



Town of Oro Valley

Specific Issue Summary For Vistoso Golf Project

04/03/2020 Through 04/30/2020

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning hearings for Rompsen property (old Vistoso Golf course)	04/03/2020	04/09/2020	SUN CITY ORO VALLEY		

Initial Comment / Request

As Oro Valley residents and Members of Preserve Vistoso, we believe our opinions of the rezoning process will not be properly represented by a phone in style of hearing. PLEASE postpone the rezoning hearing until the Covid-19 risks are under control. My goodness, this nation is facing a health & economic crisis that has never happened before. It is absolutely heartless to even considering still holding the hearing for rezoning! This certainly isn't considered essential services.

City of Oro Valley, please get your priorities straight for the long term "health" and planning for the quality of life we enjoy here!

Sincerely,
Mike & Laura McCool.
Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning of Vistoso	04/03/2020	04/09/2020	RANCHO VISTOSO NEIGHBORHOOD 10	Amy	sigmon

Initial Comment / Request

To whom it may concern:

As a resident of Vistoso, I am deeply concerned that there will be no rezoning hearings concerning the golf course purchased by Romspen, a Canadian non-bank mortgage lender, just a video of the developers answering questions they want to answer and giving their pitch. What happens if we have follow up questions? How can we voice our fears that our quality of life and property values will disintegrate through pre-submitted questions? How can we stop the overdevelopment of this area if we cannot be there in person so our government can hear each of our concerns and know where we stand? Will there be any negotiation? In fact, my biggest question at this point is why the Town of Oro Valley is in a hurry? We are all under quite a bit of strain because a pandemic is raging through our country. It is unreasonable that during a national crisis that has caused us to be huddling in our homes, we have to fight to have our voices heard.

My request is to please delay this process until we can actually leave our homes. It is truly a break down of the proper process of rezoning a vital natural area in our own back yards that will become commercial property, rather than the recreational property it was designed for and officially zoned for. Once it is developed, it will never revert back again to an area that can be used by our town again. This is a huge, permanent change and our government must hear our voices and acknowledge our rights. Please delay these hearings. We must be heard.

Yours truly,
The Rev. Dr. Amy S. Sigmon

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning Rancho Vistoso Golf course	04/04/2020	04/09/2020	NO CHOICE		

Initial Comment / Request

To the Town of Oro Valley,

This is very important meeting that can not be done hastily. Developers have already swallowed up a large portion of open land that is not only vital to wild life that lives here, but also for beauty, value, recreation, and community. Please reconsider moving this important meeting at a time when individuals can attend and their voices be heard. We need this space to be kept open and stop further development. Thank you for your consideration.

Dr. Sam Patel

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen rezoning request	04/04/2020	04/09/2020	RANCHO VISTOSO NEIGHBORHOOD 10	CARYN	HILL

Initial Comment / Request

The City's plan to have a video as a public meeting as required by Step two of the City's rezoning plan is not sufficient and falls far short of the stated requirements for this important request by Romspen to change the general plan. This is an unprecedented time and shortchanging the citizens of Oro Valley of their voice in wrong! Rezoning of the golf course property will impact this entire community and needs to be handled fairly! The city needs to postpone this process until it can be handled correctly and fairly!

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course Rezoning pre-application meeting	04/04/2020	04/09/2020	MARACAY AT VISTOSO		

Initial Comment / Request

Hello,

I was recently informed of the city's plan to hold the Vistoso Gold Course rezoning pre-application meeting to merely a video and email inputs. As a resident on the gold course, I think this method will severely limit good dialogue between Rompsen, City of Oro Valley and its residents. As we all have seen during these trying times, regardless of our technology, online methods are just not nearly as effective as in-person participation. I am sure there are many passionate people about this plan and email messages can not convey that passion in any means.

My wife and I have lived in Oro Valley for three years now, moving here from Washington DC. We chose Oro Valley for its connection to the natural landscape, quality of life and balanced economic development. Unfortunately over the three years, it seems every time I turn the corner there is a new development. The last thing this city needs is to rezone precious green space for more development.

Additionally, if we have learned anything from this global pandemic, we should pay heed to the concept of population density and proximity. I believe thus far our area has not experienced the exponential infection rates the large cities are facing because of our green spaces and spread out development. I would be severely disappointed in our city's leadership if we allow more green space to be overrun.

Thank you for your consideration,

Artie Mabbett
Golden Barrel Ct

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Rezoning Video!!!!	04/04/2020	04/09/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

It is outrageous that the City Council will not postpone any rezoning presentations until the people of this community can in person voice their opposition to this proposal. A video presentation and the implication that the voices of Oro Valley residents could be adequately represented with this attempt to change the general plan will surely be challenged.

Carol Surowiec Resident of Oro Valley

Sent from Yahoo Mail for iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	RE: Romspen request for rezoning	04/04/2020	04/09/2020	RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

There are a number of critical issues concerning the Romspen request for rezoning, some of which are illustrated in this note.

The first set of issues regards the published procedure, the second area of concern is in regard to changing the means of dialog with the community which severely negatively impacts every citizens right to "due process".

The supplied "process (procedure)" for zoning change is clearly designed for less impact and/or smaller impact situations not for large projects impacting thousands of adjacent properties. To use this process does not recognize the inherent rights of all impacted parties.

- * A brief and partial list of obvious issues includes;
 - * The procedure does not provide for adequate reconciliation steps of the Oro Valley Land use foot print for both historical or changing designs which are currently underway.
 - * The limited amount of meetings does not address all the sub-communities involved, face-to face presentations for each impacted neighborhood should be included for fair review at a minimum, detailing the direct impact which will change for each of the impacted neighborhoods.
 - * Romspen should be required to provide a detailed "environmental impact study" at their expense for at a minimum, the impacts on the following;
 - * Impact of land use modifications for:
 - * Wildlife
 - * Water supply
 - * Stormwater management changes
 - * Land use variations from greater community Plan
 - * The existing procedure does not address financial impacts for all classes of impacted properties. Romspen should provide a cost/ benefit analysis of the changes proposed for those neighbors financially impacted vs their gains and net values.
 - * At a minimum at least three broad classes should be provided;
 - * Adjacent property owners.
 - * Second tier, significant property owners.
 - * Community at large.

The second area is in regard to communication at two levels; first in assuring that all interested community members are adequately notified and additionally that the information conveyed is in its entirety appropriately contains all relevant information. The proposed plan of communication is grossly inadequate for the current situation.

- * First and foremost, Oro Valley is neither equipped nor has the professional capacity to provide the quality of communication to all interested parties. Additionally, Oro Valley does not have the budget to contract the proper level of expertise needed for "due process" communications.
 - * Secondly, modifying the procedure to limited effort and limited quality of video or electronic communication will eliminate a significant segment of the community demographic from understanding all of the issues at hand and severely limit potential positive or negative feedback with limited electronic capacity or access at all.
- These and many other issues are at hand. Any review of proposed plans should be postponed until suitable communications and meetings and discussions are possible.

Respectfully submitted,

Denny Guritza

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Property	04/04/2020	04/09/2020	NO CHOICE		

Initial Comment / Request

Hold public meetings after the pandemic ends.

Our focus is on the national emergency.

Rezoning property is not an emergency.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	rezoning Vistoso Golf course	04/04/2020	04/09/2020	VISTOSO GOLF CASITAS		

Initial Comment / Request

I have received notice that rezoning plans for the Vistoso Golf course property have been filed with the Town of Oro Valley and that the town is considering alternatives to standard procedures as stated in Town General Plan to allow the evaluation to be heard in April. We are in a most unusual time dealing with the Covid19 virus and changing zoning is a very serious undertaking. It will have a big impact on property values and life styles. To change the process will limit our ability to participate effectively. Town should postpone the process until the virus dangers are over and public participation can be held.

I am an owner in the Vistoso Golf II complex and will be seriously impacted by this proposed rezoning and development. Alternatives to the Town's normal procedures are NOT ACCEPTABLE.

Marilyn Stoutenburg
695 W. Vistoso Highlands Drive #106
Oro Valley, AZ
970-708-0438

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning proposal - Former Oro Valley Vistoso Golf Course	04/04/2020	04/09/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

Dear Mayor and Council,

My husband and I have been residents of Rancho Vistoso for 18 years. This email/letter is to provide formal input regarding our opposition to the proposed rezoning of the Vistoso Golf Course to "residential property" as well as the current plan to conduct "video presentations" to address resident input/questions. This does not adhere to Oro Valley requirements and the Rezoning Process Guide to conduct public meetings which assure the residents have a fair and open dialogue regarding the rezoning proposal. While there are currently extenuating public health concerns, this does not justify the proposed approach which will circumvent the required formal, in-person, public presentations/discussions. Failure to do so is in direct conflict with our rights as Oro Valley citizens to have formal, in-person input regarding the proposed changes.

If there are any questions, Jerry and I can be reached at 520.742.1368.

Sincerely,
Teresa Marro and Jerry Lounsbury

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen Project Pre-application process - Reject video conferencing	04/04/2020	04/09/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

Dear Town Council and other interested parties,

I write this morning to urge you to reject the departure from the town's requirements as laid out in the Oro Valley Process Rezoning Guide in favor of video conferences.

Look around; we are in the midst of a world wide health and economic pandemic. Many government and private businesses have cancelled or postponed important decisions until the crisis is over, i.e., cancelled election primaries, political conventions, the current school year, baseball season, NBA, etc.

The residents adversely effected by Romspen's development plans deserve an in-person public forum to speak, on record, to their many concerns. You and Romspen need to hear the pent-up emotion around their plan. Without argument, it is clear that this is the most important decision faced by the Rancho Vistoso Highlands community since it was stood up via the HOA process years ago. Romspen wants to dictate the future character of our neighborhood. In informal conversations, I can easily say that the vast majority of residents do not want what Romspen is proposing.

It is patently unfair to Highlands home owners to allow Romspen to get away with video presentations. This is largely a retirement age community. Not everyone has a computer, or the ability to participate through video conference. Also, many residents, as you and Romspen are aware, disperse in the springtime to go to other locations. This is exacerbated by the closure of "the casitas" pools and common areas to residents, closure of many local services and recreational venues and an urge to wait out the Covid-19 pandemic closer to extended family, and long-established medical care relationships. Also, there are hundreds of "snowbirds" that visit here, including Wyndham Worldmark Resort, that have a vested interest in this process. Many come year after year. Many have expressed a strong interest in Preserve Vistoso's efforts to quash Romspen's plan. You need to hear all of their voices face-to-face.

It would be wrong of you to grant video conferencing on such a life-changing matter here in RV Highlands. It should never be held in the late spring or summer months anyway for reasons stated above. The council should re-schedule this meeting far into the future, when we see what our "new reality" looks like. I suggest Q4 2020 or even Q1 2021. The current timing of the meetings disproportionately favors Romspen.

I the meantime, how about putting some pressure on Romspen to do something positive for our community. They have demonstrated only a callous disregard for our neighborhood. How about making their lack of maintenance of their property a little more painful for them.? To date they pay only \$80,000 annually as a maintenance fee. Walking areas of the property we see nothing but three-foot high weeds that will surely pose a fire hazzard later this year. How about mitigating the stench of the "lake" with a little water. How about a property tax on them to pay for it? I suggest about \$1 Million annually would be appropriate. The Town could use these funds, not only for maintenance but to participate in purchasing the property for the residents enjoyment.

Finally, Romspen's high density plan around a new Assisted Living/apartment complex is a non-starter for nearby residents. There are already 19 of these facilities serviing the greater Oro Valley area, and a large one (160+ units) under construction on Tangerine. Also, the new 171 unit All Seasons facility,(171 units), set to open this spring, is not in favor of Romspen's plan for obvious reasons. Romspen's plan would add more capacity for assisted living than there is demand. None of the existing facilities have ever operated at capacity and the latest one to open, Brookdale Oro Valley is operating at only 30% capacity. Note that all of these facilities are located in established commercial corridors, such as Oracle Road or Tangerine Blvd. The

Romspen plan would be the first large-scale facility to be embedded into a quiet residential neighborhood. It has a footprint larger than the massive All Seasons facility now under construction; Holy Cow! The 24/7 nature of such a facility would have huge negative impacts on our quiet neighborhood. It is not in keeping with the Town's General Plan. Perhaps after the Coronavirus and economic pandemic recedes, we will see if there is an increase or decrease in interest for assisted living. Romspen wants you to believe that assisted living is the same as ageing in place. It is not that. Ageing in place in ageing in your own home. Their argument is one of the many canards in their plan.

I urge you to cancel the rezoning process until we see what kind of future the post-pandemic world has to offer Oro Valley. Reject video-conferencing, which favors Romspen, and let the people speak in a proper public forum at the appropriate time and place.

Respectfully,

Richard and Susan Beam
 13754 N Keystone Springs Drive
 Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course rezone application	04/04/2020	04/09/2020	RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

I am aware the city is considering moving forward with this rezone request via video conferencing in lieu of public meetings. Obviously public meetings are not possible at this time. I am opposed to the alternative. Without question it will suppress the public input.

Many people who would eagerly appear and speak up at a public meeting will not be comfortable doing the same over a video screen. This process will be intimidating to many of the residents who are directly affected.

This rezone requires an amendment to the city's General Plan, one that was crafted after a multi year deliberative process. To allow this to be potentially overturned through an altered, expedited procedure which denies the citizens the right to physically meet and debate this in an open forum will at the very least undermine the principles upon which it is based.

It will also raise questions as to whom the council members are representing!

This application must be delayed until it can go forward with regular public meetings.

Respectfully,
 Cynthia Wicker

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	rezone application for Vistoso golf course	04/04/2020	04/09/2020	NO CHOICE		

Initial Comment / Request

>
 > From: Kent Jacobs <jacobskent@gmail.com>
 > Subject: rezone application for Vistoso golf course
 > Date: April 4, 2020 at 10:24:29 AM MST
 > To: ask@orovalleyaz.gov
 >
 > I just learned that the city is planning to allow meetings on this application through a video conference! I am absolutely opposed to that. It will curtail public response. A traditional public meeting is the only way to get a thorough and legitimate hearing.
 >
 > This is a critically important and high profile issue. It requires a change to the General Plan which was supported by the residents after years of discussion and evaluation. I am shocked the city would offer a process that will look like a "fast track" through a rezone application.
 >
 > I ask you to reconsider and delay the application until we return to normal times and procedures. It is the right thing to do.
 >
 > Sincerely,
 > Kent Jacobs

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso rezoning	04/04/2020	04/09/2020	MARACAY AT VISTOSO		

Initial Comment / Request

If you stand near the driving range and visualize what a 38 acre senior complex would look like, it is not something that our community should have to accept. We need open public hearings so Preserve Vistoso members can express concerns in public. While the town is in a difficult situation, the proposed email approach will not allow the public to have a say in the process.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Participation in April 15th rezoning hearing	04/04/2020	04/09/2020	RANCHO VISTOSO NEIGHBORHOOD 10	Bernard	Strojny

Initial Comment / Request

As residents in the sphere of the proposed High Density Senior Health Care facility that Romspen's developer has designated, there is very little detailed information on height or setback or building design in the schematic.

This is the wrong place for a Splendido style 4-story apartment building complex as it abuts an existing residential development. This is an incompatible use.

The developer is further proposing a "future" extension of the Health Care Facility, closer to the existing homes, which is in actuality code for getting this approved now while still a pipe dream but will most certainly become reality. Much more needs to be known about the developer's plans before approval of any kind is granted.

Regarding location: Our assessor's record map identifies our "Pulte Siena" development as "Rancho Vistoso Neighborhood 10, parcels B&C and Neighborhood 11, parcel AC.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Please delay meetings and decisions regarding ANY rezonings or changes to the General Plan for the Town of Oro Valley.	04/04/2020	04/09/2020	STONE CANYON		

Initial Comment / Request

Seriously? It's a freaking pandemic, people!

The town has NO business pursuing nonessential topics like rezoning or changing the general plan during a national crisis such as the one we are currently in. Holding meetings “for people to attend or view via an electric I means” is simply a way for developers and the council to sneak around the public and get their desired changes made with as little noise and as little public notice as possible.

The council has more important things to worry about right now, and so do the citizens of the town you were elected to serve. Your attention and focus should be on things that are of real concern to the rest of us right now. As leaders, you should be spending your time and energy figuring out what you can do to help and to serve those individuals and families in our community who are suffering now and in the months ahead.

Get your priorities straight.

Because it's a freaking pandemic!

Shannon Gleckler

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen Rezoning Application	04/04/2020	04/09/2020	STONE CANYON		

Initial Comment / Request

Please postpone the pre-application process of rezoning the Vistoso Golf Course. In using this video presentation it will not allow for the public participation requirements nor will it provide the fair and open dialogue on the rezoning proposals impacting our neighborhoods. Because this rezoning proposal would alter the 2016 citizen approved Oro Valley General Plan and Planned Area Development, the process must include in-person meetings. Now is not the time for the Town Council to change its General Plan and rezone the former golf course when there is a need for more recreational areas north of Tangerine.
Thank you.
Kathy Smith
Stone Canyon

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen Rezoning Application	04/04/2020	04/09/2020	STONE CANYON		

Initial Comment / Request

Please postpone the pre-application process of rezoning the Vistoso Golf Course. In using this video presentation, it will not allow for the public participation requirements nor will it provide the fair and open dialogue on the rezoning proposals impacting our neighborhoods. Because this rezoning proposal would alter the 2016 citizen approved Oro Valley General Plan and Planned Area Development, the process must include in-person meetings. Now is not the time for the Town Council to change its General Plan and rezone the former golf course when there is a need for more recreational areas north of Tangerine.
Thank you.
Stewart Smith
Stone Canyon

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Objection to alternate plan to public participation meetings re: Rompsen rezoning pre-application	04/04/2020	04/09/2020	RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

I am an Oro Valley citizen/resident, homeowner, taxpayer, and voter.

I am writing to express my concerns and objections to the Town's recent decision to waive the requirement for public meetings on the Rompsen rezoning pre-application, and substitute electronic communications.

Open public meetings that encourage and involve in-person interaction are a keystone of town government. Towns like Oro Valley are the last outpost of true democracy, which provides for face to face discussion of issues. This should not be given up lightly and quickly in the interests of expediency.

The Rompsen request is not only a request for re-zoning, but also a request to amend the General Plan. This raises it to an even higher level of significance for the citizen residents of Oro Valley. Of all the things that we deal with together as a town, this is among the last that should be given short shrift.

The world is in the midst of a pandemic. Not only is movement and contact restricted, but we are all fully occupied with concern about the health and welfare of family, friends, neighbors, fellow Americans, and fellow human beings around the world. Many of us are also actively engaged in trying to mitigate the damage done by the pandemic to our way of life and our future. While we are focussing on the important things, I am very surprised and disappointed to see the Town act so quickly to limit our rights as citizens and homeowners at a time when we should all be pitching in together.

Please announce immediately that you have abandoned this alternate plan. Rompsen can wait!

Thank you,

Stan Riggerbach

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Preserve Vistoso	04/04/2020	04/09/2020	MARACAY AT VISTOSO		

Initial Comment / Request

Hello Oro Valley Officials,

I support Preserve Vistoso for the reasons explained on the preservevistoso.org website, and I oppose any rezoning of the former Vistoso golf course to allow for construction.

I request that any town meetings to discuss the topic be postponed until community members can show up in-person to voice their opinions. There is no way this can effectively be done remotely.

I PERSONALLY COMMIT to vote against any Oro Valley officials in upcoming elections who don't do everything they can to oppose rezoning. I also commit to making campaign contributions to anyone who runs against any Oro Valley officials that don't do everything they can to oppose rezoning.

I will do this regardless of political party, or any other factors, and I will continue to do so until any such officials are out of office. Please do the right thing and make sure this open space is preserved for the benefit of current and future generations.

Sincerely,
Chad Collet

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Questions for Rezoning Process for Vistoso Golf Course	04/04/2020	04/09/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

Town of Oro Valley - Questions for rezoning process for Vistoso Golf Course

This morning I received an email from the board of directors of my homeowner's association here in Fairfield. It outlined the town of Oro Valley's plans for rezoning the Vistoso Golf Course. To say I was shocked would be accurate. Information shared suggested that if residents have questions or concerns about the proposal and methods for handling this rezoning they should be directed here.

QUESTIONS

1. In the words of my 10 year old granddaughter....ARE YOU FOR REAL?

In the midst of the greatest crisis facing humanity, the town of Oro Valley has the audacity to ask its residents to view 2 videos on April 10th regarding rezoning. We have been told that the next several weeks in our lives will very likely try our souls in ways which we can't begin to imagine. The numbers of those infected and dying from this pandemic will rise to levels that we can't even comprehend....the pain and suffering excruciating. And what does our town ask of us....watch videos! That is what our town is asking us to do. They will replace public hearings since they are not possible due to the governors direction. That we should even give a breath of a thought to a rezoning process during these difficult, trying times is quite honestly , unfathomable. When I read this email this morning it felt surreal, but as it set in it made me angry and sad.

2. WHERE IS YOUR EMPATHY?

Many residents in the area that will be affected by this proposal are over the age of 60. The clear message for them is to stay home. Most are trying their very best to abide. They may get outdoors for a brief respite...or go to the grocery store as infrequently as they can but they are following directions. They try and support each other, some doing grocery shopping for residents with underlying health problems, they are checking in on each other, they are trying to be supportive and helpful but let's be honest here, many of them are scared. They are older, some have health issues, many are not from here and have parents, or kids or grandkids in other states that have been heavily effected and they are worried about them also. Their number one focus should be on staying healthy and safe and doing what they can to insure that for their families and friends. The last thing, the very LAST thing they should be concerning themselves about is how the property in close proximity to their homes is going to be redeveloped. Empathy means understanding the feelings of other. Please think about how the residents that read your missive felt upon hearing of your "revised" plans.

3. WHAT'S THE HURRY?

The entire world has been put on hold yet it feels like the town of Oro Valley is saying fire up the engines, full steam ahead! April 10th...really? The town council can request an extension into 2021. Preserve Vistoso has requested that the town extend the application deadline so that the community meetings could happen as they normally would, but were told the town was not willing to consider an extension. WHY IS THAT? Cities and towns across America have seen projects come to a grinding halt yet here in Oro Valley we can't hit the pause button on this rezoning. Again, why is that? It seems to me the prudent thing to do in the best interest of the residents is to table this issue for future action.

4. In the words of my 7 year old grandson.....SO WHATS THE BIG DEAL?

I can't say it more succinctly....IT'S A BIG DEAL! Many residents bought their homes years ago adjacent to a golf course and felt like they were living the dream. They left from places all across the country and relocated to Arizona, most specifically to Oro Valley. Many had worked their entire lives and were now at the stage of retirement. They took their hard earned savings and bought a home here. The property adjacent to their homes was part of Vistoso golf course and was zoned....are you ready...GOLF COURSE/RECREATION....that is worth repeating....golf course/ recreation. Now as per the information received from Rompsen's conceptual land use plan, a huge chunk of land zoned golf course/recreation will now be..... are you ready for this againHIGH DENSITY RESIDENTIAL! Many people that bought their homes with adjacent land zoned recreation will now have it rezoned high density residential.

That's not at all what they envisioned when they purchased their property. This proposed change in land usage if implemented will change not only the lives of residents that live near the course but the town of Oro Valley forever.

5. VIDEOS....EMAILS....CONFERENCE CALLS...PUBLIC MEETINGS....AREN'T THEY ALL THE SAME?

Absolutely not! I felt compelled to come to this keyboard this morning and share my thoughts. Is it the same as being able to stand up in a public forum and address the town and my fellow residents eye to eye, sharing my personal thoughts with my voice and reacting in real time to what others are saying or the town is putting forth? It doesn't even come close.

One modality does not replicate another. Here in Oro Valley and across America we are struggling. We are dealing with a reality beyond what we can imagine. We are all being told for the greater good we must stay apart...not come near each other. And the vast majority of us are doing just that. We miss our friends and family, we call, facetime, zoom, trying whatever we can to somehow connect, but I'm sure we can all sadly agree it is not the same as face to face interaction. Technology is helping us but can never replace us actually being together...it just can't. Video conferencing can not and should not replace public meetings.

6. HOW WILL YOU MEET THIS MOMENT AND BE REMEMBERED?

Across America, cities, towns and leaders in those places are being asked to make important, tough decisions regarding the welfare of their communities. Some are strong, supportive, caring beacons of hope. Sadly there are some who have forgotten where their lights are. Many are meeting this moment in ways that give their communities strength and hope for the future as they go about their daily lives as best they can.

So the question for you Oro Valley is simple. How will you meet this moment and be remembered?

Will you be remembered for prioritizing the health and well being of your residents with every inch of capacity you have for keeping your residents safe and well?

Or will you be remembered for trying to conduct "business as usual" unnecessarily implementing a rezoning process that has a massive impact on your residents during the greatest crisis facing us in our lifetime?

The choice is yours.

Vicki Perella
1005 Mulligan Drive
Oro Valley, Arizona

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Preserve Vistoso	04/04/2020	04/09/2020	MARACAY AT VISTOSO		

Initial Comment / Request

Hello Oro Valley Officials,

I support Preserve Vistoso for the reasons explained on the preservevistoso.org website, and I oppose any rezoning of the former Vistoso golf course to allow for construction.

I request that any town meetings to discuss the topic be postponed until community members can show up in-person to voice their opinions. There is no way this can effectively be done remotely.

I PERSONALLY COMMIT to vote against any Oro Valley officials in upcoming elections who don't do everything they can to oppose rezoning. I also commit to making campaign contributions to anyone who runs against any Oro Valley officials that don't do everything they can to oppose rezoning.

I will do this regardless of political party, or any other factors, and I will continue to do so until any such officials are out of office. Please do the right thing and make sure this open space is preserved for the benefit of current and future generations.

Sincerely,
Kellie Collet

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Romspen has filed Zoning Change Application	04/04/2020	04/09/2020	VISTOSO GOLF CASITAS		

Initial Comment / Request

I am forwarding this email to you from my neighbor in Golf Castas I at 695 W Vistoso Highlands Drive. She would be unfairly left out of participating in online meetings regarding the greatly damaging rezoning proposal submitted by Romspen regarding the property already zoned recreational.

Dave Y

----- Forwarded message -----

From: Jenette W <larsinaj@gmail.com>

Date: Sat, Apr 4, 2020 at 3:29 PM

Subject: Re: Romspen has filed Zoning Change Application

To: Dave Younkin <younkd2431@gmail.com>

Dave,

I am a senior without WiFi.
It will be impossible, with the ongoing public library closures, for me to use the internet for participation in the public meetings.

I feel strongly, as a retired public official, that the hearings must be rescheduled to next Winter (or a date uncertain) when after the COVID-19 pandemic has subsided.

Respectively submitted for public interest,
Jenette L. Westgate
Former Planning
Commission Chair
Town of Paradise, California

Owner/Resident
Golf Casitas Ii
Rancho Vistoso

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning Rancho Vistoso golf course	04/04/2020	04/09/2020	MARACAY AT VISTOSO		

Initial Comment / Request

I am a physician and can catagorically state that to schedule any non emergent Public meetings at this time is gross negligence and in defiance of local, state and federal mandates. People are rightly fearful of exposure to this very dangerous virus. Also bear in mind that the majority of citizens here aré retirees and fall into the medical category of high risk. ANY meetings concerning this matter need to be delayed until this grave public health risk is over. To do otherwise is corrupt and defies any sound judgement with potentially serious legal consequences. The use of a virtual meeting platform will eliminate a voice for those residents who are unfamiliar with technology and is not a sufficient venue to provide a voice for all those who wish to participate. This is a non- emergent matter and it needs to be postponed until people can properly meet in public without the risk of infection.

John Medlen MD
Sent from my iPhone

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Communication Plan - Romspen/Vistoso Rezoning	04/04/2020	04/09/2020	RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

I'd like to share my objections to accepting a formal submission from Romspen before the required in-person neighborhood meetings are able to be held. If you can change the rules to allow submission before the required in-person meetings happen you can also extend the date for submission. The General Plan is a 10 year plan and COVID-19 is an unprecedented but temporary issue. Let the Town deal with real emergencies and hold off on accepting Romspen plans until we know our residents are safe to fully participate in open discussions.

Michael Bilodeau

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course Zoning Change Application	04/04/2020	04/09/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

To whom it may concern,

Over the past 17 years, I have raised my family in our house literally 50 yards across the street from the Vistoso Golf Course parking lot and club house. After witnessing first hand how Vistoso Highlands Drive has matured with such tremendous beauty over those years, bringing walkers, cyclists, families, and pet lovers alike from surrounding neighborhoods, I have fully come to understand and appreciate how this piece of our community transcends the immediate neighboring houses.

As a result, I would like to express my sincere concerns with the significant impact the Romspen and Spectra Properties plans for development of the former Vistoso Golf Course would have on our community. In the simplest terms, Vistoso Highlands Drive can not handle the traffic this plan would produce. By design, this beautiful stretch of road is a winding corridor with blind curves framed with scenic landscape at its perimeters. As a result, the road soothes those of us who have been fortunate enough to enjoy it as the access to our homes. This has also attracted many residents from near and far to enjoy its beauty. With many pedestrians using the widened shoulder to cycle, walk, and push children in strollers.

As it is now, all construction vehicles entering and leaving Stone Canyon use this as a construction corridor at the start of morning rush hour activities and then again in the late afternoon and evening hours. This use by Stone Canyon has already introduced excessive traffic to Vistoso Highlands during high use periods. In addition, those workers passing through our neighborhood have raised concerns by many residents as basic traffic laws are regularly not followed; such as excessive speeding and not stopping at the stop sign for East bound traffic at the golf course parking lot access.

Introducing a hundred or more additional vehicles on Vistoso Highlands when both coming and going would be both dangerous to public safety and create a traffic choke points with no ability to relieve congestion. Residential traffic produced by increased medium and high density housing would mix with cyclists, runners and walkers during peak use hours. Multiple neighborhoods, beyond those directly off Vistoso Highlands, already funnel into this road; Center Point and Stone Canyon are two of the larger ones.

My wife and I implore you to not allow alternative procedures for this application process. Even with current COVID-19 restriction to public gatherings, everyone of my neighbors deserve a voice at the table by postponing the pre-application process until Public Participation Requirements can be met.

Thank you for your consideration of this request.

Tim & Angela Keeland
837 W Bradford Canyon Place
Oro Valley, AZ 85755

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> ROMSPEN FILES APPLICATION TO CHANGE THE ZONING OF THE CLOSED VISTOSO GOLF COURSE

>

> March 30, 2020 -- Preserve Vistoso this afternoon received the preliminary filing plans from Romspen and Spectra Properties on plans for development of the former Vistoso Golf Course. [Click here to view the submitted plans.](#) The plans include a descriptive letter, a land use map, and an illustrative concept map from the Planning Center, which is representing the two companies. These attachments will also be available on PreserveVistoso.org later tonight.

>
> We are meeting this week with the Town of Oro Valley to discuss how it plans to have open meetings before the end of April.

>
> Preserve Vistoso believes that the requirement for community input is seriously jeopardized by precautions in place to protect citizens from the spread of the COVID-19. The Oro Valley Public Code indicates that public meetings should be set up to promote fair and open dialogue between stakeholders, applicants, and staff. Since the rezoning proposals would alter the 2016 citizen-approved Oro Valley General Plan and Planned Area Development, Preserve Vistoso believes that the process must include in-person meetings planned at a time when public meetings are again possible.

>
> Let your voice be heard.

>
> Preserve Vistoso.

>
> Let us know what you think, email us at:

> PreserveVistoso@gmail.com

>
> PreserveVistoso.org

> Copyright © 2020 Preserve Vistoso, All rights reserved.

> You are receiving this email because you signed up for the Preserve Vistoso contact list.

>
> Our mailing address is:

> Preserve Vistoso

> 12112 N. Rancho Vistoso Blvd, #150-325

> Oro Valley, AZ 85755

>
> Add us to your address book

>
>
> Want to change how you receive these emails?

> You can update your preferences or unsubscribe from this list.

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Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	rezoning process	04/04/2020	04/09/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

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>
> To Whom It May Concern:
>
> We have lived at 560 W. Quiet Springs Dr. in Oro Valley since 2001 and were one of the first residents in the 8th green neighborhood at the Golf Club at Rancho Vistoso as well as among the first residents on the golf course. It has always been our dream and retirement goal to live on a golf course and when the opportunity came along to purchase our lot we jumped at the chance. Specifically our home is bounded by the 6th fairway to our North and the 8th tee box to the East (as well as the 7th hole par 3 to the East). The back of our home faces the East with a magnificent view of the Catalina mountains. We have been fortunate to have our dreams realized over the years with green grass contrasting with the natural beauty of the desert while viewing wildlife in abundance like coyote, deer, javelina, fox, bobcats, and rabbits. We had the privilege of such an idyllic setting until the summer of 2018 when Rompsen who only had bought the course out of bankruptcy in 2015 decided to arbitrarily and capriciously close the course. Upon investigating who Rompsen is and what they do it is readily apparent that they are not a golf course operator but a vulture real estate operation that buys distressed real estate properties with the purpose of selling them quickly while making a big profit. They themselves said in a note to their investors when they purchased the property in 2015 that they are "OPERATING AND PREPARING THE PROPERTY FOR FUTURE SALE AND POTENTIAL CREATION OF DEVELOPMENT TRACTS OF LAND WITHIN THE PROPERTY". Nowhere does it say we want to operate this as an ongoing viable golf course (because that's not what they do nor want to do) because if they did and were having financial difficulties they should have and could have reached out to the homeowners on the course to see how they might make it a win win situation for all concerned parties or kept negotiating with the one buyer I am aware of. So now what happens is that they are asking for amendments to plans long ago approved especially the master plan for the whole Rancho Vistoso parcel which we relied on when we made our purchase 19 years ago. In that presentation, they use many glowing words to describe what they are doing such as "carefully selected portions, thoughtfully selected to minimize impact, will enhance the existing fabric of Rancho Vistoso (if approved by getting rid of them), and thoughtful placement of homes.

> Let us give you some perspective on these self praising words on how they "benefit" those of us in this location. Where we now have nothing but a natural environment (6th fairway) they propose to put 4 homes along with a street (which would be about 10 or less yards from our home) so instead of looking at wildlife we will be able to watch and hear things like garbage trucks ,service vans and owners cars outside of our wall instead of seeing and hearing the wildlife. We are not sure how that meets the definition of how that enhances our existing fabric. However, that's not the end, they also want to add an additional 25 homes on the balance of the property to our east which further destroys our environment with a higher density and further minimizes the beauty of nature toward the mountain. Additionally, what that this means for us is a substantial decline in the value of our property and destruction of a natural environment while increasing their return on investment. It does not end there, the also propose to sell the clubhouse area and driving range to a commercial developer for so called senior living units which are patterned after a similar property the developer built in Texas which brings nothing unique to Oro Valley. Matter of fact our concern is that if given permission to go ahead we will have another Splendido on our hands which was promised to us as a no more than two story building but upon completion they now have somehow ended up with a four story behemoth. In addition, Rompsen proposes to develop medium-high density residential on the back nine as well further destroying the environment. In this proposal they have carefully left out developing the the length of the eighth hole which they had in the initial proposal which leads one to wonder why. One can only conclude that they deemed it too expensive to grade and fill in the pond so they focused on increasing density elsewhere to obtain the same profit objectives. By giving this so called gift to whomever they avoided the cost of filling in the pond and regrading the land but they sure considered it strongly based on their initial actions. We know they would want to develop additional land if it was economically feasible as well.

> Needless to say, we are strongly opposed to ANY rezoning given the master plan that we based our purchase on many years ago and at the least request that any hearing be an open meeting as required by law in light of the many things mentioned above as well as the opportunity to reflect the

emotional ties we as homeowners and citizens have to our properties. Allowing a Canadian real estate fund to come into our community to destroy the environment for the sake of their fund holders at our expense should at least present us with the opportunity to express our feelings in an open forum. It is not acceptable to have a virtual question and answer session so the meeting should be postponed until such time as we can all gather in one place. We are not interested in seeing some slick video prepared by some marketing firm for Rompsen which proceeds to tell us how wonderful they are and that we should be grateful for what they are doing. Make no bones about it, their altruistic motive is to make money and the homeowners and community be damned.

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- > AI & Sharon Dubiak
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Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Alternative Rezoning Communication Plans	04/05/2020	04/09/2020	MARACAY AT VISTOSO		

Initial Comment / Request

The public meetings alternative of posting a video and asking the residents to direct questions and concerns via email or by making a phone call requires the residents to have access to a computing device which some residents may not have. It is extremely important that the residents ability to participate in the General Amendment process is not hindered in any way. The public meetings will give every resident that chance by the mere act of being able to be present and, if so they choose, to ask questions and/or present their concerns. Public meetings are most definitely needed for the council to get a better understanding of the community's concerns.

Maria Young

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning app from Romspen	04/05/2020	04/09/2020	RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

Video meetings do not satisfy requirements for open meetings. There is no urgency and I recommend tabling this issue until the health crisis is over.

Barbara Rosenthal
13082 N Toucan
Oro Valley, AZ 85755
Bridgewithbarbara@gmail.com

Sent from my iPhone so xpect typos and

“Life is sweeter when shared with others”

“A Man Called Ove”. ☺

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	No virtual meeting on Romspen request	04/05/2020	04/09/2020	RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

I am a citizen and year-round resident of Oro Valley.

I’m writing to ask you to cancel your plans for a virtual “public meeting” on the Rompsen rezoning request for the area in Rancho Vistoso identified as Golf/recreation in the General Plan.

A virtual meeting is not a public meeting. I’m disappointed that, in this time of world crisis, my Town would even consider substituting online materials for a true public meeting.

Please announce your plans to postpone the public meeting, as it is impossible to have one now.

Romspen’s request can wait!

Thank you,

Emilia Riggerbach

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Re: Rancho Vistoso Golf Course	04/05/2020	04/09/2020	RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

Sent from Yahoo Mail for iPhone

On Sunday, April 5, 2020, 10:55 AM, Greg Crane <cranegreg53@yahoo.com> wrote:

Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Sunday, April 5, 2020, 7:22 AM, Greg Crane <cranegreg53@yahoo.com> wrote:

Oro Valley residents should have their rights, as all others in the past, to meet in person with town officials to openly discuss the Rompsen proposal for rezoning of the Rancho Vistoso Golf Course. The proposed format of video presentations and question and answer through teleconferencing is totally unacceptable and unfair to residents who should be heard as all others in the past.

The world and our Arizona is in the midst of a pandemic, this process should be delayed for the sake of all to be heard when it is safe to once again to meet as a body as a whole.

Please do the right thing and delay this hearing/presentation at this time.

Greg Crane

Sent from Yahoo Mail for iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course Meeting Plans	04/05/2020	04/09/2020	RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

My wife and I wish to STRONGLY disagree with the idea of NOT having in person meetings on the pre-application with Oro Valley to change the General Plan as requested by Romspen. Our concern is that the proposed process will limit everyone's ability to participate effectively on such an important matter. Further, I find it incredible that this process is taking place during the COVID19 Pandemic.

Respectfully,
Richard and Lori Molnar
13628 N Tessali Way

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Rezoning	04/05/2020	04/09/2020	SOMERSET CANYON		

Initial Comment / Request

As a citizen of OV I am concerned with the towns decision to continue with the rezoning application for the former Vistoso Golf land when open meetings cannot be held. There will no doubt be a lot of people who would like to have their voices heard on this topic, I am one of them. In reading all of the documentation online it is unclear to me what will become of the 119 acres that will be left as open land. Who will own this land? Who maintains this land and the cart path that lies on it? Will Rompson be back in 2 years to put housing on more of the open land then come back another 5 yrs down the road to claim the rest?

I understand that the land owner is entitled to their due process but with all that is going on in OV and the world right now pumping the brakes on this very important decision seems like a very good idea. The land has been dormant for two years now, what's another month or two.

Sincerely,
Adam Wade
OV / Rancho Vistoso / Somerset Canyon resident

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Re: Development at former Rancho Vistoso Golf Club	04/06/2020	04/09/2020	RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

On Mon, Apr 6, 2020 at 9:55 AM R. Steven Hill <rstevenhill53@gmail.com> wrote:

- > As a tax payer, we expect to have a voice in the proposed REZONING
- > of the Rancho Vistoso Golf Club FROM RECREATIONAL to HIGH DENSITY
- > DEVELOPMENT.
- >
- > Since the Oro Valley City isn't able to have large meetings due to the
- > COVID-19 pandemic, how do you take quality input from your voters/taxpayers
- > in this proposed changes to the Oro Valley Master Plan?
- >
- > The current owner and holding company, ROMPSEN, bought and recreational
- > property that includes many acres of open land and now wants to development
- > much of it as High Density Housing. This is clearly fraudulent.
- >
- > This land should continue as RECREATIONAL PROPERTY not rezoned as a high
- > density housing.
- >
- > Sincerely,
- >
- > Robert Hill
- > 13672 N Tessali Way
- > Oro Valley, AZ 85755
- >

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Process proposal to consider changes to the Oro Valley General Plan	04/06/2020	04/09/2020	CENTER POINT VISTOSO		

Initial Comment / Request

Dear Sir or Madam,

Our names are D. Chandler Lewis and Cheryl F. Lewis, Oro Valley residents in the Center Pointe development. We have lived in Oro Valley for over 16 years and enjoyed the community feel and beauty of the area. We purchased a home from Maracay in June, 2018, approximately two weeks after the notice of the Vistoso Golf Course closing. We, of course, did not know of this closure when we signed our contract with Maracay earlier in the year.

We believe that the proposed rezoning process to review the pre-application of the Romspen request to change the General Plan for additional Medium and Density Residential development seriously jeopardizes the ability of the public to be heard. The proposed development by Romspen and Spectra Properties may have significant negative aspects on the quality of lives of residents north of Moore Road and east of La Canada. The views and opinions of these residents should be allowed to be voiced in public meetings so that an open exchange of ideas can be heard.

Thank you for your review of our email. We will continue to monitor developments and will provide additional feedback in the future.

Chandler and Cheryl Lewis

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Request to put Vistoso Golf Course rezoning discussion on hold during COVID-19 outbreak	04/06/2020	04/09/2020	CENTER POINT VISTOSO		

Initial Comment / Request

Dear Oro Valley Government Officials,

I write to respectfully request a hold on all discussions related to the potential rezoning of the Vistoso Golf Course amidst the COVID-19 outbreak.

As new residents of the community whose home directly backs up to the golf course, this decision will heavily influence our daily lives--both today and the years to come. We are also healthcare professionals whose lives, like so many others, have been completely upended by this unprecedented world pandemic. If the entire world can press pause on countless issues, so can we -- especially for such a sensitive discussion that affects so many. All key stakeholders, not just the residents, but the developers and city officials, deserve to have an in-person and open dialogue. A fair and objective in-person discussion is the only mechanism by which we can come to a mutually agreeable and respectful solution.

More than ever before, we need to be able to trust our government is working in our best interests. Even if the decision is made to rezone the course, which I and so many others hope that does not happen, everyone will be more accepting of the outcome if we know the process to make the decision was fair.

Please, lead by example. Please honor trust, transparency and inclusivity. Please honor the times in which everyone is navigating a normal. The golf course discussion has been on the table for a long time. It will not hurt anyone to wait until a little longer until the outbreak has subsided.

Thank you for your time and consideration. Best wishes to you and your families.

Kind regards,

Carolyn Smith

Center Pointe Vistoso Resident
248-880-8548

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	rezoning and changes to the OV General Plan	04/06/2020	04/10/2020	VISTOSO RESORT CASITAS		

Initial Comment / Request

As a property owner affected by the possible rezoning and development of the Vistoso golf course area, I am very concerned about the process being considered for public feedback. The current health emergency is closing businesses and disrupting all aspects of our lives. It seems obvious that the discussion and feedback process should be delayed until such a time that it can accommodate everyone being involved who wants to be. Many people affected may not be able to fully participate in the process if it based upon videos and online feedback. This is a much too important and consequential issue to be rushed without it appearing that the City is favoring the developers at the expense of the property owners.

