions represented a significant body of Joesler's work, they do not compare to the overall design achievement of one of Tucson's largest subdivision developments, Catalina Foothills Estates. a tract of land spread north of Rillito River Road from Oracle Road east to Sabino Canyon.

The Murpheys needed an architect who could interpret their vision of elite communities and buildings that portrayed the various historical revival styles popular in other parts of the West. Joesler's extensive travels, combined with his education in both the technical and artistic realms of architecture, provided the Murpheys with just the palette of styles needed to express their vision.

In 1928, John Murphey purchased 7000 acres of land as part of a federal land auction. By 1935, Murphey and Joesler had begun a full-swing collaboration on Murphey's vision that would be called the Catalina Foothills Estate. These houses were larger and more luxurious than those in town, conforming to the large, hilly lots and taking into consideration the increased demand for larger houses in unique settings to satisfy the newly arriving, affluent clientele. The majority of houses were built in the Spanish Colonial Revival style, centered around a patio or pool, with tiled roofs, sculpted wood members and ornamental ironwork. The sprawling lots and equally sprawling plans distinguished Joesler's foothills homes from those on the smaller city lots. These linear, "ranch" houses became larger and more linear with the concurrent improvement of mechanical air handling systems, allowing houses to be spread over a larger area than the smaller systems that required a compact plan.

Though the clear majority of buildings Joesler did in his career were residential, he did do a number of public building types, including schools, museums and most successfully, churches. By far, the most prominent of his public buildings is St. Philips in the Hills, located at the entrance to the original Catalina Foothills Estates residential subdivision. This 1936 church design conveys, in its form and use of materials, the 18th and 19th century Spanish Colonial mission churches of northern Mexico. Joesler's churches created a unique sense of place by his mature composition of outdoor space as a transition to the meditative indoor spaces. The entry park, courtyards and perimeter arcades all show his sensitivity to scale and the tranquil use of vegetation consistent with its use in churches 200 years prior. Joesler's broad travel experiences are represented in the use of a visual vocabulary that mimics buildings of the 18th century in an attempt to capture an image of antiquity. The peaceful interior is a masterfully designed space whose focus is the large altar window looking out to the Catalina Mountains. The use of scale and materials, even in the interior, reflects a knowledge of religious architecture where the careful control of light is crucial in the creation of meditative space. For a man who claimed he "had no use for religion", his church designs are remarkably spiritual.

Central to the project was the plaza, a marketing concept designed to attract wealthy Easterners enamored by Spanish Revival architecture to Tucson; however, starting in 1936 the Plaza gave up some of its territory to accommodate the widening of Campbell Road. The biggest blow came with the widening of River Road, when the church had to tear down its wall and give up more land for that project.

Material from: [www.parentseyes.arizona.edu/joshiasjoesler](http://www.parentseyes.arizona.edu/joshiasjoesler). Also thanks to Ken Scoville, a Tucson historical maven and member of the CFA board.

## AGE OF OUR HOMES

According to the 2,000 census for the 85718 area code, we have 131 dwellings built in 1939 or earlier. More than 66% of our homes were built between 1970 and 1989. With only 1% of the homes (134) being built from 1999-March, 2000, it validates that we are pretty much built-out, leaving lot splitting, or tear-downs if people want to build a new home in the area.

Year Built		
1999 to March, 2000	134	1.0%
1995 to 1998	1,009	7.6%
1990 to 1994	1,474	11.1%
1980 to 1989	4,531	34.2%
1970 to 1979	4,272	32.2%
1960 to 1969	1,197	9.0%
1940 to 1959	509	3.8%
1939 or earlier	131	1.0%

## MOBILITY OF RESIDENTS

Using owner-occupied units in the same census for the 85718 area code, 71.9% of the residents, in those units when the data was collected, moved into them between 1980 and 1998, with the largest influx moving in from 1995 to 1998.

Owner Occupied Units		
Moved in 1999-March 2000	819	10.2%
Moved in 1995 to 1998	2,131	26.2%
Moved in 1990 to 1994	1,776	22.1%
Moved in 1980 to 1989	1,900	23.6%
Moved in 1970 to 1979	1,150	14.3%
Moved in 1969 or earlier	264	3.3%

If one would make a stab at some correlation between the two, it be that only 19% of the people moving into owner occupied units bought older dwellings.

Owner occupied units	Year Structure built	Difference
71.9%	52.9%	19%

## AN OPEN LETTER TO AREA 2 RESIDENTS

by Joy Miller, area 2 representative

The Catalina Foothills Estates began as ten well planned subdivisions, with large lots – often three acres or more in the first areas developed. All lots were planned for privacy that would make maximum use of the natural terrain, protection of the desert vegetation, and for preservation of the wildlife.

The covenants that protected Catalina Foothills Estates #2 were removed in the early 1980's. Since that time, only county rules have to be followed. Consequently, there is building and development going on that lacks the special consideration our unique setting deserves.

