

DRAFT

Minutes
Rita Ranch Neighborhood Association
General Membership Meeting
April, 24, 2008

Meeting Opened at 7:00 PM – Al Wiruth, President chairing

Mr. Wiruth provided an update to the membership on:

- the RRNA web site – URL address
- Copper wire - even though the Police have suspects in custody, keep on the look out for any suspicious activity and call police or Ward IV. Suspicious activity could include people who may seem to belong near the poles.
- Purple Heart Park – lights are being added to the flag pole
- Pima County Supervisor, Ray Carroll, provided flag for the flag pole
- Family Fun Day activity status
- Davis-Monthan committee – we are represented by Jon Young, RRNA Board Member. A subcommittee position is available – interested parties should contact Mr. Wiruth.
- Sierra Club report of an asphalt plant coming to the area – A concerned member of the Association, L. Miller, sent the Board a copy of a Sierra Club Newsletter reporting that Arizona Portland Cement was preparing to reclaim the mine at Valencia Road and Pantano Wash, close down the cement processing plant, and set up a hot asphalt plant. This matter was researched by a Board Member and Andrew Squire of Ward IV, working together. It was determined from the General Manager, Michael Smith, of the facility that the inclusion of the intent to open an asphalt plant at that location in the documents submitted to the County and to the State Bureau of Mines was incorrect and will be corrected. Mr. Smith submitted a letter to this effect as the request of Mr. Squire. The letter is made part of these minutes.

In preparation for a zoning vote on a proposed Vestar Retail Project at I-10 and Kolb Road, Mary Beth Savel, attorney for Vestar community approval matters, and David Malin, Vestar Senior Project Manager, briefed the members on the proposal.

- Called Technology Market Place
- Large Scale open air retail project – 100 acres, 900,000 sq feet of retail, dining, and movie space.
- Considered a freeway project
- Rezoning from I1 & I2 to C2
- Special Use Exemption will be for each of the big box stores at a future time when the occupant is known. Although the developer knows about Target at this time, the RRNA meeting was not called to discuss an exception to the big box store requirements.
- Will abut a proposed 650 unit residential KB Home site
- Public hearing target date is Mid-September
- Mayor and Council make the final decision

- Target date to break ground – 18 months, January 2010
- Plan includes a landscape plan that will make maximum use of water collection from rain and will include more trees than required
- Wells will be dug. The cost of digging the wells will be borne by the developer and others depending on the agreement made between UA Tech Park, KB Homes, and Vestar Development. The plan is for the wells to be connected to Tucson water.
- Traffic flow was discussed. Ingress from northbound Kolb and egress to northbound Kolb, ingress for northbound and southbound Kolb at technology Park Drive to be established
- Goal is to build all at one time
- Facility will add property tax to County, and Transaction Privilege Tax to City and State. Secondary property tax will or can be assessed for this site which will help the Vail School District.

After a substantial Q&A, Mr. Wiruth called for vote to approve or decline zoning change from I1 & I2 to C2 – special use exception is not part of this vote.

- Motion to vote on the issue made by Mr. Ardsman and seconded by Mr. Feldman.
- Vote was unanimous to approve and recommend zoning change to the City. See attached attendance sheet for voters.

Meeting adjourned immediately after vote.



Council Member Shirley Scott
Ward IV City Council Office
8123 E. Poinciana Drive
Tucson, AZ 85730

Dear Council Member Scott

Recently CPC SouthWest Materials, Inc. received notice of the cities concern over a reclamation plan that was accepted by the Arizona State Mine Inspectors Office. This plan included a section titled Description of Future Disturbances. In this section it discusses future plans for a hot-mix asphalt plant at our Valencia operation. Since this is a concern for the city and surrounding residents we will request a revision to our plan and remove the hot-mix asphalt plant from the reclamation plan. I hope this will remove any concerns that the city and local residents have about an asphalt plant being installed at the Valencia site.

Sincerely

A handwritten signature in cursive script that reads "Michael Smith".

Michael Smith
General Manager
CPC SouthWest Materials, Inc.

cc: Mike Hein, Tucson City Manager