Please put this process on hold until things have returned to closer to normal, and all the stakeholders can make their voices heard. Why the rush? Many citizens of Oro Valley stand to have their quality of life adversely affected by this rezoning and development- it is too important to rush the process. Please do this in a manner that can be looked back on and everyone involved can feel that it was fair and that their voice was heard.

Thank you,

Dan McLaughlin

655 W Vistoso Highlands Dr

Oro Valley AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning of Vistoso Golf Course for Romspen	04/06/2020	04/10/2020	VISTOSO GOLF CASITAS		

Initial Comment / Request

To the mayor, council and staff:

I have read that Romspen has started the rezoning process for the defunct Vistoso Golf Course. As a homeowner in Oro Valley who lives quite close to the property in question, I have a few concerns.

First and foremost is the timing of this application. It seems extremely unfair to our community that the developer is applying at a time of considerable upheaval and disruption. Without open public meetings that allow for input from local citizens and easy access for all concerned, I worry that the community will not trust the process even if the town adheres to the strict letter of the law.

Second, as a former planning commission member (in Colorado), our rules required that we always follow our comprehensive plan when considering a rezoning. While I understand that laws vary by locale, it seems very wrong to create a master plan based on public input only to frequently override that plan. While it makes sense to revisit and revise your master plan from time to time, it counters the intent of the planning process to piecemeal out exceptions.

Third, as a resident I perceive a greater need for open space than for more development. Over the last decade the desert has continually been bulldozed and developed. While I appreciate the economic aspects of development and certainly believe that the community needs to grow to accommodate new residents, it should be done in a measured and intelligent way. Given that the golf course is a relatively large tract, the community should look at utilizing it in a way that provides opportunity for the community to get outdoors and enjoy the natural surroundings. It would not take much to convert the course into an informal park as paths and restrooms are already in place. The town should consider purchase of the property.

Therefore, I would urge the town to at a minimum delay consideration of Romspen's request and ultimately to vote down the re-zoning which is clearly not in the public interest.

Thank you for your time and consideration.

Thomas Jacobson 755 W Vistoso Highlands Dr OV, AZ 85755 unit 226

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Re: Romspen rezoning proposal	04/06/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

> On Apr 6, 2020, at 11:35 AM, Pam Bebout <pambebout@hotmail.com> wrote:

>

> This email is in regard to the Romspen rezoning plan for the former Vistoso Golf Course. It is my understanding that because of the coronavirus there is a possibility the public meetings will be conducted via video. Please do not do this! This potential zoning change will impact a large number of Oro Valley residents. The residents impacted include not only those living on the former golf course, but virtually everyone in the area. If approved, this Romspen proposal will diminish the quality of life that brought us to Oro Valley.

>

> Many OV residents are older, not comfortable with technology, and would be at a disadvantage in a technology based process. Many of us, me included, will be leaving until the end of 2020. in addition, we are all dealing with health and financial stress, and a myriad of other issues created by this pandemic. These additional stresses are not just going to magically disappear.

>

> I understand Romspen deserves a fair process and I'm sure there are large fees the city of Oro Valley would receive because of such a project. However, you were elected by the people of Oro Valley to represent us and to not postpone these meetings is not a good representation of the people who elected you. Oro Valley residents deserve the right to be present at public meetings. Conducting the process via technology is not the same as face to face. To reschedule these meetings until 2021 is not unreasonable. National conventions, concerts and theatres, religious gatherings, travel, our childrens' education, and everyday life have been put on hold. Major league baseball, basketball, and the Olympics have been postponed until 2021. Postponing these meetings until next year is the correct decision during these unprecedented times. To do otherwise, is just plain wrong!

>

> Pam Bebout, Fairfield Rancho Vistoso

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen pre-application: Vistoso Golf Course	04/06/2020	04/10/2020	SUNSET RIDGE II		

Initial Comment / Request

To Whom it May Concern:

I am writing to express my concern and objection to the process by which Oro Valley plans to consider the Romspen request to change the General Plan to permit development of 87 acres of the Vistoso Golf Course. Your recent email suggests you plan to post a video explaining the process and take electronically submitted questions.

I believe this approach is contrary to the intent and plain language of the Rezoning Process Guide and the Public Participation requirements of the Oro Valley Zoning Code and I urge you to reconsider this approach for several reasons.

First, the approach violates the requirements of the Rezoning Processing Guide and the Oro Valley Zoning Code. Section 1.1 of the Guide requires compliance with Section 22.15 of the Zoning Code. The meeting requirements in Section 22.15 F of the Code require suitable notice (F4); and a suitable location (F2). These requirements plainly seek to maximize the community's awareness of, and attendance at, a physical meeting to discuss and opine on any proposal. Your suggested alternative of receiving and responding to written submissions does not meet this requirement.

Second, the absence of a public meeting and the meaningful interaction between town residents and officials that necessarily flows from such a meeting will make it extremely difficult for town officials to render informed recommendations and decisions about this important matter. This unprecedented approach on such a significant matter will also undermine the public's confidence in the final decision whatever it may be.

Finally, there is no requirement that the Romspen application be considered immediately. There is no reason why consideration of the application cannot wait until the pandemic is under control and public meetings can resume. Romspen has owned this property for quite some time and has not demonstrated that it would suffer significant harm should consideration be delayed.

Thank you for your consideration.

Sincerely,
John Ianno
12874 N. Eagleview Drive.

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen pre-application: Vistoso Golf Course	04/06/2020	04/10/2020	SUNSET RIDGE II		

Initial Comment / Request

>> To Whom it May Concern:

>>

>> I am writing to express my concern and objection to the process by which Oro Valley plans to consider the Romspen request to change the General Plan to permit development of 87 acres of the Vistoso Golf Course. Your recent email suggests you plan to post a video explaining the process and take electronically submitted questions.

>>

>> I believe this approach is contrary to the intent and plain language of the Rezoning Process Guide and the Public Participation requirements of the Oro Valley Zoning Code and I urge you to reconsider this approach for several reasons.

>>

>> First, the approach violates the requirements of the Rezoning Processing Guide and the Oro Valley Zoning Code. Section 1.1 of the Guide requires compliance with Section 22.15 of the Zoning Code. The meeting requirements in Section 22.15 F of the Code require suitable notice (F4); and a suitable location (F2). These requirements plainly seek to maximize the community's awareness of, and attendance at,

>> a physical meeting to discuss and opine on any proposal. Your suggested alternative of receiving and responding to written submissions does not meet this requirement.

>>

>> Second, the absence of a public meeting and the meaningful interaction between town residents and officials that necessarily flows from such a meeting will make it extremely difficult for town officials to render informed recommendations and decisions about this important matter. This unprecedented approach on such a significant matter will also undermine the public's confidence in the final decision whatever it may be.

>>

>> Finally, there is no requirement that the Romspen application be considered immediately. There is no reason why consideration of the application cannot wait until the pandemic is under control and public meetings can resume. Romspen has owned this property for quite some time and has not demonstrated that it would suffer significant harm should consideration be delayed.

>>

>> Thank you for your consideration.

>>

>> Sincerely,

>> Linda Hart

>> 12874 N. Eagleview Drive.

>>

>> Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course	04/06/2020	04/10/2020	RANCHO VISTOSO	Linda	Longlet

Initial Comment / Request

I, Linda Longlet, am asking that the Town follows the OV Rezoning Process that requires NEIGHBORHOOD meetings before a Formal submittal is accepted.

Further, I would request approval by the VCA Board of Directors as per the CC&R's, Section 5.2.6 where it states, 'All proposed site plans, subdivision plats and condominium declarations for any Lot or Parcel, or portion thereof, must be approved in writing by the Board prior to Recordation thereof or commencement of construction on the applicable lot or Parcel. From the Fairfield at Rancho Vistoso, which is not listed in the Location field.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course	04/06/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Tom	Longlet

Initial Comment / Request

I, Tom Longlet, am asking that the Town follow the OV Rezoning Process that requires NEIGHBORHOOD meetings before a Formal submittal is accepted.

Further, I would request approval by the VCA Board of Directors as per the CC&R's, Section 5.2.6 where it states, 'All proposed site plans, subdivision plats and condominium declarations for any Lot or Parcel, or portion thereof, must be approved in writing by the Board prior to Recordation thereof or commencement of construction on the applicable lot or Parcel. From Fairfield at Rancho Vistoso, which is not listed in the Location field.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Undeliverable: Oro Valley - General Plan - 4/10 Concerns	04/06/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

Good afternoon,

My family and I live at 13135 N Booming Dr in Oro Valley and it was just brought to my attention that the Town of Oro Valley intends to publish videos on 4/10 that discuss the zoning changes proposed in our area. While I understand that in the current world climate it makes meeting face to face in large settings impossible, this re-zoning issue warrants public participation and awareness. I don't think it's appropriate to conduct the proceedings via videos.

Please postpone the proceedings until people are healthy again. Now is the time to take care of friends and family. It isn't the time to debate zoning changes, especially without a public forum.

Kind Regards,
 Alex and Rachael Meyer
 13135 N Booming Dr
 608-217-7178

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen Rezoning Request for Vistoso Golf Course	04/06/2020	04/10/2020	VISTOSO HIGHLANDS	Butch	Ventzke

Initial Comment / Request

I, Butch Ventzke, am asking the town sticks to the OV rezoning process that requires in-person neighborhood meetings before a formal submittal is accepted. On-line video presentations with a requirement for homeowners to watch and then submit concerns/questions is NOT a substitute for in-person community meetings where neighbors can hear each other's thoughts, ideas and objections. The "community" is missing from the concept that is being proposed.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen Rezoning Request for Vistoso Golf Course	04/06/2020	04/10/2020	VISTOSO HIGHLANDS	Susann	Ventzke

Initial Comment / Request

I, Susann Ventzke, am asking that the town sticks to the OV rezoning process that requires in-person neighborhood meetings before a formal submittal is accepted. On-line video presentations with a requirement for homeowners to watch and then submit concerns/questions is NOT a substitute for in-person community meetings where neighbors can hear each other's thoughts, ideas and objections. The "community" is missing from the concept that is being proposed. Totally unacceptable!! There is no reason to rush this rezoning request through in light of the Covid19 restrictions that are postponing almost everything that is facing the world at the moment (G20 Summit, Olympics, numerous inter-country meetings, closure of schools, universities, malls, restaurants, etc., etc.) This rezoning process should not be ramrodded through for political reasons when so many homeowners have so much to lose in the form of property values, that in turn, affect the tax revenues.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rompsen rezoning request	04/06/2020	04/10/2020	MARACAY AT VISTOSO		

Initial Comment / Request

I am writing to express my disapproval of the request by Rompsen and the developer to change the zoning of a portion of the former Vistoso golf course.

Oro Valley needs open space and recreational space NOW! Development is everywhere you look and the stunning scenery is disappearing. We are lacking in recreational space at this end of Oro Valley. This property could be enjoyed by all OV residents. The cart paths are there for walking and biking and currently many residents are enjoying that, my family included.

Please consider what Preserve Vistoso is doing to try and keep this recreational gem alive.

Thank you.

Cathy Kastner
13598 N Palo Brea Way
Oro Valley 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	NEIGHBORHOOD MEETINGS	04/06/2020	04/10/2020	CENTER POINT VISTOSO	Thomas	Bullaro

Initial Comment / Request

I live at 13238 N Amberwing PI, Oro Valley, AZ which is part of Center Pointe Vistoso subdivision. I respectfully request that neighborhood meetings be held before Rompsen's formal submittal is accepted.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Saving Golf Club at Vistoso property	04/06/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 10	Kim	Clifford

Initial Comment / Request

We, Kim Clifford and John Riccio, are asking that the town sticks to the OV rezoning process that requires NEIGHBORHOOD meetings before a formal submittal is accepted. Please!

Thank you.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Videos to replace in-person meetings for zoning pre-application filing process	04/06/2020	04/10/2020	MARACAY AT VISTOSO		

Initial Comment / Request

Folks - in response to the proposal by the Town of Oro Valley to post video presentations (both the Town's and one prepared by Romspen/Spectra) explaining the rezoning process related to the Romspen pre-application filing, I don't believe this is in the best interests of the community.

Showing these videos, and then accepting questions or concerns from the public by email, only to have these questions answered in subsequent videos prepared by the Town and/or applicant, effectively removes in-person, public dialogue from the application process.

The 2016 citizen-approved Oro Valley General Plan and Planned Area Development are documents far too important to be potentially modified utilizing a re-zoning application process that does not allow for the necessary intense, and in-person, public scrutiny. Video presentations and back-and-forth email responses between applicant and community simply will not qualify.

I know these are difficult times as our community and country are dealing with the COVID-19 disease, but this cannot be used as the excuse to maintain a timetable for the rezoning application process. Events have been cancelled or postponed in response to this disease outbreak - this rezoning application process should be postponed as well until such time that in-person meetings can be properly held. Regards,

Don Wagstaff

Oro Valley resident

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	neighbor meetings before rezone submittal	04/06/2020	04/10/2020	RANCHO VISTOSO	Ed	Jennings

Initial Comment / Request

I (Ed Jennings) am asking that the Town sticks to the OV Rezoning Process that requires NEIGHBORHOOD meetings before a Formal submittal is accepted.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Please Follow Existing Rezoning Meeting Requirements	04/06/2020	04/10/2020	VISTOSO HILLS	William	Van Dam

Initial Comment / Request

I request that Oro Valley continue to comply with and follow all requirements of the rezoning process, including holding open public neighborhood meetings. Utilizing pre-taped video presentations and email to interface with homeowners who will be impacted by the proposed development deserve the opportunity to fully-participate in the process as documented in the required process before a formal submission is accepted.

Thank you

This request is not postponing the rezoning application process. Your action is the best way to assure we can get in front of the town officials to voice our concerns prior to any decisions being made.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Alternative Rezoning Communication Plans	04/06/2020	04/10/2020	MARACAY AT VISTOSO		

Initial Comment / Request

I, Curt Young, am asking that the Town sticks to the OV Rezoning Process that requires NEIGHBORHOOD meetings before a Formal submittal is accepted.

Asking residents to direct questions and concerns via email or by making a phone call does away with the community effect gained by residents gathering together to express their concerns to their public representatives.

Communication occurs in ways beyond just text or verbal.

Curt Young

Sent from Yahoo Mail on Android

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Vistoso rezoning process	04/06/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

----- Forwarded message -----

From: Thomas Karrenberg <tkarrenberg24@gmail.com>

Date: Mon, Apr 6, 2020 at 5:30 PM

Subject: Vistoso rezoning process

To: <+ask@orovalleyaz.gov>

My name is Tom Karrenberg. My wife and I are residents of Oro Valley and own the house located at 992 West Blue Crest Drive, Oro Valley AZ 85755. I am concerned about the proposed process to consider the rezoning request for the former golf course. I understand the proposal eliminates public hearings and is a departure from the City's regular procedure. I fully appreciate the concerns about public safety because of the present situation. However, I believe with such a major and significant issue as the rezoning of the property it is inadvisable to do away with the usual procedures. This is not a minor administrative issue and will permanently affect Oro Valley residents in ways foreseen and unforeseen. Thus I believe it is imperative that the City follow the standard procedure and allow and even require public hearings so that every one can be assured their concerns can be addressed. Thank you.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspnen rezoning event	04/06/2020	04/10/2020	SOMERSET CANYON		

Initial Comment / Request

Hello,

As an Oro Valley full-time resident I would like to share a few thoughts with respect to rezoning of the Romspen owned Vistoso golf course land. First, the lack of city parks North of Naranja seems hard to understand; an oversight in the town plan perhaps? I live on the course and the volume of folks who utilize the cart path for walking, running etc. is significant and frankly encouraging. If this land were to be developed it would be a true loss on many fronts. There is a lot of resident wildlife, the bird population has markedly grown since the course closed, and that wildlife will be displaced if the land is developed. At some point we as humans need to recognize and ACT on how important this issue truly is. The tide is quickly changing; the environment is top of mind for an increasing number of people. Recognizing these factors and making the the right choice will reward OV in the long-haul; to ignore it will have effects that can never be repaired. The opportunity that the closed Vistoso GC represents will not happen again; making the right choice is critical.

A critical choice deserves the full process of hearings and resident input; to abbreviate it due to circumstances beyond anyone's control just seems unjustified and contrived. Please consider that this issue should be delayed until the approved process can take place as it was designed to be. You were elected to make good decisions on behalf of Oro Valley residents; please do that with respect to this issue.

Sincerely, Scott Seaman

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen rezoning request	04/06/2020	04/10/2020	VISTOSO HIGHLANDS	Janice	Williams

Initial Comment / Request

I am requesting that the town stick to the OV rezoning process that requires Neighborhood meetings before a formal submittal is accepted.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning of the former Vistoso golf course in my neighborhood	04/06/2020	04/10/2020	MARACAY AT VISTOSO		

Initial Comment / Request

Dear Oro Valley Officials,
 My family has joined Preserve Vistoso efforts to protect our neighborhood for the reasons explained on the preservevistoso.org website, and we oppose any rezoning of the former Vistoso golf course to allow for new construction. We are in favor of making this process as transparent as possible for all parties. I respectfully request that any town meetings to discuss the topic be postponed until community members can show up in-person to voice their concerns like it has been done in the past. As you well know, current events prevent us from in-person meetings at the moment. We request Oro Valley officials to do everything in their power to oppose the rezoning and protect the present and future interest of its residents and in particular homeowners negatively affected by this rezoning proposal. As our Oro Valley representatives, we implore you to do the right thing and make sure this open space is preserved for the benefit of current and future generations.

We are counting on you.
 Thank you,
 Cordially,

Luis Felipe Castro Cardoso
 Resident and Affected Home Owner

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Golf Club at Vistoso	04/06/2020	04/10/2020	CENTER POINT VISTOSO	Mark	Thielke

Initial Comment / Request

I Mark Thielke am asking that the Town sticks to the OV Rezoning Process that requires NEIGHBORHOOD meetings before a Formal submittal is accepted.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rompse Investment Corporation - Preliminary Development Application	04/06/2020	04/10/2020	MARACAY AT VISTOSO		

Initial Comment / Request

To: Town of Oro Valley: Mayor, Council, Staff,

STEAMROLLED ! This is what I fear is going to happen to us, to the residents of Oro Valley (and specifically to us in Rancho Vistoso), to the Town, to Town Staff and to Town Council – being run over by a big multi-billion dollar corporation (Canada) with lots of \$ money, resources, time and lawyers. Because, it's always about the money. And now Rompsen has Oro Valley in its crosshairs as they attempt to find a way out of an investment that didn't turn out to be profitable for them. Well, that's part of the mortgage world.

My hope, and my expectation, is that at the end of this development application process by Rompsen Investments, the Town Council will 'do the right thing' and actually have the – lets say – the 'courage' to vote to and say “Nope. The application you've submitted doesn't meet the Land Use / Zoning designations and we're not going to amend our General Plan/Re-zone land on your behalf, because to do so is not in the best interest of our community and our residents”.

A bonus would be the Town (or even Preserve Vistoso) eventually becoming the property's owner and the Land Use being designated PARK - in perpetuity – wouldn't that be nice.

Full disclosure. My husband and I live on W Golden Barrel Ct. We didn't retire and move to Oro Valley, and specifically into our current home, on a whim. We spent the good part of the two years prior, being here part time and we researched everything – including zoning and land use intents/designations. This is now our 'forever home'. We're all in here. If we knew in 2016 what we know right now, and given what we're going to have to go through now with this development application process, we would have never, never, never moved here. We don't need this in retirement. And we did everything right – or so we thought.

Our situation is not unique. Many of our neighbors and friends here in Rancho Vistoso now share similar and/or the same situation today, all due to this proposed development. Reference p.4 of Rompsen's preliminary plan – Illustrative Site Plan. Those proposed homes on the former 14th hole wibe

out the entire desert behind all of us. The proposed new homes are less than a stone's toss behind our street. Instead the gorgeous desert and mountains we all enjoy behind us, we would have a concrete block wall, or the stucco side of a home to stare at. Maybe Rompsen could modify their plans to be more appealing by having murals painted on the walls depicting what the desert and mountains used to look like.

Hypothetical situation, Any town, AZ. Lets assume one or more members of the town's staff and/or council retire. Ironic. You take all reasonable measures before deciding upon, exactly where to reside in your forever retirement home. Then bam ! Three and half years later you find out just one decision and vote by your town council could ruin your retirement, and reward someone else in the process. What would do ?

Any development any where on the former golf course property will have a monumental negative effect to the surrounding home owners, let alone to the the desert. There is no 'middle ground', no compromise and no 'win-win situation' available. Approved development in even one area would snowball into a domino effect to develop other areas, because 'it's always about the money'.

Rompsen Investment Corporation. An impressive success story with a long history of positive performance. Check out their website. But like ALL companies, they're not perfect. They make 'provisions' each year for investment losses they incur. ALL good companies do. We can hope, given the massive amount of pushback I expect they'll likely get from the residents of Oro Valley, that they eventually write this investment off – wishful thinking, but also a possibility.

Question for ASKOV.gov: How do I access the comments submitted from OV residents regarding the Rompsen proposal and the Town's responses ? I look forward to your response.

I'm particularly interested in the comments in favor of the proposed development, that'll likely be the short read, and specifically in comments more persuasive than being told how our Rancho Vistoso 'fabric' is going to be improved by this proposed development.

Amy Hart

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning	04/06/2020	04/10/2020	STONE CANYON	Polly	Reynolds

Initial Comment / Request

I am asking that the town sticks to the OV rezoning process requiring neighborhood meetings regarding the golf course. Many people will be affected by this decision
Thank you
Polly Reynolds

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	OV Rezoning Process	04/06/2020	04/10/2020	CENTER POINT VISTOSO	Freytag	Erik

Initial Comment / Request

I Erik Freytag am asking that the Town sticks to the OV Rezoning Process that requires NEIGHBORHOOD meetings before a Formal submittal is accepted for Rompsen Investment Corporation.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rancho Vistoso Golf Course	04/07/2020	04/10/2020	RANCHO VISTOSO	Lisa	Rivenburgh

Initial Comment / Request

please preserve the land and prevent more building.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen rezoning application	04/07/2020	04/10/2020	VISTOSO HIGHLANDS	Kenneth	Hustad

Initial Comment / Request

My wife, Carol, and I, Kenneth Hustad, own two properties that are adjacent to the former Golf Club at Vistoso. I am asking that the Town adhere to its OV Rezoning Process that requires in-person NEIGHBORHOOD meetings before a Formal submittal is accepted". I was planning to travel to Oro Valley to participate in a neighborhood meeting and be present for the Romspen presentation. The Covid-19 travel and meeting restrictions preclude this. The planned substitute video presentation with follow up Q&A is insufficient and unacceptable. I strongly recommend that acceptance of this rezoning application be delayed until we can have a relatively normal in-person process.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen Video Meeting	04/07/2020	04/10/2020	NO CHOICE		

Initial Comment / Request

Dear Staff:

I am objecting to the alternate plan that has been proposed or planned, presumably as a substitute for the 1st meeting in the rezoning process. Doing this in a video fashion is not in the spirit of the process requirements that allow for public participation.

Many citizens will entirely miss this session, while others are currently dealing with the various effects of the corona virus, either directly or indirectly. Some residents even lack access to the internet. In any case, there will be no active dialogue with a video form of a public meeting. It is impersonal, ineffective, and seems like a great opportunity for Romspen to not respond to live questions from the citizens of the community (and as you are aware, there is a significant ground swell that oppose rezoning land designated as recreational.)

The country and our economy are pretty much shut down at the moment, and many things are on hold. While this video meeting may be well intended, it is a poor idea that circumvents public participation, as required by the rezoning application process. This meeting needs to allow active, face-to-face public dialogue. Please postpone it until it is safe to do so.

Thank you,

Bill JarveyOro Valley Resident(612) 220-4683

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Zoning	04/07/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Thomas	Moses

Initial Comment / Request

The Oro Valley zoning maps do not have zoning classifications for Rancho Vistoso or any other PADS. What zoning does OV use when determining setback, distances, etc. for Rancho Vistoso which are based on zoning districts?

Oro Valley and Rancho use different land classification systems. For example, for TOV , HDR is +5.1 Dwellings Units per Acre and Rancho Vistoso, HDR is 10-21 Residences per Acre. Why is there a difference?

Fairfield Rancho Vistoso No. 1

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Virtual Rezoning Meeting	04/07/2020	04/10/2020	VISTOSO HIGHLANDS	Gwen	Parr

Initial Comment / Request

We, Gwen and Mike Parr, are asking that the Town adheres to the OV Rezoning Process that requires in-person NEIGHBORHOOD meetings before a formal submittal is accepted.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Preserve Vistoso	04/07/2020	04/10/2020	VISTOSO GOLF CASITAS		

Initial Comment / Request

Dear Mayor, Council Members and Staff:

It is distressing to discover that Rompsen has submitted their rezoning request at a time when the public is facing restrictions on their ability to attend public meetings and have their voices heard. The citizens of Oro Valley clearly do not want to see the golf course property rezoned and developed. I question whether the timing of the application was designed to suppress public input. Our local officials should rule against the request and at a minimum delay a final decision until meeting restrictions are lifted.

If Oro Valley needs to develop more land, which is hard to believe because there are new developments on almost every corner in this city, the city should consider other less valuable property. This Vistoso property is extremely important for conservation and preservation, as you all know. If you are not aware, please see press release submitted by the Preserve Vistoso organization. Tax dollars are important, yes but so is the landscape of a city and the accessibility of the outdoors to it's residents.

The Vistoso land is already highly accessible. One way is through the paved path, which makes it easy for seniors, disabled folks, children, walkers, bikers, everyone to use. Again, all of this information is already public knowledge. And because of this, I am sure you know, it is also very highly regarded for it's plant and animal diversity.

Please, won't you consider preserving this special place in Oro Valley for future generations to experience a beautiful piece of untouched desert that is accessible? This would truly be a step in the right direction of keeping Oro Valley, itself, a special place in Arizona. A place to be proud of now and forever. This is your legacy. How do you want to be remembered?

Thank you for your consideration.

Sincerely, Tracy Wagley Oro Valley

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	preserve the vistoso	04/07/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 10	monique	dubreuil

Initial Comment / Request

I monique dubreuil am asking that the Town sticks to the OV rezoning process that requires NEIGHBORHOOD meetings before a formal submittal is accepted

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	preserve the vistoso	04/07/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 10	stephane	Desrochers

Initial Comment / Request

I Stephane desrochers am asking that the Town sticks to the OV rezoning process that requires NEIGHBORHOOD meetings before a formal submittal is accepted

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning of Vistoso Golf Course Property	04/07/2020	04/10/2020	STONE CANYON		

Initial Comment / Request

Any discussions regarding rezoning of the former Vistoso Golf Course property should be by public meeting only. It is unconscionable and likely illegal to avoid direct public input that can only be achieved via a public meeting. Online or video meetings will not offer the citizens of Oro Valley the same opportunity to express opinions and or gain knowledge of the proposed plans as many of the residents may lack the technical skills required to effectively become informed.

In view of the current stay at home order in place, the meeting should be postponed until such time as the required public meeting can be held..

Sincerely,
Richard P. Coleman
1242 W. Stone Forest Place
Oro Valley, Az. 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Rezoning video & Romspen plan	04/07/2020	04/10/2020	VISTOSO GOLF CASITAS		

Initial Comment / Request

resending original message!

From: Shirley
 Sent: Tuesday, April 7, 2020 2:57 PM
 To: +ask@orovalleyaz.gov <+ask@orovalleyaz.gov>
 Subject: Rezoning video & Romspen plan

Oro Valley, With this very serious virus situation , videos CANNOT be considered a substitute for the public meetings (including the necessary give & take from YOUR residents who will be affected both financially & environmentally by your decisions) that are required by your statutes. The process MUST be postponed until the mandated procedures can take place. The bad financial decisions made by a Canadian finance company cannot take precedence, over the rights & interests of your tax-paying citizens. Shirley Younkin, 695 W Vistoso Highlands Dr, #107.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning Process	04/07/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

My name is Don Johnson and my wife, Joan, and I live at 1004 W. Blue Crest Drive. It has come to our attention that there are plans in place to circumvent required public neighborhood hearings concerning a rezoning proposal for the property previously operated as the Vistoso Golf Course. While we understand the current need to avoid public gatherings, it is our strong opinion your current online proposal is a totally inadequate way to communicate with the hundreds of home-owners who would be hugely affected by the rezoning of this property. Just as our lives have been put on hold until it is safe to resume normal activities, we ask that you put this issue on hold until it safe to consider in a way that is fair to all who are involved.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	OV Rezoning process	04/07/2020	04/10/2020	VISTOSO GOLF CASITAS	John	Brahm

Initial Comment / Request

I, John Brahm am asking that the Town sticks to the OV Rezoning Process that requires NEIGHBORHOOD meetings before a Formal submittal is accepted".
This request is not postponing the rezoning application process. Your action is the best way to assure we can get in front of the town officials to voice our concerns prior to any decisions being made.
All other concerns that deal with what areas are being rezoned, whether an assisted living facility should be allowed in a residential community, etc can be addressed during the process which will take months and many meetings with the town departments.
For now, this is a PRIORITY for all homeowners. Thank you for your help.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	OV Rezoning	04/07/2020	04/10/2020	VISTOSO GOLF CASITAS	Gina	Brahm

Initial Comment / Request

I Gina Brahm am asking that the Town sticks to the OV Rezoning Process that requires NEIGHBORHOOD meetings before a Formal submittal is accepted".
This request is not postponing the rezoning application process. Your action is the best way to assure we can get in front of the town officials to voice our concerns prior to any decisions being made.
All other concerns that deal with what areas are being rezoned, whether an assisted living facility should be allowed in a residential community, etc can be addressed during the process which will take months and many meetings with the town departments.
For now, this is a PRIORITY for all homeowners.
Thank you for your help.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course	04/07/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Sharen	Schranz

Initial Comment / Request

I Sharen Schranz am asking that the town of Oro Valley adheres to the Oro Valley Rezoning Process that requires Neighborhood meetings before a Formal submittal is accepted...Fairfield Rancho Vistoso No. 1

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rompsen Re-Zoning	04/07/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 11	George	Schranz

Initial Comment / Request

I George Schranz am requesting that Oro Valley sticks to the Oro Valley Rezoning Process that requires Neighborhood meetings before a Formal submittal is accepted.....Fairfield Rancho Vistoso No. 1

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rompspen Rezoning request	04/07/2020	04/10/2020	GOLF VILLAS CONDOMINIUM	David	Younkin

Initial Comment / Request

My name is Dave Younkin. My wife and I are proud owners of our Oro Valley residence at 695 W Vistoso Highlands Dr #107, Golf Casitas II.

I am writing to ask that the process for rezoning requests not be changed from real neighborhood meetings to an online process. In order to be fair to all participants, this should be postponed until the COVID19 pandemic is behind us. Effective feedback can only be expressed in person. Some of our residents are not comfortable dealing with important matters over the internet.

Thank you for your attention to this matter.

Sincerely,

Dave Younkin

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	preserve golf course	04/07/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Bonnie	Ostby

Initial Comment / Request

My name is Bonnie Ostby. I am a Senior citizen who enjoys living in the Fairfield Vistoso community. Our home is on the golf course. My concern is having the neighborhood meeting by visual whatever. We Seniors don't really know how to do that. That would leave out many Seniors who care and pay taxes like all the young people who know how to use the computers well. This meetings need to be tabled until fall or whenever we are all safe to be together. The rest of the nation is changing the dates for many events. Now we all just need to stay home and be safe.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Information of the town OV's rezoning communication plans	04/07/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

To whom it may concern, as a Oro Valley citizen/homeowner, and tax payer I am writing to express my concerns and strong objections to the Town of Oro Valley recent decision to waive the requirement for public meetings on the Rompsen rezoning pre-application and to substitute with electronic communications.

In the midst of the current ongoing Covid-19 pandemic crisis where movement and social distancing is mandated by state and local government agencies and all Americans are occupied with concern about health and well being of all family and friends, I find it completely disappointing and frankly amazed that you as city officials feel the need to proceed so quickly with this issue and not give the city residents their rights to meet as a group to express concerns with this vs watching a video presentation where no one can speak in an open meeting to really gauge the true feelings of residents.

In addition and my final point, after reading the City of Oro Valley Zoning Code Section 22.15 - Public Participation parts A-F which states very clearly all requirements entailed to hold meetings for general public to speak on their own behalf, I am again surprised for your need to rush this thru as these sections give specific directions for the legal process.

This is not only for the original zoning change request but also to change and amend the General Plan which has major implications.

For the citizens of this great city, please abandoned your plans to proceed immediately as time is not an issue with proposal. There are far reaching issues that could come out of this and should not be taken lightly. Rompsen can wait as they have only shown to this point that they care about their massive profit potential with no regard to people they would affect in far reaching ways.

Thank You

Kevin Bohman

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Golf Club at Vistoso	04/07/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Lawrence	Frank

Initial Comment / Request

We all need to play by the established rules. Any proposed change to the golfr course zoning should require an in-person neighborhood meeting before a Formal submittal is accepted. This issue impacts so many homeowners and is of such importance to the community that only an in-person neighborhood meeting will suffice.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning Application Process	04/08/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 2	Patricia	Miller

Initial Comment / Request

Rompson has applied to rezone the Rancho Vistoso Golf Course. I do not believe that a video presentation for residents to ask questions is sufficient due to the Corona virus precautions. I believe the city should postpone the pre-application process until such time that the public participation requirements can be met in accordance with the General Amendment process.
Thank you

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso golf course	04/08/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Ronald	Ostby

Initial Comment / Request

My name is Ronald Ostby. I live in the Fairfield Vistoso community and live on the closed golf course. I ask that the town stick to the OV rezoning process that requires NEIGHBORHOOD meetings before a formal submittal is accepted. The impact and view of the large number of community residents cannot be effectively accomplished and fairly understood in a virtual setting. The meeting should be delayed until late 2020 when it is safe to meet.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Neighborhood Meeting	04/08/2020	04/10/2020	STONE CANYON	Robert	Huber

Initial Comment / Request

Bob and Pat Huber are asking that the Town sticks to the OV Rezoning Process that requires NEIGHBORHOOD meetings before a Formal submittal is accepted”.

This request is not postponing the rezoning application process. Your action is the best way to assure we can get in front of the town officials to voice our concerns prior to any decisions being made.

All other concerns that deal with what areas are being rezoned, whether an assisted living facility should be allowed in a residential community, etc can be addressed during the process which will take months and many meetings with the town departments.

For now, this is a PRIORITY for all homeowners. Thank you for your help.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso	04/08/2020	04/10/2020	NO CHOICE		

Initial Comment / Request

To whom it may concern,

I am writing to voice my opinion on the Romspen plans to develop the now closed Rancho Vistoso Golf course. We have had a home in the Rancho Vistoso area since 2005. As you well know, there has been tremendous development and removal of open space in our neighborhood over the last few years.

There are very few parks in our area to hike, take the dogs for a walk etc.

I strongly believe that we should put as much of the Golf course in a conservation easement or other methods to make it a park for our area.

Please do not move forward on this project until we can have public meetings etc to get an accurate assessment of these proposed changes and how it would affect all of us that live in the area. It would be much appreciated.

Thanks so much for your time.

John

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rompson request for re zoning	04/08/2020	04/10/2020	VISTOSO GOLF CASITAS	Michael	DiManna

Initial Comment / Request

I am writing to express my objection to the contemplated virtual meeting for residents re the Rompson rezoning request for the golf course at Rancho Vistoso. I understand that the counsel requires neighborhood meetings before a rezoning request is considered. Those meeting need are required to be in person according to the existing rules. I see no reason to make an exception for this real estate developer. I urge you to follow the existing rules and precedents and require in person meetings of the residents to comment on this very dramatic change to the overall plan of our community.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezone Vistoso Golf Course	04/09/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Thomas	Moses

Initial Comment / Request

The Applicant's Proposal is different from the Project Information Sheet. The Proposal has only one option - rezone the driving range to HDR for a Senior Care facility. The Project Information Sheet lists a second option which has 93 single family houses with implied MDR on the driving range instead of the HDR (Senior Care Facility). In addition, the layouts of proposed lots on GH #6 & GH #7 are different. Which one is correct?

Fairfield Rancho Vistoso Number 1

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Re: ERROR: Unable to process your support request	04/09/2020	04/10/2020	CENTER POINT VISTOSO		

Initial Comment / Request

Because times have changed very much since my original Ticket No 3709 was closed by the City of Oro Valley, I am requesting one of two actions by the City of Oro Valley regarding the Closed Ticket No 3709. Either 1) reopen that ticket, or 2) open a new ticket so that further consideration/discussions can be made of this serious issue.

Thanks,
Gordon Parkhill

-----Original Message-----

From: Ask <Ask@orovalleyaz.gov>

To: Gordon Parkhill <parkhillgr@cs.com>

Sent: Thu, Apr 9, 2020 12:14 pm

Subject: ERROR: Unable to process your support request

| We're sorry, an error occurred while attempting to add your note to Ticket 3709:

The status of Ticket 3709 has already been changed to Closed. You will need to open a new Ticket.

From: parkhillgr@cs.com <GORDON PARKHILL>

Subject: Re: Ticket 3709 Closed --> Golf Club At Vistoso Future Use

Date: Thu Apr 09 11:14:16 MST 2020

Hello Jessica,

Considering the current Oro Valley, Pima County and Arizona State Mandated Corona Virus social distancing restrictions/orders, I am following up on this issue with you. While I wasn't intending that the City of Oro Valley indefinitely suspend processing of a future Romspen Vistoso Golf Course rezoning proposal, your January response below seemed to reflect business as usual during normal times, not under severe community impact times like those that have occurred since my original query at the end of January. Mayor Winfield's Local Emergency Proclamation for Oro Valley and Governor Ducey's Arizona State Stay At Home Order, both issued in March, certainly substantiate the seriousness of current times and preclude business as usual for Oro Valley and Arizona. As you know, I and many other residents in the Rancho Vistoso area of Oro Valley are extremely concerned with the rezoning proposal recently submitted by Romspen. Specifically, that proposal would preclude or diminish substantially the future use of that currently zoned recreational property for Oro Valley public as a sorely needed park/trail for the Oro Valley City area north of Tangerine. And would require modification of the Oro Valley General Plan just approved in 2016.

I respectfully request that the City of Oro Valley postpone any rezoning action on that property until such time as full community residents participation

in that rezoning process can be achieved. I do not believe that a digital online public review process is satisfactory for this serious issue. I realize that a delay in processing of this rezoning application may have some impacts to Romspen. However, considering the impacts that the entire City of Oro Valley and it's residents are incurring at this difficult and dangerous time, the interests of the Oro Valley residents must remain the primary consideration for any potential rezoning applications which have a major impact to those residents and the exceptional quality of life we all currently have in Oro Valley.

I would greatly appreciate it if you would pass my comments on to Mayor Winfield and any other Oro Valley City offices that may be involved in the rezoning application review process.

I hope that you and your family are doing OK during this serious time.

Thank you very much,

Gordon Parkhill 13469 N Flaxleaf PI Oro Valley AZ 85755206-963-6590

-----Original Message-----

From: Ask <ask@orovalleyaz.gov>

To: Gordon Parkhill <parkhillgr@cs.com>

Sent: Thu, Jan 30, 2020 11:15 am

Subject: Ticket 3709 Closed --> Golf Club At Vistoso Future Use: I would like t...

|

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments Regarding Vistoso Golf Course Proposal..... Please vote NO	04/09/2020	04/10/2020	MARACAY AT VISTOSO		

Initial Comment / Request

My name is Frank Jova from 13578 n palo brea way, Oro valley, AZ. I'm very upset with any proposal to rezone land for recreational to residential in our area. This will impact our residents and impact wildlife in our area. The board should do the right thing and reject any proposal and hold the owners of the golf course to maintain their property. I would have never moved into this community if I was aware of this plan. Increasing the population with apartments will increase liability on the resources in our community. Schools and police will be impacted and increases in property tax will be a must, to accommodate the increase in population. Crime will increase also as you introduce low income families to our town. I also believe our properties should be re-assessed since this community is not acting as a golf course community. I worked with Dementia clients and they have a tendency to roam and wonder off grounds. Some have a tendency to be very violent too. This should be considered how this impacts everyone not just Romspen. We should not be impacted because Romspen made a bad investment.

thank you
Frank Jova

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	neighborhood meetings	04/09/2020	04/10/2020	VISTOSO RESORT CASITAS	Bonnie	Tade

Initial Comment / Request

I Bonnie Tade am asking to stick to neighborhood meetings not by video chats. We need to be able to voice our concerns. We ask that you do not let the rezoning go through. We need to leave the land as is!! Thank you

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments Regarding Vistoso Golf Course Development Proposal	04/09/2020	04/10/2020	NO CHOICE		

Initial Comment / Request

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso proposal for golf course	04/09/2020	04/10/2020	SOMERSET CANYON		

Initial Comment / Request

I'm confused. I paid a premium for my house because it was in a golf community. Now it is being proposed that a senior center and more homes be built. How does that benefit me in any way? It's not what we bought for and not what the H.o.a promised for our future. Last I heard it was to be somewhat of a nature park. I wonder, are these changes due to someone getting a financial kickback from the developer somewhere along the way? How about this, do a study, find out what my home is worth, with and without the golf course. If the developer wants to build homes they or the hoa can pay me the difference. This entire situation was brought on by mis-management of the hoa. Home owners should not have to suffer from their bad decisions.

The disgruntled home owner in Somerset canyon,
Mr. Kay

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Public Meetings	04/09/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Donna	Williams

Initial Comment / Request

My name is Donna Williams, an 18 year resident of Fairfield Rancho Vistoso. I am critically concerned with the abandonment of the public meetings requirement in the process of making changes to the Town's 2016 General Plan.

I request that Oro Valley adhere to the public meeting requirement and hear the voices of the community in person, not electronically. In these changing times of COVID-19 myriad adjustments are being made. Such decisions need to enhance instead of hinder the situation. Please postpone the pre-application process until the Public Meetings can be held.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	OV rezoning -plan to conduct video meeting.	04/09/2020	04/10/2020			

Initial Comment / Request

Dear Jessica Hynd,

I trust the state of Arizona has officially changed the statute to allow city councils to conduct public forums in a virtual manner.

If we are in disagreement as to conducting the meeting in this manner (As we may feel everyone participation will be limited) should we get an attorney to file an injunction to the holding this council meeting. Reasons being that a high percentage of the constituents may not have access to video conferencing and therefore it deprives all Citizens/tax payers of effective participation.

In addition, why are we pushing this agenda topic at this time? This presentation and vote is not in regards to public safety and it is not critical to the day to day operation of the government. So with everyone's businesses shut down and people out of work why does the city council feel the the need to take up any non-critical agenda items during this time of national and state crisis?

Taking up this topic at this time when folks are distracted denies all citizens the right to participate. Especially many citizens over 65 which are now concerned with their health.

This is the wrong time to introduce new technology to conduct a citizens participation meeting. Especially with an older constituency. Many may need more help and training on how to participate. Is this change designed to limit participation of seniors at a time they are most vulnerable? Would the public or media view it that way.?

Continuing to hold these non-essential meetings in this new format just shows our city council may be unaware of their constitutes who are dealing with far more pressing matters of maintaining their health and livelihood for the purpose of forwarding someone else's agenda. I would not like our city council to put seniors and families in compromising position at this time. The environment is tough enough on the average citizen to think their city council is oblivious and tone deaf to their current plight for the sake of a developer who not a citizen of our community.

Thank you in advance for your assistance and look forward to you response.