Had our covenants been extended, we would not be seeing the drastic changes that are taking place in our area. We need to write and pass new covenants in order to empower our Catalina Foothills Association. If you are concerned about protecting our special setting, begin by joining our association and get involved in the writing of new covenants, help to get them passed, and do your part to see that they are honored.

We live in such special and beautiful place. Let's protect it!



## AN OPEN LETTER TO AREA 5 RESIDENTS FROM ALLISON MEGAW

(Allison recently was elected to the CFA board as a representative from Area Five.)

I am pleased to join the Catalina Foothills Homeowners' Association, representing Area 5. I have seen many changes in the Foothills since I moved there fifteen years ago. The positive ones have been improved schools, improved road safety and neighborhood awareness. On the minus side there is commercial sprawl just north of us, construction and/or remodeling that is not in harmony with our long-established housing norms, and increased traffic throughout the area.

It is my intention as your representative to work within the CFA board to address the concerns of all Area 5 residents. Please feel free to contact me at 529-2850 about any matters relating to our CC&R's.

## News from the CATs and Notes from the CFA meeting with area Presidents

**Area 2** - Biggest problem is lot splits. The original lots up to 7 acres, are now are being split. Developers are very resourceful and are filling in gullies to make ridgeline homes with "a view." Many of these lots can be spotted by the gerrymandering lot lines that are created. It is going to be very important to make sure the county abides by their own rules since there are no homeowner covenants to control the situation. With no covenants and corresponding height restrictions, the county rules are the only ones that apply

**Area 5** - People are concerned that increased land valuations are leading to larger and larger homes, resulting in the clearing of vegetation on the lots, which in turn is destroying the rural character of the area. The CFA, which enforces the covenants, has to be vigilant to keep new and remodeled construction "in harmony" with the surrounding area.

**Area 7** - Jerry Bishop reported that Real Estate and Open House signs continually plague area residents. Open House signs are only allowed the day of the open house and then only on the property. No other signage is allowed anywhere. Also, backdoor garbage pickup is all that is allowed. Saguaro Environmental service has discontinued backdoor service, so has effectively stopped serving its customers in Area 7. The board has recently negotiated a special rate from Waste Management for service to the area.

**Area 8** - Toby Voge reported that Area 8 has 131 lots and only one that is undeveloped. The biggest issue is cut-through traffic from Shadow Hills through Calle La Brinca. Since the county will not intervene and close the street to through traffic, the board is considering other options to at least slow the traffic down. Area 8 also uses the words "in harmony" when being approached about remodels and new construction. They consider this to be a maximum of 15 feet.

**Area 9** - Currently looking into upgrading and resurfacing its roads. They own about 300,000 sq ft of roads in their development. There is a proposal for a special assessment as the roads need repaving. The CC&Rs are being restated and amended. There are 3 lots left to build on in Area 9.

**Calle Lampara Townhomes** - There have been 6-7 break-ins this year. They are also wondering if the county can improve the plantings at the Via Entrada/River Road entrance. The original plantings were removed during the widening of River Road.

**Via Entrada Townhouses** - They own their roads and sewer system and at the moment are getting repaving bids. With only 42 members in the association the \$80,000 price tag (the lowest bid) makes the cost prohibitive.

**Catalina Foothills Condominiums** - Twenty-four units make up the condominiums. The area has been heavily influenced by the development of the four corners at Skyline and Campbell. The association is working on revising their CC&Rs.

**Catalina Pueblos** - The biggest problem is the completion of Plaza Colonial, on the southwest corner of Skyline and Campbell. There were major drainage issues to be addressed, and about 50% have been resolved at this point. Dan Peter's, of Catalina Pueblos reported that property values have increased because of the development of the four corners, so it has ended up being a plus for them.

**Catalina Foothills Association Annual Meeting** will be held on Tuesday, January 24, 2006 at St. Philips Church. Meeting starts at 6:30 PM with refreshments. Speaker to be announced.

## BOARD MEMBERS

<b>Jim Riley, President</b>	<b>Area 7</b>
<b>Paul Chandler, Vice President</b>	<b>Area 2</b>
<b>Joel Berger, Secretary/Treasurer</b>	<b>Area 2</b>
<b>June LeClair-Bucko</b>	<b>Area 7</b>
<b>David Hamra</b>	<b>Area 2</b>
<b>Annie Hart</b>	<b>Area 1</b>
<b>Allison Megaw</b>	<b>Area 5</b>
<b>Joy Miller</b>	<b>Area 2</b>
<b>Susan Petris</b>	<b>Area 4</b>
<b>Ken Scoville</b>	<b>Area 7</b>
<b>James Snedden</b>	<b>Area 7</b>
<b>Charles Strub</b>	<b>Area 9</b>

Interested in serving your community? Serve on the CFA board. Call today 327-9693



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