Sincerely,
Lori & John Piccininni

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning pre-application meetings: Please choose public participation	04/09/2020	04/10/2020	MARACAY AT VISTOSO		

Initial Comment / Request

We are a community that must work together to protect each other in this time of valid health concerns. Yet, we must also allow all the voices of our community to be represented when issues such as rezoning are being considered. I am asking that the Town of Oro Valley follows their process for rezoning applications and requires true neighborhood meetings before a formal rezoning submission may be accepted. As a citizen, I am appalled that you are breaking the guidelines for neighborhood meetings before a rezoning application submission may be accepted. It tells me that no one is listening to my voice in preparing the application. *The Town of Oro Valley cannot indicate to commercial interests that the voice of the community is not important in preparing rezoning proposals. *

Asking residents to submit questions in advance does not allow sufficient follow-up questions to be addressed in a timely manner. Asking me to "watch a video" of responses does not allow an open dialog that a true "neighborhood meeting" allows and does not allow your citizens' concerns to be adequately heard (or addressed) in real time and to be useful for the entity requesting the rezoning. Destroying the recreation zoning in our community is obviously going to cause many citizens to voice concerns over the coming months of required in-person community meetings addressing the rezoning. I understand that the pre-application meetings are different, but again, it tells me that no one is listening to my voice in the design of the proposal that will be submitted. If no one will listen now, how can I expect the Town of Oro Valley to listen after the proposal is submitted? *Again, the Town of Oro Valley cannot indicate to commercial interests that the voice of the community is not important in preparing rezoning proposals. *

We all know that the tone of emails can be easily misinterpreted. Until you can guarantee your citizens that they will be represented in the exact same manner that an open in-person neighborhood meeting would allow them to be represented, you cannot hold these meetings while Arizona is in a declared State of Emergency. There is a good reason public participation requirements exist and there is no way to meet the public participation requirements using pre-recorded videos.

I look forward to your response regarding your understanding that in-person neighborhood meetings must be held before rezoning applications can be submitted.

Kind regards,
Elisabeth Wagener
830 W Chrysanthia Ct
Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments Regarding Vistoso Golf Course Development Proposal	04/09/2020	04/10/2020	NO CHOICE		

Initial Comment / Request

We need to keep Vistoso Golf course area as open, recreational usage..especially with the cart path, for walking and biking. It is the right amount of trail for older people to use....good walking surface, no slogging through sands, enough variation in elevation for the older walkers to give good workout. Off Vistoso Highlands, it is not a good location for another two story building with memory care and or senior living. There are quite a few new buildings to house such buildings, that even today are not up to even 50% occupancy. Please, we cannot go to meetings now, that are required by OV guidelines to change zoning.

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso General Plan Amendment	04/09/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

I'm writing this message to convey my serious concern of using emails and videos instead of the community meetings set forth in the General Plan and Zoning Code. I understand the dilemma of in-person meetings during the COVID-19 pandemic. However, the town is choosing to adhere to the timelines but not the Public Participation Section 22.15 or General Plan Chapter 7.4.3.

The town is only following half of their own rules in this process. In doing so, the town is taking away "meaningful public involvement" through neighborhood meetings. We are homeowners that want to be heard in person and directly by the applicant, town staff, and Town Council. This email and video process favors the applicant and hinders community members.

Please reconsider and adhere to all aspects of the General Plan and the Zoning Code.

Sincerely,

Sharon Jarvis
Fairfield Vistoso Homeowner

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	ROMPSEN PROPOSAL	04/09/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

I am asking our town to postpone this project for now. This needs to have the voices ,actual voices, heard from the many people this will affect . The loss of green space, the increased traffic, the construction noise , the fact that this will be right in the middle of many homes, and the loss of property values to name a few. I feel that Romspen and Spectra are using the fact that with this virus the people's voices will not be heard but their's can be. Please Please don't rush to judgement on this proposal. It needs to be put on hold until 2021 when our snowbirds are here and all voices can be heard.

Thank You,

Linette Mock
Stone Village
1027 W Par Four Dr.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso General Plan Amendment and Zoning	04/09/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

Hello,

I'm concerned about the possibility of a General Plan Amendment and Rezoning of the land previously Vistoso Golf Course. Has the Pre-Applicaton Meeting been held? If so, has the DRC provided the applicant with any preliminary feedback from Town Staff and outside reviewers? If the DRC has, how can I get a copy of the information.

Thank you,

Sharon Jarvis
Vistoso Fairfield Homeowner

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: VISTOSO GOLF PROPOSED GENERAL PLAN AMENDMENT AND REZONING	04/09/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

I vote NO. How can this plan even support additional traffic.? This is a ridiculous proposal.

Sent from my iPad

Begin forwarded message:

> From: donotreply@fsresidential.com
 > Date: April 9, 2020 at 3:01:15 PM MST
 > To: giroir43@yahoo.com
 > Subject: VISTOSO GOLF PROPOSED GENERAL PLAN AMENDMENT AND REZONING
 >
 > ASK@OROVALLEYAZ.GOV

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Revised master plan proposal	04/09/2020	04/10/2020	SOMERSET CANYON		

Initial Comment / Request

It is still my hope that a golf course be continued as a golf course. If a plan to develop high and medium density property use is proposed it be contiguous with similar development. It is also essential that the open space including trails be protected from future development. It is now more then ever a need that land zoned for low density housing but proposed for open space and trails be zoned for open space and covenants be placed on the property to prevent future rezoning or developed. The plan needs to be clear that the open space will be maintained for the benefit of OV residents. Trails must be cared for and watered as warranted. Trash cans, doggie bags are required And emptied when needed. Trails need to be safe for walking and biking use. Trail heads and parking area's need to be detailed and properly developed as a condition for approval. Hours that open space is available should be discussed and determined.

Fred Haider
 13238 North Woosnam Way
 Oro Valley, AZ 85755

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Message	04/09/2020	04/10/2020	SOMERSET CANYON		

Initial Comment / Request

Did my email go through? No receipt?
Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Golf course proposal	04/09/2020	04/10/2020	NO CHOICE		

Initial Comment / Request

I OBJECT!
There is already a senior facility down the street at Splendido for starters.

Increasing the population by this proposal creates dangers traffic issues, especially going to Oracle at the intersection of Woodburne and Rancho Vistoso Blvd.

Morning traffic at that intersection is hectic at best particularly during morning rush hour. Furthermore this is a primary intersection for emergency services with the fire station less than 2 blocks away.

Pedestrian traffic is already a problem with people going to Safeway on the east side of Rancho Vistoso to cross the street to get over to Woodburne, let alone the bicycle traffic and residents walking their dogs.

While in the increase in tax revenue might help the city, the increased wear and tear on our streets would offset the tax revenue to some degree. The quality of our neighborhood should be shielded from ongoing residential expansion to preserve our community.

Regards,
A Reflections resident

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Modification to public meeting requirements	04/09/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

To: Jessica Hynd

Thank you for your response.

Please provide me with citations to state law requiring this action by the Town, as well as citations to the Town code authorizing modifications of meeting requirements. Finally, please provide me with the rationale used by the Town to make these specific public meeting requirement modifications.

As a Town resident, I need this information in order to assess whether the Town has reached this decision properly.

Thank you,

Stan Riggerbach

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	new proposal	04/09/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

If you think for a minute that this is all they want to develop, you are fools. As soon as you approve this, they will want to change the open space to housing. Do not be fooled. Keep looking for someone who will buy the golf course and return it to it's original beauty.

Fredrich and Linda Clarkson
owners of
13245 N Booming Dr.
Oro Valley, AZ 85755
520-579-5294

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/09/2020	04/10/2020	VISTOSO RESORT CASITAS		

Initial Comment / Request

The area we are most concerned about was barely discussed and that is the 4 plex buildings proposed for the area west of the 655 W. Vistoso Highlands Drive called Vistoso Resort Casitas. This proposal will have a huge impact to us regarding the views, traffic, and wildlife. We are totally opposed to any development in this area. We were original owners in this VRC community and bought this place to be on the golf course and to enjoy the openness, wildlife, and sunset views.

We're also confused as we heard that Romspen was offered full price to buy the golf course but he didn't accept the offer as he wanted to develop this area. This has been his intention all along. How much more development can this area handle. We feel that there should be no development on this golf course property. Our great community would be ruined by all this additional development.

More details on this development for the 4 plexus would be appreciated.

Do we need another assisted living place as we have Splendido across the street on Rancho Vistoso Blvd, and they are adding onto that place.

Thank you.

Pam and Tom Tweed

Vistoso Resort Casitas unit 1230

655 W. Vistoso Highlands Drive

Oro Valley, AZ. 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Former Golf Club at Vistoso	04/09/2020	04/10/2020	VISTOSO VILLAGE		

Initial Comment / Request

Zoning Board,
Oro Valley, Az

Dear Board Members,

As a homeowner in Oro Valley and a resident of Vistoso Village, I want you to know that I am adamantly opposed to a rezone of the former Golf Club at Vistoso. It was zoned open space and in my view should stay open space. I hope the City Fathers will not let the desire for additional tax revenue outweigh the good to the community of keeping open space. Governments desire for tax revenue is insatiable and rezoning this property will not diminish that.

Sincerely,

Quentin F Harden

13401 N Rancho Vistoso Blvd, #115

Oro Valley, Az 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments Regarding Vistoso Golf Course Proposal	04/09/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

Please stop the building in Oro Valley! We need a park/ recreational area to support all the new developments that have been built.

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Input on Rezoning Proposal for Vistoso Highlands Golf Course	04/09/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

Dear Sir/Madam,
The Town of Oro Valley cannot use the pretext of the COVID-19 pandemic to avoid dialogue with Oro Valley residents on the rezoning of the former Oro Valley Vistoso Golf Course.

You have already clearly heard from the Preserve Vistoso non-profit organization, which represents over 1100 residents, that the rezoning plans would be detrimental to our greater community. The loss of open space in an area that already has one of the lowest densities of parks would be negative for our quality of life. The rezoning plan is nothing more than a joke in its suggestion that there would be walking trails - what would result would be essentially more sidewalks through residential neighborhoods.

I request that you do the right thing for the Town of Oro Valley, which means rejecting the rezoning request.

Sincerely,
Lynn Hudson
981 West Par Four Drive
Oro Valley, AZ 95755
hudson.lynn1@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Proposed General Plan Amendment and Rezoning	04/09/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

City of Oro Valley,

I'm a Rancho Vistoso resident and have some questions regarding the Vistoso Golf proposal.

I understand the paved path will follow the existing golf course path and a new path will be built where needed. What material will the new path be built of?

I would like to request that a dirt trail be built next to the paved path. A dirt trail next to the paved path will be helpful as it will provide more space and give a softer option to those who need it like runners. Can you please let me know if a dirt trail can be built next to the paved path?

Who will maintain the vegetation in the golf course areas?

Will water fountains and restrooms be built anywhere along the paved path? There is an existing restroom near Desert Fairway Dr and Booming Dr that could be used.

What will be the total distance of the paved path?

Thanks,

Ray

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	vistoso golf	04/10/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

I live at 13185 N Booming Dr. I purchased my house on the golf course for privacy. I see now with the closing of the golf course and proposed rezoning I will no longer have the privacy I paid for and was taxed for. The golf course is still privately owned however the public believe they have the right to use it as a walking trail. I counted over 50 people walking behind and beside my house in one day. What happened to Covid 19 stay at home order and Oro Vally parks being closed? There is a small common area between my house and my neighbor to my south that people are using as public access to the golf course. They are trampling my new landscaping, walking up to my wall and staring over it into my back yard. There have been several occasions where people have stood at my fence antagonizing my dog and would not stop until I came out of my house and addressed the issue. I have no privacy what so ever. How is this common area going to be addressed? It was my understanding it was an easement for the restrooms on the golf course, not for public use. Can my neighbor and I close off this area since it is no longer needed, or can we purchase it to wall it in to keep the public out of our side and back yard? If not, how high can I add too my existing wall to keep out the public? The HOA has to come weekly to clean up Javelina droppings but they are not weeding the area. It it my opinion and desire to close this small common area since the restrooms at the gold course have be vandalized and closed and no longer need this easement. I have even witnessed a person relieving himself on the ground next to the restrooms since they are locked.

Your presentation was helpful. Where can I get a larger map of the proposal and please make sure I'm on the mailing list.

Jim Pyland13185 N Booming Dr.Oro Valley, AZ. 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso re-zoning request	04/10/2020	04/10/2020	STONE CANYON		

Initial Comment / Request

Please do not approve this request. The infrastructure of Rancho Vistoso (roads, schools, shopping centers, etc.) cannot support this influx of new residents. All of the current residents chose this area as a refuge from traffic and noise pollution. In the past three years we have already seen a significant drop in our serenity factor. Enough already!

Sue Keeney

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments Regarding Vistoso Golf Course Proposal	04/10/2020	04/10/2020	VISTOSO GOLF CASITAS		

Initial Comment / Request

With everything shut down, the timing of this proposal, is extremely ill advised. Oro Valley residents and owners should be able to provide comment in an public open forum and NOT rely on videos and web meetings.

There is no need to push significant changes to the master plan during mandated social distancing, a “stay at home” order, and national crisis.

The status of the property and various iterations of this proposal have been percolating for many years and this non-Arizona owner/developer has been less than cooperative to local interests. They have already damaged their financial position by rejecting reasonable market based offers. Their position will not be greatly disadvantaged, more than they have already brought on themselves, by hitting the ‘pause’ button on this proposal. And in this time of significant disruption, our priority should NOT be on accelerating a development plan while we have so many greater needs.

Please defer this process for a few months until we can establish some sense of regular order and provide residents a proper forum and opportunity for feedback.

Regards,

Don Riegger, CPA, MBA
755 W Vistoso Highlands Drive, #209
Oro Valley, AZ 85755

Sent from Mail for Windows 10

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf - Please add me for future correspondence	04/10/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

I live on the Vistoso Golf course and just watched the Town's Video message about Romspen's application for rezoning. The video said we should have received a post card notifying us of the video and the comment period. I have not received the postcard. My name is Michael Bilodeau and I live at 13476 N Atalaya Way, Oro Valley, AZ 85755. Please add me to the list for all future correspondence on the Vistoso Golf rezoning.

Given my involvement in Preserve Vistoso I would have expected to have received notification from one of our 1,200 members if someone had received the postcard and so I suspect no one (or very few) have.

According to Step 2 of the Oro Valley Rezonign Proces Guide, the public participation should follow Section 22.15 of the Zoning Code. We understand the Town has already decided to change the process to eliminate the neighborhood meeting requirement before acceptance of formal submittal and instead to do a video and e-mail and phone comments. Section F.4.a of 22.15 indicates that "Notice shall be provided to all persons and entities identified in the public outreach plan. At a minimum, public notice shall be provided at least fifteen (15) days prior to the meeting...".

May I suggest that the comment period should be extended to at least April 25th to meet this requirement and give impacted residents time to study the application, Town codes, and put together their questions and comments?

Michael

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	No Post Card was Received, No Signs Posted	04/10/2020	04/10/2020	CENTER POINT VISTOSO		

Initial Comment / Request

I live in Summit South and just watched the Town's Video message about Romspen's application for rezoning. The video said we should have received a post card notifying us of the video and the comment period. I have not received the postcard. My name is Raymond Barth and I live at 985 W Golden Barrel Ct, Oro Valley, AZ 85755. My phone number is 520-912-4720.

I also was told that there would be physical signs posted announcing the the start of community input and the video. I driven around the neighborhood and have not seen any signs. The town has not provided the proper notification of the start of the community input. My understanding is that the town needs to provide 15 days prior notice to a community meeting. This video is taking the place of the community meeting so why did they not provide 15 days notice for the posting of this video?

How is the town going to correct this situation?

Ray Barth
985 W Golden Barrel Ct
Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments Regarding Vistoso Golf Course Proposal	04/10/2020	04/10/2020	NO CHOICE		

Initial Comment / Request

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Golf Club At Vistoso Future Use	04/10/2020	04/10/2020	CENTER POINT VISTOSO	Gordon	Parkhill

Initial Comment / Request

I would like to thank Mayor Winfield and Vice Mayor Barrett for attending last night's Parks & Recreation meeting. I would also like to thank Parks & Recreation Director Kristy Diaz-Trahan for hosting that meeting. As they saw from the very large (overflow) number of Preserve Vistoso Members present, there is a very significant interest in the future of the defunct Golf Club At Vistoso property, particularly as regards it's possible future use as an Oro Valley Park. I would like to ask if there has been, or will be, a hold put on any rezoning action or building permits issuance for the Golf Club At Vistoso property until a determination has been made regarding it's use as an Oro Valley Park. Thank you very much.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Project	04/10/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

I am very concerned about the proposed project on Desert Fairways. I have been assured that Desert Fairways was engineered for the VOLUME of additional traffic that may occur should this project go forward. However, given the proximity of the project to Innovation Academy, building homes on Desert Fairways that will access Desert Fairways as the only entry/exit point is a perfect storm convergence.

There are Multi-Use Lanes (bike lane) on both sides of Desert Fairways. These lanes are wide enough to accommodate parked cars – parents park their cars and wait for their child(ren) to be dismissed. This occurs in the early morning and again in the mid-afternoon. It also occurs during special open houses and events at the school.

There is a School Crossing Zone with a crossing Guard in the same area that parents are using the Multi-Use Lane as a turn lane into the school parking lot. In order to drive east on Desert Fairways a motorist must pass by turning or parked cars in the east bound lane, while same scenario is occurring on the west bound lane (parked cars in the multi-use lane and cars moving west towards LaCanada). Four automobiles across in the same area designed for two lanes of traffic. Please also recognize that while we are discussing parked, forward-moving or turning traffic, there is also pedestrian and bike traffic – moving in all directions.

Currently, parents pull into the Hohokam Park driveway to turn around so they can exit going west to LaCanada. Parents are also pulling into the entrance of Stone Terrace and St. Andrews neighborhoods for the same reasons. Making U Turns in a heavily congested area. Pedestrians. Parked cars. Turning cars.

The Town Engineer may have designed the road for volume, but given how the road has evolved to accommodate parked, turning, moving automobiles and buses as well as pedestrian traffic, this is not an acceptable location to add a new neighborhood or development of any kind. The Town has already created a Perfect Storm: adding any project will further exacerbate an already difficult and dangerous situation.

I ask that you consider the families that are dropping off and picking up their children, whether they are walking, biking or driving in an automobile. Consider the neighborhoods that abut the proposed project on both sides of Desert Fairways. This proposed project does not fit into an established neighborhood that is already trying to cope with traffic issues that have been allowed to occur by the Town.

Do not allow this project to move forward. For the children, for the parents and grandparents, for the neighbors. This is not a viable project.

Sarah Nelson
623.640.6059 cell
623.240.2642 fax

"Do the best you can until you know better. Then when you know better, do better." Maya Angelou

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course - RGC Commitment	04/10/2020	04/10/2020	SOMERSET CANYON		

Initial Comment / Request

After viewing the video, we want to understand the commitment that Romspen is willing to make regarding the remaining RGC designated land. Will they commit to donating this land to a non-profit organization (e.g. Arizona State Parks or Nature Conservancy)? We look forward to your feedback, Jennifer and Scott Seaman

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen Rezoning Request for Vistoso Golf Course	04/10/2020	04/10/2020	VISTOSO HIGHLANDS	Susann	Ventzke

Initial Comment / Request

We own a home on the former 6th hole of the golf course. We paid a premium of at least \$100,000 for this lot because of the spectacular view of the 6th fairway. The proposed plan calls for a street and cul-de-sac directly adjacent to our backyard property line with four homes on 1/4 acre lots. This is totally unacceptable to us and is not in keeping with either our current density or the density of Stone Gate directly across the fairway from us. We have already lost 15% of our property value due to the golf course closing. If there is now a new street and homes adjacent to our property, the value will fall by at least another 30-40%. We adamantly oppose this plan!

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen Rezoning Request for Vistoso Golf Course	04/10/2020	04/10/2020	VISTOSO HIGHLANDS	Butch	Ventzke

Initial Comment / Request

We live on the 6th fairway of the former golf course. We adamantly oppose this development as it will drastically and negatively affect our views and property value. Also, the proposed timeline for community/neighborhood meetings occur in the summer and early fall when most of our residents are not here. This timeline will adversely affect the number of homeowners who will "tune in" to this rezoning request. We strongly urge OV to postpone any neighborhood meetings until most of our residents return after Jan, 2021.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	from Camden Collet, age 6 (regarding the proposed re-zoning of the Vistoso golf course)	04/10/2020	04/10/2020	MARACAY AT VISTOSO		

Initial Comment / Request

You shouldn't built an apartment on the golf course. You should build a playground, but not something else.

Because the animals won't have a home. We ride bikes on the golf course, and it won't be that fun if you build an apartment there

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Re: from Camden Collet, age 6 (regarding the proposed re-zoning of the Vistoso golf course)	04/10/2020	04/10/2020	MARACAY AT VISTOSO		

Initial Comment / Request

More thoughts from Camden Collet, age 6, regarding the proposed development on the former Vistoso golf course.

"Also, the animals would get ran over. The apartments would take up too much room. And that they (the animals) need a home near Centerpointe community. Maybe you could plant some trees."

On Fri, Apr 10, 2020 at 12:15 PM Chad Collet <chadcollet@gmail.com> wrote:

> You shouldn't built an apartment on the golf course. You should build a playground, but not something else.

>

> Because the animals won't have a home. We ride bikes on the golf course,

> and it won't be that fun if you build an apartment there

>

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	From Jude Collet, age 8	04/10/2020	04/10/2020	MARACAY AT VISTOSO		

Initial Comment / Request

I don't think they should build apartments in the abandoned golf course, because I like riding my bike and going on walks there. I do it almost every day. I won't be able to do that if they build apartments in the golf course. And there won't be many animals in the golf course if they build apartments there. Alright, and I won't be able to ride my bike in the neighborhood as much, because there will be more cars.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	I did not receive notice of rezoning video from Oro Valley	04/10/2020	04/10/2020	MARACAY AT VISTOSO		

Initial Comment / Request

Hello,

I learned yesterday on my unofficial neighborhood Facebook page about the rezoning video being posted today. Someone posted the link to the website on the unofficial neighborhood Facebook page today. The link took me to your website, which states :

"General Plan Amendments and associated rezoning applications require notification of all Home Owners Associations, *all properties within 1,000 feet of the subject property*, yellow posting signs on the subject property and postings at Town Hall and on the Town website. For this proposal, notification *went* well beyond these requirements to include those listed above and more."

My property backs onto the golf course with recreation zoning, in question. The plan shows a change to High density residential up to my property line. I DID NOT receive a notification of this video meeting from the town of Oro Valley via email, mail, or phone call. Can you please clarify how you "*went *well beyond these requirements" and notified all properties within 1,000 feet in advance when I am less than 1 foot away and did not receive anything in advance?

I'm concerned because it looks like there will be additional meetings with no changes to your notification protocols. Since only essential workers or those on essential business are driving, the plan for yellow signs is sorely ineffective due to COVID-19. Please do something to guarantee those directly impacted receive the notices. Our neighborhood HOAs don't even have all current resident's email addresses, so email is also ineffective. If you make changes to the meeting process due to the current state of emergency, you must significantly enhance your plans for proper notifications to the community, which in this case, you have failed to do.

Thank you,
 Elisabeth Wagener
 830 W Chrysanthia Ct
 Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Zoned Acreage	04/10/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

Good Afternoon,
 Romspen's request to rezone the Vistoso Golf Course to residential/commercial brings two question to mind.

1. How many unused acres of medium/high density residential zoned property does Oro Valley have available for development?
2. How many unused acres of commercial zoned property does Oro Valley have available for development?

Thank you for you time.
 Jeff Jarvis

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/10/2020	04/10/2020	NO CHOICE		

Initial Comment / Request

Greetings. I just watched the video presentation on the proposed plans for redevelopment and rezoning of the Vistoso Golf course area. I have a few questions:

1. If this is approved and goes through, what is likely to happen to current structures of the HOA fees in the area to residents who will be affected?
2. Proposal 1 is for a "senior care" facility. What exactly does that mean? Something like Splendido? Is there a concept for this facility yet?
3. What will happen to other areas of the golf course that are not included in the proposed changes? Will the fairway areas continue to be watered or will they be left to brown out? Is there a plan at a later date to rezone these too for MDR or HDR development?

Thank you,

John Mason
 1280 E El Conquistador Way
 Oro Valley, AZ 85704

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments Regarding Vistoso Golf Course Development Proposal	04/10/2020	04/10/2020	VISTOSO GOLF CASITAS		

Initial Comment / Request

What is the main objective of this proposal? The thought that comes to mind is only one thing....MONEY.

Is this Out of Country/non-national company trying to turn the beautiful Oro Valley, Az. into a retirement community to strictly fatten their wallets and totally destroy the natural environment?

Is "building the community and they will come" in this case, referring to attracting quality sources of medical facilities and quality medical personnel? In hopes of luring more mainstay companies/corporations being lured to Oro Valley, Az. by growing the city?

What about the hope to attract national businesses to the area demonstrating by building a community strictly for a particular population instead of sustaining the mother nature beauty of the natural desert? Wouldn't big businesses be more attracted to offering a beautiful park and it's desert surroundings for potential clients/employees?

Are these out-of-country and out-of-state companies at all concerned about turning this into just another city for their monetary gains? What about the "Eminent Domain" to mainstay this area as a park facilities for the existing residents of Oro Valley, Stone Canyon and the already existing retirement communities of Sun City, Saddlebrook and it's subsidiaries?

Why not invest, if you must, into areas north of the Oro Valley area? The towns of Catalina and Oracle are plentiful in land mass, available for building to your hearts desire and wallet. Amenities exist in these areas and thrive for it's residents. Plus these towns are closer in proximity toward the path of another large metropolitan city, Phoenix, Az.

Knowing that investors are all about the ledger and profits, these questions/comments are not of an emotional tone, but a practical one for mankind. The current pandemic demonstrates how humankind has drained all it's resources and caused all of US to seek the simplest survival known to us as environment and how we as humans can sustain it for future generations.

In closing, Mother Nature didn't create the nature surrounding us to have it pilfered and destroyed by mankind, it's for all of us to enjoy.

Regards, L. Narancic

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course rezoning	04/10/2020	04/10/2020	MARACAY AT VISTOSO		

Initial Comment / Request

Hello,

We are STRONGLY AGAINST the proposed rezoning of the Vistoso Golf Course. We moved specifically to Oro Valley, Center Pointe Vistoso Neighborhoods, because the exhausting wildlife, land, and amenities. Maracay Homes was openly marketing these beautiful amenities, which included the golf course and restaurant. It was also communicated that these amenities COULD NOT be sold or changes, which was a lie.

Rezoning as proposed will significant decrease the safety of our children, outdoors families, and avid bikers. This is due to the fact that the current streets and neighborhood/elementary school layout CANNOT accommodate the additional traffic. The current proposal will make it essentially IMPOSSIBLE for Innovation Academy (the elementary school off Desert Fairways) to efficiently and safely function during school drop off and pickup periods. It will also make it extremely difficult for the school to continue its outdoor functions and field trips due to the safety concerns created by the rezoning.

Additionally, the current leadership within ORo Valley were elected in the fact that they WOULD FIGHT to keep our community SAFE and REDUCE/ELIMINATE future development that would negatively affect our communities and "nature space". Oro Valley is critically low/far behind our neighboring communities, and the rest of the Nation, when it comes to outdoor recreation. This land MUST remain zoned for recreation use, so that our vast community can continue to use it as such.

We not only owe this to every homeowner living within Rancho Vistoso, but we owe it to our children now and into the future.

PLEASE DO NOT allow for the rezoning.

Regards,
Vince and Meghan Cesareo

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning proposal - Former Oro Valley Vistoso G...	04/10/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

Please see below. A new ticker needs to be opened.

Hi Jessica and Town Council,

Thank you for the responses to the emails/tickets submitted.

Please refer to the attached document submitted by Preserve Vistoso to the Town of Oro Valley on 4/8/20. As per the Preserve Vistoso email, the residents must have in-person Neighborhood Meetings in September and October, 2020. If the coronavirus public health issue continues and these meetings are not allowed, then the in-person Neighborhood Meetings must be formally delayed until they can be held "in-person" (i.e. into 2021, etc.). The public health crisis cannot be an excuse to circumvent a full in-person discussion.

An additional issue highlighted in yellow below is the use of the on-line tool Zoom. Recently, widespread security and privacy issues were raised regarding Zoom. Google has banned the use of Zoom (<https://bgr.com/2020/04/09/google-bans-zoom-work-laptops/>). Will the Town of Oro Valley be providing an alternate tool?

Thanks,
Teresa and Jerry

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course	04/10/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 10	CARYN	HILL

Initial Comment / Request

Can the property behind the proposed senior facility be kept zoned recreational in order to prevent Mr. Farmer from building a third wing of his building and thus encroaching closer to the homes in Siena?

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Opposition to rezoning request by Romspen of valuable Open Space	04/10/2020	04/11/2020	VISTOSO GOLF CASITAS		

Initial Comment / Request

To the Mayor, City Manager, Town Council and Parks and Recreation Personnel

I am a senior without WiFi. It will be impossible, with the ongoing public library closures, for me to use the internet for participation in the public meetings.

I feel strongly, as a retired public official, that the hearings must be rescheduled to next Winter (or a date uncertain) when after the COVID-19 pandemic has subsided.

I am opposed to the rezoning of the property, which the General Plan defines as Open Space.

Respectively submitted,

Jenette L. Westgate
Former Planning
Commission Chair
Town of Paradise, California

Owner/Resident
Golf Casitas II
Rancho Vistoso

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course	04/10/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 10	CARYN	HILL

Initial Comment / Request

What is the length of the buffer between The senior facility and the adjacent Siena and Fairfield homes? If the general plan is rezoned, can the developer change the size of the buffer later on?

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments Regarding Vistoso Golf Course Development Proposal	04/10/2020	04/10/2020	VISTOSO RESORT CASITAS		

Initial Comment / Request

We emailed you yesterday about the Rezoning of the Vistoso golf course. The more we think about it, the more we dislike the idea of Rezoning the golf course to allow more development. The master plan and idea of the golf course was to have open space amongst all of the housing development which is wonderful and what made this area desirable. In our previous email, we failed to mention how more development will impact the amount of traffic on the area. We don't need any more traffic in Rancho Vistoso. Also, adding an assistant living facility will really increase the number of sirens which will be right in the middle of Rancho Vistoso. Please consider our input and leave the golf course as is and sell it as a golf course. Thank you.
Pam and Tom Tweed
Vistoso Tesort Casitas
655 w. Vistoso Highlands Driv
Oro Valley, AZ 85755

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf/Romspen proposal	04/10/2020	04/11/2020	VISTOSO GOLF CASITAS		

Initial Comment / Request

Hello Mayor and Town Manager

I have 2 concerns today, (1.) Today's electronic town meeting, and (2.), the Romspen proposal.

I consider them separate, as in no way do I accept their plan, nor your approval, to build on the Golf Course.

But as you appear to be accepting input already, I'll state them both.

1. Virtual Meeting

I am responding today to your decision to hold today's, (quasi), virtual meeting regarding the Romspen proposal.

I understand the current need to cancel public meetings, but this virtual meeting is an inadequate, and perhaps unauthorized, alternative. In my strong opinion, a meeting like this that impacts so many owners/residents, both economically and personally, must be postponed to a later date when Public Participation requirements is again possible. This virtual meeting is heavily slanted in favor of the builder. Even if you must do something now, you also must delay things long enough to get public, face-to-face input at a more correct date, no sooner than Dec 2020, ideally Jan-Mar 2021.

2. My personal concerns

I live at 695 Vistoso Highlands (Golf 2) Unit #205. Purchased in 2005, I paid a definite premium for the excellent location.

The views, quiet, sunsets, panorama and that it was zoned recreational (not buildable) made it worth it.

You all know that mountain views and sunsets are Oro Valley's ocean view; its what gives a property value.

Regarding Romspen's plan to build on part of the course. It couldn't be worse for us at Golf 1 and 2.

Structures would be extremely close, 2 stories, high density, a road next to my unit, no more views or quiet, and obviously a significant loss of property value.

Not only will our enjoyment be lost, but any rentals would be significantly reduced.

Who wants to look at a building a few feet away rather than glorious sunsets and wildlife, and quiet.

Any of you owning in this situation would be incensed.

There should be NO housing built on the golf course property; modifying any plans is unsatisfactory. The Vistoso master plan included green, recreational space among much planned housing. That promise to initial buyers, and all others, must be kept. To allow a builder to cherry pick one of the best views in Vistoso, and absolutely remove what we bought years ago, is absurd. We were here first, we have a right to retain it, especially because Oro Valley said we would.

Romspen is stealing what we have paid for, and continue to pay with higher taxes. This is a pattern where prime golf property is acquired, zoning changes are sought, and unless you answer to your TRUE constituents, you are part of the loss.

What's more important, many long-time Oro Valley residents, or one Johnny-come lately who never was?

I'm not interested in mitigation, or compromise with Romspen.

You MUST tell Romspen; sorry, no deal.

I know Oro Valley is in high demand, and buildable land is scarce. More and more housing may help your bottom line, but so much will be lost by us directly, and many more, with added traffic and congestion.

Really, apply the Golden Rule here. Keep your promise to so many who thought it was rock solid.

I don't have any more words, but my sadness, actually anger, has no end if you fail to do the right thing.

Robert Hersman

Golf 2 Casitas #205

952-484-5065

bhersman@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments/Questions Regarding The Romspen Vistoso Golf Course Rezoning Proposal	04/10/2020	04/11/2020	CENTER POINT VISTOSO		

Initial Comment / Request

Ref: Tickets 3709 and 4806

Jessica Hynd has my previous comments and has responded to them in reference tickets which have been closed by the City. I would like those previous comments included in the community responses to the Romspen Rezoning Proposal. I have a couple of questions regarding the Romspen Rezoning Proposal:

1. Am I correct in assuming my referenced previous comments will be included with all public comments on the Romspen Rezoning Proposal even though they were submitted prior to the Romspen Plan Video being released on the Oro Valley City website?
2. Am I also correct in assuming that the Oro Valley City efforts/actions on the Romspen Rezoning Proposal will include close coordination with Kristy Diaz-Trahan, Parks & Recreation Director, regarding the current on-going Oro Valley Parks & Recreation Future Plan activity? That on-going Oro Valley Parks & Recreation Planning effort must be strongly considered in, and influence, any future City action regarding the Romspen Rezoning Proposal.

Thank you very much for placing the Romspen Proposal Video on the Oro Valley City website. It does provide more detail regarding the Romspen proposal and in sight into its potential impact to the Oro Valley Rancho Vistoso Community.
Gordon Parkhill 13469 N Flaxleaf Pl Oro Valley AZ 85755 306-963-6590

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso golf course	04/10/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

I think that changing the results of the 2016 election by rezoning the golf course would be a terrible mistake for the community. It would also invite a prolonged legal battle costing OV thousands of dollars.

The noise, lighting, and buildings will change the landscape for the worse. Do the right thing and uphold the voters 2016 mandate!

Tim Biebelhausen

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments Regarding Vistoso Golf Course Development Proposal	04/10/2020	04/11/2020	VISTOSO GOLF CASITAS		

Initial Comment / Request

I would like to express my concern over the Development Proposal for Vistoso Golf course. The community is lacking in appropriate walking areas currently. The change of the golf course to a preserve would add to the health of the community. The walkways, restrooms and parking area that exist would be well used. The preserve concept is in accordance with the Oro Valley general plan completed with citizens input. Please deny the proposals requested.

Sincerely,
Mona Glode
655 W Vistoso Highland Dr
Oro Valley, AZ 85755

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	RE; golf course; proposal for residential and senior housing	04/10/2020	04/12/2020	SOMERSET CANYON		

Initial Comment / Request

Dear OV governing board,

My husband and I live on Woosnam and previously lived on Montelupo. We love this area and the most special aspect is the green space and nature preserve created by the Vistoso golf course. It is unique in that the paths, trees, and land are a community network for walking, cycling, and getting outdoors. This sort of green space is good for us all; our physical health, mental health, and the health of our air quality. The bird and animal life are incredible and rare for this area.

The city of Tucson spent millions creating the Loop along several washes to create a similar experience for the residents of Tucson and surrounding areas. We in OV have this already created and it would be a tragic shame to destroy it. Every inch of desert is bulldozed including the most recent development on La Canado and above Moore Rd. The Vistoso Preserve is something to save for ourselves to enjoy, to have for ourselves, our children and grandchildren to enjoy and gain from.

We are adamantly opposed to any development and hope the town will do everything possible to save this area for a Preserve.

Best, Shannon and Daniel Petrovich

13038 N. Woosnam Way
Oro Valley

520-909-4740

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Golf course nailing list	04/10/2020	04/12/2020	NO CHOICE		

Initial Comment / Request

Address below.
Thank you

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Rompsen	04/10/2020		VISTOSO GOLF CASITAS		

Initial Comment / Request

As a property owner in Vistoso, Vistoso Golf Casitas, I am strongly opposed to the development plan being considered by the town of Oro Valley for the former Vistoso Golf course. Give the unique circumstances we face with the COVID-19 virus, a decision by the Oro Valley authorities should at least be delayed until proper consideration can be paid to this issue 8n a public, 8n person, setting. Beyond the health risks we face at this time, the property value of current real estate is at risk. This is not a time to put at jeopardy the economic standing of those who have made Vistoso their home. DELAY ANY CONSIDERATION OF REZONING OF THE VISTOSO GOLF COURSE!!!!Mike BurklandSent from my Galaxy Tab® E

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Public hearings	04/10/2020		RANCHO VISTOSO NEIGHBORHOOD 11	etta	hartog

Initial Comment / Request

I would like to request that the town stick to the OV rezoning process that requires neighborhood meetings before a formal submit talk is requested.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	General Plan Amendment & Rezoning for the Golf Club at Vistoso	04/10/2020		MARACAY AT VISTOSO		

Initial Comment / Request

To: Mayor Winfield, Vice Mayor Barrett, Bayer Vella, Mary Jacobs and Council Members Jones-Ivey, Nicolson, Pina, Rodman, and Solomon.
From: Jane Porter, 961 W Golden Barrel Ct., Oro Valley, AZ 85755

It boggles my mind to understand how our local government, the Town of Oro Valley, can allow a huge land corporation (Romspen Investments) to change my home and it's value into something less than what I have worked and planned for over my lifetime. Does the Town of Oro Valley care more about the revenue they are going to receive through property taxes than the quality of life and emotions of the local Oro Valley residents.?

Background-

I am a native from Tucson, born in the 40's. I grew up in central Tucson and the Catalina Mountains was how I learned what was north because I am such a visual person. Whenever I was gone from Tucson for any length of time, I would miss seeing the mountains and would never want to live anywhere else.

In 2008, my husband and I built our home on the golf course of Oro Valley Country Club. We had a perfect view of Pusch Ridge and made sure that nothing would interfere with it. Our health and age made it harder for us to maintain such a large property we started searching for land with the same view and house where I could maintain my home quilting business. In early 2016, we were one of the first people to purchase in Summit South with the same view and house orientation of our home in OVCC. The plan allowed us property we could care for and space for my home Oro Valley business. We reviewed the master plan of our subdivision many times with the confidence that our view of the Catalina mountains would never be blocked.

Zoning Change Proposal-

My husband and I have viewed your video dated April 10 th on the proposed change to zoning. Both options include a medium density in the 10 acres just north of Innovation Academy. Our property backs up directly to this area. The proposal states that houses in that area can be 2 stories or 30 ft. in height. That means I could be looking into someone's upstairs window or a 30 ft. high block wall instead of the beautiful mountains. Are you aware that the color of the mountains change all day long as the sunlight moves across the sky.

Concerns-

- * The Oro Valley Council along with Planning and Zoning will care more about getting tax revenue from future building of homes and senior living facilities than the concerns of the local residents.
- * If a senior/assisted living facility is built there will be a flood of this type of facilities that are not in high demand. There are over 60 memory/assisted living/senior facilities in Pima County. Most are not full and we don't need to add more to the system.
- * The need for more open, hiking and recreational space in Ranch Vistoso far exceeds the need for more housing in any form.

Summary-

I understand the challenges of not being able to meet in person during this pandemic crisis but it is only face to face interaction that allows the people involved in this proposal to truly express all forms of emotion and concern over this situation. I am deeply saddened over the thoughts of what will happen to my beautiful view of the mountains. I urge the town of Oro Valley to stop this destruction of our property values and views.

Sincerely, Jane Porter

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course	04/10/2020	04/12/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

What are the plans for the area of the first fairway and driving range west of the indicated senior living facility? Is this open space and will it remain undeveloped?

Al Stecklein
 Lot 15
 Fairfield Vistoso
 Rancho Vistoso Neighborhood 11

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Golf Club of Vistoso Rezoning	04/10/2020	04/12/2020	CENTER POINT VISTOSO		

Initial Comment / Request

To: Mayor Winfield, Vice Mayor Barrett, Bayer Vella, Mary Jacobs and Council Members Jones-Ivey, Nicolson, Pina, Rodman, and Solomon.

Subject: General Plan Amendment and Rezoning for the Golf Club at Vistoso

From: Warren Cottrell, 961 W Golden Barrel Ct, Oro Valley, AZ 85755

I am a resident of the CenterPointe Subdivision located adjacent to the proposed rezoning application request recently filed by Romspen Investments. My wife and I bought this particular piece of property for the view of Pusch Ridge and for the privacy that the buffer zone golf course offers. We were relying on the existing zoning. We paid a "premium" fee for choosing this location by the builder again, relying on assurances from the builder (Maracay) and on the zoning.

We oppose any zoning change to the open space property abutting our property that will reduce our rightful enjoyment to privacy, views, and appreciation in value to our home.

We have already seen reduction in value and difficulty in selling homes in our neighborhood (Summit South) from the uncertainty of the results of this application to rezone.

Our property value is at stake and we are asking our town council to deny this application for change.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Golf Club of Vistoso Rezoning	04/10/2020	04/12/2020	CENTER POINT VISTOSO		

Initial Comment / Request

To: Mayor Winfield, Vice Mayor Barrett, Bayer Vella, Mary Jacobs and Council Members Jones-Ivey, Nicolson, Pina, Rodman, and Solomon.

Subject: General Plan Amendment and Rezoning for the Golf Club at Vistoso

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We oppose any zoning change to the open space property abutting our property that will reduce our rightful enjoyment to privacy, views, and appreciation in value to our home.

We have already seen reduction in value and difficulty in selling homes in our neighborhood (Summit South) from the uncertainty of the results of this application to rezone.

Our property value is at stake and we are asking our town council to deny this application for change.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf course	04/10/2020	04/12/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

What is the current and anticipated usage (occupancy) rate for senior assisted living in the Rancho Vistoso area with the Splendido expansion and the new facility on Tangerine and Innovation Drive?

Al Stecklein
 Lot 15
 Fairfield Vistoso
 Rancho Vistoso Neighborhood 11

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course	04/10/2020	04/12/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

I am directly on the golf course and have not received the "yellow post card" referred to in the video? All of my neighbors that I have talked to have not received one either?

Al Stecklein
 Lot 15
 Fairfield Vistoso
 Rancho Vistoso Neighborhood 11

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Pending	Oro Valley Golf Cours	04/10/2020		RANCHO VISTOSO NEIGHBORHOOD 10	george	camilleri

Initial Comment / Request

Do not agree with the plans for the golf course. THe area should be utilized for despearately need open space parks for the youth. Note: I am a senior citizen but believe the parks are needed

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Ref: Vistoso Golf	04/10/2020		RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

I am writing to register my strong opposition to the proposed rezoning and development of Vistoso Golf course. This project is inappropriate in terms of both scale and scope, and would seriously undermine the quality of life for existing residents. Moreover, changes to the character of the neighborhood will decrease existing property values.

My specific criticisms are as follows:

- High density housing is a terrible fit for a neighborhood that consists almost exclusively of single family homes. The increase in population density, coupled with an influx of multi-family units, will incite a drop in existing home values. This is grossly unfair to current residents.
- Increased population density resulting from the construction of a Senior Citizen complex and numerous homes will significantly increase traffic congestion, and add thousands of additional vehicles to neighborhood streets. This in turn will increase noise pollution and erode the quality of life throughout Rancho Vistoso.
- Elimination of significant portions of the Rancho Vistoso green space will significantly reduce the aesthetic appeal of the surrounding neighborhoods.
- The proposed project is an enormous undertaking that will subject residents to construction noise, construction traffic, construction debris, and related congestion and inconvenience for an extended period of time.

Four years ago my wife and I purchased a home in Oro Valley largely due to the numerous green spaces and the wide open feel of the community, as well as the preponderance of single family homes in the housing stock. Unfortunately the ensuing four years have seen an apparently endless assault upon the green spaces and wide open feel that initially attracted us to this community. The proposed Vistoso Golf course rezoning and "development" project will further accelerate the reckless development that is already destroying the quality of life in this community.

I strongly urge the Oro Valley town council to reject this inappropriate rezoning and development proposal.

Sincerely,

Anthony K. Stapleton
13027 N Bellbird Drive
Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Neighborhood Meeting before Rompsen	04/11/2020		SUNSET RIDGE II	Joseph	Campagna

Initial Comment / Request

I, Joseph Campagna, am asking that the Town sticks to the OV Rezoning Process that requires NEIGHBORHOOD meetings before a Formal submittal is accepted.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Neighborhood Meeting before Rompsen	04/11/2020		SUNSET RIDGE II	Theresa	Campagna

Initial Comment / Request

I, Theresa Campagna, am asking that the Town sticks to the OV Rezoning Process that requires NEIGHBORHOOD meetings before a Formal submittal is accepted.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Preserve Vistoso	04/11/2020		RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

My response is that this property should remain as zoned....golf course/recreational. We see many more walkers, bikers and hikers than we saw golfers at one time behind our backyard. Please do not let this property be developed with more buildings. It should remain a nature preserve for people, animals and birds.

Mary Stecklein, Fairfield Rancho Vistoso, filing #1, neighborhood 11

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	video meeting	04/11/2020		VISTOSO HIGHLANDS	kenneth	Cundiff

Initial Comment / Request

Ken and Beth Cundiff are asking that the Town adheres to the OV Rezoning Process that requires in-person NEIGHBORHOOD meetings before a Formal submittal is accepted.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Comments Regarding Vistoso Golf Course Development Proposal	04/11/2020		RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

To Whom it My Concern,

I am a full time resident of Oro Valley. I live in the Stone Village Subdivision just off the Vistoso Golf Course.

I go walking on the golf cart path around the golf course almost every day as does many other people. It is a perfect place to get exercise and a great place for families to walk with strollers and ride bicycles.

The hundreds of house's that back up to the golf course will be loosing hundreds of thousands of dollars in equity if you build multi housing structures and high density homes. Not to mention another big assisted living facility of which we already have one a mile down the street, Splendido.

I am strongly apposed to amending the Oro Valley "General Plan" that was voted on in 2016.

Rompson Company is known to do this for the millions of dollars they make by trashing small golf courses then building high density housing.

They could care less about our community and the people who live here.

Oro Valley has a deficit of parks and recreational areas much lower than the national average. One of the reasons we moved to this specific area was the beauty of the golf course and it's surroundings.

I am asking you to listen to your community members and not amend the OV General Plan to change the zoning and let this happen to our community. Rompson can find another Golf Course in different community in another state to ruin, not ours.

Remember, we voted for the members of the City Council to listen to their constituents and do the right thing for our community.

Sincerely,
Sue Parrott

Sent from Sue's iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Questions about Vistoso Golf	04/11/2020		VISTOSO RESORT CASITAS		

Initial Comment / Request

I watched your excellent presentation the city put on on the rezoning and plan amendments for the former Rancho Vistoso Golf Club public golf course. I thought it was excellent the way it was done and I really appreciate it.

My name is Lynne Humphries and I own 3 casitas in building 9, units 125, 126, and 227 of the Vistoso Resort Casitas at 655 W. Vistoso Highlands Drive, Oro Valley, Arizona 85755. Until I retire at the end of 2020, my mailing address is 1515 Savannah Dr., Richmond, TX. 77406-2217.

I'll ignore the somewhat biased statements made by the presenter applicant about there being no offers (I think the term she used were viable or acceptable) since my understanding is in fact there were offers, especially at least one offer to keep the property as a 9 Hole public course with partial re-development.

My one overall comment for the City Council, is that if this rezoning application is not approved, I believe there will be others or the property will be put back on the market. I understand it is a waiting game. My one comment the zoning commission and the City Council is the City should not approve something that is not wanted. It is better to continue to have them hold it because eventually someone will buy it perhaps with a more acceptable offer to the community. This comment has nothing to do with the particulars of the specifics presented which I will address next.

Question 1: I have not reviewed your requirements for second points of access, but I would like to ensure the staff is specifically counting the number of units in the pods of development and taking that into account The requirements for second points of access. The proposed changes do not appear to offer many additional points of access for developments on Vistoso highlands Drive. The presenter mentioned complying with traffic counts, which rightly so will be done after the stay at home order is lifted, but it is not just additional traffic that I am concerned need to be addressed. I believe also the total number of units that have to get out onto Vistoso Highlands is important. I am sure the city does have specific requirements for unit totals that require a development to have a second access into the development pod. For example, The Golf Casitas complex number one has two points of access onto Vistoso Highlands. The Richmond homes project at the corner of Vistoso Highlands and Rancho Vistoso has two points of access. It appeared on the map that the development pods being proposed do not offer two points of access, perhaps not in compliance with your ordinance. One of them does appear to have a new point of access on Pebble creek drive. But it appears this point of access is only for the Casitas development behind the existing Vistoso golf complexes. Perhaps the developer should be required to extend that new Drive off of pebble Creek to whatever alternative might be developed on the west side of the existing clubhouse location. That would give either of the senior living community or the single-family community to be constructed at that location a second point of access. This would be in addition to any access off Vistoso highlands. Of course total traffic count must be met on Vistoso Highlands and since that street right of way width is already set, your requirements should not be satisfied with a variance but with a reduction in the number of units allowed.

Question 2: The applicant's revised plans lists several places that are "open space". In particular open space is on the plan in the area that was hole number 17. This is behind the existing Vistoso Resort Casitas complex and the new proposed casitas complex behind the Golf Casitas two complexes. Who maintains open space? Is that going to be continued to be owned by the owner of the development? What happens when the owner of the development is completed his development? Then there is no one to enforce maintenance on. So ownership and continued maintenance of the "open space" designations on the plan need to be determined. There needs to be a permanent source of funding for the maintenance of any open space designations. Otherwise, over time they will become so infested with desert wildlife and weeds etc. that it could become a health and safety hazard for the Casitas that are on either side of them. There should be requirements that these open space areas be routinely underbrushed etc. to keep them safe. As golf course fairways, they were routinely maintained to avoid this problem. This is very important.

Lynne Humphries
Sent from my iPad

Lynne Humphries
Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Opposition comment on amendment to convert Vistoso Golf Course	04/11/2020		VISTOSO RESORT CASITAS		

Initial Comment / Request

We are residents of Oro Valley and live near the Vistoso Golf Course. We strongly oppose the request One amendment (Case #2000844<<https://www.orovalleyaz.gov/town/departments/community-and-economic-development/planning-division/projects/vistoso-golf-proposed>>) which would convert the Vistoso Golf Course from golf course/recreational use to high and medium density residential use. The development plan includes a senior care facility. We moved here in 2017, to a home that was already existing. The reason we moved was not much traffic and plenty of open space and wildlife. We would seriously consider moving away if this amendment is passed. There has been too much building and the traffic, as it is currently, is multiplying quickly. We also worry about the water supply. Where is the water going to come from to support all the proposed development?
Brenda Kraft
Gordon McGlinchey

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Vistoso	04/11/2020		RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

Kindly include me on the mailing list for this project.
Dick Karre
5367 Flatrock Ct
Morrison, CO 80465

Dick Karre
dkarre@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Vistoso rezoning	04/11/2020		ORO VALLEY TOWNHOMES	Andy	Cairncross

Initial Comment / Request

I am contacting the Oro Valley government concerning the request for rezoning at the Vistoso golf course.

When we purchased our property next to Vistoso golf course, it was zoned scenic. I now understand that the new owner of Vistoso golf course is requesting the golf course to be rezoned.

This is for their financial benefit to have it rezoned. It is also to our financial deficit to have it rezoned. My question is, who will compensate us for our financial loss if it is rezoned?

When the present owner of Vistoso golf purchased the course, they were aware of the zoning of the property. Why can they get a financial gain for the rezoning and we receive a financial loss for the rezoning?

I am disappointed that there will not be a public meeting to discuss this proposal. I hope that Oro Valley government denies any rezoning to the property.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Vistoso Golf Course Development Proposal	04/11/2020		VISTOSO GOLF CASITAS		

Initial Comment / Request

To: Mayor Winfield, Vice Mayor Barret, Bayer Vella, Mary Jacobs & Council Memebbers - Jones- Ivy, Pina, Rodman & Solomon

My name is Brent Spaeth. My wife and I own a condo in "Golf Casita's II". Our address is 695 W Vistoso Highlands Dr Unit #210, Oro Valley, Arizona.

As I am sure you are fully aware, Romspen Vistoso LLC is interested in developing the Vistoso golf course into high density residential housing & senior care living facilities. We purchased our condo in 2006 fully expecting the land that we face to be kept as a golf course or at the very least parks & recreation areas. You can only imagine our displeasure from the most recent development plans being proposed from Romspen. As you are also aware, the City of Oro Valley is in desperate need of additional "Parks & Recreation" areas for our current citizens to use - NOT additional high density land development! I have seen the initial plans being developed, and it appears that this plan tries to squeeze far too many residential units into spaces that would literally have our current homes/condos within a few feet of the new development. This is not Manhattan, New York or some inner city developement. This is Oro Valley, and we should be able to maintain green space, walking paths, views of the desert and beautiful mountain ranges - not the back of some new townhome!

It is my understanding that due to the Covid-19 pandemic requirements that the city of Oro Valley will be conducting a Video Neighborhood Meeting to allow Romspen to present their plan, rather than the typical "in person" neighborhood meetings that are required for such proposals. Although the Video Presentation might be a good way for Romspen to present their case, I don't feel it will adequately allow our owners to voice their concerns & opinions. Please remember, that Romspen's proposal will have a negative impact on the current home owners in this area. We have been supporting Oro Valley & Pima County for years, and our voices should be heard in a fashion that will allow us to properly give input and help you make an informed decision. Merely allowing, on line questions or comments, will not allow for proper dialog and debate.

I respectfully request that you not make any decisions for proceeding with this proposed redevelopment of Vistoso Golf Course without allowing proper, in person neighborhood meetings so that we can have proper & thorough discussions.

Thank You,
Brent Spaeth

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Romspen Vistoso LLC Developemnt Plan	04/11/2020		VISTOSO GOLF CASITAS	Brent	Spaeth

Initial Comment / Request

To: Mayor Winfield, Vice Mayor Barret, Bayer Vella, Mary Jacobs & Council Memebbers - Jones- Ivy, Pina, Rodman & Solomon

My name is Brent Spaeth. My wife and I own a condo in "Golf Casita's II". Our address is 695 W Vistoso Highlands Dr Unit #210, Oro Valley, Arizona.

As I am sure you are fully aware, Romspen Vistoso LLC is interested in developing the Vistoso golf course into high density residential housing & senior care living facilities. We purchased our condo in 2006 fully expecting the land that we face to be kept as a golf course or at the very least parks & recreation areas. You can only imagine our displeasure from the most recent development plans being proposed from Romspen. As you are also aware, the City of Oro Valley is in desperate need of additional "Parks & Recreation" areas for our current citizens to use - NOT additional high density land development! I have seen the initial plans being developed, and it appears that this plan tries to squeeze far too many residential units into spaces that would literally have our current homes/condos within a few feet of the new development. This is not Manhattan, New York or some inner city developement. This is Oro Valley, and we should be able to maintain green space, walking paths, views of the desert and beautiful mountain ranges - not the back of some new townhome!

It is my understanding that due to the Covid-19 pandemic requirements that the city of Oro Valley will be conducting a Video Neighborhood Meeting to allow Romspen to present their plan, rather than the typical "in person" neighborhood meetings that are required for such proposals. Although the Video Presentation might be a good way for Romspen to present their case, I don't feel it will adequately allow our owners to voice their concerns & opinions. Please remember, that Romspen's proposal will have a negative impact on the current home owners in this area. We have been supporting Oro Valley & Pima County for years, and our voices should be heard in a fashion that will allow us to properly give input and help you make an informed decision. Merely allowing, on line questions or comments, will not allow for proper dialog and debate.

I respectfully request that you not make any decisions for proceeding with this proposed redevelopment of Vistoso Golf Course without allowing proper, in person neighborhood meetings so that we can have proper & thorough discussions.

Thank You,
Brent Spaeth

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Vistoso course	04/11/2020		NO CHOICE		

Initial Comment / Request

With a General Plan in place why doesn't the developer just buy properly zoned property for his development? We have plenty in Oro valley at a less expensive price; and we don't need to change a recent voter approved development plan. Let Rompsen sell the course zoned the way he bought it. It's not our fault he's a poor businessman who made a bad purchase.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Preserve Vistoso Member Feedback Page	04/11/2020		RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

You put a senior citizen community into the middle of a residential community and you will have light pollution, substantial increase in worker, visitor, resident and delivery truck traffic and ambulance noises. You can call a 38-acre senior center as residential, but it really is commercial and should not be built in the middle of a residential neighborhood.

Craig MacKay

13861 N Slazenger Dr. Fairfield

Oro Valley, AZ 85755

craig@cleanplanetcarwash.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Preserve Vistoso Member Feedback Page	04/11/2020		RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

The state of Arizona has Grants available to pay for 50% of the Vistoso property to convert it to a park and trail system. Why hasn't the town filed for this Grant?

Craig MacKay

13861 N Slazenger Dr. Fairfield

Oro Valley, AZ 85755

craig@cleanplanetcarwash.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Rezoning of former Vistoso Golf Course	04/11/2020		VISTOSO HIGHLANDS		

Initial Comment / Request

Put us on the list of NOT supporting the rezoning of the Vistoso Golf Course. The property should be bought by the town of Oro Valley and utilized into a Parks and Recreation area. The proposed density of homes in the request to rezone is absurd and in reality a greedy move by the proposed developer. Additionally the current property owners in this area will have a serious drop in value of their homes. Stop this horrendous idea.

Arlin (Skip) Beatty, and Judith Beatty
605 W. Quiet Springs Dr.
Oro Valley, AZ 85755

(Vistoso Highlands #1 resident

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course Re-Zoning	04/11/2020	04/13/2020	VISTOSO HIGHLANDS	Dick	Surowiec

Initial Comment / Request

I live on the Golf course but have not received any mailings fromThe City of Oro Valley.
Please include me in any mailing that address the re-zoning
my address :
13774 N Keystone Springs Drive
Oro Valley 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: rezoning process	04/11/2020	04/13/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

We are resending this email on our feelings to make sure it is shown in the public records after watching the video prepared by Rompsen.

> ----- Original Message -----

> From: AL DUBIAK <asdubiak@comcast.net>
> To: ask@orovalleyaz.gov, PreserveVistoso@gmail.com
> Date: April 4, 2020 at 9:52 PM
> Subject: rezoning process

>>
>> To Whom It May Concern:

>> We have lived at 560 W. Quiet Springs Dr. in Oro Valley since 2001 and were one of the first residents in the 8th green neighborhood at the Golf Club at Rancho Vistoso as well as among the first residents on the golf course. It has always been our dream and retirement goal to live on a golf course and when the opportunity came along to purchase our lot we jumped at the chance. Specifically our home is bounded by the 6th fairway to our North and the 8th tee box to the East (as well as the 7th hole par 3 to the East). The back of our home faces the East with a magnificent view of the Catalina mountains. We have been fortunate to have our dreams realized over the years with green grass contrasting with the natural beauty of the desert while viewing wildlife in abundance like coyote, deer, javelina, fox, bobcats, and rabbits. We had the privilege of such an idyllic setting until the summer of 2018 when Rompsen who only had bought the course out of bankruptcy in 2015 decided to arbitrarily and capriciously close the course. Upon investigating who Rompsen is and what they do it is readily apparent that they are not a golf course operator but a vulture real estate operation that buys distressed real estate properties with the purpose of selling them quickly while making a big profit. They themselves said in a note to their investors when they purchased the property in 2015 that they are "OPERATING AND PREPARING THE PROPERTY FOR FUTURE SALE AND POTENTIAL CREATION OF DEVELOPMENT TRACTS OF LAND WITHIN THE PROPERTY". Nowhere does it say we want to operate this as an ongoing viable golf course (because that's not what they do nor want to do) because if they did and were having financial difficulties they should have and could have reached out to the homeowners on the course to see how they might make it a win win situation for all concerned parties or kept negotiating with the one buyer I am aware of. So now what happens is that they are asking for amendments to plans long ago approved especially the master plan for the whole Rancho Vistoso parcel which we relied on when we made our purchase 19 years ago. In that presentation, they use many glowing words to describe what they are doing such as "carefully selected portions, thoughtfully selected to minimize impact, will enhance the existing fabric of Rancho Vistoso (if approved by getting rid of them), and thoughtful placement of homes.

>> Let us give you some perspective on these self praising words on how they "benefit" those of us in this location. Where we now have nothing but a natural environment (6th fairway) they propose to put 4 homes along with a street (which would be about 10 or less yards from our home) so instead of looking at wildlife we will be able to watch and hear things like garbage trucks ,service vans and owners cars outside of our wall instead of seeing and hearing the wildlife. We are not sure how that meets the definition of how that enhances our existing fabric. However, that's not the end, they also want to add an additional 25 homes on the balance of the property to our east which further destroys our environment with a higher density and further minimizes the beauty of nature toward the mountain. Additionally, what that this means for us is a substantial decline in the value of our property and destruction of a natural environment while increasing their return on investment. It does not end there, the also propose to sell the clubhouse area and driving range to a commercial developer for so called senior living units which are patterned after a similar property the developer built in Texas which brings nothing unique to Oro Valley. Matter of fact our concern is that if given permission to go ahead we will have another Splendido on our hands which was promised to us as a no more than two story building but upon completion they now have somehow ended up with a four story behemoth. In addition, Rompsen proposes to develop medium-high density residential on the back nine as well further destroying the environment. In

this proposal they have carefully left out developing the the length of the eighth hole which they had in the initial proposal which leads one to wonder why. One can only conclude that they deemed it too expensive to grade and fill in the pond so they focused on increasing density elsewhere to obtain the same profit objectives. By giving this so called gift to whomever they avoided the cost of filling in the pond and regrading the land but they sure considered it strongly based on their initial actions. We know they would want to develop additional land if it was economically feasible as well.

> > Needless to say, we are strongly opposed to ANY rezoning given the master plan that we based our purchase on many years ago and at the least request that any hearing be an open meeting as required by law in light of the many things mentioned above as well as the opportunity to reflect the emotional ties we as homeowners and citizens have to our properties. Allowing a Canadian real estate fund to come into our community to destroy the environment for the sake of their fund holders at our expense should at least present us with the opportunity to express our feelings in an open forum. It is not acceptable to have a virtual question and answer session so the meeting should be postponed until such time as we can all gather in one place. We are not interested in seeing some slick video prepared by some marketing firm for Rompsen which proceeds to tell us how wonderful they are and that we should be grateful for what they are doing. Make no bones about it, their altruistic motive is to make money and the homeowners and community be damned.

> >

> > Al & Sharon Dubiak

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Fwd: Response to PV Pulse Vol 1	04/11/2020		RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

----- Forwarded message -----
 From: <sasjstephens@gmail.com>
 Date: Sat, Apr 11, 2020 at 12:29 PM
 Subject: Response to PV Pulse Vol 1
 To: <preservevistoso@gmail.com>

My wish wd be that Vistoso remain as is BUT since that appears to be impossible, and the closed golf course is history, I must voice my opinion realistically on the options now available. Therefore, I "vote" to keep the old golf course as much undeveloped as possible ie sidewalk around still existing, build the agreed upon two areas with homes (no two story) and convert the old clubhouse area into a senior living place, hoping for restrictions on how many floors high it can be (the fewer, the better). I wd rather have the senior living area than the 90-100 houses that cd be built. But if the owners get the rezoning they want, the remainder of the golf course should be dedicated to the city as an OPEN SPACE that will remain undeveloped in perpetuity and be dedicated to the town of Oro Valley. Sandra Stephens 13837 North Azure Springs Drive PS I want to add that my husband was public works director for the city of Prescott for almost 13 years. husband, Tom Long wife, Sandra Stephens, house owner
 Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Rompson Rezoning	04/11/2020		VISTOSO HIGHLANDS	Laurie	Lisak

Initial Comment / Request

I, Laurie Lisak, am asking that the Town adheres to the Oro Valley Rezoning Process that requires in-person NEIGHBORHOOD meetings before a Formal submittal is accepted.

Very sincerely,

Laurie Lisak
13852 N Steprock Canyon Place
Oro Valley, AZ 85755
(c) 708-508-1417

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Preserve Vistoso Member Feedback Page	04/11/2020		RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

Limiting citizen input to emails and video responses to questions should not be a substitute for in-person neighborhood meetings. The Town needs to pause the process until we can have in-person meetings.

Ruth Field

13825 N Topflite Dr

Oro Valley, AZ 85755

ruthfield39@gmai.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Golf Course Development	04/11/2020		RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

While I appreciate the Romspen's desire to develop this property and cut their financial loss, I believe the two-story nursing facility should not be located in the middle of single-family residential neighborhoods. Between the sirens, traffic, non-stop deliveries and commercial lights – not to mention destroying the views so many of us cherish, this project will greatly impact the quality of life of too many Rancho Vistoso residents. Our roads, especially Vistoso Highlands Drive, was never intended to be a main artery for traffic. If rezoning this property is inevitable, large buffer zones that protect the views of existing homeowners must be part of that plan.

Il believe The Town of Oro Valley should adhere to the original Master Plan.

Thank you,
Nancy Bartlett
1013 W Mulligan Dr.
Oro Valley, AZ 85755
(Lot #3)

Sent from Mail for Windows 10

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Response to PV Pulse Vol 1	04/11/2020		VISTOSO RESORT CASITAS		

Initial Comment / Request

We feel strongly that there should be meetings where everyone could participate. It is much more effective than doing it via video, etc. We would want the maximum height to be no more than one story if the zoning would be changed. Very very important.

Pam and Tom Tweed
655 W. Vistoso Highlands Drive, Unit130
Oro Valley, AZ 85755

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Preserve Vistoso Member Feedback Page	04/11/2020		RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live.

The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, especially with the area north of Tangerine lacks Oro Valley recreational facilities.

This is a poorly designed plan with little or no transition between existing residential communities and proposed new high density housing. There are limited or no paths between sections of the land being left for open space. Will animals and trail users need to walk through neighborhoods?

You would ruin our neighborhoods with a large senior complex and houses and apartments crammed into most areas of the former golf course.

Oro Valley needs to pay attention to what we want, not what the developers demand.

Romspen assumed the mortgage of a failed golf course. Just because the company is changing its business plan doesn't mean that we should have housing crammed into every corner of the former golf course so the company can profit.

The state of Arizona has Grants available to pay for 50% of the Vistoso property to convert it to a park and trail system. Why hasn't the town filed for this Grant?

Natalia Ignatenko

13568 North Atalaya Way Cortona

Oro Valley, AZ 85755

nai@email.arizona.edu

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Proposed rezoning of Romspen property	04/11/2020		RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

I live in Bella Vista on the defunct golf course. My home is adjacent to hole 14.
 Adding new houses on what was designated golf course and recreational land would impact the area for many reasons.
 The entrance to the proposed new subdivision is directly across from Innovation Academy. Those students who walk to school would face dangers from additional traffic.
 Oro Valley needs more parks and recreational space, not more houses. I see many area residents walking, riding their bikes, jogging on the golf course path. Open space is a necessity so that the town remains a desirable place to live.
 Please consider the residents of your town and their wishes; not the wants of a foreign investment company
 Sincerely
 Barbara Rosenthal
 13082 N Toucan Dr, Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Oro Valley Golf Course Rezoning	04/11/2020		CENTER POINT VISTOSO	Kim	Burroughs

Initial Comment / Request

I, Kim Burroughs request that the town of Oro Valley sticks to the OV rezoning process, requiring neighborhood meetings before a formal submittal is accepted. Covid19 is a tragedy in itself. Please don't allow Rompsen to use the inability to hold public meetings at this date to subvert due process of the Oro Valley residents in choosing to keep the open spaces that drew us to live here.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Zoning History	04/12/2020		MARACAY AT VISTOSO		

Initial Comment / Request

Where can I find the zoning history of Rancho Vistoso? Specifically, I'm curious of how/when the CenterPointe development was slated as medium high as it is now. Was it zoned this way since the inception of Rancho Vistoso?

We've lived in Rancho Vistoso since 1998 and have lived and loved much of its development. Through the years I recall periods of "controversary" when various developments were built, but don't recall if rezoning was required or not. For example, the condos and World Mark and Splendido.

Thank you,
Risa Noble

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Vistoso Golf Course Process	04/12/2020		RANCHO VISTOSO NEIGHBORHOOD 10	CARYN	HILL

Initial Comment / Request

We have not yet received a post card regarding the request for rezoning and have noticed that the public was not given the 15 days total to respond. Additionally some neighbors have NOT seen your signs announcing the rezoning application since they are isolating at home and are not going out. It seems as if the City is already making exceptions for Romspen over the community. Why can't the city put a hold on this process due to the circumstances? The rezoning request is NOT time sensitive and moving forward with it seems unfair to our community.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Fwd: Response to PV Pulse Vol 1	04/12/2020		RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

----- Forwarded message -----

From: Sue Parrott <sparrott52@yahoo.com>

Date: Sat, Apr 11, 2020 at 6:35 PM

Subject: Response to PV Pulse Vol 1

To: <preservevistoso@gmail.com>

To Whom it My Concern,

I am a full time resident of Oro Valley. I live in the Stone Village Subdivision by the Vistoso Golf Course.

I go walking on the golf cart path around the golf course almost every day as does many other people. It is a perfect place to get exercise and a great place for families to walk with strollers and ride bicycles.

The hundreds of house's that back up to the golf course will be loosing hundreds of thousands of dollars in equity if they build multi housing structures and high density homes. Not to mention another big assisted living facility of which we already have one a mile down the street, Splendido.

I am strongly apposed to amending the Oro Valley "General Plan" that was voted on in 2016.

Romspen's Company is known to do this for the millions of dollars they make by trashing small golf courses then building high density housing.

They could care less about our community and the people who live here.

Oro Valley has a deficit of parks and recreational areas much lower than the national average. One of the reasons we moved to this specific area was the beauty of the golf course and it's surroundings.

I am asking that you to listen to your community members and not amend the OV General Plan to change the zoning and let this happen to our community. Romspen can find another Golf Course in a different community in another state to ruin, not ours.

Remember, we voted for the members of the City Council to listen to their constituents and do the right thing for our community.

Sincerely,
Sue Parrott

Sent from Sue's iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Vistoso Golf Course Property/Rompsen PreApplication for Rezoning/Questions	04/12/2020		VISTOSO HIGHLANDS		

Initial Comment / Request

This is in response to the land-use planning Project Proposal recently filed by Rompsen Vistoso LLC asking the Town to amend the General Plan and the Planned Area Development governing the Vistoso Golf Course Property. I am Jim Greene and I reside in an Oro Valley residence with my spouse JoAnn. We reside in the Rancho Vistoso Fairfield development, at Lot 8 off the 1'st fairway. That is a location where major residential development is proposed immediately to the south of our property. The Project Proposal is not detailed and there is much left to be discovered later in the Town process. While I have very serious concerns with the Proposal substantively (both Option 1 and Option 2), and believe if either were approved and developed a significant intrusion on the community would be imposed on residents, I understand the process at this point is intended just to afford interested parties to learn more by asking Questions. I will limit my comments accordingly. I am offering MULTIPLE QUESTIONS. My Questions are as follows: 1. With regard to the so called Option 1, applicant has offered a map of the proposal. While the map is not detailed and leaves many questions unanswered, at least it is a start in understanding the proposal. For Option 2 I have not located any similar map of that Proposal. Perhaps it has been filed and I have not seen it yet. But assuming it has not, when will such information be made to the public? An understanding of both Options is required to fully understand the possible impacts. 2. The Town of Oro Valley is all about the views. (And views are a factor in residential property values). Our property has an outstanding view of the Catalina Mountains. Option 1 would place a two story structure between my residence and the Catalinas. Option 2 includes two-story residential structures which could be sited at the same location. Although it is not totally clear it appears that both Options would locate two story structures near our residence and quite possibly obstruct our mountain views. I understand we may not have a "right" to such views, even if the loss of a view results in a property value loss. But given the prominence of views as an asset of the Town, I would strongly suggest that efforts be made to minimize any injury to views which can be avoided. To that end my questions is does the Town anticipate requiring poles or other indicators of true heights of proposed structures at the site to facilitate Town officials and interested parties understanding the impacts of the proposed project? (By the way, the homes surrounding the golf course are mostly single level. In keeping with that concept, the Richmond development at Rancho Vistoso Blvd./Highlands was either required to be limited to one story or the developer agreed to do so after the issue was raised in the planning process. It makes no sense to allow two story residences in the neighborhood.) 3. The map offered by the applicant delineates the borders of the Option 1 proposed assisted living facility. The "border" adjacent to Lot 8 and surrounding Lots of Fairfield suggests there may be virtually no distance between the development and our property (and that of our neighbors). What are the plans of the developer with regard to buffers, including dimensions, fencing and landscaping and any other development tools, to minimize the optical intrusion of the new development on existing owners? And if the developer intends to sell the rezoned properties to other developers, how can adjacent property owners be assured that any Rompsen buffer proposal will be adhered to by the next developer? 4. The Project Proposal does not ask that all land in the the golf course footprint be rezoned for development. It proposes that some of the acreage become "open space". Does applicant have a plan for the maintenance of that open space, and if so what is it? 5. Although it appears the horse is out of the barn, my comment on the Town near term process follows: I understand, due to the coronavirus pandemic the Town has determined to forgo the code required and due process driven public meeting which attaches to the preapplication stage of the process. (I am surprised the Town did not allow comment on that decision.) I am not aware of any urgency to this process. There are code deadlines which are months away. The nature of the pandemic is dynamic and uncertain. Some officials believe the economy might be "opened up" sooner rather than later. Rather than dispense with a procedural safeguard this soon in the process, why not watch developments as other public officials are doing and allow some time to pass before making a final decision on this matter" Thank you very much for your attention to this matter. Jim and JoAnn Greene

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	VISTOSO GOLF PROPOSED GENERAL PLAN AMENDMENT AND REZONING 2000844	04/12/2020		RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

As a long term resident of Oro Valley, I want to ask that you deny the request to rezone the Vistoso Golf Course property.

I do not want to see another piece of the desert lost to residential or commercial development. The reason I moved here was to enjoy the beauty of the desert and mountains. Little by little, Oro Valley is removing these areas and replacing them with dense housing and commercial properties. Continuing to replace the desert is diminishing Oro Valley and what makes it a desirable place to live.

Since the golf course closed we have seen so many people enjoy hiking, biking, and walking through the property. We enjoy the beautiful views and wildlife that is abundant on the property.

Please do not destroy another valuable piece of property and further diminish the desert.

Sincerely,

Debra Carleton
520-284-5947
Dcarleton01@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	vistoso golf proposal	04/12/2020		RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

In the proposed scenario, who would own and maintain the open space and how will it be guaranteed it won't be developed in the future? Would prefer,also, that the pond be maintained with water,can that happen? Thank you.Anne CampbellSent from my Verizon, Samsung Galaxy smartphone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Preserve Vistoso Member Feedback Page	04/12/2020		RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

Why is Romspen asking to change some of the area's zoning from recreational to open space? What do they plan to do with the property that requires open space zoning? Why change the entire area around the driving range to High Density Residential? Shouldn't some of the area close to residents remain recreational or be rezoned to open space to provide buffers?

Craig MacKay

13861 N Slazenger Dr. Fairfield

Oro Valley, AZ 85755

craig@cleanplanetcarwash.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Vistoso Golf	04/12/2020		RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

Maria Swarts 1240 W Varese Way Oro Valley, AZ 85755

Here are my comments regarding the proposed development of the former Vistoso golf course:
 Prefer to see 25% development, not 50%.

Not in favor of the southern housing units near the school.

Love that most of the trail system will stay intact. Propose naming the trail system "Cintura Verde", Italian for green belt.

Would like to see information about who will maintain the trail system, bathrooms, trash cans, etc.

Would like to see additional access points to the trail system from surrounding neighborhoods.

Prefer to keep the trail system natural with no additional development— no dog parks, butterfly gardens, benches, ramadas, etc.

Need to see wildlife studies for ways to lessen impacts on wildlife movement.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Rezoning of the Vistoso Golf Course Property	04/12/2020		STONE CANYON		

Initial Comment / Request

Sir/Madam,

I am a full time Oro Valley resident since early 2000. I live in Stone Canyon.

While I do not live directly on the Vistoso golf course property, I strongly oppose any rezoning of it. For me and many like me in the area, this property should be allowed to remain an open space for use by the residents and wild life.

I do not want to see more of our beautiful desert turned into more housing. Rezoning this property and allowing more housing in this already conjectured area would destroy the property and eliminate characteristics that make Oro Valley special.

Please do not destroy this important OV asset. Vote no on the rezoning.

Robert Carleton

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Vistoso Golf Course	04/12/2020		RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

Who will maintain open green space?

What happens with pond & who will maintain?

Only one road to & from assisted living (Vistoso Highlands) & new homes?

Will ambulance with sirens & lights be allowed down Vistoso Highlands Dr?

Where will entrances to walking space be located?

Betty Rohde
680 W. Bright Canyon Dr

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Golf Club of Vistoso property rezoning	04/12/2020		RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

To Whom It may concern,

I am opposed to any rezoning of the existing Vistoso Golf Course property.

Please do whatever is necessary to retain this valuable amenity so that Rancho Vistoso residents can continue to enjoy the breathtaking natural beauty of the outdoors, stunning wildlife, and surrounding views.

This is what brought me and my family to Oro Valley in the first place. So much of the desert here in OV has already been turned into cookie cutter housing developments. To destroy more of the desert for the sake of increased tax revenue and additional housing will reduce the appeal and beauty of Oro Valley.

The majority of the Vistoso Golf Course property is desert habitat and a sanctuary for wildlife. The wonderful mountain and desert scenery, coupled with the petroglyphs and wildlife must be preserved.

Additionally, Oro Valley lists near the bottom of the list of communities that provide residents with easy access to a park or recreational area. You recently communicated your desire to improve our Parks & Recreation. Well, here is a great opportunity to increase our parks and recreational areas. All you have to do is deny the rezoning.

I strongly urge you to deny the request for rezoning.

Timothy Carleton
Tcarleton01@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Golf Club of Vistoso property rezoning	04/12/2020		RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

To Whom It may concern,

I am opposed to any rezoning of the existing Vistoso Golf Course property.

Please do whatever is necessary to retain this valuable amenity so that Rancho Vistoso residents can continue to enjoy the breathtaking natural beauty of the outdoors, stunning wildlife, and surrounding views.

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Additionally, Oro Valley lists near the bottom of the list of communities that provide residents with easy access to a park or recreational area. You recently communicated your desire to improve our Parks & Recreation. Well, here is a great opportunity to increase our parks and recreational areas. All you have to do is deny the rezoning.

I strongly urge you to deny the request for rezoning.

Timothy Carleton
Tcarleton01@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Vistoso Golf Proposed Rezoning	04/12/2020		CENTER POINT VISTOSO	John	Ingle

Initial Comment / Request

Reviewed PDF and video. Some comments.

- First, overall fair plan to try to find balanced solution to the vacant land / golf course.
- Solution helps project homes / neighborhoods that paid a premium for open areas (and were zone such at the time).
- The senior facility and the added MHDR condo/ patio homes can work.
- Overall OK with this except for added HDR (see bullet comment below).
- It is important to note that Oro Valley must be careful with rezoning existing rec areas after the development of home based on that. Oro can lose trust. People will not buy homes near rec / zoned open areas out of fear the city will change, and developers won't invest because they can't trust the city.
- However, just because a small areas (the club house) is currently HDR does not justify adding more HDR so the developer can build HDR apartments not fitting with the areas or traffic capacity. DO NOT APPROVE ADDED HDR rezoning.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	comment of the Vistoso Golf course rezoning application	04/12/2020		EAGLES REST		

Initial Comment / Request

My name is Michael Pluta. I live at 677 W. Champions Run Way, AZ 85755. I'd first just like to say that you both did a FANTASTIC job of presenting this information. I really want to thank you for the effort and time you guys are putting into this important proposal. I'd also like to thank you for allowing the residents to have a say in this process.

I will make my comments short and sweet...From what I understand, I would like to have proposal 2 selected. If I'm not mistaken, that is the proposal that doesn't have the senior center. I'm not against the senior center, but I am absolutely against High Density Housing (HDR)...if we go with HDR, we will regret this not now, but in 20 years! I have NEVER seen a rental/leasing property mature with grace! Instead of going into classes of what types of people live there (like the video tried to explain, I.E. professionals), I'll just go with the main theme that I've noticed in my 55 years, and that is, rentals DO NOT have the same "civic pride" as a regular home owner! To cut right to it, they just don't care as much as a family who has a \$400K home to worry about. If they don't like it, they just move..I was a renter when I was younger and that is how treated my HDR I was in.

To illustrate, I have lived in Gilbert for the past 24 years, and Vistoso needs to take a good look at what happened there. When I moved there from Chandler (24 years ago), it was a "bedroom" community, beautiful, single family homes, not congested, etc...Well, in the last 5 years, our mayor/board has transformed it into GLENDALE!...a proverbial apartment building nirvana!. They have built so many apartments, that the neighborhoods are now, unkept, roads are now in disrepair, and now too small, not to mention traffic conjection is now at ridiculous proportions! The funny part of this is that they (apartment builders) always say that these will bring in more tax revenue. This is how they sell to you. Well, I've never had my property tax go down. Please look at Gilbert, and you'll understand.

Thank you for your time...I choose option 2...have a much MDR as possible!!...NO HDR, if we want to keep Vistoso beautiful, not just now, but for another 50 years!! This is why I moved here!

Thanks..Mike Pluta

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Vistoso Golf, Hole 14	04/12/2020		RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

To whom it may concern:

My husband and I would like to go on record that we strongly oppose the project on the 14th green (off of Desert Fairways) for the following concerns including, but not necessarily limited to, these negative impacts:

- Construction noise (hours during the day, weekends?)
- Dust and dirt
- Increased traffic in the area (Desert Fairways already sees an additional 500-1000 cars a day since the addition of Innovation Acedemy)
- Loss of privacy
- Restricted view (no longer have an unobstructed view of sunsets, desert, nature and Tortolita Mountains)
- Easement requirements
- Property value diminution (we have already seen an \$18,000+ property value loss on assessed tax value due to the closure of the golf course just since May 2018)

Questions:

Will the developer and/or the Town obtain an appraisal of my property by a qualified appraiser who meets the Uniform Standards of Professional Appraisal Practice, of the fair market value and explains the loss and damages as the resulting from the proposed development? Will I be able to secure a second appraisal by a qualified appraiser at the developers expense should I not agree with the findings of the first appraiser including the depreciated value of my property?

Will I be able to submit a listing of expenses to the developer and/or the Town for reimbursement for work required to my home and my property due to the construction of the project, e.g., pool cleaning, window washing, yard maintenance, dead plants, repainting of home, etc.?

Will the developer purchase my property and pay for all relocation costs if I am unhappy with the proposed development and the findings of the appraisals?

Will the developer maintain any of the established vegetation (including

saguaro, mesquite, palo verde and barrel cactus) that currently backs up to our fencing or will they just bulldoze and destroy it all and "promise" to replace it with young plants?

We did not pay premium pricing for this home in July 2013 when we relocated to the desert just to have Romspen destroy it all.

Thank you for your consideration.

Shannon and Eric Kutscher
13155 N Booming Dr
Oro Valley
605-261-8019

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Romspen Rezoning along Desert Fairways Drive	04/12/2020		RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

Hello,

My name is Nathan Roberts, and I am a property owner directly adjacent to the former Vistoso Golf Club. My property borders the area in Romspen's prosed development along Desert Fairways Drive. I have an opinion to voice about the propsition, and some questions about the designs - were they to be approved.

To begin with, it is the preference of myself, my neighbors, and any person I have spoken with who lives near the proposed development site that the former golf course areas around Desert Fairways Drive be rezoned to remain open spaces and used by the Rancho Vistoso HOA and/or the Town of Oro Valley as a desert nature preserve and recreational trail. Not only would preserving the space as open areas help to avoid negative side effects of the proposed development - including adding to already worsening traffic, destruction of the character of the existing neighborhood properties, and overcrowding - it would also provide a benefit for this and future generations who care about open air, natural areas to contibute to education about desert spaces, and a quieter and more peaceful community.

Having said the above, I have reviewed the plan put forward by Romspen Investments. I fully understand the business need for Romspen to recover as much as possible of their investment in the failed course. However, the design to have single family homes built on 50' X 110' lots will destroy the character of nearly 70% of the neighborhoods directly adjacent to the proposed development zone. If the area cannot be preserved as an open space as it should be, Romspen should consider a proposal with larger, quarter acre lots, which would be more in character with the majority of the homes around the site. There would be fewer plots to sell, but they could be sold at a higher price-point with homes designed to mitigate the destruction to the character of the surrounding neighborhoods.

Finally, directly behind my property exists a restroom facility which was maintained by the golf course. This facility appears to have no direct connection to plumbing and water was provided to it by a tank in the rear of the building. The restrooms were cleaned and maintained daily by the golf course, and were used only lightly by paying golf course guests. The structure exists today with no function, and is essentially an abandoned building. It is not practical that the Town of Oro Valley or the Rancho Vistoso HOA would be able to provide water, plumbing, and daily maintenance to the facility, nor would it be needed by people walking along the proposed path. I have seen no detail in the Romspen proposal for what will happen to this building. However, the plans do suggest development of the site includes the existing cart path be re-routed and the area near that re-routing be landscaped. What would happen to this structure? Will it be removed? I would strongly encourage that it be removed due to the issues discussed above. Unless major renovation costs were also set aside for the facility to make it clean, functional and regularly able to be maintained, it would be a useless eyesore amongst the existing and newly developed spaces.

Thank you,

Nathan Roberts
13175 N. Booming Dr.
Oro Valley, AZ 85755

Get Outlook for Android<<https://aka.ms/ghei36>>

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Vistoso Golf Rezoning	04/13/2020		VISTOSO GOLF CASITAS		

Initial Comment / Request

The Master Plan of 2016 clearly states for 10 years. Your process is looking very under handed to allow neighborhood meetings when residents are not here. I never received link for April 10 meeting. I checked all day long. Has a current traffic study ever been done on West Vistoso Highlands Drive? Even during this pandemic stay at home order there is constant traffic . This weekend those cart path trails were packed with families, photographers,bikers , and runners. There is a health need not housing need.

695 West Vistoso Highlands Drive
Oro Valley

Mary-Jo Iverson
Douglas Iverson
20 year owners
Sent from my mobile phone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Rezone Vistoso Golf Course	04/13/2020		RANCHO VISTOSO NEIGHBORHOOD 11	Thomas	Moses

Initial Comment / Request

To be sincere, the Amendment should also include the areas (~115 acres) labeled as “Open Space”. These areas are currently classified and zoned as "Golf/Recreation" & “Golf/Resort” not “Open Space”.

The first paragraph of the application states that these areas “will be set aside as open space. The third paragraph of the application states that it will be "future Open Space". The fifth paragraph states that this amendment will preserve the 115 acres as open space. The Conceptual Land Use Plan and Illustrative Site Plan show these areas as being classified as "Open Space". The video states that these areas will be reclassified as “Open Space”. But these areas are not included in the amendment.

Suggest that the 115 acre "Open Space" be included in the amendment and reclassified and rezoned as "Open Space" to avoid future amendments and rezoning.

Additional Comment - The application states in some places that the amendment area is 87 acres and in other places 98 acres. For consistency sake, suggest the application at least include the 11 acres of “Open Space” for the washes.

Fairfield Rancho Vistoso No. 1

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Rezone Vistoso Golf Course	04/13/2020		RANCHO VISTOSO NEIGHBORHOOD 11	Thomas	Moses

Initial Comment / Request

GH #18 & GH #9 (14 Townhomes) - The Illustrative Site Plan does not appear to take into consideration some key factors that have a significant impact on the number of townhomes that can be developed in this area:

- 1) There a number of Utility and Flood easements (Docket 11064, Page 1483; Docket 11047, Page 1138; Docket 11047, Page 1142; Docket 11143, Page 2046; & Docket 11143, Page 2049).
- 2) Rock outcrops adjacent to GH # 9 (tee) and GH #9 green are indicative of shallow bedrock which increase the development costs. Geologic maps also indicate shallow bedrock in the vicinity of GH #9.
- 3) Buffer zone should be added between Vistoso Casitas I & II and the proposed development which reduces the area that can be developed..

Fairfield Rancho Vistoso No. 1

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Comments Regarding Vistoso Golf Course Development Proposal	04/13/2020		STONE CANYON		

Initial Comment / Request

To Whom It May Concern:

I am a legal resident of the State of Arizona (not a seasonal person) and I reside in Stone Canyon in Oro Valley. My home is adjacent to the Vistoso Golf Course. Since the course has been closed, we have observed many residents taking advantage of the open space by walking the cart paths, riding bikes and walking their pets. It is an incredibly unique area that needs to be preserved for the benefit of all the residents of Rancho Vistoso and Oro Valley. When the golf course was originally approved it provided the required opens space to support the high density residential development that surrounds it. To now reduce the open space and add even higher density would be a travesty. The highest and best use for this property is to maintain it as a nature preserve or park recreational area which is desperately needed in our area. You can tell by the high volume of people using it for recreation now that it is needed. Since the Oro Valley Parks are currently undertaking a comprehensive plan for parks in the community it would be a huge mistake to rezone this property for other than park use before they can complete their work. There are no other large tracts of land available in Oro Valley that could be acquired to meet the unmet recreational needs and to remove this piece from consideration prematurely would do irreversible damage to the community and the property values of the existing residents. I strongly urge you to deny this request.

Respectfully,

Barbara Young
13917 N Stone Gate Place
Oro Valley, Az 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Rezone Vistoso Golf Course	04/13/2020		RANCHO VISTOSO NEIGHBORHOOD 11	Thomas	Moses

Initial Comment / Request

The 89 single lease unit development at the club house lot and GH #9 green does not appear to have the required 30% open space for HDR zoning.

Fairfield Rancho Vistoso No. 1

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Rancho Vistoso Golf Course Rezoning	04/13/2020		STONE CANYON	Barbara	Young

Initial Comment / Request

I wish to state my strong objection to this rezoning. This open space was set aside to support the already existing high residential density in the area. To remove open space and add more density would be a travesty. In addition, since the Oro Valley Parks are currently undertaking a comprehensive study of park needs it would be premature to take this property off the table until they complete their work.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Rezone Vistoso Golf Course	04/13/2020		RANCHO VISTOSO NEIGHBORHOOD 11	Thomas	Moses

Initial Comment / Request

Option 2 (93 single family units on driving range) - There are too many lots for only one external connection for access. The largest subdivision in Rancho Vistoso with only one external connection is The Cove with 81 lots. All other subdivisions with greater than 75 lots - including Eagle Summit (75 lots); Stonefield (84 lots); Stone Terrace (88 lots) Vistoso Highlands (89 lots); & Vistoso Hills (83 lots) - have at least 2 external connectors. This proposed development with 93 lots is 15% more lots than The Cove.

The 2020 Pima County Roadway and Development Street Standards requires that a development with 93 lots have at least 3 external connections.

Fairfield Rancho Vistoso No. 1

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Golf Club at Vistoso	04/13/2020		NO CHOICE		

Initial Comment / Request

What have the last few years convinced us about golf courses? They are easier to get into than out of. Convincingly, we also know a public golf course is a spent money abyss. Surely El Conquistador. No less The Golf Club at Vistoso. Which today envisions a rebirth.

I think we need to disabuse ourselves of the golf course ever being solely public access. Rompsen has zero charitable incentive. And can marshal a host of legal talent to insist that won't change. And do more parks make all of us a more advantaged citizenry? At some point it does not. It is not incumbent on the town's purse to recast The Golf Club at Vistoso as a passive asset.

The Golf Club at Vistoso property is incredibly valuable real estate, albeit no longer as its original purpose. It will never again be a golf course. Rezoning and redevelopment of this prime infill property is a rare opportunity for this current Council. Done right, it can be your legacy achievement. In generating consequential future economic impact. Well beyond a seasonal petunia patch.

Advancing with a mix of commercial/residential development is in the town's best interest. Joined together with Rompsen's. Accomplished inclusive of an inviting community component. Any savvy developer should welcome this collaborative ambition.

Mike Sevier
Rancho Vistoso 1998

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Preserve Vistoso Member Feedback Page	04/13/2020		MARACAY AT VISTOSO		

Initial Comment / Request

We have lived in Oro Valley around the Rancho Vistoso Golf Course for the last 18 years. It was nice as a golf course but it is even better as open space. The last two weeks of the "stay home order" have proved that more open space is needed. We have watched countless people using it with their families to run, bike, walk and enjoy the outdoors. Thank you for your consideration.

Brei Jeff

13468 N. SILVER CASSIA PLACE Pinnacle

TUCSON, AZ 85755

jeff@breilaw.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Ray Barth E-mail from 04/11 @ 9:43 AM	04/13/2020	04/13/2020	CENTER POINT VISTOSO		

Initial Comment / Request

Hi Jessica - Below is the e-mail we discussed this morning to verify if it was received by the AskOV system. It was sent through the Preserve Vistoso website which we set up to make is easier for members to submit their feedback however if it's not getting every message delivered we'll need to fix or disable it. Just to explain how I have this message, all e-mail sent from the PV webpage are copied to copypreservevistoso@gmail.com mailto:copypreservevistoso@gmail.com so that we would be able to see what people were saying.

Please let me know if you are able to find the message below regarding the General Plan. Thank you.

Ray Barth
Preserve Vistoso

> ----- Original Message -----

> From: Copy PV <copypreservevistoso@gmail.com>
> To: cabo01@comcast.net
> Date: April 11, 2020 at 12:58 PM
> Subject: Fwd: Preserve Vistoso Member Feedback Page

>

>

>

> ----- Forwarded message -----

> From: Preserve Vistoso Member Feedback Page <cabo01@comcast.net mailto:cabo01@comcast.net >
> Date: Sat, Apr 11, 2020 at 9:43 AM
> Subject: Preserve Vistoso Member Feedback Page

> To: <copypreservevistoso@gmail.com mailto:copypreservevistoso@gmail.com >, <ask@orovalleyaz.gov mailto:ask@orovalleyaz.gov >, <jwinfield@orovalleyaz.gov mailto:jwinfield@orovalleyaz.gov >, <mbarrett@orovalleyaz.gov mailto:mbarrett@orovalleyaz.gov >, <jjones-ivey@orovalleyaz.gov mailto:jjones-ivey@orovalleyaz.gov >, <jnicolson@orovalleyaz.gov mailto:jnicolson@orovalleyaz.gov >, <rpina@orovalleyaz.gov mailto:rpina@orovalleyaz.gov >, <brodman@orovalleyaz.gov mailto:brodman@orovalleyaz.gov >, <ssolomon@orovalleyaz.gov mailto:ssolomon@orovalleyaz.gov >, <mjacobs@orovalleyaz.gov mailto:mjacobs@orovalleyaz.gov >

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> The town created the General Plan and the citizens approved it in 2016. The reason it was created was to define land use for the following 10 years within the towns borders. Just because someone (Romspen) had a business fail and wants to recoup its loss is not a valid reason to change the General Plan. Many other companies and individuals have started businesses in the town and subsequently had them fail. The town did not feel any need to help them recover their losses and the town should not feel any need to help Romspen recover its loss on the failed golf course. Romspen's failed investment should not jeopardize the General Plan.

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> Raymond Barth
> 985 W Golden Barrel Ct Summit South
> Oro Valley, AZ 85755
> cabo01@comcast.net mailto:cabo01@comcast.net

>

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Parks in Rancho Vistoso	04/13/2020		NO CHOICE		

Initial Comment / Request

The Rancho Vistoso area of Oro Valley is significantly lacking "Park" space. I believe The Town should prevent development on the former Vistoso Golf Course. Thank you for your consideration.

Sincerely,

Kate MacKay

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Preserve Vistoso Member Feedback Page	04/13/2020		VISTOSO GOLF CASITAS		

Initial Comment / Request

We bought our property because of its proximity to the natural area that derived from the defunct golf course. We walk on the paths daily and greatly value the recreational opportunity it provides.

Clearly based on national studies, Oro Valley in general and Rancho Vistoso in particular lack parks and other recreational outlets. How much consideration is given to access to recreational amenities by the Planning Committee and Town Council review the proposed General Plan amendment and Rezoning request, how much consideration is given to community recreational needs and opportunities?

Janvier Slick

755 W. Vistoso Highland Dr. Vistoso Golf Casitas 1

Oro Valley, AZ 85755

zslick@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Preserve Vistoso Member Feedback Page	04/13/2020		VISTOSO GOLF CASITAS		

Initial Comment / Request

There are claims that because the golf course is defunct, it hurts property values. Our property values and the livability of our home will decrease because of increased traffic on W Vistoso Highland Dr. When the Planning Committee and Town Council consider the proposed General Plan amendment and Rezoning request, how much consideration is given to changing property values and how is that determined?

Janvier Slick

755 W. Vistoso Hihgland Dr. Rancho Vistoso

Oro Valley, AZ 85755

zslick@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Preserve Vistoso Member Feedback Page	04/13/2020		VISTOSO GOLF CASITAS		

Initial Comment / Request

As owners of a condominium at 755 W. Vistoso Highlands Drive, we are right next to this 2 lane street. We can hear every car and truck that goes by. With the proposed development by Rompsen there will be a dramatic increase in traffic and congestion on W. Vistoso Highlands Drive. This will decrease the property value, livability, and rentability of our condominium and all current residences along this street. And as bad as it looks for me, it looks like it will be much worse for many of our neighbors who will have medium to high density development to stare at from their balcony instead of desert and mountain views. This will also set off a cascade of selling and dramatic drops in property values. The proposed development looks like a nightmare scenario for our community.

Greg Zurbrugg

755 W. Vistoso Highlands Dr. #218

Greg Zurbrugg

755 W Vistoso Highlands Dr. #218 Vistoso Golf Casitas 1

Oro Valley, AZ 85755

gzurbrugg1@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Preserve Vistoso Member Feedback Page	04/13/2020		VISTOSO GOLF CASITAS		

Initial Comment / Request

Because we live next to W. Vistoso Highland Dr, I am very concerned about the increased traffic along it that the proposed Rompsen development will cause. W. Vistoso Highland Dr. is currently a quiet street used by many pedestrians and bicyclists. Increased traffic will significantly impact the accessibility and usability of the street. I understand that a traffic study would be made. When will that occur? Currently because of COVID-19, the level of traffic is down and with people leaving for the summer months it's likely to decrease even more. How will the Planning Committee and Town Council use that study in deciding about the proposed General Plan amendment and Rezoning application?

Janvier Slick

755 W. Vistoso Highland Dr. Rancho Vistoso

Oro Valley, AZ 85755

zslick@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Vistoso Rezoning application	04/13/2020		MARACAY AT VISTOSO		

Initial Comment / Request

I did not received notification by mail. Please include my address as we are HEAVILY IMPACTED BY THIS! The amount of traffic that will be going behind my house will be awful.

Cathy Kastner
13598 N Palo Brea Way
Oro Valley AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Vistoso Golf Proposed General Plan Amendment and Rezoning	04/13/2020		MARACAY AT VISTOSO		

Initial Comment / Request

Romspen's zoning change application site map shows the area between Desert Fairway Drive and Golden Barrel Ct , to be developed into 24 lots of 50' X 110' for SINGLE FAMILY/DUPLEX. A duplex most likely can only be developed on a 50 feet wide lot by having a bottom floor dwelling and a second floor dwelling. The houses around the perimeter of this particular area are all one story single family homes. This will greatly and negatively affect the quality of life for the families that currently live in this area. We may not be a huge number of families, but we certainly deserve some consideration.

As for the proposed senior care facility that Romspen describes as high density residential, it seems that it will be a commercial enterprise.
 Maria Young977 W Golden Barrel CtOro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Rezone Vistoso Golf Course	04/13/2020		RANCHO VISTOSO NEIGHBORHOOD 11	Thomas	Moses

Initial Comment / Request

The proposed amendment area has an ESL map Designation of Resource Management Area (Tier 1).

According to Section 27.10 and Table 27.10-2, appears that 66% of the proposed amendment area has to be reserved as "ESOS (Environmentally Sensitive Open Space)". Am I interpreting the code correctly?

Does this proposed amendment meet that requirement

Fairfield Rancho Vistoso No. 1

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Rancho Vistosa Golf Course Development Proposal	04/13/2020		VISTOSO RESORT CASITAS		

Initial Comment / Request

April 13, 2020

TO: Mayor Winfield, Vice Mayor Barret, Bayer Vella, Mary Jacobs & Council Members: Jones-Iv, Pina, Rodman & Solomon

FROM: Judith Spaeth

RE: Vistosa GC Development Proposal

This is in reference to property we own, adjacent to the former Rancho Vistosa Golf Course, which is in the process of redevelopment planning: 695 West Vistosa Highlands Dr., Unit #210, Oro Valley, AZ 85755. As homeowners, we are personally invested in the redevelopment plans being considered.

In 2006, at the height of the grossly-inflated housing boom, we purchased a golf course view property. Subsequently, real estate crashed, and unbelievably, 14 years later, it has not recovered per our recent consult with a realtor.

In the hot summer of 2018, without any advance warning, Romsden Vistosa LLC turned off the GC water, fired the staff & closed the facility. We have accepted the fact that there will no longer be a golf course in Rancho Vistosa, but building residential units immediately adjacent to the Golf Casitas is outrageous, especially when there is a well documented need for additional Parks & Recreation areas for the citizens of Oro Valley. The former golf course cart paths are ideal for exercise: running, walking and biking. They are safe for all ages--singles, families with young children and retirees.

A brief glance at the extensive Oro Valley residential building currently under construction is sufficient to understand that high and medium density development at Rancho Vistosa Golf Course is not necessary, or consistent with the ideal of Oro Valley. Furthermore, crowding unnecessary housing into this area is adding insult to injury for those who long ago invested in, improved and maintained property in Oro Valley.

Romspen Vistosa LLC has not been a worthy neighbor and should not be allowed to further destroy the neighborhood with greedy overdevelopment. There is a Need for open space & Parks & Recreation. There is Not a Need to line the pockets of a Canadian business that has bullied homeowners with careless disregard for the reality of their 'business decisions.'

Regardless of the temporary delay, due to Covid-19, allowing Romspen to conduct a Video Neighborhood Meeting does not allow owners a fair and sufficient opportunity to voice their legitimate concerns. Open meetings must be postponed until all interested and impacted parties can safely meet.

Respectfully submitted,

Judith Spaeth

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Preserve Vistoso Member Feedback Page	04/13/2020		RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

Has a feasibility study been done that shows the expected amount of money to be realized by changing zoning plans to residential? Since Rompsen's debt has likely been written off, they get a recovery. But is there any information on the impact on the value of homes in RV?

Lawrence Dow

705 W Regulation PI Stone Terrace

Oro Valley, AZ 85755

ljdskd3@yahoo.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Preserve Vistoso Member Feedback Page	04/13/2020		RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

How far above the existing zoning of Golf/Recreation is allowed in a rezoning request? Is it allowed by town ordinances for a recreation zone to be upzoned to MDR and HDR?

Craig MacKay

13861 N Slazenger Dr. Fairfield

Oro Valley, AZ 85755

craig@cleanplanetcarwash.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Vistoso Golf Proposed General Plan	04/13/2020		CENTER POINT VISTOSO	Lance	Windon

Initial Comment / Request

I have several questions:

- 1) What's the rush on this proposed project? Why can't this be addressed after the existing covid-19 crisis is over? If the process can be changed to eliminate public meetings why can't it be changed to postpone the proposal until after the life-threatening crisis has passed and we can get together in town meetings?
- 2) What's the rush? Why can't we be given time to pursue state and local grants to purchase some or all the property to keep it recreational? This property isn't going anywhere and the Preserve Vistoso organization is in its infancy. Give Preserve Vistoso time to come up with a plan that benefits Oro Valley and Rancho Vistoso rather than Romspen.
- 3) Why only a 50 ft buffer? Why not a 300 ft buffer for existing homes with view fences on the golf course? After all, we purchase the lots we have for the open space behind us. Most don't care if it's a golf course, but we want the natural desert area to remain that way as it was sold to us.
- 4) Why change the re-zoning rules for Romspen? They new the health of the golf course and what the rules were when they purchased the property so why change it for them? Why can't they abide by the same rules that is required by other companies/home owners/ business owners? The rules should not be amended to accommodate them.
- 5) Why allow a transfer of wealth from Oro Valley to Canada? One impact of this development is the lowering of existing property values and sending that money to Toronto. We should never allow that to happen. Romspen knew what they were purchasing and now they want us to pay for their bad financial decision.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Vistoso Golf	04/13/2020		MARACAY AT VISTOSO		

Initial Comment / Request

Questions and Comments after viewing the initial video

Clearly, the former golf course will NEVER be a golf course again. It is in such sad shape no one would risk the \$\$\$ to bring it back to life, especially given the current and projected future of golf in general.

1. Romspen should be required to fill in the pond
2. Who is going to maintain, if at all, the golf course areas that arent planned for redevelopment.
- I dont want my taxes or HOA dues to pay for this maintenance

Jeff Jones
13288 N. Downy Dalea Ct.
Oro Valley, AZ 85755
520-275-9368

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Preserve Vistoso Member Feedback Page	04/13/2020		RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

All areas of former golf course turf must be restored to natural desert landscape at the cost of the rezoning applicant. The owner is the responsible party for the disturbed former grass areas and, as provided under Town of Oro Valley codes, is required to restore all graded, disturbed areas to natural desert landscape.

Craig MacKay

13861 N Slazenger Dr. Fairfield

Oro Valley, AZ 85755

craig@cleanplanetcarwash.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Vistoso Golf Course Rezone	04/13/2020		NO CHOICE		

Initial Comment / Request

Because they are proposing development on previously undeveloped open space, the small buffers that are shown along some of the existing residences are woefully inadequate. A MINIMUM BUFFERYARD OF 150 FEET WIDTH MUST BE PROVIDED.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Rezone Vistoso Golf Course	04/13/2020		RANCHO VISTOSO NEIGHBORHOOD 11	Thomas	Moses

Initial Comment / Request

Many of the existing neighborhoods adjacent to the golf course currently drain on to the golf course. Drainage easements will be needed to accommodate this drainage for Fairfield, Sienna, Vistoso Golf Casitas I & II, Stonegate and possibly Vistoso Highlands neighborhoods.

Fairfield Rancho Vistoso No. 1

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Preserve Vistoso Member Feedback Page	04/13/2020		RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, especially with the area north of Tangerine lacks Oro Valley recreational facilities.

Craig MacKay

13861 N Slazenger Dr. Fairfield

Oro Valley, AZ 85755

craig@cleanplanetcarwash.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Vistoso Golf Proposed General Plan Amendment and Rezoning	04/13/2020		MARACAY AT VISTOSO		

Initial Comment / Request

A few years ago the town of Oro Valley was concerned about the demand and supply of water. As I looked at the town of Oro Valley list of proposed projects including the Vistoso Golf project, I see that several senior care facilities and a very large number of family residential dwelling are being proposed. I can't but wonder how is the town going to meet this greatly increased demand for water ? We live in a desert. Water could become a very scarce commodity in the not very distant future.
 Maria Young977 W Golden Barrel CtOro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Vistoso Golf	04/13/2020		RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

I just watched the video for the proposed development of the Vistoso golf course.

Comments. I am concerned about adding more casitas as it looks like there is an over supply of that type of housing in that area already. I believe there are too many rentals in Oro Valley currently and it is impacting what was a single family area. I am also concerned with adding an assisted living facility which is more like a commercial facility in a residential area.

Question. The area of the golf course that is not developed. Will there be an attempt to return it to desert looking rather than a dead golf course? Also could that area be developed at a latter date.

Thank you

William and Kathy Elger
 1166 W Margara Pl, Oro Valley, AZ 85755 (winter)
 5663 Glen Oak Ct, Saline Mi 48176 (summer)

409-370-2222

Sent from Mail for Windows 10

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Rezone Vistoso Golf Course	04/13/2020		RANCHO VISTOSO NEIGHBORHOOD 11	Thomas	Moses

Initial Comment / Request

32 Lot Development between Richmond America and Stonegate (GH #6 & GH #7) Will left hand turn access/egress be allowed for this area? Oro Valley Subdivision Street Standards and Policy limits the length between median openings on a divided road to a minimum of 600 feet. The access road into this area from Rancho Vistoso is only ~300' from West Saguaro Arm Trail. This is too close for a median cut to permit left turn access from Rancho Vistoso. Without a median cut, the intersection with Rancho Vistoso will have to be a right turn in and right turn out. Traffic northbound on Rancho Vistoso (coming from Safeway) would have to make a U-turn at West Tortilita Mountain Circle to enter into this area.

Fairfield Rancho No. 1

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Rezone Vistoso Golf Course	04/13/2020		RANCHO VISTOSO NEIGHBORHOOD 11	Thomas	Moses

Initial Comment / Request

Proposed development between Richmond America and Stonegate (GH #6 & GH #7) comments:

- 1) Buffer zone should be added between proposed development and Richmond America development.
- 2) There may be shallow rock which may increase development costs and make a graded subdivision for the 28 lot portion unfeasible.
- 3) Add wildlife corridor to link the two large open spaces on GH #5 to GH # 8

Fairfield Rancho Vistoso No. 1

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Comments on "Vistoso Golf"	04/13/2020		VISTOSO VILLAGE		

Initial Comment / Request

Thanks for the informative video. A good first step.

When my wife and I moved to Oro Valley over a decade ago, our choice of location was determined in part by the availability of the Vistoso course. We don't live ON the course but nearby (in Vistoso Village). Since the course closed we have used it for walking and running, and have enjoyed the chance to see the wildlife and enjoy the views of the mountains.

Our first choice would be to have the Town buy the property and keep it as wild parkland. Adding some rec facilities might be ok, depending on their nature and scope. Particularly up here in the northern part of the town we are lacking in parkspace, and with the town filling in this is a wonderful opportunity to address that lack.

The residential-only option would help preserve the feel of the area, which we regard as important.. Other than that, we don't have a strong reaction yet to the two proposals. We look forward to the next steps in the review.

Thanks,
Pat Ridgely and Sharon Harrington

13401 N Rancho Vistoso Blvd
Unit 248
Oro Valley 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Rezone Vistoso Golf Course	04/13/2020		RANCHO VISTOSO NEIGHBORHOOD 11	Thomas	Moses

Initial Comment / Request

18 lot development adjacent to West Desert Fairways Drive - (GH #14) comments:

- 1) The area should not be rezoned nor reclassified since it does not have any access
- 2) The intersection of the proposed access and West Desert Fairways is on top of a hydraulic crossing of 3 concrete drainage pipes.
- 3) What is the width of the buffers? The scale width is ~20' but video says that they are 50' wide.
- 4) A wildlife corridor should be added to link the two large open spaces between GH #13 and GH #15.

Fairfield Rancho Vistoso No. 1

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	comment on Vistoso rezoning	04/13/2020		MARACAY AT VISTOSO		

Initial Comment / Request

I just watched the video of the rezoning process and Michael Spaeth said that certain criteria are used to judge any application to rezone or change the General Plan. The criteria include: compatibility to the neighborhood; impact on views; appropriate transitions; traffic considerations. The proposal by the applicant, Romspen, fails all four of those categories. Keep the Golf Course as a nature preserve and community trail. That would be great for the neighborhood and the Town and would meet the Town's criteria.

Pat Sturmon
520 591-2583

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Vistoso Golf - GP amendment and rezoning	04/14/2020		RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

In her 15 minute video presentation, the applicant's representative makes no mention of and offers no reason for amending the General Plan. This is the by far the biggest issue at stake, yet she is silent on it. Her comments do, however, indicate the reason for silence, which is that the applicant cannot fetch as much money as they would like if the property remains Golf/recreation. (She claims, erroneously, that despite many efforts, the applicant received no "credible" offer.) In other words, the applicant believes that the Town's 10-year General Plan should be amended so that an outside investor, which represents no Town residents, can sell the property for a higher price. How does the application to amend the General Plan and rezone the property serve the best interests of the citizens and residents of Oro Valley? Based on the video presentation and the written submissions made available for public review, the applicant agrees that it does not. The purpose of the application is solely to serve the best interests of the applicant.

Thank you for addressing this concern and question.

Stan Riggerbach
13086 N Toucan Dr

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Better late than never	04/14/2020		RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

I received the notice of the video re zoning request on 4/14 It was available on the 10th?

Romspen, a foreign investment company purchase the Club at Vistoso at a time when golf courses were running in the red with the intention of changing the zoning eventually so that they could see off parcels to developers at a large profit.

Many residents purchased home in OV because of the open space; not as crowded at intown living. Even when the golf course was operating, I viewed many people taking advantage of being able to walk on the cart paths and enjoy what Arizona has to offer. The proposed zoning change is land that was designated open space/golf course. Why change it? Don't the residents who pay taxes have a say so about what happens to land in their town? We don't need more traffic, more cars. more danger to children who walk or ride bikes to Innovation Academy.

Please leave our town with what the residents were promised when they bought property.

Barbara Rosenthal
13082 N. Toucan Drive

Breathe! Smile big! And know that you are loved!

Barbara Rosenthal
520-331-9444
bridgewithbarbara@gmail.com <BRIDGEWITHBARBARA@GMAIL.COM>

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Rezone Vistoso Golf Course	04/14/2020		RANCHO VISTOSO NEIGHBORHOOD 11	Thomas	Moses

Initial Comment / Request

More information is needed prior to making an informed opinion on the proposed health care facility.

How much space will be needed for future expansion?

How wide a buffer will there be after future expansion?

What are the anticipated traffic levels?

Assuming future expansion occurs how many patients? how large of staff will be needed?

Will the parking lot be illuminated?

Will it be two story or three story?

Fairfield Rancho Vistoso No. 1

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Rezone Vistoso Golf Course	04/14/2020		RANCHO VISTOSO NEIGHBORHOOD 11	Thomas	Moses

Initial Comment / Request

Proposed Recreational Space

- 1) Should this be zoned as "Open Space"?
- 2) There does not appear to be any access to this area.
- 3) Who will be able to use this recreational area? just the new proposed neighborhoods or all OV residents?
- 4) Suggest adding small parking lot adjacent to the open area?

Fairfield Rancho Vistoso No. 1

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Vistoso Golf Proposed General Plan Amendment and Rezoning	04/14/2020		RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

My input into this proposal

A) Do not support the proposal B) OBJECT to "virtual" meetings versus face to face input from constituents of Oro Valley C) There are a significant number of projects approved or under review on the OVprojects.com website. What is the need to approve changing the General Plan as it relates to the Vistoso Golf Course with so many other residential/commercial projects? One project in includes another Senior Care facility or numerous Multi-family residential units on the corner of First Avenue and Tangerine Boulevard. D) Why does OV elected officials continue to allow the desert to be scraped down to bare dirt with an adverse and irreversible impact on the desert? E) Why should OV support and aid Romspen LLC for their mistakes in the original purchase of the Rancho Vistoso Golf Course? If the city supports this bad business decision, how many more wrongfully made decisions will be brought before the board for a bailout at the expense of OV residents? F) The portion of this proposal that fronts Desert Fairways would be immediately across from the new elementary school. How will the city of OV protect the children and parents from the heavy equipment entering and exiting this space? Will the city eliminate/not approve this portion of the proposal?

This entire proposal is objected to in its entirety as being disruptive and reducing home values in the Rancho Vistoso community. I encourage the residents of Rancho Vistoso to make your feelings known with emails to ask@orovalleyaz.gov

Respectfully submitted

Greg Crane Stone Terrace 13145 N Booming Dr. Oro Valley, Az 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Vistoso Golf/Rezoning	04/14/2020		CENTER POINT VISTOSO	Carol	Brown

Initial Comment / Request

I Carol Brown am asking that Oro Valley stick to the OV rezoning process that requires neighborhood meetings before a formal submittal is accepted.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Preserve Vistoso Member Feedback Page	04/14/2020		RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

Holding in person meetings (if permitted) should be held in September and October rather than August and September. Seasonal residents will not be able to participate in these meeting when they are not here in the summer. The majority of homeowners that live on the former golf course are not full time residents and the are the ones who arguably are the most impacted by this proposal.

Craig MacKay

13861 N Slazenger Dr. Fairfield

Oro Valley, WA 85755

craig@cleanplanetcarwash.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	VISTOSO GOLF COURSE GENERAL PLAN AMMENDMENT and REZONING	04/14/2020		NO CHOICE		

Initial Comment / Request

There is no doubt that the Romspen Mortgage Investment Fund, a predatory investment firm from a foreign country, purchased the Vistoso Golf Course with one goal in mind: Allow the golf course to fail financially so Romspen could rezone some or all of the property thereby creating increased value. This predatory practice is standard operating procedure for this Canadian company. It has no less than 8 other similar golf course rezonings in progress in other parts of the United States. Romspen's predatory process of buying golf courses and rezoning to create value for their investors has gone on for at least 2 decades.

Now this golf course raider wants to rezone about 40 percent of the Club at Vistoso, that they intentionally ran into the ground, to make money for their foreign investors. The rezoning request is just for the asking, because in our country the owner of a property has the right to request a rezoning of any site, regardless of the impact on adjacent owners or the environment. Make no mistake: This rezoning request was planned from the day Romspen purchased the property. Indeed, Romspen would have asked to rezone 100% of the property if it were not for the Town of Oro Valley's planning, zoning and subdivision regulations that prevent some of the former golf holes from being developed due to access, length of streets & cul-de-sacs, and lot size feasibility.

On the other side are the 510 homeowners with property on the former golf course as well as 1,500 homeowners near the golf course, the rest of Rancho Vistoso and all of the residents of Oro Valley that have lost an exceptional golf course. Property owners also have a right to expect that the golf course property remains zoned for recreation. The aim now, especially for homeowners on the course, is to keep all of the property as open space with a community-wide accessible trail for the enjoyment of all residents of the town. This can be achieved quite easily at this time by denying Romspen the request to amend the General Plan.

The town could benefit from the open space and recreational opportunities provided by the abandoned golf course. A recent study indicates that a large dollar investment would not be needed to make the former golf course an open space and trail amenity for residents of the town. If Romspen is denied, Vistoso residents in a partnership with the Town would have an opportunity to purchase the property for fair market value based on a Yellow Book appraisal.

Where does the allegiance of the Oro Valley Mayor and Council lie? With the residents of Oro Valley or a predatory mortgage investment company from a foreign country. As a resident, I am asking the Mayor and Council to remember and support the residents of Oro Valley, especially those of us that live on the former golf course. Please end this rezoning nightmare now and VOTE NO! DENY A CHANGE TO THE GENERAL PLAN AND A REZONING OF THE PROPERTY. As stated in the Oro Valley General Plan, the document embodies the values and goals of the community and its residents. As Mayor and Council, you have a golden opportunity to work for the people of Oro Valley.

Walt Rogers

wrogers@theriver.com <mailto:wrogers@theriver.com>

(520) 419-8974

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	VISTOSO GOLF COURSE GENERAL PLAN AMMENDMENT & REZONING REQUEST	04/14/2020		NO CHOICE		

Initial Comment / Request

Comments and Questions on the Vistoso Golf General Plan and Rezoning

1. The applicant on the first page of their submittal is requesting:
 "1. General Plan Amendment FROM Resort/Golf Course (RGC) TO Medium Density Residential (MDR) and High Density Residential (HDR)." Why would all 208 acres shown as Resort/Golf Course in the General Plan be requested to be changed to MDR and HDR when only 87 acres are being requested to be rezoned for the housing projects? Why wouldn't the acreage that is intended to be left as open space remain designated for golf course and recreation as it already is? Shouldn't the General Plan designated areas match the proposed acres of rezoning?
2. Why does the owner's plan show developing the site off of Desert Fairways Drive, the former 14th hole, when there is no access exists due to existing open space that is part of the Bella Vista and Stone Terrace subdivisions? Access across the existing open space from Desert Fairways Drive will not be granted by the homeowner's association.
3. For the area off Desert Fairways Drive, former hole #14, why does the owner's bubble plan show an area into the former 15th hole but the illustrative plans show no homes in the area that lies in the 15th fairway at the restroom between hole 14 and 15? Shouldn't the bubble plan conform to the area shown on the illustrative plan?
4. There is no mention of the width of bufferyards anywhere in the owner's submittals. Because they are proposing development on previously undeveloped open space, the small buffers that are shown as a green line along some of the existing residences are woefully inadequate. A MINIMUM BUFFERYARD OF 150 FEET WIDTH MUST BE PROVIDED. And, the bufferyards must be outside of the proposed area requested for rezoning. The bufferyards must be dedicated open space. If a 150-foot bufferyard were implemented, some of the developed area shown on the owner's plans would not be feasible and existing neighborhoods, as well as the views of existing residents, would be protected. By using a 150-foot bufferyard, the proposed area for development would end up being 40-50 acres of the former golf course. If a dedicated open space buffer of 150 feet width were a rezoning condition, it would make the rezoning request more palatable. Incidentally, the applicant

quotes the Town's General Plan on the third page of their submittal as applicable to the rezoning: "(8. Effective transitions between differing land uses and intensities (Goal X)." So, please make the 150-foot buffers a condition of the rezoning.

5. Public safety is an issue of the proposed rezoning. There already exists a traffic and safety problem at the Innovation Academy school on Desert Fairways Drive. Please do not approve a rezoning as shown opposite the school. Uphold the safety of residents and school children.

6. All areas of former golf course turf must be restored to natural desert landscape at the cost of the rezoning applicant. The owner is the responsible party for the disturbed former grass areas and, as provided under Town of Oro Valley codes, is required to restore all graded, disturbed areas to natural desert landscape. As quoted in the applicant's very own submittal under the heading General Plan Goals and Policies applicable to their submittal: "3. The proactive conservation, protection and restoration of environmentally sensitive lands, natural resource areas and habitats and lands with high scenic value (Goal K.)" If the Owner's consultant is quoting this goal, the Owner must be responsible for revegetating all of the fairway areas that will become open space.

7. Another requirement of the owner shall be an analysis to determine the presence of chlorinated hydrocarbons, metallic and other persistent pesticides that may be present in the soil of the former golf course. If the study shows a potential for release to the atmosphere during construction, then measures must be proposed that will prevent the inhalation of dust-bound contaminants by nearby residents. This is particularly concerning in the former maintenance building area where visual reconnaissance has shown evidence of extensive use of Roundup and other weed killers.

8. All historical and archaeological resources existing on the 208-acre site must be identified and protected from any re-zoning which would damage the resource.

9. As a condition of rezoning, the pumping equipment for the existing irrigation pond (former 8th hole) shall be in good working order and the pond shall be refilled with safe water. The now depleted pond was abandoned by the owner and turning it over to the agency that ends up owning and maintaining the open space in its current condition is not a cost that should be passed on. Romspen must be responsible for reparations for the mess that the company left the pumping equipment and the pond. This is a very valuable environmental and visual resource for the neighbors and all of Oro Valley.

10. All three existing restrooms shall remain. If any of the existing restrooms are located within areas to be rezoned, as a rezoning condition, a replacement restroom shall be constructed in a suitable location, or compensation shall be made by the Owner to cover the replacement cost.

11. How far above the existing zoning of Golf/Recreation is allowed in a rezoning request? Is it allowed by town ordinances for a recreation zone to be upzoned to MDR and HDR? Please have Town planners and engineers review the criteria for upzoning in this case.

Walt Rogers

<mailto:wrogers@theriver.com> wrogers@theriver.com

(520) 419-8974

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Comments on Vistoso Golf Project	04/14/2020		MARACAY AT VISTOSO		

Initial Comment / Request

I live in the Summit North sub-division on W. Chrysanthia CT and my property borders on the Vistoso Golf Course. I have lived here for 2 years and I bought this property as my retirement home.

I want to voice my objections and concerns regarding the proposed re-zoning of the former Vistoso Golf Course.

1 - One of the key factors I used in the selection of my lot in Summit North was the fact that it backed onto the golf course and I would have never have any neighbors behind me. In the last 2 years I have grown to love the natural green space behind my lot and the abundance of desert wildlife. I have never lived in a house with so many birds, and we are frequently visited by deer, coyotes, rabbits, and even bobcats. I will lose this serene atmosphere if the golf property is rezoned and the Romspen proposed development proceeds. This will be a major loss for me and will definitely impact my quality of life in my new home.

2 - The consensus amongst myself and all of my neighbors is that the Vistoso Golf Course needs to remain as un-developed park space to preserve the natural desert environs. The existing golf course trail has turned into a hugely popular recreational trail for individuals and families and this needs to be preserved. Our neighborhood needs access to open spaces such as the former golf course for fitness, recreation, and our mental health. This is by far the best use of this space as it has been for the past few years.

3 - As others have pointed out, the Romspen development plans do not fit with the character and values of the existing homes. The construction of single family homes on 5,000 sf lots is well out of character with the much larger and more valuable homes in the existing neighborhoods. Approval of the Romspen development plans is unfair to the all of existing home owners who have invested in these neighborhoods to enjoy the atmosphere and lifestyle we bought into.

4 - My biggest concern however, is the destruction in property values in my neighborhood and others that are touched by the proposed plan. All of us in the Center Pointe neighborhoods will be impacted by the loss in green space, and construction of low value, high density housing directly adjacent our communities, with the requisite increase in traffic, noise, and congestion.

In summary, I strongly encourage the City of Oro Valley to consider the losses in the quality of life and property values that will result from the Romspen development plan. Our neighborhood, and Rancho Vistoso as a whole, has a much greater need for the open green space compared to the construction of high density housing. I was proud to relocate to Oro Valley knowing that they valued the open space and green space needed for community enjoyment. Please do not destroy this.

I understand that offers have been made for organizations like Preserve Vistoso to purchase the Romspen golf course lands and many of my neighbors are willing to support these plans. I further understand that some grants are available to facilitate this purchase.

Regards,

Dr. David Stone
886 West Chrysanthia CT
Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Vistoso Golf Rezoning	04/14/2020		WINDOW ROCK		

Initial Comment / Request

This mail is to express my disagreement with the suspension of the rules for PAD rezoning as proposed due to the current "pandemic". Decisions that have an effect on so many that are not life threatening are not an acceptable reason to suspend the rights of the citizens of Oro Valley.

Francis Esselman
1620 E Charouleau Place
Oro Valley

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Comments Questions Vistoso Golf General Plan Amendment	04/14/2020		VISTOSO RESORT CASITAS		

Initial Comment / Request

Hi There,

I am a resident at 655 W Vistoso Highlands Drive (APT 102) and have a comment/question/concern I would like to formally submit to hopefully be addressed during the 4/30/20 follow up video:

1. Has the Planning Center made any indication of compensating affected property owners for the decrease in property values that would result from such a deal?

I originally invested in this property many years ago with the understanding that the golf course in which my property sits on would be operational and bring further value to the property. Over the years the golf course and the underlying property continues to go through deal after deal without closing and, thus, non-operational. I don't think there is any argument that this plan (swapping senior and residential property for a golf course) would ultimately depreciate the values of the surrounding properties substantially. Appropriate compensation for loss in investment value should be pitched and considered.

Thanks,

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Citizen Feedback on Vistoso Development Proposal	04/15/2020	04/16/2020	RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

Mayor Winfield and Members of the Oro Valley Town Council,

Please take a moment to consider what the citizens who live in the vicinity of the former Vistoso golf course are going through right now.

The homeowners of this community have lived through almost 2 years of devastating financial uncertainty, victims of unscrupulous potential buyers with which the property owner has forced us to contend, while we watched our town government lavish millions of tax dollars on another Oro Valley community suffering the exact same crisis of the golf industry.

Many of us have spent personal funds and countless hours working to identify ways to repurpose the former Vistoso golf course into a nature preserve and park, which is not only an appropriate and responsible solution that upholds the General Plan, but a much needed amenity currently lacking in Oro Valley.

What we have learned is dedicated, reasonable citizens who seek to shoulder the burden of responsibility to solve community problems cannot succeed without the cooperation of their local government. We located grant money and identified collaborative funding and creative solutions that could not move forward without the committed assistance of our Town Manager.

Frustrations are now understandably high because the outlandish redevelopment proposal before the Town, which seeks to permanently destroy our property values and quality of life, could have been avoided.

Further, the Town's recent alterations to open meeting requirements in response to the coronavirus pandemic, while well meaning, have further heightened concerns among many citizens. This revised process seems to presume a simultaneous proposal to amend the General Plan, combined with a complicated and confusing, multi-option rezoning request, is a normal occurrence that will routinely go forward. The impact of the initial in-person, pre-application neighborhood meeting, which in the past has been able to halt outrageous proposals such as this, has been effectively eliminated from this process.

How are the citizens who reside in the vicinity of the former Vistoso golf course to feel?

In many ways, what is unfolding before us is the tale of two golf course situations in the same town. In one instance, the decline in the golf industry is allowed to exist in a complete state of denial with the financial support of taxpayer dollars. In contrast, the impacted citizens in the Rancho Vistoso community are expected to battle endless assaults on the General Plan and endure declining property values, regardless of how much they are willing to do to bring about a forward-thinking solution.

Your leadership is required to resolve this crisis in a fair and equitable manner, but, more importantly, will decide what kind of citizen collaboration is fostered in this town as we undoubtedly face challenges in the future.

Thank you for your attention to this matter,

R. Dailey

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Vistoso development - Public Outreach Plan	04/15/2020		RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

In the posted Public Outreach Plan (POP), our neighborhood, Siena, is not listed as a neighborhood within 1000 ft. of the proposed development. This leaves out a significant number of affected residents.

Notices of this development proposal were sent later than required, and signs informing residents did not go up in advance as required. This has all the markings of developers using the Town to steamroll this right over the citizens of Oro Valley.

Tom and Joyce Stegman
13648 N Tessali Way

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rompsen General plan amendment/rezoing application	04/15/2020	04/16/2020	RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

I am responding and requesting city officials/Rompsen to answer my/our concerns in regards to information on any Environmental or more importantly Conservation studies that have or should be completed. The current plan to develop 24 homes in the SE corner would virtually shut off a main daily traveled pathway for deer, coyotes, bobcats, ect with very limited interaction with human activity. Rompsen plans to keep open space along the entire south end with exception of noted proposed development with only have a narrow walking path along north edge of proposed area would do little if anything to help our wildlife maintain a normal routine but in fact would more than likely only create potential close human contact. We need to retain the limited remaining beauty of nature and open space within the city and not give in to these plans. A city is much more than structures and roadways. The General Plan Should Not Be Amended nor the proposed re zoning. Give Rompsen the 6+ acres already zoned for multi land use and retain remainder as it's current nature area for us all and for future resident's and tax payers. Thank You Kevin Bohman

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/15/2020	04/16/2020	MARACAY AT VISTOSO		

Initial Comment / Request

When Rompsen became involved with the property they knew what it was. When I and my wife bought our property we knew what it and the adjacent properties were. The golf course land is designated golf/recreational in the PAD. We are retired and chose the location because of the lifestyle it will offer to us during our remaining years of life. The desert flora and fauna are a joy to watch throughout the seasons. The property is 70% native Sonoran desert. This bit of beautiful Sonoran desert is a treasure that begs to be preserved, not in disjointed pieces but as a whole. There is precious little left of it within Oro Valley.

Curt Young 977 W. Golden Barrel Ct.

Sent from Yahoo Mail on Android

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course Rezoning	04/15/2020	04/16/2020	MARACAY AT VISTOSO		

Initial Comment / Request

This e-mail is in response to the rezoning and development of the now defunct Vistoso Golf course by Romspen and others, to include a long term memory care facility and high density apartment complex.

. Deny the development, it ruins the neighborhoods and creates an untenable increase in local traffic

. The current golf course was a valuable recreational amenity. If Romspen will no longer operate it, have them abandon it properly, by tearing down the facilities, pulling up the sidewalks, cart paths and pavements and allowing the grounds to return to their natural desert state.

. Do not convert the golf course into a public park

George Simmons

13286 N. Amberwing Pl.

(backs up to hole 15)

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	COMMENTS ON THE PROPOSED GENERAL PLAN AMMENDMENT AND REZONING REQUEST	04/15/2020	04/16/2020	RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

There is one single thing that would make a significant win-win improvement to Romspen's rezoning request. Stipulate as a condition of rezoning that any proposed parcel designated for development (e. g. MDR, HDR) have a dedicated 150-foot wide bufferyard between the proposed development and adjacent existing homes. The bufferyards must be outside of the property line of the proposed rezoned parcel and must be dedicated open space. Show these bufferyards on the rezoning plan.

This one single rezoning condition would make Romspen's request significantly more palatable. Here's why:

- * It would mean that Romspen's proposed development would be dialed back from the current 87 acres to something more reasonable in the 56-acre range.
- * It would provide an effective visual buffer, half a football field in length, between existing homes and proposed development.
- * It would allow for adequate planting of native trees and shrubs to further buffer existing residents from the visual impact of a new development in their backyard.
- * If existing residents wanted to maintain distant views instead of planting trees to buffer the new development, the 150-foot bufferyard would lower the angle of the new roofs so that distant views would be much less disrupted.
- * It would allow for continuation of the concrete pathway that traverses the former golf course in a pleasant way rather than jamming it in a straight line through a narrow buffer as proposed by Romspen's consultant.
- * It would help to mitigate noise that will be a biproduct of any new development proposed adjacent to existing homes.
- * It would go a long way to assuring that wildlife continue to have a safe passageway throughout the open space system.
- * It would minimize the loss of property value to existing homes that is inevitably going to result from the proposed developments.

* It would set a precedent that Oro valley cares about its residents.

150-foot bufferyards as a neighborhood friendly zoning condition that would go a long way towards a win-win solution for both the developer and the town's residents directly impacted by the developer's rezoning request.

Incidentally, the effectiveness of the 150-foot buffer could be tested on site by using poles or balloons set at a typical roof height so that existing residents could evaluate for themselves how much better a 150-foot buffer is than a 50-foot buffer.

I am a retired land planner and landscape architect. One of my specialties was visual impact mitigation. So, I have experience and I know what I am talking about.

Walt Rogers

wrogers@theriver.com <mailto:wrogers@theriver.com>

(520) 419-8974

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Poorly Planned Transition between Existing Homes and Proposed Homes	04/15/2020	04/16/2020	CENTER POINT VISTOSO		

Initial Comment / Request

Oro Valley Planning Manager and 'The Planning Center',

The Vistoso Golf rezoning Site Plan is a poorly designed plan with little or no transition between existing residential communities and proposed new housing. The buffers between existing residences the proposed new houses are as small as 20 feet. That distance is an insult to residents. In the area near my home off of Desert Fairways Drive the proposed design has roads within a few feet of back yards of existing homes. My neighbor would have a Cul-de-sac just behind their home. If the design for that area was implemented, I would have driveways within 20 feet of my back fence and when sitting in my yard I would be looking at the fronts of homes and their garage doors. If they parked a car in their driveway, I would have parked cars just behind my back fence. People driving from these new homes would be driving directly towards my back fence. Having new homes with the front of the house facing the backs of existing homes, especially with these small buffers is a poor design.

Bottom line, the design has tried to cram too many homes into an area whose size and shape are not suitable for that many new homes while still providing a reasonable buffer and proper orientation of the new homes. I appreciate your consideration of these issues.

Raymond Barth
 985 W Golden Barrel Ct Summit South
 Oro Valley, AZ 85755
 cabo01@comcast.net mailto:cabo01@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Please Uphold the General Plan	04/15/2020	04/16/2020	CENTER POINT VISTOSO		

Initial Comment / Request

Mayor and Town Council,

As you are aware the town created the General Plan and citizens approved it in 2016. It was created to define land use for the following 10 years within the towns borders. I am aware Romspen has the right to submit a request to change the General Plan. However just because Romspen had their golf business fail and now wants to recoup its loss by requesting an override of what citizens approved in 2016 is not a valid reason to change the General Plan. Many other companies and individuals have started businesses in Oro Valley in recent years and subsequently had them fail, resulting in a financial loss. Did the town help those companies and individuals recover from their financial loss? No, it did not. And no one would have expected the town to help a failed business recover from their loss, especially at the expense of other residents.

The town did not help other business, many of them Oro Valley residents, recover their losses and the town should not help Romspen recover its loss on the failed golf course. Romspen's failed investment should not jeopardize the long term goals of the General Plan.

Please make a commitment to uphold the General Plan.

Sincerely,
 Raymond Barth
 985 W Golden Barrel Ct
 Oro Valley, AZ 85755
 Summit South

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Vistoso Golf rezone	04/15/2020		NO CHOICE		

Initial Comment / Request

Honorable town council members,
The Vistoso golf course is and should be retained as park land per the original general plan.
The course was there for a specific reason.
The combination of the physical environment, the outdoor activities, and the Oro Valley master plan is what draws us to this unique place.
Go walk through the land.
The vision of the original town council general plan allowed the Ranch Vistoso development to incorporate a golf course into what is essentially wash land.
All with proper set back and environment issues considered.
The Town does not have to rezone to satisfy a absent foreign investment owner with no particular interest in the common good here in Rancho Vistoso which has at this point in time has essentially abandoned the property.
This investment company does business in this manner.
The situation reminds me of prior ownership/ development partners in regards to this particular property and former town council policy activity.
Thank you for your consideration.
Stephen Conway

Sent from Xfinity Connect App

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Rezoning application	04/15/2020		RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

To whom it may concern,
Why our we even considering this change to the general plan to rezone the property formerly known as the Golf Club at Vistoso. This Canadian company made a huge mistake originally by putting money into what should have been considered a failed endeavor.
It's like any investor buying stocks that lose money. The toll to the homeowners has already been felt in the loss of property values, now this company wants to further there profits on the backs of the residents. They haven't been very nice to us why do we feel that we have to be nice to them. The last thing this area needs are more houses.
Jesse Sklavos, homeowner

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Open	Romspen Rezoning Request	04/15/2020		VISTOSO GOLF CASITAS		

Initial Comment / Request

To the Mayor and Council,

You, the current council, were elected to replace a council that seemed determined to support unlimited growth in our town. You ran on platforms of smart growth and now you have an opportunity to prove that you meant what you said. Romspen Investments is looking to override the will of Oro Valley citizens who approved the current general plan. Uniquely, the council is in the driver's seat. Romspen needs this re-zoning to turn their investment into a lucrative windfall. If the council stands firm and keeps the current zoning, Romspen will have to look at other avenues to recoup their investment. Perhaps, if council refuses the re-zoning, Romspen may be willing to sell most the property to the town at an attractive price. Romspen needs Oro Valley, but we do not need them?

The question council should be considering: what does our community need more, additional housing development or open space/park land? It would be difficult to argue that there is a shortage of housing units. Over the past decade hundreds and hundreds of new homes and apartments have been added to our housing stock. Currently, new homes are going up in every corner of the town and additional large lots are available for future development. Lots that do not require re-zoning. Lots that can be developed under the current general plan.

I imagine that as the governing body, you are tempted to approve additional development as it can be viewed as a source of revenue. Fees and future ad valorem taxes might help the town but this income comes with costs. Not just the obvious costs of more roads to maintain, more police to hire, but the true costs that include increased traffic, permanent loss of prime, unfragmented open space, and a general reduction in the quality of life in our community.

The developer's proposal is clever as they are offering substantial open space. However, I suspect this is designed to take the community and council's eye from the fact there would be medium and high density growth on over 80 acres. Most of the open space is inaccessible and not easily developed. It allows them to look virtuous without being so.

Having served on the planning commission in my home town, I know that developers approach the community with a request for more than they actually hope to achieve. By doing so they create a starting point that allows them to look like they have compromised. Council should look at every project as a blank slate. What is best for the community, not the developer.

Often the developer has clear rights under a community's zoning and negotiations start out favoring the developer. In this case, the community is in control.

Please stand up, do what you promised and do what is best for the long term health and well being of Oro Valley. Vote NO on the Romspen proposal.

Thank you, Thomas Jacobson 755 W Vistoso Highland Dr Oro Valley, AZ 85755 unit 226

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Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/15/2020	04/16/2020	NO CHOICE		

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <kdickinson4@comcast.net>

Date: Wed, Apr 15, 2020 at 3:24 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <

jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <

jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <

rpina@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov

>

There are limited or no paths between sections of the land being left for open space. Will animals and trail users need to walk through neighborhoods?

Oro Valley needs to pay attention to what we want, not what the developers demand.

Most of the Oro Valley recreational areas are in the center part of the town. Rancho Vistoso needs recreational areas and the former golf course would provide a perfect recreational area.

High density housing in that area would provide too much additional congestion for our neighborhoods.

Kim Dickinson

12593 N. Vistoso view Place 12593 N. Vistoso pointe

Ov, Az 85755

kdickinson4@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen Development	04/15/2020	04/16/2020	VISTOSO GOLF CASITAS		

Initial Comment / Request

To the Mayor and Council:

Romspen's rezoning and suggested development raises many issues that need to be addressed before moving forward. However, my primary concern is with increased traffic on W. Vistoso Highlands Dr. This road seems to have been designed to accommodate low speed, low volume traffic . With its curves and poor sight lines, the road feels like it is already at maximum capacity.

I live in a condominium community along this road and it can be challenging to pull out of our driveway given the volume and speed of existing traffic. It is difficult to envision the problems that might occur should high and medium density development as proposed by Romspen be allowed to move forward.

Oro Valley should arrange for a traffic study on W. Vistoso Highlands Dr. Given the current stay at home orders and the seasonality of many of the homes in this area, I believe that this study needs to be conducted once the Covid 19 pandemic subsides and run in winter as well as summer months.

Until this study is completed, I believe the town should put any decision on hold as you clearly would be operating without critical data.

Thank you,
 Thomas Jacobson
 755 W Vistoso Highlands Dr
 Oro Valley, AZ 85755 unit 226

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Preserve Vistoso Member Feedback Page	04/15/2020	04/16/2020	NO CHOICE		

Initial Comment / Request

We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live.

Donna Turner

742 W LANCASTER BLVD # 3 Antelope Valley

LANCASTER, CA 93534-3130

donna@avwebdesigns.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Desert Fairways Drive or Hole #14 Rezoning Plans	04/15/2020	04/16/2020	MARACAY AT VISTOSO		

Initial Comment / Request

I have attached two pictures. One indicating the location of my home and the second picture was taken by me today. It is a picture of my view standing in my backyard looking out towards the setting sun.

Please don't allow homes or other buildings to obstruct my gorgous view.

I hope a picture says a thousand words!

Thank you for your time,

Eva Takacs

[attachment name=IMG_6761.jpeg]

[attachment name=IMG_6766.jpeg]

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Do not amend General Plan	04/16/2020	04/16/2020	RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

Where does the allegiance of the Oro Valley Mayor and Council lie? With the residents of Oro Valley or a predatory mortgage investment company from a foreign country. As a resident, I am asking the Mayor and Council to remember and support the residents of Oro Valley, especially those of us that live on the former golf course. Please end this rezoning nightmare now and VOTE NO! DENY A CHANGE TO THE GENERAL PLAN AND A REZONING OF THE PROPERTY. As stated in the Oro Valley General Plan, the document embodies the values and goals of the community and its residents. As Mayor and Council, you have a golden opportunity to work for the people of Oro Valley.

The above paragraph sums up what our Mayor and a Town Council should be adhering to. Thank you Walt Rogers for this spot on summation.

Greg Crane
13145 N Booming Dr
OV

Sent from Yahoo Mail for iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Amending General Plan	04/16/2020	04/16/2020	RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

Mayor, are you and your council members listening to the unfavorable feedback being sent out? A decision that could determine re-electability is surely forthcoming. Do not approve this amendment for changing the 2016 General Plan.
Greg Crane

Sent from Yahoo Mail for iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Proposed General Plan Amendment and Rezoning	04/16/2020	04/16/2020	MARACAY AT VISTOSO		

Initial Comment / Request

Romspen is proposing the rezoning of the area identified as Desert Fairways Drive or Golf Hole #14 to allow for new residences that will be jammed right up existing residences. This will without any question very negatively affect the property values of the current residents. For those of us that are retired this loss of property value is particularly worrisome.
The current residents should not have to suffer a property value loss to help Romspen come out of an investment gone bad.
Maria Young 977 W Golden Barrel Ct Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Preserve Vistoso Member Feedback Page	04/16/2020	04/16/2020	VISTOSO GOLF CASITAS		

Initial Comment / Request

Limiting citizen input to emails and video responses to questions should not be a substitute for in-person neighborhood meetings. Given the impact of the Covid19 virus which has shut down so many things in this community, I do not think a rezoning request is so important that it should proceed. The Town needs to pause the process until we can have in-person meetings. If the town does proceed it makes one think there are some "under the table" payments going on.

Marilyn Stoutenburg

695 W. Vistoso Highlands Dr. #106 Vistoso Golf Casitas II

Oro Valley, AZ 85755

stout@rmi.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	HDR rezoning request	04/16/2020	04/16/2020	NO CHOICE		

Initial Comment / Request

From the Town's General Plan:
 High-Density Residential (HDR, 5.1+ DU/AC) This land use designation represents areas where single-family home, mobile or manufactured housing (within the existing Highlands subdivision), townhouse, patio home and apartment development is appropriate. The lot sizes in this land use designation allow for relatively small setbacks between individual homes (detached) or common walls between individual homes (attached). These areas should have major roadway (arterial) access near shopping and employment opportunities.

Romspen's rezoning request to High density doesn't meet the criteria in the plan.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso golf course General Amendment questions	04/16/2020	04/16/2020	SUN CITY ORO VALLEY		

Initial Comment / Request

Of the 300 homes how many will have 5 foot backyards?

How will a traffic engineering study be done with any credibility before December?

Will any new traffic lights need to be installed and if so where? On Rancho Vistoso? At Desert Fairways and La Canada? At Innovation Academy?

Will any roads need to be widened?

Will any new roads need to be built?

How many new children should the school district plan for?

Will all land that is part of the proposal be bladed and graded?

Are there any known water drainage issues that need to be considered?

Klm Krostue
1780 E Pennystone Drive
Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments Regarding Vistoso Golf Course Proposal	04/16/2020	04/17/2020	STONE CANYON		

Initial Comment / Request

How do the citizens of Oro Valley know Romspen won't come back at a later date to ask for further rezoning in addition to their current PAD change requests? How do we know part of the Romspen property will remain trails well into the future?

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments Regarding Vistoso Golf Course Development Proposal	04/16/2020	04/17/2020	STONE CANYON		

Initial Comment / Request

Has Romspen taken over other golf courses that have gone bankrupt and then the land turned into residential housing? Is there a history of Romspen doing the same thing in other cities?

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments Regarding Vistoso Golf Course Development Proposal	04/16/2020	04/17/2020	STONE CANYON		

Initial Comment / Request

Could Romspen be required to provide extensive landscaping to provide a visual barrier between Stone Canyon homes and proposed development?

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Number of Emails	04/16/2020	04/16/2020	RANCHO VISTOSO NEIGHBORHOOD 10	Walt	Rogers

Initial Comment / Request

Is there a limit on the number of emails that can be submitted to Ask Oro valley regarding the Vistoso Golf Course rezoning?

I have been trying to submit another email for two days. I tried several times. I am getting a message failed email.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments Regarding Vistoso Golf Course Development Proposal	04/16/2020	04/17/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

Hello,

We have lived at 602 W. Quiet Springs for 18 years. We have the following questions related to the Vistoso Golf Course rezoning plan.

1. While we strongly oppose “any” rezoning of the Rancho Vistoso golf course, what legal restrictions will be put in place (for perpetuity) to prohibit any further development of the golf course by Romspen/Spectra e.g. 2nd, 3rd, 4th etc. fairways? It is clear Romspen/Spectra will not stop until the full course is filled with developed housing or other facilities to maximize their profits, while continuing to lower housing values. It is clear this has been a strategic plan by Romspen/Spectra to purchase the golf course in order to convert it to residential development.

2. Why are Rancho Vistoso residents being put in a position to sacrifice their housing investments for the profits of Romspen/Spectra? Why is the Town of Oro Valley supporting this effort?

3. Why is the Town of Oro Valley allowing for over development of Rancho Vistoso and the subsequent degradation of the environment? Is this based upon the anticipation of additional property taxes?

4. What additional streets/infrastructure does the City of OV plan to build to accommodate this growth?

5. Will the “Nature Walk” paths be moved closer to housing sectors?

6. What are the current Romspen/Spectra, OV plans for the maintenance and upkeep of all Nature Walk pathways and the “water pond” on the 8th hole?

7. Does OV plan to add additional city streets to this current plan? (For example, off the current Pebble Creek Drive?)

8. What changes are planned for Vistoso Highlands Drive?

9. Will the current four lanes coming off Rancho Vistoso Boulevard be extended to the area of the proposed Senior Center?

10. What is plan for turn-lanes off Vistoso Highlands Drive? Traffic lights?

11. Why are the proposed Medium Density housing sectors of the current Romspen/Spectra plan allowed to have two-story homes? Within our current neighborhood, all of the homes now consist of only one-story construction.

1. What are the specific plans by the OV Town Council and Planning and Rezoning to perform the required studies? When will the results of these studies be disseminated to Rancho Vistoso residents?

* Environmental/Service System Issues

i. Environmental impacts (noise, air quality, riparian impacts, sensitive landforms, adverse soils)? Also, impacts to wildlife?

ii. Impacts to groundwater supplies

iii. Effects on surface water

iv. Traffic impacts relative to existing roadway systems

v. Adequacy of wastewater facilities

vi. Impacts public safety/police and fire protection

vii. Adequacy of potable water

viii. Potential increase to public space litter and dog waste

b. Design Issues

i. Compatibility with adjacent<https://orovalley.town.codes/ZC/31__8d630e7c6029bd8f53b87737e2506a37> uses<https://orovalley.town.codes/ZC/31__ad8783089f828b927473fb61d51940ec>

ii. Building height<https://orovalley.town.codes/ZC/31__aaaf869064e776a0c7007818de03fe71> and viewshed considerations

iii. Density<https://orovalley.town.codes/ZC/31__7e6d11dd9dbeef53c1cb3cb896bce476> and lot coverage<https://orovalley.town.codes/ZC/31__c9151b5f2819a9be2b150813e4befe82> issues

iv. Parking and lighting concerns

v. Safety for pedestrians, bicycle traffic, and the enforcement of speed limits

vi. Noise abatement

Jerry Lounsbury and Teresa Marro

Sent from Mail<<https://go.microsoft.com/fwlink/?LinkId=550986>> for Windows 10

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments Regarding Vistoso Golf Course Development Proposal	04/16/2020	04/17/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

Hello,

We have lived at 602 W. Quiet Springs for 18 years. We have the following questions related to the Vistoso Golf Course rezoning plan.

1. While we strongly oppose “any” rezoning of the Rancho Vistoso golf course, what legal restrictions will be put in place (for perpetuity) to prohibit any further development of the golf course by Romspen/Spectra e.g. 2nd, 3rd, 4th etc. fairways? It is clear Romspen/Spectra will not stop until the full course is filled with developed housing or other facilities to maximize their profits, while continuing to lower housing values. It is clear this has been a strategic plan by Romspen/Spectra to purchase the golf course in order to convert it to residential development.
2. Why are Rancho Vistoso residents being put in a position to sacrifice their housing investments for the profits of Romspen/Spectra? Why is the Town of Oro Valley supporting this effort?
3. Why is the Town of Oro Valley allowing for over development of Rancho Vistoso and the subsequent degradation of the environment? Is this based upon the anticipation of additional property taxes?
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11. Why are the proposed Medium Density housing sectors of the current Romspen/Spectra plan allowed to have two-story homes? Within our current neighborhood, all of the homes now consist of only one-story construction.
12. What are the specific plans by the OV Town Council and Planning and Rezoning to perform the required studies? When will the results of these studies be disseminated to Rancho Vistoso residents?

a. Environmental/Service System Issues

- i. Environmental impacts (noise, air quality, riparian impacts, sensitive landforms, adverse soils)? Also, impacts to wildlife?
- ii. Impacts to groundwater supplies
- iii. Effects on surface water

iv. Traffic impacts relative to existing roadway systems

v. Adequacy of wastewater facilities

vi. Impacts public safety/police and fire protection

vii. Adequacy of potable water

viii. Potential increase to public space litter and dog waste

b. Design Issues

i. Compatibility with https://orovalley.town.codes/ZC/31__8d630e7c6029bd8f53b87737e2506a37 adjacent https://orovalley.town.codes/ZC/31__ad8783089f828b927473fb61d51940ec uses

ii. https://orovalley.town.codes/ZC/31__aaaf869064e776a0c7007818de03fe71 Building height and viewshed considerations

iii. https://orovalley.town.codes/ZC/31__7e6d11dd9dbeef53c1cb3cb896bce476 Density and https://orovalley.town.codes/ZC/31__c9151b5f2819a9be2b150813e4befe82 lot coverage issues

iv. Parking and lighting concerns

v. Safety for pedestrians, bicycle traffic, and the enforcement of speed limits

vi. Noise abatement

Jerry Lounsbury and Teresa Marro

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	VISTOSO GOLF PROPOSED GENERAL PLAN AMENDMENT AND REZONING	04/16/2020	04/17/2020	STONE CANYON		

Initial Comment / Request

Good morning,

Regarding the rezoning as outlined on the Oro Valley Projects website, I offer the following comments.

First, the company currently owning the land in question and presenting the plan for rezoning has not shown any care either for the residents bordering the property or any of the views along the public pathways and streets. They have not bothered to even attempt to at least keep up the areas bordering the streets (such as W. Vistoso Highlands Drive) via landscaping or cutting back the weeds, this clearly demonstrates their complete disregard for the residents and the Town of Oro Valley.

Secondly, the portion of rezoning specifically for the Senior Care Facility is absolutely not in keeping with the existing flow of the area surrounding this proposed facility. It is an area with families, open space, and no commercial properties. In addition, the nearest commercial property is another senior care facility, while there is an additional such facility within just a few miles (Innovation Parkway/Tangerine Blvd.). Any new commercial development should be limited to areas already designated as such and where such properties fit within the existing community. There is a significant amount of such space along Innovation Parkway as well as within the Oro Valley Marketplace, for example.

Lastly, this project will significantly and negatively affect the homes along this projected rezoning. Unlike homes built along open space which have a realistic possibility of being rezoned, residents who purchased homes along the Vistoso Golf Course had an expectation that there would never be homes where the golf course existed, no matter the situation.

This project should not even be considered in the least. There are no positives whatsoever for the community. There would be a slight positive for the Town of Oro Valley from increased tax revenue initially, but in the long term there would be a reduction due to decreased home values in the area, especially withing Stone Canyon. Once again, Romspen has also not been a good neighbor in completely abandoning the land in question with no care of the property whatsoever. Please do not reward them with approving this plan.

Thank you, Helge Carson
384 W. Echo Point Place
Oro Valley, AZ 8520-370-5403

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	https://www.azdhs.gov/preparedness/epidemiology-disease-control/valley-fever/index.php#faq	04/16/2020	04/16/2020	RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

I encourage everyone reading this email to click on and read the Arizona Department of Health questions and answers Website regarding Valley Fever. Continual grading of OV desert lands is the most predominant method of releasing spores in to the air from the ground. These spores are responsible for infecting people and animals with this respiratory ailment. I encourage every OV resident to stand up and tell our city officials they do not need to expose residents, pets and wildlife any longer to this health risk at the whim of developers who only care about one thing, certainly not the health and safety of OV residents. Do not change the 2016 General Plan.

Greg Crane
13145 N Booming Dr
Oro Valley, Az.

Sent from Yahoo Mail for iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Development Standards for MDR,MHDR,HDR	04/16/2020	04/17/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Bill	Sugars

Initial Comment / Request

I live in Fairfield Vistoso on the golf course.

When I accessed the Development Standards pdf link at the bottom of the Golf Club at Vistoso project page I noticed specific heights and number of stories that are attached to MDR,MHDR, HDR zoning. For single family homes in zoning MDR and MHDR it allows 30 foot/ 2 story heights. For multi-family homes in zoning HDR it allows for 34 foot/ 3 story heights. If a builder agrees to a condition on a development for 15 foot// 1 story height, what would prevent the builder from ignoring the condition as happened in Center Pointe?

What legal language could be attached to a rezoning ruling that changed the parcel zoning for Hole # 1, Hole #10 and the Driving Range so that a 15foot/ 1story height could not be ignored for MDR, MHDR, and HDR.

Under either option 1 or 2 being submitted by Romspen this would prevent blocking of views that are an asset to the homeowners and helps minimize property value declines due to the golf course closing.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Buffers and setbacks	04/16/2020	04/17/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Bill	Sugars

Initial Comment / Request

I live in Fairfield Vistoso on the golf course.

I read Romspen's Option 2. They show 93 single family homes being built on Hole #1, Hole #10 and the Driving Range. In their drawing, there are NO acceptable buffer zones or setbacks shown which would prevent building right up to current property lines thus impacting privacy, noise levels and views. Way too many homes crowded into the property.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020	NO CHOICE		

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <gcbren@gmail.com>

Date: Fri, Apr 10, 2020 at 11:48 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Approximately twenty neighborhoods comprising over 1300 residences were designed around the Vistoso Golf Property. All those residents moved into those homes because of the values associated with an open recreational space- the golf course. Romspen only acquired the property with the intent to develop the golf course- make money by converting the property to development- and in the process, damage the recreational value. Two prior owners sold out at recreational values as the golf course could not prosper. Why should the town council favor Romspen's proposal over Preserve Vistoso's plan to turn the property into a park, which is strongly the choice of the entire community in the Vistoso neighborhood?

Gerald Bren
13076 N Woosnam Way Somerset Canyon
Oro Valley, AZ 85755-8514
gcbren@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020	NO CHOICE		

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <bullaro76@gmail.com>

Date: Sat, Apr 11, 2020 at 6:16 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live. Also there is an approved senior center that stopped building for lack of interest down near first and Lambert on the east side of first or the story went.

The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, especially with the area north of Tangerine lacks Oro Valley recreational facilities.

Is the General Plan a real planning document? Or, is it subject to change by any new development idea? We could have just kept the old town council members and mayor at that rate.

Most of the Oro Valley recreational areas are in the center part of the town. Rancho Vistoso needs recreational areas and the former golf course would provide a perfect recreational area.

This is a poorly designed plan with little or no transition between existing residential communities and proposed new high density housing. How come the greatest stand off is up against Stone Canyon? Seems shady as can be. Also what prevents the changing the plan once the application is approved.

You put a senior citizen community into the middle of a residential community and you will have light pollution, substantial increase in worker, visitor, resident and delivery truck traffic and ambulance noises.

You can call a 38-acre senior center as residential, but it really is commercial and should not be built in the middle of a residential neighborhood. So much for the dark skies pledge.

Why is Romspen asking to change some of the area's zoning from recreational to open space? What do they plan to do with the property that requires open space zoning? Why change the entire area around the driving range to High Density Residential? Shouldn't some of the area close to residents remain recreational or be rezoned to open space to provide buffers? What locks them into their plan?

You would ruin our neighborhoods with a large senior complex and houses and apartments crammed into most areas of the former golf course. Would the increase of taxes cover property value decreases? Also where are the kids going to go to school. That's a lot of new houses consistent with families.

Rompsen assumed the mortgage of a failed golf course. Just because the company is changing its business plan doesn't mean that we should have housing crammed into every corner of the former golf course so the company can profit. They talked in the video of how much money they put in. Didn't see it nor did their pricing plan keep them competitive. I saw what Richmond paid for the lot at Vistoso Blvd and Vistoso highlands and not at all concerned about Rompsen and what they spent. Also can the market sustain 3 senior communities and a whole bunch of houses when we already have the two Richmond divisions. The Fairfield breaking open just west of la Canada.

Oro Valley needs to pay attention to what we want, not what the developers demand. Having visions to the sham RVA election when three developers voted over what the rest of us voted for during the board election last spring.

The state of Arizona has Grants available to pay for 50% of the Vistoso property to convert it to a park and trail system. Why hasn't the town filed for this Grant?

Finally. This council ran on change. This isn't change. Allowing these rezone would be exactly like the older mayor and town council are back.

Thomas Bullaro
13238 N Amberwing pl Center Pointe
Oro Valley , AZ 85755
bullaro76@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Board Sends Suggestions and Concerns to Oro Valley Officials	04/16/2020	04/17/2020	NO CHOICE		

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso <preservevistoso@gmail.com>
Date: Sat, Apr 11, 2020 at 9:14 AM
Subject: Fwd: Preserve Vistoso Board Sends Suggestions and Concerns to Oro Valley Officials
To: <CopyPreserveVistoso@gmail.com>

----- Forwarded message -----

From: Bill <wajarvey@aol.com>
Date: Sat, Apr 11, 2020 at 7:46 AM
Subject: Re: Preserve Vistoso Board Sends Suggestions and Concerns to Oro Valley Officials
To: preservevistoso@gmail.com <preservevistoso@gmail.com>

Great communication Board - keep it coming ! Don't worry about e-mail overload - this is all important.

Well written letter with great points in it. Bill Jarvey

-----Original Message-----

From: Preserve Vistoso <preservevistoso@gmail.com>
To: Bill and Michelle Jarvey <wajarvey@aol.com>
Sent: Fri, Apr 10, 2020 12:07 pm
Subject: Preserve Vistoso Board Sends Suggestions and Concerns to Oro Valley Officials

The following is a letter sent by Preserve Vistoso Board members to Oro Valley Town officials

View this email in your browser

<<https://mailchi.mp/d6959a16071e/preserve-vistoso-board-sends-suggestions-and-concerns-to-oro-valley-officials?e=c7f53b230d>>

PRESERVE VISTOSO BOARD SENDS SUGGESTIONS

AND CONCERNS TO ORO VALLEY OFFICIALS

*April 10, 2020 – Preserve Vistoso’s Board recognizes that you are receiving multiple Pulse messages from us. We hope you understand that we need to express our opinions and concerns to Town officials as they consider Romspen’s rezoning proposal. We are trying to keep you up-to-date and let you know about opportunities to voice your opinions. The following is a letter sent by Preserve Vistoso Board members earlier this week to Oro Valley Town officials. *

April 8, 2020

To: Mayor Winfield, Vice Mayor Barrett, Bayer Vella, Mary Jacobs and Council Members Jones-Ivey, Nicolson, Pina, Rodman, and Solomon.

This letter is to express Preserve Vistoso’s concerns and suggestions related to the Town of Oro Valley (“Town”) allowing Romspen Vistoso, LLC to host an online, video only pre-application neighborhood meeting (“Video Neighborhood Meeting”) in lieu of an in person meeting, for its redevelopment of Golf Club at Vistoso. We at Preserve Vistoso understand that the COVID-19 pandemic requires us all to make changes for the safety of community residents. That said, Neighborhood Meetings are a crucial part of the General Plan amendment process that allow affected residents to learn, question and comment about land use plans that will directly impact them. The change to a Video Neighborhood Meeting for the Romspen General Plan Amendment, while required at this time, has a significant impact on our community and its ability to weigh in.

The Town’s Planning staff has provided us the format for the Video Neighborhood Meeting on April 10, 2020. Below are some elements of the Neighborhood Meeting that we feel are essential to provide our residents the information they need for the General Plan amendment. In a spirit of cooperation, we ask that the Town provide us assurances in writing that the following conditions for the Video Neighborhood Meeting will be honored:

1. The Video Neighborhood Meeting will be noticed pursuant to the Town’s Zoning Code requirements.
2. The Town will provide online written instructions that clearly explain how the public can access the online Video Neighborhood Meeting.
3. The Town will provide clear instruction on how the public may submit questions and comments to Romspen and/or the Town regarding the Video Neighborhood Meeting presentation.
4. The Town will require Romspen to provide written responses to these questions and comments by a set date (e.g., 20 calendar days post meeting (“Comment Period”). After the Comment Period, the Town will distribute these responses to interested parties via email and make them available

online.

5. During the Comment Period, the Town will post online all questions and comments as they are received. This will allow community members to support, build on, or clarify comments submitted by other community members, as would occur in an in-person Neighborhood Meeting.

6. Preserve Vistoso is designing a web page that will make the feedback submittal process more streamlined for our members. Each submittal will still be individually identified and sent to ask@orovalleyaz.gov We request that these submittals be given the same treatment as those submitted through the Town portal.

7. This Video Neighborhood Meeting is in addition to the minimum two Town-required meetings and is not a substitute for the in-person meetings. Unless not allowed by the COVID-19 pandemic, the in-person Neighborhood Meetings will be held in September and October 2020. These meetings will also be made available for online participation. If the in-person meetings are still not permitted by the COVID-19 pandemic, the process will not move forward unless the alternative Neighborhood Meetings adequately inform the public and allow for input similar to in-person meetings.

Sincerely,

Preserve Vistoso Board of Directors

Michael Bilodeau	President
Gayle Mateer	Vice President
Craig MacKay	Secretary
Rick London	Treasurer
Roy Hoff	Director
Ray Barth	Director
David Smoler	Director
Walt Rogers	Director
Pat Sturmon	Director
Crist Stevenson	Director
Dave Kozloff	Director
Gerald Bren	Director
Bill Murray	Director

Let your voice be heard. Preserve Vistoso.

*Let us know what you think, email us at: PreserveVistoso@gmail.com
<preservevistoso@gmail.com?subject=Response%20to%20PV%20Pulse%20Vol%201>*

PreserveVistoso.org

<<https://preservevistoso.us7.list-manage.com/track/click?u=45c6c6c757c5801ad0ff2f1a8&id=ae6aec6a8e&e=c7f53b230d>>

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You are receiving this email because you signed up for the Preserve Vistoso contact list.

Our mailing address is:
Preserve Vistoso
12112 N. Rancho Vistoso Blvd, #150-325
Oro Valley, AZ 85755

Add us to your address book
<<https://preservevistoso.us7.list-manage.com/vcard?u=45c6c6c757c5801ad0ff2f1a8&id=da5cc974aa>>

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or unsubscribe from this list
<<https://preservevistoso.us7.list-manage.com/unsubscribe?u=45c6c6c757c5801ad0ff2f1a8&id=da5cc974aa&e=c7f53b230d&c=3b758ed912>>.

[image: Email Marketing Powered by Mailchimp]
<http://www.mailchimp.com/monkey-rewards/?utm_source=freemium_newsletter&utm_medium=email&utm_campaign=monkey_rewards&aid=45c6c6c757c5801ad0ff2f1a8&afl=1>

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020	NO CHOICE		

Initial Comment / Request

----- Forwarded message -----
From: Preserve Vistoso Member Feedback Page <thansen5805@gmail.com>
Date: Sat, Apr 11, 2020 at 8:37 AM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

Most of the Oro Valley recreational areas are in the center part of the town. Rancho Vistoso needs recreational areas and the former golf course would provide a perfect recreational area.

Teri Hansen
13359 N Flaxleaf PI Center Point
Oro Valley, AZ 85755-6011
thansen5805@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Copy PV <copypreservevistoso@gmail.com>
Date: Sat, Apr 11, 2020 at 12:58 PM
Subject: Fwd: Preserve Vistoso Member Feedback Page
To: <cabo01@comcast.net>

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <cabo01@comcast.net>
Date: Sat, Apr 11, 2020 at 9:43 AM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

The town created the General Plan and the citizens approved it in 2016. The reason it was created was to define land use for the following 10 years within the towns borders. Just because someone (Romspen) had a business fail and wants to recoup its loss is not a valid reason to change the General Plan. Many other companies and individuals have started businesses in the town and subsequently had them fail. The town did not feel any need to help them recover their losses and the town should not feel any need to help Romspen recover its loss on the failed golf course. Romspen's failed investment should not jeopardize the General Plan.

Raymond Barth
985 W Golden Barrel Ct Summit South
Oro Valley, AZ 85755
cabo01@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <otterbein12345@gmail.com>

Date: Sat, Apr 11, 2020 at 9:20 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

I'm my entire life, I have never appreciated nature as I have since moving to Center Pointe Vistoso. I've enjoyed being in it before, but never have really had that soul-satisfying, deep appreciation, until moving here with the fresh air, spectacular Mountain View's and sunsets. I could write a very long epistle, but those often don't get read all the way through, so I'll be short. Please drive to Center Pointe Vistoso, spend some time here, walk through our neighborhoods, and fall in love with these views. Use grant money to make a "play park" for seniors as other cities have done. Money comes, and money goes... but some money costs way too much. Listen to your soul after being here, and then just do the right thing to preserve this beauty for generations to come. Just. Do. The. Right. Thing.

Cheryl Kensington
13440 N Flaxleaf Place Center Pointe Vistoso
Oro Valley, Az 85755
otterbein12345@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <tejashansa@gmail.com>

Date: Sat, Apr 11, 2020 at 9:51 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Most of the Oro Valley recreational areas are in the center part of the town. Rancho Vistoso needs recreational areas and the former golf course would provide a perfect recreational area.

It looks like the congestion of more multi-story buildings will greatly increase traffic along Vistoso Highlands Drive. What plans are there to address this?

There are limited or no paths between sections of the land being left for open space. Will animals and trail users need to walk through neighborhoods?

You would ruin our neighborhoods with a large senior complex and houses and apartments crammed into most areas of the former golf course.

Romspen assumed the mortgage of a failed golf course. Just because the company is changing its business plan doesn't mean that we should have housing crammed into every corner of the former golf course so the company can profit.

Tejas Patel
13538 N Silver Cassia Place Center point Vistoso pinnacle
Oro Valley, AZ 85755
tejashansa@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <wcfrey46@gmail.com>

Date: Sat, Apr 11, 2020 at 10:59 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Romspen assumed the mortgage of a failed golf course. Just because the company is changing its business plan doesn't mean that we should have housing crammed into every corner of the former golf course so the company can profit.

Oro Valley needs to pay attention to what we want, not what the developers demand.

We purchased our home on the golf course (and paid a significant premium for it) so we could have an open space behind our house. He do not want to loose that open space.

William Frey
13403 N. Cottontop Ct Center Point Vistososo
Oro Valley, AZ 85755
wcfrey46@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <margwillms123@gmail.com>

Date: Sat, Apr 11, 2020 at 11:34 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

We object to the Romspen zoning change for Vistoso Golf Course. Please keep the area zoned as recreational for the full enjoyment of all in Oro Valley.

Thank you, Margaret Willms

Margaret Willms

13170 N Chiracahua Peak dr Ridgeview

Oro Valley, AZ 85755

margwillms123@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <cesareovm@comcast.net>

Date: Sat, Apr 11, 2020 at 11:44 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Oro Valley needs to pay attention to what we want, not what the developers demand.

Hello,

We are STRONGLY AGAINST the proposed rezoning of the Vistoso Golf Course. We moved specifically to Oro Valley, Center Pointe Vistoso Neighborhoods, because the exhausting wildlife, land, and amenities. Maracay Homes was openly marketing these beautiful amenities, which included the golf course and restaurant. It was also communicated that these amenities COULD NOT be sold or changes, which was a lie.

Rezoning as proposed will significantly decrease the safety of our children, outdoors families, and avid bikers. This is due to the fact that the current streets and neighborhood/elementary school layout CANNOT accommodate the additional traffic. The current proposal will make it essentially IMPOSSIBLE for Innovation Academy (the elementary school off Desert Fairways) to efficiently and safely function during school drop off and pickup periods. It will also make it extremely difficult for the school to continue its outdoor functions and field trips due to the safety concerns created by the rezoning.

Additionally, the current leadership within ORo Valley were elected in the fact that they WOULD FIGHT to keep our community SAFE and REDUCE/ELIMINATE future development that would negatively affect our communities and "nature space". Oro Valley is critically low/far behind our neighboring communities, and the rest of the Nation, when it comes to outdoor recreation. This land MUST remain zoned for recreation use, so that our vast community can continue to use it as such.

We not only owe this to every homeowner living within Rancho Vistoso, but we owe it to our children now and into the future.

PLEASE DO NOT allow for the rezoning.

Regards,
Vince and Meghan Cesareo

Vince Cesareo
1079 W Rock Daisy Ln Center Pointe
Oro Valley, AZ 85755
cesareovm@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----
From: Preserve Vistoso Member Feedback Page <rlokedog@gmail.com>
Date: Sat, Apr 11, 2020 at 11:44 AM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

There are limited or no paths between sections of the land being left for open space. Will animals and trail users need to walk through neighborhoods?

It looks like the congestion of more multi-story buildings will greatly increase traffic along Vistoso Highlands Drive. What plans are there to address this?

Ron Locher
13808 Azure Springs Drive VH#1
Oro Valley, AZ 85755
rlokedog@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <riggenbachstan@gmail.com>

Date: Sat, Apr 11, 2020 at 11:49 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

There are many serious flaws with the Romspen proposal for General Plan amendment/rezoning. I am writing to oppose development of the land across from Innovation Academy.

I live in the neighborhood near Innovation Academy, on Desert Fairways, a school in the midst of a full neighborhood that is built to capacity.

Traffic is already heavy enough, and this is exacerbated by the fact that Desert Fairways has long served as a "short cut" from Rancho Vistoso Blvd to La Canada. While the posted speed limit is 25 mph, it is routinely exceeded, and frequently Town police often post an officer at various spots to enforce the limit. Since it is used as a short cut, drivers are interested in making up time and are more likely to speed.

This is all manageable and acceptable currently, due to the value and benefit of having the Academy in our neighborhood, but additional development and traffic would be the straw that breaks the camel's back.

Additional traffic brought by building more houses across from the school poses a severe hazard to the K-5 students attending the Academy. As a STEM school, the Academy attracts students and families from outside the neighborhood, and a large number of parents choose to drive their children. Many park on Desert Fairways and walk their children across Desert Fairways.

Adding an access road to an additional group of homes, probably housing multiple additional cars and drivers, would greatly worsen the situation. As this is not included in the design of the neighborhood, as approved in the General Plan, it would increase congestion and safety in a way that cannot be mitigated by any modifications or allowances that the applicant may be willing to make.

I oppose approval of a General Plan amendment and rezoning of the land across from Innovation Academy. We citizens of Oro Valley owe our children and ourselves better than this ill-considered Romspen proposal. It serves the financial interest of non-residents, but fails to serve the interests of the residents of Oro Valley.

Thank you for considering this input.

Stan Riggerbach
13086 N Toucan Dr

Stanley Riggerbach
13086 N Toucan Dr Bella Vista
Oro Valley, AZ 85755
riggerbachstan@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <tjbiebs@comcast.net>
Date: Sat, Apr 11, 2020 at 11:50 AM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

I think that changing the results of the 2016 election by rezoning the golf course would be a terrible mistake for the community. It would also invite a prolonged legal battle costing OV thousands of dollars. The noise, lighting, and buildings will change the landscape for the worse. Do the right thing and uphold the voters 2016 mandate!

TIMOTHY BIEBELHAUSEN
13704 N TESSALI WAY Siena
Oro Valley, AZ 85755
tjbiebs@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Vistoso Golf Course Development Proposal	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso <preservevistoso@gmail.com>
Date: Sat, Apr 11, 2020 at 12:11 PM
Subject: Fwd: Vistoso Golf Course Development Proposal
To: <CopyPreserveVistoso@gmail.com>

----- Forwarded message -----

From: BRENT SPAETH <brenspaeth@aol.com>
Date: Sat, Apr 11, 2020 at 10:47 AM
Subject: Vistoso Golf Course Development Proposal
To: <ask@orovalleyaz.gov>
Cc: Vistoso Preserve <PreserveVistoso@gmail.com>, Showalter Will <wshowalter@hotmail.com>, Brent Spaeth <brenspaeth@aol.com>

To: Mayor Winfield, Vice Mayor Barret, Bayer Vella, Mary Jacobs & Council Memebbers - Jones- Ivy, Pina, Rodman & Solomon

My name is Brent Spaeth. My wife and I own a condo in "Golf Casita's II". Our address is 695 W Vistoso Highlands Dr Unit #210, Oro Valley, Arizona.

As I am sure you are fully aware, Romspen Vistoso LLC is interested in developing the Vistoso golf course into high density residential housing & senior care living facilities. We purchased our condo in 2006 fully expecting the land that we face to be kept as a golf course or at the very least parks & recreation areas. You can only imagine our displeasure from the most recent development plans being proposed from Romspen. As you are also aware, the City of Oro Valley is in desperate need of additional "Parks & Recreation" areas for our current citizens to use - NOT additional high density land development! I have seen the initial plans being developed, and it appears that this plan tries to squeeze far too many residential units into spaces that would literally have our current homes/condos within a few feet of the new development. This is not Manhattan, New York or some inner city development. This is Oro Valley,

and we should be able to maintain green space, walking paths, views of the desert and beautiful mountain ranges - not the back of some new townhome!

It is my understanding that due to the Covid-19 pandemic requirements that the city of Oro Valley will be conducting a *Video Neighborhood Meeting* to allow Romspen to present their plan, rather than the typical "in person" neighborhood meetings that are required for such proposals. Although the Video Presentation might be a good way for Romspen to present their case, I don't feel it will adequately allow our owners to voice their concerns & opinions. Please remember, that Romspen's proposal will have a negative impact on the current home owners in this area. We have been supporting Oro Valley & Pima County for years, and our voices should be heard in a fashion that will allow us to properly give input and help you make an informed decision. Merely allowing, on line questions or comments, will not allow for proper dialog and debate.

I respectfully request that you not make any decisions for proceeding with this proposed redevelopment of Vistoso Golf Course without allowing proper, in person neighborhood meetings so that we can have proper & thorough discussions.

Thank You,
Brent Spaeth

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <samhalgren@comcast.net>

Date: Sat, Apr 11, 2020 at 12:12 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

I'm sitting in my office in the new CenterPoint Vistoso community, looking out my window over the 11th hole of the former golf course. I see people walking, running, and biking by, both directions. It seems that there is always someone out there using the pathways and open space behind my house. This is a significant reason my wife and I purchased our home here, on this lot, in this neighborhood. We want the open space.

We are extremely disappointed and somewhat angered by the sudden closing of the golf course. We were told, verbally of course, by our Maracay sales representative that the space is and will always be a golf course. My bad, I believed him.

Now the course is closed and the property is in grave danger of being developed by the mortgage company that owns the property. I believe this company had no interest in maintaining the property as a golf course and only invested because they knew the property was worth more as developable land, hence their outrageous asking price and resistance to negotiate. This they knew from the outset - to develop the property, it would have to be re-zoned. We vigorously oppose any rezoning of this property. We believe it should remain zoned as is. Every effort should be made to keep the property, if not a golf course, then open recreational property.

Samuel Halgren
13395 N Cottontop Ct CenterPoint Vistoso
Oro Valley, AZ 85755
samhalgren@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <steve.fass@gmail.com>

Date: Sat, Apr 11, 2020 at 12:12 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

The General Plan was approved by Oro Valley citizens in 2016, which is not very long ago. Why bother to have a plan if you are going to modify it based on the whims of any developer that comes along?

Additionally, even considering a change of this magnitude, at a time when the entire country is under a virtual lockdown, is reckless and irresponsible. You must realize that emails and glitzy, pre packaged video responses are not a substitute for in person meetings with both our elected officials and the developers. You also must realize that this is certain to result in costly and lengthy litigation.

You put a senior citizen community into the middle of a residential community and you will have light pollution, substantial increase in worker, visitor, resident and delivery truck traffic and ambulance noises. You can call a 38-acre senior center as residential, but it really is commercial and should not be built in the middle of a residential neighborhood.

Romspen assumed the mortgage of a failed golf course. Just because the company is changing its business plan doesn't mean that we should have housing crammed into every corner of the former golf course so the company can profit.

Steven Fass
13832 N Old Forest Trail Stone Canyon
Oro Valley, AZ 85755
steve.fass@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <vlmerley@gmail.com>

Date: Sat, Apr 11, 2020 at 12:16 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

We like open spaces and well-planned communities We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live.

Recreational space needs to be preserved to maintain quality of life in Oro Valley. Please listen to the people living here.

Vicki Merley
13262 N Hammerstone Lane Vistoso Vistas
Oro Valley, Az 85745
vlmerley@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <lesberkowitz@gmail.com>

Date: Sat, Apr 11, 2020 at 12:31 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live.

The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, especially with the area north of Tangerine lacks Oro Valley recreational facilities.

The above sentiments aptly express how I feel.

I relocated here 5 years ago from Denver and I would like to think as Oro Valley grows it does not forget why folks choose to relocate here and not chip away at the ambiance that made it so attractive to begin with.

Losing acreage already set aside for the enjoyment of all the towns citizens surely must trump the financial gain of one company.

Thanks to all of you for protecting Oro Valley for this generation and the next and the next.

Les Berkowitz

Les Berkowitz
13456 N Atalaya Way Corona
Oro Valley, AZ 85755
lesberkowitz@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <lisa.a.murray@gmail.com>

Date: Sat, Apr 11, 2020 at 12:41 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Oro Valley has a written process for rezoning requests and you're deviating from that process. I don't trust this new process without in-person community meetings. I don't trust that my voice will be heard and that my neighbors in Rancho Vistoso will understand how to submit questions about the plan and see feedback. And I haven't received a postcard in the mail directing me how to view the rezoning information.

It feels like the Town of Oro Valley is pushing this process through the system, regardless of what is going on in the world and putting Romspen, an outsider, ahead of residents who live, work and shop in Oro Valley. Shame on the town.

Sincerely,
Lisa Murray, a full-time resident of Rancho Vistoso.

Lisa Murray
13476 N Atalaya Way Cortona
Oro Valley, AZ 85755
lisa.a.murray@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <jlreed50@gmail.com>

Date: Sat, Apr 11, 2020 at 12:50 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

I moved to Oro Valley because of the Town's reputation and natural beauty. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town as a great place to live.

You would ruin our neighborhoods with a large senior complex and houses and apartments crammed into most areas of the former golf course.

I am opposed to the development being planned. Let it be an open space. There is enough new development ruining Oro valley, the environment and natural habitat of the wildlife that was here before humans were. Stop over developing Oro Valley.

Johanna Reed
13059 N Catbird Dr
Oro Valley, Az 85755
jlreed50@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <craig@cleanplanetcarwash.com>

Date: Sat, Apr 11, 2020 at 12:21 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

The state of Arizona has Grants available to pay for 50% of the Vistoso property to convert it to a park and trail system. Why hasn't the town filed for this Grant?

Craig MacKay
13861 N Slazenger Dr. Fairfield
Oro Valley, AZ 85755
craig@cleanplanetcarwash.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <jvmulterer@outlook.com>
Date: Sat, Apr 11, 2020 at 12:59 PM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

- #1 -Does the petitioner own the Property? Tax records show Romspen Vistoso LLC not Romspen Investments or Spectra Properties Inc.
- #2 -Is the public infrastructure (water, sewer, electric) sufficient to handle the increased services?
- #3 -Would the public be responsible for the cost of road improvements to access the property?
- #4 -09/2014 SQ97142211 DECLARATION OF RESTRICTIONS FOR GOLF COURSE USE TERM OF 11 YEARS. Has this restriction been removed or is the land still restricted until 2025?

Jim & Rita Multerer
655 W Vistoso Highlands Dr, #262 Vistoso Resort Casitas
Oro Valley, AZ 85755
jvmulterer@outlook.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <roberthartog46@gmail.com>

Date: Sat, Apr 11, 2020 at 1:03 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

As a long time resident of Oro Valley it was with sadness that the Golf Club as Vistoso folded into receivership and remains in the hands of the auspices of Rompsen. Several entities attempted to buy the property from Rompsen and maintain the area as a golf course. Having attended a number of those meetings it was abundantly clear that this company had NO INTENTION in selling the property for the fair market value the course was worth at the time of closure. Their entire plan was to wait and bide their time to get rezoning for the property. Thus, hopefully, getting more dollars for the property and changing the entire purpose of the land [i.e. such as a proposed assisted living facility]. This property was designated as golf course or park area [except for a few acres]. Rezoning without neighborhood meetings before a formal submission is accepted is NOT acceptable. With the current COVID-19 pandemic affecting the city, county, state and country it is NOT the time for these decisions to be made as the neighborhood residents are unable to attend meetings enmasse and voice disapproval.

Dr. R. Hartog, M.D.

Robert Hartog, M.D.
13931 N. Bowcreek Springs Place
Oro Valley, AZ 85755
roberthartog46@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <dancardillo@hotmail.com>

Date: Sat, Apr 11, 2020 at 12:59 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live.

Is the General Plan a real planning document? Or, is it subject to change by any new development idea?

Limiting citizen input to emails and video responses to questions should not be a substitute for in-person neighborhood meetings. The Town needs to pause the process until we can have in-person meetings.

Please take this into consideration and make the right decision.

Sincerely,

Daniel Cardillo

Daniel Cardillo
930 W Zebra Tail Ct. Center Pointe
Oro Valley, Az 85755
dancardillo@hotmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <sventzke1@gmail.com>
Date: Sat, Apr 11, 2020 at 1:04 PM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live.

Is the General Plan a real planning document? Or, is it subject to change by any new development idea?

Most of the Oro Valley recreational areas are in the center part of the town. Rancho Vistoso needs recreational areas and the former golf course would provide a perfect recreational area.

You would ruin our neighborhoods with a large senior complex and houses and apartments crammed into most areas of the former golf course.

There are restrooms on the course and parking areas that could be used by trail walkers. Why are they being removed?

Oro Valley needs to pay attention to what we want, not what the developers demand. Oro Valley has a reputation for bending to developers rather than to the residents. This is the town's opportunity to show that they promote recreational open space among the neighborhoods that surround the golf course. All of the residents in these neighborhoods purchased property here to be close to a beautiful amenity whether or not they golfed. Open space and walking trails are an important amenity to Rancho Vistoso.

The state of Arizona has Grants available to pay for 50% of the Vistoso property to convert it to a park and trail system. Why hasn't the town filed for this Grant?

Susann Ventzke
574 W. Quiet Springs Dr. VH#1
Oro Valley, AZ 85755
sventzke1@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <rodwatson711@gmail.com>

Date: Sat, Apr 11, 2020 at 1:14 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

We moved to Oro Valley because of the Town's reputation as a well-planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live.

The state of Arizona has Grants available to pay for 50% of the Vistoso property to convert it to a park and trail system. Why hasn't the town filed for this Grant?

Limiting citizen input to emails and video responses to questions should not be a substitute for in-person neighborhood meetings. The Town needs to pause the process until we can have in-person meetings.

It looks like the congestion of more multi-story buildings will greatly increase traffic along Vistoso Highlands Drive. What plans are there to address this?

Why is Romspen asking to change some of the area's zoning from recreational to open space? What do they plan to do with the property that requires open space zoning? Why change the entire area around the driving range to High-Density Residential? Shouldn't some of the areas close to residents remain recreational or be rezoned to open space to provide buffers?

Romspen assumed the mortgage of a failed golf course. Just because the company is changing its business plan doesn't mean that we should have housing crammed into every corner of the former golf course so the company can profit.

Oro Valley needs to pay attention to what we want, not what the developers demand.

Rod Watson
13192 N. Rainbow Cactus Court Centerpoint Vistoso
Oro Valley, Arizona (AZ) 85755
rodwatson711@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <ruthfield39@gmail.com>

Date: Sat, Apr 11, 2020 at 1:30 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, especially with the area north of Tangerine lacks Oro Valley recreational facilities.

The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, especially with the area north of Tangerine lacks Oro Valley recreational facilities.

Ruth Field
13825 N Topflite Dr Fairfield
Oro Valley, AZ 85755
ruthfield39@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <ruthfield39@gmai.com>
Date: Sat, Apr 11, 2020 at 1:32 PM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

Limiting citizen input to emails and video responses to questions should not be a substitute for in-person neighborhood meetings. The Town needs to pause the process until we can have in-person meetings.

Ruth Field
13825 N Topflite Dr
Oro Valley, AZ 85755
ruthfield39@gmai.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <theonemia@gmail.com>

Date: Sat, Apr 11, 2020 at 1:37 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Oro Valley needs to pay attention to what current residents want, not what the developers demand. As a resident living in Oro Valley very near this proposed development area, we moved here for the quiet, open area and views. I believe that developing this area would drastically alter its beauty and go against what we believed to be the goal of this Town. Please do not rezone this land for development.

Mia Walsh
13220 N Downy Dalea Ct Center Pointe Vistoso
Oro Valley, AZ 85755
theonemia@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

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From: Preserve Vistoso Member Feedback Page <MRZINKIN@msn.com>

Date: Sat, Apr 11, 2020 at 1:44 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Is the General Plan a real planning document? Or, is it subject to change by any new development idea?

There are restrooms on the course and parking areas that could be used by trail walkers. Why are they being removed?

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Most of the Oro Valley recreational areas are in the center part of the town. Rancho Vistoso needs recreational areas and the former golf course would provide a perfect recreational area.

MICHAEL ZINIKIN
11520 N. SCIOTO AVE.
ORO VALLEY, AZ 85737
MRZINKIN@MSN.COM

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

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From: Preserve Vistoso Member Feedback Page <trmcmanaman@gmail.com>
Date: Sat, Apr 11, 2020 at 1:52 PM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>

We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live. We moved here from Destin, Florida because it was too crowded and congested due to over development. We looked at Scottsdale, Az but it too is busy and congested. Oro Valley seemed perfect with its planned development, adequate infrastructure and generally congestion free streets. Of course, we also liked the fact that we had a golf course/nature preserve in our backyard. We walk the course everyday and see all kinds of wildlife and birds. Where do they go when their habitat is developed. We will be extremely disappointed if the proposed development is approved. In fact, we'll probably move.

Terry McManaman
755 W Vistoso Highlands Drive Golf Casitas
Oro Valley, AZ 85755
trmcmanaman@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

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From: Preserve Vistoso Member Feedback Page <astecklein@comcast.net>

Date: Sat, Apr 11, 2020 at 2:13 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Can we assume that the land on the Rompsen rezoning application that is designated as Open Space will be deeded as deed restricted open space to the city of Oro Valley?

Al Stecklein
1149 W Mulligan Dr. Fairfield
Oro Valley, Arizona 85755
astecklein@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <dogsrule4er@gmail.com>

Date: Sat, Apr 11, 2020 at 2:19 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>

I am writing to oppose Romspen's application to build a 24 lot development across from Innovation Academy, off of Desert Fairways Drive.

This section of land is part of a precious desert scape that provides habitat to a multitude of plants and animals, many of which are unique to our area. People from around the country and the world are attracted to our wonderful town because of this type of environment. The General Plan rightly preserves this land as Golf/recreational. Changing this land to yet one more development would be squandering a marvelous resource, not only for ourselves, but for our children and for future generations.

In particular, development of the land across from Innovation Academy would destroy the habitat of herds of javelinas, coyotes, rabbits, deer, numerous species of desert birds, and countless other small animals.

This area is part of the daily range of these animals. The "buffers" and paths Romspen proposes around a paved development are not a substitute for the natural paths wildlife use. Such restriction of their movement is equivalent to its destruction.

I see daily movement of animals through this land. It connects the continuous loop of the Golf/recreation area to land south of Desert Fairways via a culvert, which connects to open space extending south of Moore Road and Tangerine Road, leading eventually to the Big Wash and the Cañada del Oro.

We are part of an ecosystem that extends far beyond these few acres across from Innovation Academy. In destroying the habitat across from Desert Fairways, we would help to destroy the habitat of Oro Valley and southern Arizona.

The Romspen proposal is ill considered and damaging. It should not be approved.

Thank you for considering these comments.

Emilia Riggerbach
13086 N Toucan Dr

Emilia Riggerbach
13086 N Toucan Dr Bella Vista
Oro Valley, AZ 85755
dogsrule4er@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

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From: Preserve Vistoso Member Feedback Page <golfnutld@att.net>

Date: Sat, Apr 11, 2020 at 2:37 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

I moved to Oro Valley in large part do to the planned community and the recreational space that was in existence. Changing the zoning of the old golf course would dramatically change the limited recreation space we already have. I suggest it be either maintained as recreational or if we have to it should be medium density non commercial residential. Adding a business like a retirement community center is basically a commercial business and not housing

The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, especially with the area north of Tangerine lacks Oro Valley recreational facilities.

Most of the Oro Valley recreational areas are in the center part of the town. Rancho Vistoso needs recreational areas and the former golf course would provide a perfect recreational area.

Limiting citizen input to emails and video responses to questions should not be a substitute for in-person neighborhood meetings. The Town needs to pause the process until we can have in-person meetings.

I do not see a need for High Density zoning anywhere in the proposed plans. We already have substantial congestion with the current zoning.

Lance DeNardin
13310 N Woosnam way somerset canyon
oro valley, AZ 85755
golfnutld@att.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

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From: Preserve Vistoso Member Feedback Page <wjwolff@q.com>

Date: Sat, Apr 11, 2020 at 2:53 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Oro Valley needs to pay attention to what we want, not what the developers demand.

Romspen assumed the mortgage of a failed golf course. Just because the company is changing its business plan doesn't mean that we should have housing crammed into every corner of the former golf course so the company can profit.

There are limited or no paths between sections of the land being left for open space. Will animals and trail users need to walk through neighborhoods?

There are restrooms on the course and parking areas that could be used by trail walkers. Why are they being removed?

It looks like the congestion of more multi-story buildings will greatly increase traffic along Vistoso Highlands Drive. What plans are there to address this?

Why is Romspen asking to change some of the area's zoning from recreational to open space? What do they plan to do with the property that requires open space zoning? Why change the entire area around the driving range to High Density Residential? Shouldn't some of the area close to residents remain recreational or be rezoned to open space to provide buffers?

Jeanne Wolff
12616 N. Running Coyote Drive VVistoso Hills
Oro Valley, AZ 85755
wjwolff@q.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

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From: Preserve Vistoso Member Feedback Page <smspiewak@comcast.net>

Date: Sat, Apr 11, 2020 at 3:11 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

We are asking that the Town sticks to the OV Resoning Process that requires neighborhood meetings before formal submittal is accepted.

It looks like the congestion of more multi-story buildings will greatly increase traffic along Vistoso Highlands Drive. What plans are there to address this?

Why is Romspen asking to change some of the area's zoning from recreational to open space? What do they plan to do with the property that requires open space zoning? Why change the entire area around the driving range to High Density Residential? Shouldn't some of the area close to residents remain recreational or be rezoned to open space to provide buffers?

The state of Arizona has Grants available to pay for 50% of the Vistoso property to convert it to a park and trail system. Why hasn't the town filed for this Grant?

Most of the Oro Valley recreational areas are in the center part of the town. Rancho Vistoso needs recreational areas and the former golf course would provide a perfect recreational area.

Sandra Spiewak
13817 n Slazenger Dr Fairfield at Rancho Vistosoistoso
Oro Valley, AZ 85755
smspiewak@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

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From: Preserve Vistoso Member Feedback Page <marlaa@comcast.net>

Date: Sat, Apr 11, 2020 at 3:17 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live.

The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, especially with the area north of Tangerine lacks Oro Valley recreational facilities.

It looks like the congestion of more multi-story buildings will greatly increase traffic along Vistoso Highlands Drive. What plans are there to address this?

Oro Valley needs to pay attention to what we want, not what the developers demand.

Ryan Ayers
13283 N. Amberwing PL Centerpointe Vistoso
Oro Valley, Arizona 85755
marlaa@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

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From: Preserve Vistoso Member Feedback Page <ettahartog@gmail.com>

Date: Sat, Apr 11, 2020 at 1:09 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live.

Etta Hartog
13931 N Bowcreek Springs Place Vistoso Highlands
Oro Valley, Az 85755
ettahartog@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <watii1930@gmail.com>

Date: Sat, Apr 11, 2020 at 12:06 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <broadman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

We do not like this shortened process that can only make it more difficult for residents and easier for proponents.

We strongly believe that there should be no change in the zoning. Neither the Town Council or residents have any obligation to bailout the holders of this property.

If it is rezoned the Town will faced with many suits for loss of value in their property.

William Thomas
13500 N Atalaya Way Cortona
Oro Valley , AZ 85755
watii1930@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <hart.terry.w@gmail.com>
 Date: Wed, Apr 15, 2020 at 8:42 PM
 Subject: Preserve Vistoso Member Feedback Page
 To: <ask@orovalleyaz.gov>, <copypreservevistoso@gmail.com>

For the Applicant - Rompsen: You make provisions each year for realized losses on mortgage investments. Why doesn't Rompsen just 'write off' the investment here in Oro Valley ?

TERRY HART
 945 W GOLDEN BARREL CT CENTER POINTE VISTOSO - SUMMIT SOUTH - 14th Hole
 ORO VALLEY, AZ 85755
 hart.terry.w@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <stout@rmi.net>
Date: Thu, Apr 16, 2020 at 8:24 AM
Subject: Preserve Vistoso Member Feedback Page
To: <ask@orovalleyaz.gov>, <copypreservevistoso@gmail.com>

Limiting citizen input to emails and video responses to questions should not be a substitute for in-person neighborhood meetings. Given the impact of the Covid19 virus which has shut down so many things in this community, I do not think a rezoning request is so important that it should proceed. The Town needs to pause the process until we can have in-person meetings. If the town does proceed it makes one think there are some "under the table" payments going on.

Marilyn Stoutenburg
695 W. Vistoso Highlands Dr. #106 Vistoso Golf Casitas II
Oro Valley, AZ 85755
stout@rmi.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <vincepike@gmail.com>

Date: Wed, Apr 15, 2020 at 8:05 PM

Subject: Preserve Vistoso Member Feedback Page

To: <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>, <copypreservevistoso@gmail.com>

Dear Town representatives,

I am writing to ask that you please consider leaving Vistoso golf course as an open space linear park for Oro Valley residents. The value of this park to my family, and so many other families we see out there daily is obvious. I ask that you vote against developing the golf course.

Vince Pike
13060 N CATBIRD DR Bella Vista
ORO VALLEY, AZ 85755
vincepike@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
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From: Copy PV <copypreservevistoso@gmail.com>
Date: Thu, Apr 16, 2020 at 12:22 PM
Subject: Fwd: Preserve Vistoso Member Feedback Page
To: <ask@orovalleyaz.gov>

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <hart.terry.w@gmail.com>
Date: Wed, Apr 15, 2020 at 8:42 PM
Subject: Preserve Vistoso Member Feedback Page
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ORO VALLEY, AZ 85755
hart.terry.w@gmail.com

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Date: Thu, Apr 16, 2020 at 8:24 AM
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To: <ask@orovalleyaz.gov>, <copypreservevistoso@gmail.com>

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Marilyn Stoutenburg
695 W. Vistoso Highlands Dr. #106 Vistoso Golf Casitas II
Oro Valley, AZ 85755
stout@rmi.net

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Subject: Preserve Vistoso Member Feedback Page
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Vince Pike
13060 N CATBIRD DR Bella Vista
ORO VALLEY, AZ 85755
vincepike@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <jayne.e.anderson@gmail.com>

Date: Tue, Apr 14, 2020 at 1:52 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, especially with the area north of Tangerine lacks Oro Valley recreational facilities.

Is the General Plan a real planning document? Or, is it subject to change by any new development idea?

Limiting citizen input to emails and video responses to questions should not be a substitute for in-person neighborhood meetings. The Town needs to pause the process until we can have in-person meetings.

You put a senior citizen community into the middle of a residential community and you will have light pollution, substantial increase in worker, visitor, resident and delivery truck traffic and ambulance noises. You can call a 38-acre senior center as residential, but it really is commercial and should not be built in the middle of a residential neighborhood.

There are limited or no paths between sections of the land being left for open space. Will animals and trail users need to walk through neighborhoods?

There are restrooms on the course and parking areas that could be used by trail walkers. Why are they being removed?

Why is Romspen asking to change some of the area's zoning from recreational to open space? What do they plan to do with the property that requires open space zoning? Why change the entire area around the driving range to High Density Residential? Shouldn't some of the area close to residents remain

recreational or be rezoned to open space to provide buffers?

Romspen assumed the mortgage of a failed golf course. Just because the company is changing its business plan doesn't mean that we should have housing crammed into every corner of the former golf course so the company can profit.

It looks like the congestion of more multi-story buildings will greatly increase traffic along Vistoso Highlands Drive. What plans are there to address this?

Oro Valley needs to pay attention to what we want, not what the developers demand.

The state of Arizona has Grants available to pay for 50% of the Vistoso property to convert it to a park and trail system. Why hasn't the town filed for this Grant?

We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live.

Jayne Anderson
13351 N Cottontop Court Center Pointe
Oro Valley, AZ 85755
jayne.e.anderson@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <dwagstaff2095@gmail.com>

Date: Tue, Apr 14, 2020 at 12:06 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

The 2016 voter-approved Oro Valley General Plan is an important document that should really stand for something: it was voted on by the community after significant, multi-year review and discussion. Is the Plan meant to be modified simply because the Vistoso golf course has shut down? Absolutely not! With this Plan, the community has spoken about what is important to it in terms of long-term land use policy - because the golf course is gone does not mean toss out the Plan and develop a portion of the property.

The golf property must be maintained as recreation/open space and kept in its entirety. All residents of Oro Valley have something at stake in maintaining this property. Keeping the property zoned recreational is consistent with the Oro Valley Planned Area Development and the Your Voice, Our Future General Plan. Please, deny Romspen's re-zoning application request.

Don Wagstaff
902 W Chrysanthia Ct Center Pointe Vistoso
Oro Valley, AZ 85755
dwagstaff2095@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <S.JJARVIS@hotmail.com>

Date: Tue, Apr 14, 2020 at 2:56 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

Hello,

I've reviewed Romspen's pre-application. The assisted living facility appears on their maps to populate the entire area that used to be the first fairway. However, in the text of their plan they say it will occupy the previous driving range. This may sound like it is only semantics, however, it is a huge difference for home owners. The homeowners on the approx 400 yards long first fairway would have their open space and dramatic Catalina Mountain views blocked. I can't even see the driving range from the first fairway so I don't understand their description.

The option that Rompsen submitted for 98 homes occupying " the driving range" would fill the entire first fairway and have the same effect on the homeowners.

Would you like me to email you a picture from my home on the first fairway?

Thank You,

Sharon Jarvis

SHARON JARVIS
1113 W MULLIGAN DR Fairfield
Oro Valley, AZ 85755
S.JJARVIS@HOTMAIL.COM

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <craig@cleanplanetcarwash.com>

Date: Tue, Apr 14, 2020 at 4:30 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

Holding in person meetings (if permitted) should be held in September and October rather than August and September. Seasonal residents will not be able to participate in these meeting when they are not here in the summer. The majority of homeowners that live on the former golf course are not full time residents and the are the ones who arguably are the most impacted by this proposal.

Craig MacKay
13861 N Slazenger Dr. Fairfield
Oro Valley, WA 85755
craig@cleanplanetcarwash.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <p.calcutt@gmail.com>
 Date: Tue, Apr 14, 2020 at 4:39 PM
 Subject: Preserve Vistoso Member Feedback Page
 To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

It appears that the proposal is to rezone all 200 some acres and develop slightly less than 80 of those acres. What happens to the remaining 120 acres? Could it be developed in the future? Who will own this land? Who will maintain this land? Will it be placed in some sort of conservation trust to keep it from development going forward? Is Romspen providing any funding to the future owner of this land to regenerate a natural desert?

Also - the former pond is not include in the development. Who will pay to clean up this area?

Philip Calcutt
 755 W Vistoso Highlands Drive Vistoso Golf Casitas
 Oro Valley, AZ 85755
 p.calcutt@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <spencemetz@gmail.com>

Date: Tue, Apr 14, 2020 at 5:38 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

Limiting citizen input to emails and video responses to questions should not be a substitute for in-person neighborhood meetings. The Town needs to pause the process until we can have in-person meetings.

Spencer Metz
13295 North Booming Drive Stone Terrace
Oro Valley, AZ 85755
spencemetz@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <Mimikel@att.net>

Date: Tue, Apr 14, 2020 at 5:46 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, especially with the area north of Tangerine lacks Oro Valley recreational facilities.

Kelley DeNardin
13310 N woosnam way Somerset Canyon
oro valley , Az 85755
Mimikel@att.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <dempm@earthlink.net>

Date: Tue, Apr 14, 2020 at 5:56 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <

mbarrett@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <

brodman@orovalleyaz.gov>

The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, especially with the area north of Tangerine lacks Oro Valley recreational facilities.

We relocated to Oro Valley nearly two years ago from Prescott Lakes in Prescott. We had some familiarity with Oro Valley because of friends. It seemed to be perfect, a great place to live for the rest of our lives.

Then the unthinkable happened while we were still unpacking. A news report came on and said that the course had been closed. In researching this we found that the Vistoso Golf Course had numerous problems over many years.

Now we find out a developer applied for a change to the General Plan and additional rezoning of the property identified as recreational, for an assisted living facility and a memory care facility in addition to numerous homes. We seriously wonder if we made a mistake in moving here, not to mention buying a home for almost \$600,000 whose values have already been reduced because of all the problems beginning with the Mischkin debacle.

This will just get worse with ANY CHANGES TO THE GENERAL PLAN AND REZONING.

WE ARE VEHEMENTLY OPPOSED TO ANY CHANGE TO THE GENERAL PLAN AND ANY REZONING FOR THE ENTIRE PROPERTY.

Oro Valley needs to hear the residents voices about wanting to maintain what open space that is left, **SERIOUS CONCERNS FOR FALLING PROPERTY VALUES.**

Please don't let Oro Valley become a magnet for development that will take away the appeal Oro Valley enjoys.

Sincerely,
The Miller's

Dave & Patricia Miller
13610 N Tessali Way Siena
Oro Valley, AZ 85755
dempm@earthlink.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <AAGDENARDIN@gmail.com>

Date: Tue, Apr 14, 2020 at 6:58 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

This community had recreation available when we move here and that was a large attraction. Why would we allow this to be changed to the detriment of the people already here?

Austin DeNardin
13310 N Woosnam Way Somerset Canyon
Oro Vallet, az 85755
AAGDENARDIN@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <mattphillips.mjp@gmail.com>

Date: Tue, Apr 14, 2020 at 7:42 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

The state of Arizona has Grants available to pay for 50% of the Vistoso property to convert it to a park and trail system. Why hasn't the town filed for this Grant?

Matt Phillips
12995 Westminster Dr, Oro Valley 85755 Terrino
Oro Valley, AZ 85755
mattphillips.mjp@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <cabay@comcast.net>

Date: Wed, Apr 15, 2020 at 6:09 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

I am a full time resident of Oro Valley. I am opposed to this rezoning request. The golf course was established to create open space for the existing high density residential development. To eliminate open space now and add even more high density would be a travesty - against good planning techniques, adversely affect current property values and deprive existing residents of the much needed open space we all need. In addition this request is premature. The Oro Valley Parks are currently conducting a comprehensive recreation plan for the community. There is very little open space land available in the community for the parks to acquire. If this piece is taken out of consideration before they can complete their work would be to greatly diminish their work. We need to preserve this property for the benefit of all of the residents of Oro Valley.

Barbara Young
13917 N. Stone Gate Place Stone Canyon
Oro Valley, Arizona 85755
cabay@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <vandelden1@gmail.com>
Date: Wed, Apr 15, 2020 at 6:53 AM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

As owners of property that borders the former golf course, which was bought for the view and privacy, we'd like to see the property remain as wild and natural as possible. Just because open land exists, it does not mean it should be developed; there's a plan in place to determine the town's future, that was developed only 4 years ago. It's not "Ancient," and contrary to today's needs and concerns. Why bother putting plans in place, if they can be GREATLY altered? It's not like asking for a variance for a basketball net or some other minor, temporary feature. THIS IS FOREVER. Whether it succeeds or NOT...forever paved, forever built. Higher-density housing, with employees and service truck deliveries will negatively and dramatically change the character of our neighborhood, impact the lifespan of our roads, impact wildlife counts and destroy habitat and possibly increase crime. MORE recreation space is necessary in Oro Valley. American is suffering from health issues that can be alleviate with exercise...we should be thinking of Oro Valley as the healthy haven that AZ used to have a reputation for, in the old days.

Diane VanDelden
755 W. Vistoso Highlands Drive, Unit 112 Golf 1 Casitas
Oro Valley, AZ 85755
vandelden1@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <MariaLynn48@gmail.com>

Date: Wed, Apr 15, 2020 at 10:03 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Dear Honorable Town of Oro Valley Elected Officials,
We moved to Oro Valley because of the Plan and Planned community, with open spaces, parks, hiking trails, bicycle lanes and wonderful landscape maintenance. That continues.

I am a nature trail hiker. We've lost three trails over the past five years; 2 due to the new Innovation Academy School of Amph; 1 near the condo rentals off Rancho Vistoso and Desert Fairways Drive.

I am against the RE-ZONING and PLAN MODIFICATION!

Romspen, a wealthy corporation, is asking to change our area's zoning from recreational to open space. This will drive residents out of Oro Valley and back to the Catalina Foothills. It will reduce our property values. I strongly disagree and will seek legal counsel from California and Arizona soon~

What do they plan to do with the property that requires open space zoning?

Why change the entire area around the driving range to High Density Residential or Medium Density?

Romspen Vistoso seeksto amend the YVOF land use designationsof approximately 87acres from 'Resort/Golf Course' to 'Medium Density Residential'(MDR) and 'High Density Residential' (HDR). Concurrent with the Type 1 General Plan amendment, Romspen Vistoso requeststo amend the land use designations in the Rancho Vistoso PAD to change the same 87acres from 'Recreation Area/Golf Course' to MDR, 'Medium High Density Residential' (MHDR) and HDR.Refer to the attached Land Use Plan.

I also heard the Landscape Architect, Morales, on the video, who works for Romspen. She stated that they would leave a loop trail with more homes built. With roads and more, there is not enough space for it. The plan is flawed!

There is no provision except the Brick Restrooms perhaps on Hole 14-15 for the restrooms she promised on the trail. THIS PLAN REQUEST NEEDS TO BE REVISED. IT MUST ACCEPTED AS IS!

Shouldn't MOST of the area close to residents remain recreational or be rezoned to open space to provide buffers?

Please call or write to me for any questions or clarifications on my stance. I appreciate your listening and your response to me in April 2020.

Sincerely, Maria Lynn Nahmias, Ph.D. MariaLynn7@comcast.net 520-299-5757

Maria Nahmias
13195 N. Booming Drive Stone Terrace
Oro Valley, AZ 85755
MariaLynn48@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <pollyaz@comcast.net>

Date: Wed, Apr 15, 2020 at 10:06 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

I am concerned about the traffic near the school on Desert Fairways if they develop the 14th fairway.

In the morning at drop off the cars are not allowed to turn left when they exit the school so they drive down and make a u-turn at Fan Palm where I exit my neighborhood. It is worse at pick up time when parents park or wait in their cars on both sides of the street near the school. If you add another street right there at the school it will create a real bottleneck and danger to the children who walk to school. If a traffic study is done it will have to wait until fall and be conducted when school opens and closes rather than any other times.

Polly Reynolds
13225 N Booming Drive Stone Terrace
Oro Valley, AZ 85755
pollyaz@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Rompsen General plan amendment/re zoning application	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----
 From: Preserve Vistoso <preservevistoso@gmail.com>
 Date: Wed, Apr 15, 2020 at 11:35 AM
 Subject: Fwd: Rompsen General plan amendment/re zoning application
 To: CopyPreserveVistoso@gmail.com <CopyPreserveVistoso@gmail.com>

----- Forwarded message -----
 From: KEVIN BOHMAN <kevin.bohman@comcast.net>
 Date: Wed, Apr 15, 2020 at 10:30 AM
 Subject: Rompsen General plan amendment/re zoning application
 To: <ask@orovalleyaz.gov>
 CC: <preservevistoso@gmail.com>, <jwinfield@orovalleyaz.gov>

I am responding and requesting city officials/Rompsen to answer my/our concerns in regards to information on any *Environmental* or more importantly *Conservation* studies that have or should be completed. The current plan to develop 24 homes in the SE corner would virtually shut off a main daily traveled pathway for deer, coyotes, bobcats, ect with very limited interaction with human activity. Rompsen plans to keep open space along the entire south end with exception of noted proposed development with only have a narrow walking path along north edge of proposed area would do little if anything to help our wildlife maintain a normal routine but in fact would more than likely only create potential close human contact.

We need to retain the limited remaining beauty of nature and open space within the city and not give in to these plans. A city is much more than structures and roadways.

The General Plan Should Not Be Amended nor the proposed re zoning. Give Rompsen the 6+ acres already zoned for multi land use and retain remainder as it's current nature area for us all and for future resident's and tax payers.

Thank You
 Kevin Bohman

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <cholden60@gmail.com>

Date: Wed, Apr 15, 2020 at 12:34 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live.

The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, especially with the area north of Tangerine lacks Oro Valley recreational facilities.

Chris Holden
Fawnbrooke Dr
Oro Valley , AZ 85755
cholden60@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <dempm@earthlink.net>

Date: Wed, Apr 15, 2020 at 12:53 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

You would ruin our neighborhoods with a large senior complex and houses and apartments crammed into most areas of the former golf course.

Council Members

Our property is DIRECTLY adjacent to the driving range. The dust, noise of construction is not acceptable. Not to mention if the proposed project did go through , the traffic, the parking lot, facility deliveries, trash pick up and so on would be a continual detriment to our quality of life in Oro Valley. Would any of you want a big commercial development and additional housing literally right in our own back yard? It doesn't belong on this recreational property.

Thank you or your consideration.

Sincerely,
D. Miller

Dave Miller
13610 NTessali Way Siena
Oro Valley, AZ 85755
dempm@earthlink.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <msteckle@comcast.net>
Date: Wed, Apr 15, 2020 at 1:33 PM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>

Mayor Winfield, you came up to me and introduced yourself during the grand opening of Swan Pilates. We discussed the Preserve Vistoso movement to save the rezoning as recreational. I told you about the abundance of nature (plants, animals, birds) that are now prevalent, and the amount of walkers and bikers we see daily behind our house. Our home is located on the old number one green of the Vistoso course. We bought in Oro Valley and this location in good faith in 2011. We would like to stay and support businesses such as Swan Pilates as we have in the past. However, if this zoning is changed to benefit the owner who is not even a resident of AZ let alone the USA, I am not sure we can afford to stay in this area any longer. Please help us preserve one of the few pieces of land left as the beautiful desert it is. What do you think at this time?

Mary Stecklein
1149 W Mulligan Dr Fairfield Vistoso
Oro Valley, AZ 85755
msteckle@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <wozkm@juno.com>

Date: Wed, Apr 15, 2020 at 1:39 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Most of the Oro Valley recreational areas are in the center part of the town. Rancho Vistoso needs recreational areas and the former golf course would provide a perfect recreational area. Oro Valley has very limited green space. Building houses and apartments has been a priority and green space has not!

The former golf course provides a once in a life opportunity for the town to develop a recreational area where residents can walk, ride bikes and enjoy the Sonora Desert landscape, plants and abundant wild life.

Since the closing of the golf approximately 2 years the areas around the greens, fairways, aprons and the driving range have developed into an immense wild life habitat. I alone have observed three different families of Javelina with young. There are two active Cooper's hawk nests with a female incubating eggs. I have observed long eared owls and one Mexican Spotted Owl which I believe is on the endangered species list. There is an abundance of Gambel's Quail, at least 20 species of song birds, five kinds of snakes , turtles and tortoise, lizards, deer, coyotes, bobcats, ground squirrels, and of course, rabbits.

The pond has turned into a vernal pool habitat producing salamanders, frogs and turtles. These amphibians provide an important source of food for small carnivores as well as large game species.

The golf course has turned into a Significant Micro Wildlife Habitat! Its unique conditions may be home to unique species that may not be found in the larger region.

One question I have is, has the Arizona Game and Fish Department or the US Fish and Wildlife Service conducted an wildlife habitat assessment or endangered species assessment for this area ?

I would invite town officials and Council Members to take an evening or

early morning walk along the cart paths and see for themselves what a unique wildlife habitat exist within a moderate to high density housing area. Any additional building would upset this balance. Having worked with the National Parks Service over the past 15 years I have witnessed only a few of these Micro Wildlife Habitats as most have been destroyed by town building policies or rezoning efforts.

Keith Wozniak
 655 W. Vistoso Highlands Drive Vistoso Resort Casitas
 Oro Valley , AZ 85755
 wozkm@juno.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----
 From: Preserve Vistoso Member Feedback Page <rustygreen1@comcast.net>
 Date: Wed, Apr 15, 2020 at 1:40 PM
 Subject: Preserve Vistoso Member Feedback Page
 To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Oro Valley needs to pay attention to the old Vistoso golf course that is not being maintained by the owner, Romspen. This lack of maintenance is turning the property into a fire hazard! It needs to be addressed immediately!

William Green
 13371 N Cottontop Ct Centerpoint Vistoso
 Oro Valley, AZ 85755
 rustygreen1@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <sharonjarvis50@gmail.com>

Date: Tue, Apr 14, 2020 at 2:25 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

Most of the Oro Valley recreational areas are in the center part of the town. Rancho Vistoso needs recreational areas and open space.

Many neighborhoods have small "pocket parks" that are HOA paid for and maintained. These parks are for children with jungle gyms/slides, etc.

Oro Valley needs walking paths for older adults and people that need walkers, canes, etc. The former cart paths at Vistoso Golf Course are perfect.

Please deny any General Plan Amendment and Rezoning to high/medium/neighborhood commercial for this land.

Sharon Jarvis
1113 W Mulligan Dr Fairfield
Oro Valley, AZ 85755
sharonjarvis50@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <wozkm5@gmail.com>

Date: Wed, Apr 15, 2020 at 2:03 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Thank you for giving us the opportunity to voice our concerns about the Rompsen plan to rezone and develop the now closed Vistoso Golf Course. The closure has given us a very unique opportunity during this time of the Coron-19 pandemic. The old golf cart paths, the tees, fairways, and other open spaces provide many families the opportunity to practice social distancing safely. We walk the paths on a daily basis and meet many, many families walking, biking, jogging and exercising. The ability to exercise in a beautiful, safe environment has been a Godsend for many of us during this difficult time.

Please consider keeping Vistoso Golf a green space for not only the present, but for the future. None of us know what the days, months and years ahead will bring but we do know that having an outdoor area available where we can move about safely will continue to be important not only for our physical health but also our mental health.

mary Wozniak
655 W. Vistoso Highlands Drive
Oro Valley, AZ 85755
wozkm5@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <cyndywicker@gmail.com>
 Date: Wed, Apr 15, 2020 at 2:43 PM
 Subject: Preserve Vistoso Member Feedback Page
 To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

The General Plan was adopted after careful consideration and agreement among the citizens of the city. This is OUR Plan and this is OUR City. We have spoken up for open space, recreational areas, wildlife habitat.

I understand that Romspen seeks to turn a bad investment into a good one. However, neither of these plans should be allowed because they go completely against the wishes of the community. Our city is not here to serve their corporate interests.

This property is ideal for recreation. It adjoins many Vistoso neighborhoods; it provides a path which is perfect for walking, biking and bird watching for young and old. It affords an area for fresh air, exercise and exposure to nature without concern for traffic. It would be horrific to let this go to satisfy a developer's desire to make a profit.

Cynthia Wicker
 13696 N Tessali Way Siena
 Oro Valley, AZ 85755
 cyndywicker@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <jacobskent@gmail.com>

Date: Wed, Apr 15, 2020 at 2:51 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

There are many established neighborhoods around the former Rancho Vistoso Golf Course. These plans fail to protect them adequately. If any of the area is to be developed, which I oppose, at the very least there must be a substantial increase in the buffer zones allowed for privacy, light pollution, noise and all the other problems that will come with development.

I also wonder how a senior citizens' center is considered residential when it is commercial business and will bring many of the problems I mentioned in the first paragraph. Currently the neighbors enjoy quiet beauty, wildlife, night skies. All of that will be ruined with these proposals.

Kent Jacobs
13696 N Tessali Way Siena
OroValley, AZ 85755
jacobskent@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

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From: Preserve Vistoso Member Feedback Page <astecklein@comcast.net>
 Date: Wed, Apr 15, 2020 at 2:52 PM
 Subject: Preserve Vistoso Member Feedback Page
 To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

What are the plans for the area of the first fairway and driving range west of the indicated senior living facility? Is this open space and will it remain undeveloped?

Al Stecklein
 Lot 15
 Fairfield Vistoso
 Rancho Vistoso Neighborhood 11

Alfred Stecklein
 1149 W Mulligan Dr Fairfield Vistoso
 Oro Valley, Az 85755
 astecklein@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Copy PV <copypreservevistoso@gmail.com>
Date: Wed, Apr 15, 2020 at 4:24 PM
Subject: Fwd: Preserve Vistoso Member Feedback Page
To: <donna@avwebdesigns.com>

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <erik-mariepat@msn.com>
Date: Wed, Apr 15, 2020 at 3:07 PM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live.

Marie Patterson
13840 N. Bushwacker Place Monterey Homes
Oro Valley, AZ 85737
erik-mariepat@msn.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Copy PV <copypreservevistoso@gmail.com>
Date: Wed, Apr 15, 2020 at 4:03 PM
Subject: Fwd: Preserve Vistoso Member Feedback Page
To: <ask@orovalleyaz.gov>

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <kdickinson4@comcast.net>
Date: Wed, Apr 15, 2020 at 3:24 PM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

There are limited or no paths between sections of the land being left for open space. Will animals and trail users need to walk through neighborhoods?

Oro Valley needs to pay attention to what we want, not what the developers demand.

Most of the Oro Valley recreational areas are in the center part of the town. Rancho Vistoso needs recreational areas and the former golf course would provide a perfect recreational area.

High density housing in that area would provide too much additional congestion for our neighborhoods.

Kim Dickinson
12593 N. Vistoso view Place 12593 N. Vistoso pointe
Ov, Az 85755
kdickinson4@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Copy PV <copypreservevistoso@gmail.com>
Date: Wed, Apr 15, 2020 at 4:00 PM
Subject: Fwd: Preserve Vistoso Member Feedback Page
To: <ask@orovalleyaz.gov>

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <kp.mackay@hotmail.com>
Date: Wed, Apr 15, 2020 at 3:47 PM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

test

Kate MacKay
12345
Oro Valley, AZ 85755
kp.mackay@hotmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <sconway1112@comcast.net>
Date: Wed, Apr 15, 2020 at 4:15 PM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

I am opposed to the proposed amendment to the OV general plan and rezone. This is a prized possession as golf course and now potential parkland for the OV/Rancho Vistoso community. When originally conceived, the golf course was desert wash, unusable land for development. The OV land planners, the Rancho Vistoso development entity, and Tom Weiskopf golf architecture created an award winning design to utilize this land for all of OV to enjoy. Any amendments would only benefit the Applicants, who have essentially abandoned the property and their community responsibility to maintain it. It is a spectacular piece of or community that should respect the integrity of the current town plan. Go walk through the property and then come back to meet for your conversation.
Best,
Steve Conway

Stephen Conway
655 W Vistoso Highlands Blvd. Vistoso resort casitas
Oro Valley, AR 85755
sconway1112@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <dturner320@hotmail.com>
Date: Wed, Apr 15, 2020 at 4:48 PM
Subject: Preserve Vistoso Member Feedback Page
To: <ask@orovalleyaz.gov>, <copypreservevistoso@gmail.com>

We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live.

Donna Turner
742 W LANCASTER BLVD # 3 Antelope Valley
LANCASTER, CA 93534-3130
dturner320@hotmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <ygarewal@gmail.com>
Date: Tue, Apr 14, 2020 at 1:54 PM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

Dear Mayor Winfield, Council Members and Parks and Rec Employees,

I believe it would behoove the Town of Oro Valley to maintain the current zoning of the defunct Vistoso Golf Course. Allowing abundant housing on this pristine land has the potential to bring down housing values for current Rancho Vistoso homeowners AND would eliminate an amazing asset that can be utilized by people from all over Oro Valley.

The golf cart path is the perfect place for people using wheelchairs or strollers to take a scenic nature walk. Hikes on trails at state parks cannot accommodate those populations. The paved path is also perfect for bicyclists who would prefer fresh air to car exhaust, not to mention the safety of not competing with cars for road space. I enjoy bike rides with my children almost daily on the path without worrying about whether we will be killed by an inattentive driver.

There's already ample parking at the closed restaurant for people who want to enjoy the park but don't live in Rancho Vistoso. I imagine the building could be turned into a visitors center, or even back into a restaurant with time.

Better minds than mine can envision countless ways to turn the golf course into an amazing park for all Oro Valley residents. I hope we don't lose this tremendous opportunity and allow developers to build all over the beautiful land. I think that would be shortsighted and bring down home values for all. A large destination park would raise home values and the desirability of our already wonderful town.

Thank you for your consideration,
Yui J. Garewal

P.S. After writing this letter, I realized that a great compromise could be to allow a few small pockets of the land to have low-density housing, while leaving the entire golf cart path intact. Perhaps a stipulation for changing any zoning would be that the developers would have to maintain and even widen the golf cart path.

Yui Garewal
13047 N. Catbird Drive Bella Vista
Oro Valley, AZ 85755
ygarewal@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <jack.d.harless@gmail.com>

Date: Wed, Apr 15, 2020 at 1:45 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

You would ruin our neighborhoods with a large senior complex and houses and apartments crammed into most areas of the former golf course.

This needs to be kept open area as it is currently zoned.

Joseph Harless
13821 north javelina spring Vistoso highlands
Oro, Valley Az
jack.d.harless@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <donnaturner320@gmail.com>

Date: Wed, Apr 15, 2020 at 5:12 PM

Subject: Preserve Vistoso Member Feedback Page

To: <ask@orovalleyaz.gov>, <copypreservevistoso@gmail.com>

The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, especially with the area north of Tangerine lacks Oro Valley recreational facilities.

Donna Turner
742 West Lancaster Blvd Antelope Valley
Lancaster, CA 93534
donnaturner320@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <donna@avwebdesigns.com>

Date: Wed, Apr 15, 2020 at 4:50 PM

Subject: Preserve Vistoso Member Feedback Page

To: <ask@orovalleyaz.gov>, <copypreservevistoso@gmail.com>

We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live.

Donna Turner
742 W LANCASTER BLVD # 3 Antelope Valley
LANCASTER, CA 93534-3130
donna@avwebdesigns.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Copy PV <copypreservevistoso@gmail.com>
Date: Thu, Apr 16, 2020 at 11:56 AM
Subject: Fwd: Preserve Vistoso Member Feedback Page
To: <ask@orovalleyaz.gov>

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <otterbein12345@gmail.com>
Date: Sat, Apr 11, 2020 at 9:20 AM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

I'm my entire life, I have never appreciated nature as I have since moving to Center Pointe Vistoso. I've enjoyed being in it before, but never have really had that soul-satisfying, deep appreciation, until moving here with the fresh air, spectacular Mountain View's and sunsets. I could write a very long epistle, but those often don't get read all the way through, so I'll be short. Please drive to Center Pointe Vistoso, spend some time here, walk through our neighborhoods, and fall in love with these views. Use grant money to make a "play park" for seniors as other cities have done. Money comes, and money goes... but some money costs way too much. Listen to your soul after being here, and then just do the right thing to preserve this beauty for generations to come. Just. Do. The. Right. Thing.

Cheryl Kensington
13440 N Flaxleaf Place Center Pointe Vistoso
Oro Valley, Az 85755
otterbein12345@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <asdubiak@comcast.net>

Date: Sat, Apr 11, 2020 at 3:34 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

1. In their presentation Rompsen claims to have reached out to the people who live on the golf course to seek assistance and received no response. We along with other neighbors never heard anything from Rompsen so that is an outright lie and I would like to know what they are basing that statement on.
2. They claim to have put the course up for sale with a national firm but received no offers so my question is what was the asking price and what was their cost of purchase because if the asking price was too high nobody would bid especially since they are a vulture fund who would maximize the value by developing the land rather than selling it as a golf course.
3. How did they manage to get homeowners support for the same issue at Arizona National?
4. Does Rompsen get to keep making alternative proposals on an ongoing basis?
5. If the senior citizen housing development goes through how will the two story building(s) be measured as Splendido was supposed to be 2 stories as well but if one drives over there you can see 4 stories?
6. How is the proposal where we now have a fairway and tee box full of wildlife and desert flora turned into 29 homes with a road 10 yards from our wall and views of the mountains destroyed a "win win" situation and "enhancing the environment" as described in the video?
7. What if anything in terms of homeowner support would it take for Rompsen to consider reopening the course?
8. Why was the 8th fairway taken out of the original proposal and what will happen to the property that is not developed?
9. Why is Rompsen not held to the same environmental rules for property maintenance as the homeowners? There are many dead trees, branches down and weeds all over the course and in view with the former water pond a prime

example.

10. Rompsen claims that golf participation is declining and water costs are rising which are true as reasons they could not make money but that was happening when they bought the course so how can we believe that they ever had in mind to be a long term operator. This is especially true in light of the fact that in a report to investors the following statement was made that they are "OPERATING AND PREPARING THE PROPERTY FOR FUTURE SALE AND POTENTIAL CREATION OF DEVELOPMENT TRACTS OF LAND WITHIN THE PROPERTY".

11. Has the Rompsen representatives and Ms. Morales ever come out to view the so called redevelopment that "was thoughtfully selected to minimize impacts to existing neighborhoods" with the impacted property owners and see their viewpoint?

12. Will Rompsen develop the properties themselves or what will the process be for selection of the developer and do they have firms already interested?

13. If the proposed rezoning is approved under either scenario and Rompsen sells the property will they make a profit.

14. What specifically will happen to the balance of the property not in the proposal as nothing is mentioned anywhere?

Al & Sharon Dubiak
560 W. Quiet Springs Dr. Vistoso highlands
Oro Valley, Arizona 85755
asdubiak@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Proposed General Plan Amendment and Rezoning	04/16/2020	04/16/2020	MARACAY AT VISTOSO		

Initial Comment / Request

Rompsen is proposing the rezoning of the area identified as Desert Fairways Drive or Golf Hole #14. This area has been for decades part of a wild life corridor. The submitted plan proposes a narrow path about 300 feet long between the existing residences and the proposed residences to be developed. I can't help but wonder how anyone envisions the wild life particularly the deer to move along the wild life corridor using this narrow path.

We should not carelessly disregard the needs of the wild life, after all the wild life is a very important factor of what makes Oro Valley a wonderful place to live

Maria Young 977 W Golden Barrel Ct Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <johnmedlen49@gmail.com>
Date: Sat, Apr 11, 2020 at 3:36 PM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

My wife and I are long time Tucson residents and when our four children left home we chose OV because of the great security, infrastructure and unparalleled natural beauty. Also as a practicing Orthopedic surgeon and traumatologist it was still close to my office/ hospital. When we worked with Maracay Homes and selected our lot right on the driving range / golf course we were told numerous times by multiple Maracay employees that the golf course would ALWAYS remain as such and PROMISED us it would never be rezoned. This began in 2016 and over the ensuing 2 yrs we were always reassured by these people that it would never be rezoned; this was our top priority so believing them we paid for a premium lot and built our beautiful house. Come to find out later the golf course was in bankruptcy as of 2014 and that the builder Maracay Homes and their representatives as well as sales reps were fully aware of this situation but did not disclose this information to us. Had we known we would not have purchased our property here. To add insult to injury come to find out that the husband of the sales rep who sold us our property is now representing the developer! This individual also sat on the Vistoso Home Owner's Assn board and recently resigned when a firestorm of angry residents here began a recall petition. The proposed development is an unmitigated disaster no matter how hard the developers try to sugar coat it. Oro Valley has a paucity of good quality outdoor recreational parks. This one is unique in that it has existing trails, unique Sonoran desert flora and fauna as well as unique petroglyphs. To destroy this for the sake of profits for out of town people who could care less about our quality of life is a travesty. Other viable options exist to preserve this jewel. For us this proposed development is a deal breaker and we will move. Contrary to what Ms Morales said property values will plummet. A survey last year showed that approx 74% of Vistoso residents were opposed to ANY development whatsoever. Therefore we implore our elected officials to please listen to the will of the people. Keep healthy and well. John Medlen MD

John Medlen MD
13695 N Meadowhawk Ln Center Point North
Oro Valley, Az 85755
johnmedlen49@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <nai@email.arizona.edu>

Date: Sat, Apr 11, 2020 at 3:39 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live. The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, especially with the area north of Tangerine lacks Oro Valley recreational facilities.

This is a poorly designed plan with little or no transition between existing residential communities and proposed new high density housing. There are limited or no paths between sections of the land being left for open space. Will animals and trail users need to walk through neighborhoods? You would ruin our neighborhoods with a large senior complex and houses and apartments crammed into most areas of the former golf course. Oro Valley needs to pay attention to what we want, not what the developers demand.

Romspen assumed the mortgage of a failed golf course. Just because the company is changing its business plan doesn't mean that we should have housing crammed into every corner of the former golf course so the company can profit.

The state of Arizona has Grants available to pay for 50% of the Vistoso property to convert it to a park and trail system. Why hasn't the town filed for this Grant?

Natalia Ignatenko
13568 North Atalaya Way Cortona
Oro Valley, AZ 85755
nai@email.arizona.edu

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

agov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live, and destroy forever the open space, animal habitat and vistas that make it the place I love.

The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, especially with the area north of Tangerine lacks Oro Valley recreational facilities.

Michael Smolin
13765 N Slazenger Dr Fairfield
Oro Valley, AZ 85755
mfsmolin@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <president.pv@gmail.com>

Date: Sat, Apr 11, 2020 at 5:01 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

On OVProjects.com you state the Master Rancho Vistoso HOA (VCA) is going to send e-mail to all resident letting us know about the video and process for submitting comments. The VCA's e-mail list is an opt-in service and many residents are not on their e-mail list. Preserve Vistoso has a number of residents on our e-mail list that do not get the VCA e-mails. You may also be able to increase your coverage by working with the sub-HOAs. The sub-HOAs typically are not in frequent contact with the VCA and up until recently, the only meetings between the VCA President and the sub-HOA boards is happening through conference calls set up through Preserve Vistoso. If you do not have the sub-HOA contact information, Preserve Vistoso can help you reach all of those groups.

Michael Bilodeau
President, Preserve Vistoso

Michael Bilodeau
13476 N Atalaya Way Cortona
Oro Valley, AZ 85755
president.pv@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <maril.jo.morris@gmail.com>

Date: Sat, Apr 11, 2020 at 8:51 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

You would ruin our neighborhoods with a large senior complex and houses and apartments crammed into most areas of the former golf course.

You put a senior citizen community into the middle of a residential community and you will have light pollution, substantial increase in worker, visitor, resident and delivery truck traffic and ambulance noises. You can call a 38-acre senior center as residential, but it really is commercial and should not be built in the middle of a residential neighborhood.

The state of Arizona has Grants available to pay for 50% of the Vistoso property to convert it to a park and trail system. Why hasn't the town filed for this Grant?

We need more parks and open spaces. This property would make a beautiful botanical gardens. What are you thinking? There is plenty of undeveloped land available for housing. Let's give our community something we can be proud of.

Sincerely,
Maril Morris

Maril Morris
188 E Woolystar ct
Oro Valley, AZ 85755
maril.jo.morris@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <londonrick65@gmail.com>

Date: Sun, Apr 12, 2020 at 7:47 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

If Romspen gets some portion of the Vistoso Golf property rezoned, what entity will be responsible for the restoration, repair, and maintenance of the open space? Wouldn't it make sense to require Romspen to establish an endowment for that purpose as a condition of obtaining any change to the General Plan and subsequent rezoning? Perhaps even require that they continue to own the open space but agree to maintain it as a nature preserve and walking/biking trails in perpetuity?

Rick London
13487 N Flaxleaf Pl CenterPointe
Oro Valley, AZ 85755
londonrick65@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <hart.terry.w@gmail.com>

Date: Sun, Apr 12, 2020 at 8:02 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

WHY should thousands of Oro Valley residents in Rancho Vistoso have their lives turned upside and ruined because a Canadian Mortgage firm made an investment that hasn't worked for them ?

Please explain WHY that should happen to us ?

TERRY HART
945 W GOLDEN BARTEL CT CENTER POINTE - SOUTH
ORO VALLEY, AZ 85755
hart.terry.w@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <billvan59@comcast.net>

Date: Sun, Apr 12, 2020 at 9:27 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

I ask that you reject the redevelopment plan being proposed for the closed Vistoso golf course. The plan call for development of a large (38 acre) senior citizen living and care facility in the midst of a residential area. As currently zoned, the amount of property zoned and available for any use other than recreation/open space is very small, and immediately adjacent to the clubhouse and restaurant of the former golf course operation. Any new development of the property should be required to comply with the existing zoning regulations.

Oro Valley has less park space per capita than many other communities across the US, and essentially no public use areas North of Tangerine Road. Neither of these attributes should be considered acceptable - as part of the leadership of Oro Valley, you have a wonderful opportunity to positively impact these shortfalls, and avoid destroying individual resident property values by rejecting any attempts to rezone any areas of the former golf course property. Thank you for your consideration.

Most of the Oro Valley recreational areas are in the center part of the town. Rancho Vistoso needs recreational areas and the former golf course would provide a perfect recreational area.

Bill Van Dam
12744 N Running Coyote Dr Vistoso Hills
Oro Valley, AZ 85755
billvan59@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <mattphillips.mjp@gmail.com>
Date: Sun, Apr 12, 2020 at 12:19 PM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Hello all. I'm writing regarding the recent proposed rezoning by Rompsen. My wife and I recently moved to Oro Valley from Tucson for multiple reasons. Those reasons include property values, decreased congestion, increased amount of natural areas/beauty (allowing for enjoyment of natural flora/fauna of the Sonoran Desert), and a town general plan that prioritizes these things above other interests. That being said, I strongly oppose any further development (residential, commercial, or otherwise) along the former Vistoso Golf Course. Oro Valley continues to be developed and there are multiple new housing and commercial projects going on all over town. Considering all this development, along with future development in other areas that will undoubtedly occur it is imperative to maintain what existing land there is throughout the town. Being that the golf course is already zoned for recreational use, why change that? It is a gift that will keep on giving to all residents, human and animal alike for generations to come if we want it to. Please don't let Rompsen ruin all these benefits of Oro Valley by rezoning and developing land on the former golf course. Turn the golf course into something that benefits ALL residents of Oro Valley instead of generating profits for a select few.

Matt Phillips
12995 N Westminster Dr Terrino
Oro Valley, AZ 85755
mattphillips.mjp@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <ghansen13@comcast.net>

Date: Sun, Apr 12, 2020 at 12:52 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Thank you for the opportunity to comment on the Romspen Vistoso Golf Course proposal and to seek some answers and clarification from Romspen.

First, some personal data, so you know the perspective from which I speak. In September 2017, my wife and I built a home in the Summit North neighborhood of Center Pointe Vistoso. The rear of our home faces the 18th green of what was then a functioning golf course. We paid a hefty lot premium for that privilege—approximately \$50,000 more than our neighbors who are not on the golf course.

The Romspen informational video describes the Romspen proposal as win-win. That's baseless happy talk. Yes, Romspen's plan will be a win for Romspen. It made a bad business judgment when it invested in the golf course, knowing full well the limitations on the use of the property. It now asks Oro Valley to rescue it from that misjudgment, change the rules of the game, and permit it to recover a premium it had no right to expect and take that premium back to Canada.

But Romspen's win will be Oro Valley's loss and the loss of its residents. Everyone will lose, though some much more than others. We will all lose a beautiful open space. We will all lose access to desert flora and wildlife, much of which will disappear from the area. Nearby neighborhoods will suffer through years of construction dust, noise, and traffic. The increased density will also greatly and permanently increase traffic noise and volume.

Others will lose more directly. Those with wide open views of the Tortalitas will now be backed up on a senior care facility or swaths of new

homes, separated only by a very narrow "landscape buffer." Residents on the southern border of the property will lose their Catalina views. Their new views will be of parking lots and employee activity or block walls, backyards, trampolines, and basketball poles. The benefits they paid high lot premiums for be gone. Romspen will have accomplished a wealth transfer, taking that value from the homeowners and leaving town. Win-lose. The City should deny the proposed plan amendment and rezoning.

Romspen's proposal raises many questions they should be required to answer.

THE SUPPOSED OPEN SPACE. The plan proposes maintaining current zoning for much of the property, creating multiple pods of open space. But the plan gives no assurance about the future of those parcels. We know Romspen previously considered seeking rezoning for what was the 8th hole. Clearly it would also be possible to add housing along most of the rest of what was the back nine of the course and around additional portions of the front nine. A skeptic (realist?) would suspect Romspen of taking this a step at a time, to divide homeowners. Those in "open space" areas might believe they have escaped the fate of those more directly affected and might be less likely to oppose the proposal; only to have the next domino fall on them. As it almost certainly would.

- What guarantee can Romspen provide that it or a future owner will not seek additional amendments or rezoning of the open space?
- Will Romspen agree as a condition of approval to transfer the "open space" at no cost to the City or an appropriate non-profit entity? If not, will Romspen agree to covenants or other legally binding conditions to assure the open space will remain open space in perpetuity?
- Romspen's video touted the benefits of the open space and its current trails. Yet Romspen has done nothing to maintain the trails in the two years since it abandoned the course, and the trails are falling into disrepair. As a condition of approval, will Romspen agree to maintain the trail system from the date of approval through the close of construction, or provide funding for that purpose to the City or non-profit entity?
- Romspen's video also represented that the open spaces would connect via paths running through the rezoned parcels. What guarantee can Romspen provide that this will occur? Redevelopment of rezoned sections would likely take many years. What guarantee can Romspen provide that access will be provided through those sections during construction?

INCONSISTENCIES BETWEEN ROMSPEN'S PROPOSAL AND THE ILLUSTRATIVE SITE PLANS.

The Illustrative Site plans are, of course, just that. Romspen has not sold any of the property for which rezoning is sought and it will be up to the purchasers to develop their own site plans. Those plans will undoubtedly vary substantially from the illustrative plans.

As with Romspen's silence about its ultimate plans for the "open space," the illustrative site plans seem aimed primarily at lulling homeowners and quelling objections. The plan for the 9th and 18th fairway areas can be used to demonstrate this sleight of hand. According to the plan, there would be a modest extension into the 9th hole of housing consistent with the condominiums along Vistoso Highlands. The current wash between the 9th and 18th holes would be maintained and the western part of the 18th hole would be a "recreational amenity," without any housing at all. "Not as bad as I feared," some homeowners along the 18th hole might think.

But this imaginary plan is inconsistent with Romspen's actual rezoning request, which seeks a high density residential designation encompassing the entire "recreational amenity" and butting up against the back fences of the current Summit North homeowners. Rather than adjoining a recreational amenity, the affected homeowners could very well be adjoining a warren of three-story condominiums.

- What guarantee can Romspen provide that the western end of the 18th hole, the area it designates "recreational amenity," will not ultimately have housing? If it will not provide a guarantee, why not?
- What possible justification is there for permitting HDR housing, or, indeed, any housing, on the western portion of the 18th hole?
- If Romspen believes its illustrative plan is an appropriate use of the land, will it agree to remove the western end of the 18th hole from HDR designation and leave it as open space? If not, why not?

TYPES OF HOUSING PERMITTED. Romspen's proposal anticipates housing that will severely impact current homeowners and their quiet enjoyment of their property. The proposed construction will also substantially reduce the value of the adjacent homes. Other than the addition of a "landscape buffer" (which is woefully inadequate as proposed), the proposal is silent about accommodations to affected homeowners.

- Will Romspen agree to limitations prohibiting the construction of homes higher than one story except in areas adjacent to current HDR zoning? If not, why not?
- Will Romspen agree to substantially larger buffers than, if I recall correctly, the 40 feet mentioned in its video presentation?
- Will Romspen agree to compensate homeowners for the loss of property value resulting from the rezoning; for example, with a payment equal to the lot premium paid by the homeowner? If not, why not?

I believe the answers to these questions will assist the City and affected

residents in considering Romspen's request. Again, I urge you to deny that request in its entirety.

Gary Hansen

Gary Hansen
878 West Chrysanthia Court Summit North
Oro Valley, Arizona 85755
ghansen13@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <sharen81@comcast.net>
Date: Sun, Apr 12, 2020 at 1:00 PM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

We moved to Oro Valley 2 years ago and purchased a pre owned home on the Vistoso Golf Course. We were very disappointed and felt cheated that we paid an extra premium and shortly after the golf course closed...We specifically purchased for the open space and views..Now that is being reconsidered..We are adamantly against the proposal from Romspen and feel the property should become a nature preserve..We do not feel our views or wildlife should be obstructed in any way...Please protect us from "greedy landowners" and preserve Rancho Vistoso

Sharen Schranz
1089 W. Mulligan Drive
Oro Valley, Arizona 85755
sharen81@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <umanaley@hotmail.com>
Date: Sun, Apr 12, 2020 at 1:02 PM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

To begin with, we think limiting citizen input to emails and video responses to questions should NOT be a substitute for in-person neighborhood meetings. The Town needs to pause the process until the pandemic is over and we can have in-person meetings.

We moved to Oro Valley because of the Town's reputation as a well planned community. We loved the idea of being in open spaces and living in a community with young families. We would love the idea of the golf course remaining as a recreational area, where families are able to enjoy the green space/golf path by biking, walking or anything else. We have seen an increase of this area being enjoyed as since this epidemic started. It's nice to be able to walk without having to worry about traffic and it's special to see families together and enjoying nature. We think that by building a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live. Not only that but we also feel Oro Valley has PLENTY of senior centers and PLENTY of new homes. We don't need to cram more homes in small areas, please. Also, most of the Oro Valley recreational areas are in the center part of the town. Rancho Vistoso needs recreational areas and the former golf course would provide a perfect recreational area.

Besides the physical appearance of our community, we also feel that the value of our homes, as we cram more and more buildings in front of our eyes, will lower our property values. We picked the lot in The Pinnacle, precisely so we could enjoy the green of the golf course. Even though my house would not be affected directly, our neighbors, as well as our neighborhood would be impacted with the construction of the Casitas (by the

maintenance building). There's no need to cram more in what seems to be a VERY small space. All of our homes have beautiful backyards that were made to enjoy in open spaces. You put a senior citizen community into the middle of a residential community and you will have light pollution, substantial increase in worker, visitor, resident and delivery truck traffic and ambulance noises. You can call a 38-acre senior center as residential, but it really is commercial and should not be built in the middle of a residential neighborhood.

The state of Arizona has Grants available to pay for 50% of the Vistoso property to convert it to a park and trail system. Why hasn't the town filed for this Grant?

The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, especially with the area north of Tangerine lacks Oro Valley recreational facilities.

We hope you hear our concerns.

Thank you,

Jon & Leyla Lara

Jon & Leyla Lara
13480 N Silver Cassia Pl. Centerpointe
Oro Valley, AZ 85755
umanaley@hotmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <craig@cleanplanetcarwash.com>

Date: Sun, Apr 12, 2020 at 3:27 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

Why is Romspen asking to change some of the area's zoning from recreational to open space? What do they plan to do with the property that requires open space zoning? Why change the entire area around the driving range to High Density Residential? Shouldn't some of the area close to residents remain recreational or be rezoned to open space to provide buffers?

Craig MacKay
13861 N Slazenger Dr. Fairfield
Oro Valley, AZ 85755
craig@cleanplanetcarwash.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <bbeeaz@gmail.com>

Date: Sun, Apr 12, 2020 at 2:29 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live.

The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, especially with the area north of Tangerine lacks Oro Valley recreational facilities.

Is the General Plan a real planning document? Or, is it subject to change by any new development idea?

Most of the Oro Valley recreational areas are in the center part of the town. Rancho Vistoso needs recreational areas and the former golf course would provide a perfect recreational area.

This is a poorly designed plan with little or no transition between existing residential communities and proposed new high density housing.

Limiting citizen input to emails and video responses to questions should not be a substitute for in-person neighborhood meetings. The Town needs to pause the process until we can have in-person meetings.

It looks like the congestion of more multi-story buildings will greatly increase traffic along Vistoso Highlands Drive. What plans are there to address this?

There are limited or no paths between sections of the land being left for open space. Will animals and trail users need to walk through neighborhoods?

There are restrooms on the course and parking areas that could be used by trail walkers. Why are they being removed?

Why is Romspen asking to change some of the area's zoning from recreational to open space? What do they plan to do with the property that requires open space zoning? Why change the entire area around the driving range to High Density Residential? Shouldn't some of the area close to residents remain recreational or be rezoned to open space to provide buffers?

You would ruin our neighborhoods with a large senior complex and houses and apartments crammed into most areas of the former golf course.

Romspen assumed the mortgage of a failed golf course. Just because the company is changing its business plan doesn't mean that we should have housing crammed into every corner of the former golf course so the company can profit.

Oro Valley needs to pay attention to what we want, not what the developers demand.

The state of Arizona has Grants available to pay for 50% of the Vistoso property to convert it to a park and trail system. Why hasn't the town filed for this Grant?

Brian Bee
13647 N. Meadowhawk Lane Summit North
Oro Valley, Arizona 85755
bbeeaz@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <mattwood1952@gmail.com>
Date: Sun, Apr 12, 2020 at 3:54 PM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

Romspen made a high interest risky loan on a failed golf course. Just because the company is changing its business plan doesn't mean that we should have housing crammed into every corner of the former golf course so the company can profit.

We purchased a house on the golf course at a premium lot price and those premiums paid for most of the golf course construction. Now we are being penalized (our Pima County property valuation has decrease in value each of the last two years) and Romspen will be the beneficiary if this rezoning is allowed.

Matthew Wood
13769 N Slazenger Drive Fairfield
Oro Valley, AZ 85755
mattwood1952@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <sbeamconnolly@gmail.com>
Date: Sun, Apr 12, 2020 at 4:21 PM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

You put a senior citizen community into the middle of a residential community and you will have light pollution, substantial increase in worker, visitor, resident and delivery truck traffic and ambulance noises. You can call a 38-acre senior center as residential, but it really is commercial and should not be built in the middle of a residential neighborhood. My Mom who lived to be 101 years of age. I know too well what the daily routine is at an Assisted Living Facility Is....believe me. 24/7... it is like living next to a major hospital. If you do your homework you will find that most of the Senior Living Facilities in the area are NOT in a residential setting. Do all of yourselves a favor and visit the "All Seasons" facility across from Oro Valley Hospital. Do not just do a "drive by" but walk around the whole facility which is possible by a paved path behind the facility. What you see from the street front is SO NOT REPRESENTATIVE OF WHAT IS THERE. There are numerous VILLAS behind the front structure....the facility is much larger than it appears from the street. YOU have to appreciate that most of the people at least here in the Vistoso 1 area are retirees. People who have spent their entire lives looking to retirement and enjoying all of their difficult journeys. Property values will change....there is no argument with that....this is NOT what we all moved to Oro Valley for. Treat us as YOU AND YOUR FAMILIES WOULD LIKE TO BE TREATED AND RESPECTED.

Susan Beam-Connolly
13754 N Keystone Springs Dr Vistoso Highlands 1
Oro Valley, AZ 85755
sbeamconnolly@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <bsugars5870@earthlink.net>

Date: Sun, Apr 12, 2020 at 3:51 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

For the Town and Linda Morales :

After Romspen took over the golf course in 2014, they hired OB Sports to manage it. There was never any coordinated effort to increase play at reasonable fee/golfer to provide a positive cash flow. OB had a flexible price available depending on who was at the front desk and how busy they were. Offering \$25 tee fee and domestic beer does not help cash flow. Closing the restaurant at 3 and 4pm makes it hard to sell profitable items like alcohol. It didn't help that no effort was made to contact members or neighboring sub HOAs about outings and group events.

There are more examples of OB's non promotion of the course. Most members felt that OB Sports was paid to open the doors of the clubhouse and keep the course in playable condition. Not big with customer service except for a few employees who decided on their own to thank golfers for spending their money at Vistoso.

Bill Sugars
1137 West Mulligan Drive Fairfield Vistoso 1
Oro Valley, AZ 85755
bsugars5870@earthlink.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <rmiller882@comcast.net>
Date: Sun, Apr 12, 2020 at 4:22 PM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

I think the rezoning and development is a great use of the land.

ray miller
14442 N Lost Arrow Dr sun city
oro valley, az 85755
rmiller882@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <bschreiber.barb@gmail.com>
Date: Sun, Apr 12, 2020 at 4:42 PM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, especially with the area north of Tangerine lacking Oro Valley recreational facilities.

Please follow the guidelines for the Oro Valley Rezoning Process of requiring open NEIGHBORHOOD meetings before accepting a Formal rezoning submittal. This is an exceptional time right now, but there is no reason that the regulations should not be followed, even if it means waiting until restrictions for gathering have been lifted.

Barbara schreiber
13765 N Slazenger Dr Fairfield
Oro Valley , AZ 85755
bschreiber.barb@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <katiecotter@comcast.net>

Date: Sun, Apr 12, 2020 at 5:25 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live. Has the City considered the impact to the residential community of putting a Senior Center and more housing into this area?

Is the General Plan a real planning document? Or, is it subject to change by any new development idea? There were clauses to adjust the plan to city needs. How does this expansion of housing and Senior centers fit into the community's intention with the General Plan? We feel it doesn't, and is inappropriate to change for the Romspen Company.

This is a poorly designed plan with little or no transition between existing residential communities and proposed new high density housing. Has the council considered how this increase in High Density Housing and a Senior Center will affect the community negatively?

It looks like the congestion of more multi-story buildings will greatly increase traffic along Vistoso Highlands Drive. What plans are there to address this?

You would ruin our neighborhoods with a large senior complex and houses and apartments crammed into most areas of the former golf course. How does this benefit the community or city as a whole? How does this fit into the plan to have open recreational space accessible within the city?

Romspen assumed the mortgage of a failed golf course. Just because the company is changing its business plan doesn't mean that we should have housing crammed into every corner of the former golf course so the company can profit. How is it that a company can come in and alter the original layout of a planned community? People paid a premium price for their

property to be on a golf course with open space and views. Not to mention the limited nighttime traffic and quiet of these open spaces. Has Romspen taken this into account when designing this proposal? Is the city prepared to deny the changes in zoning proposed by a large development company like Romspen?

Oro Valley needs to pay attention to what we want, not what the developers demand. Our city has voted for an open natural space like the Vistoso in its 2016 General Plan. We want to keep our Sonoran Desert space pristine and open for all to enjoy!

The state of Arizona has Grants available to pay for 50% of the Vistoso property to convert it to a park and trail system. Why hasn't the town filed for this Grant?

Why is Romspen asking to change some of the area's zoning from recreational to open space? What do they plan to do with the property that requires open space zoning? Why change the entire area around the driving range to High Density Residential? Shouldn't some of the area close to residents remain recreational or be rezoned to open space to provide buffers?

Sincerely,
Katharine Cotter

Katharine Cotter
13934 N Steprock Canyon Pl 1
Oro Valley, AZ 85755
katiecotter@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <tlcotter@comcast.net>

Date: Sun, Apr 12, 2020 at 7:38 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Is the General Plan a real planning document? Or, is it subject to change by any new development idea? Does the Romspen zoning change fit into the City's General plan as voted on by the citizens in 2016?

This is a poorly designed plan with little or no transition between existing residential communities and proposed new high density housing. The proposed plan doesn't take into account the desires of the community. We bought on a golf course for the open space and views.

It looks like the congestion of more multi-story buildings will greatly increase traffic along Vistoso Highlands Drive. What plans are there to address this?

You would ruin our neighborhoods with a large senior complex and houses and apartments crammed into most areas of the former golf course. This development will drastically reduce property values for our community. Has Romspen taken this into account with their proposal? Will the city protect us from development of this nature?

Romspen assumed the mortgage of a failed golf course. Just because the company is changing its business plan doesn't mean that we should have housing crammed into every corner of the former golf course so the company can profit.

Oro Valley needs to pay attention to what we want, not what the developers demand.

Thomas Cotter
13934 N Steprock Canyon Pl 1
Oro Valley, AZ 85755
tlcotter@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <macymoo22@gmail.com>

Date: Sun, Apr 12, 2020 at 8:51 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live.

Limiting citizen input to emails and video responses to questions should not be a substitute for in-person neighborhood meetings. The Town needs to pause the process until we can have in-person meetings.

Romspen assumed the mortgage of a failed golf course. Just because the company is changing its business plan doesn't mean that we should have housing crammed into every corner of the former golf course so the company can profit.

Oro Valley needs to pay attention to what we want, not what the developers demand.

The state of Arizona has Grants available to pay for 50% of the Vistoso property to convert it to a park and trail system. Why hasn't the town filed for this Grant?

Shannon Kutscher
13155 N Booming Dr Stone Terrace
Oro Valley, AZ 85755
macymoo22@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <amysasssigmon@gmail.com>

Date: Mon, Apr 13, 2020 at 2:53 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

This is a poorly designed plan with little or no transition between existing residential communities and proposed new high density housing. It appears haphazard, trying to stuff buildings into any area where they will fit.

You put a senior citizen community into the middle of a residential community and you will have light pollution, substantial increase in worker, visitor, resident and delivery truck traffic and ambulance noises. You can call a 38-acre senior center residential, but it really is commercial and should not be built in the middle of a residential neighborhood. It will be an ongoing, for profit business venture, similar to sticking a medical center in that space.

The state of Arizona has grants available to pay for 50% of the Vistoso property to convert it to a park and trail system. Why hasn't the town filed for this Grant? We are paying taxes to shore up the Conquistador golf course and home values surrounding it. Why can't the town invest in creating a natural area for residents in this area of town that has no recreational facilities and no place to walk, except a busy highway. I believe our need to preserve some of the Sonoran desert and it's wildlife is much greater than assuring a small number of people will be able to play an expensive game. The natural beauty of the desert is why many of us moved here, but it is being completely paved over.

Oro Valley needs to pay attention to what we want, not what the developers demand. We live here and pay taxes here. Romspen is in Toronto. Why would a plan that was approved by the residents of Oro Valley as fair and livable be over-ridden by the whims of a corporation? They invested in property that was zoned as recreational. They took the risk that the golf course wasn't viable. Now they want to mitigate that risk at the expense of our quality of life.

Will Romspen come back later asking to add buildings to the other areas of the former golf course? What assurances are in place that this won't happen?

Have any studies been done concerning the impact this will have on wildlife and water usage?

Amy Sigmon
1116 W. Vinovo Pass Visovo
Oro Valley, AZ 85755
amysasssigmon@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

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From: Preserve Vistoso Member Feedback Page <m.kostrzewski@comcast.net>
Date: Mon, Apr 13, 2020 at 5:26 AM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Changing the Oro Valley General Plan and rezoning the Golf course without an open public meeting does not give the community sufficient voice in these matters. The open space issue is to crucial not to wait until a public open forum can be provided.

Michael Kostrzewski
13840 N Azure Springs Dr
Oro Valley, AZ 85755
m.kostrzewski@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <mbmadani@gmail.com>

Date: Mon, Apr 13, 2020 at 7:32 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

I moved to Oro Valley, specifically Rancho Vistoso, because of the Town's reputation as a well planned community. The attraction of the ample open space is what was the most important factor for me. I'm very disappointed that the Vistoso Golf Course closed, but putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live.

Rancho Vistoso needs recreational areas and the former golf course would provide a perfect location and layout.

Once any open space is developed, it is gone forever!!!!. If that were to happen, what makes Oro Valley any different than any other town?

Oro Valley needs to pay attention to what residents want, not what the developers demand.

Martha Madani
13813 N Topflite Dr Fairfield
Oro Valley, Az 85755
mbmadani@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

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From: Preserve Vistoso Member Feedback Page <Inkydog72@gmail.com>

Date: Mon, Apr 13, 2020 at 7:36 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Our name is Joel and RaeAnn Sigel. We own property located at 655 W Vistoso Highlands Dr.
We believe we are within 1000 feet of the Vistoso Golf Course.

We are very concern regarding the process Oro Valley intends to use to review the application by Rompsen to both change the general plan and also the rezoning.

In spite of the current situation caused by the Covid 19 virus, it does not seem we as property owners should be penalized by a lack of direct contact public neighborhood meetings. Rompsen has waited to the last minute to file their request. They have had close to two years now since the course was closed.

Lets use the process we have and not make changes that will penalize owners and not allow complete public participation.

Joel and RaeAnn Sigel

Joel Sigel
#109 655 W Vistoso Highlands Dr Vistoso Resort Casitas
Oro Valley, Az 85755
Inkydog72@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

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From: Preserve Vistoso Member Feedback Page <hart.terry.w@gmail.com>
 Date: Mon, Apr 13, 2020 at 8:13 AM
 Subject: Preserve Vistoso Member Feedback Page
 To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

for the Applicant - Rompsen: Why would Rompsen, with a seemingly positive public image, now want to bring upon itself such disdain and negative press by requesting to have zoning and land use changes to favor Rompsen, at the expense of the surrounding home owners ?

TERRY HART
 945 W GOLDEN BARREL CT CENTER POINTE VISTOSO - SUMMIT SOUTH
 ORO VALLEY, AZ 85755
 hart.terry.w@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <drjamiebarney@msn.com>

Date: Mon, Apr 13, 2020 at 8:16 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

April 13, 2020

RE: Romspen Re-Zoning Application for the Former Vistoso Golf Course

Dear Oro Valley Representative,

I am writing to express my opposition to the re-zoning plans for the Vistoso golf course property as proposed by Romspen. The reallocation of this valuable property from recreational status to residential housing development is simply wrong on several fronts.

First of all, the Vistoso golf course was the centerpiece of the Vistoso Master Plan from the outset. Homes and neighborhoods were developed in conjunction with and surrounding the golf course. Further, many home buyers were attracted to the Vistoso community due to the beauty and open spaces created by the golf course. Altering the original intentions of the Vistoso Community would permanently degrade the physical beauty of Vistoso, as well as have an adverse effect on the economic value for the homeowners who purchased their homes in good faith based on the original Vistoso master plan.

Secondly, the General Plan was approved by Oro Valley citizens in 2016. This plan assures the citizens of Vistoso that development of the Vistoso area occurs in a reasonable fashion that does not harm the beauty of the area or the property values for current property owners. The Vistoso citizens need to be assured that changes of the magnitude of the Romspen proposal cannot occur.

Thirdly, while I respect their rights as property owners, Romspen knowingly

purchased a golf course property, not a future residential property. Romspen purchase the Vistoso golf course for the present value of a golf course property at that time. They also assumed the known risks of investing in the golf industry, especially since Vistoso had already been in bankruptcy prior to their purchase of the property. Had Romspen purchased develop-able property zoned residential, the purchase price would have been ten times over what they paid for the golf course property. Through rezoning of the property, Romspen would receive an undeserved economic windfall in property value and future development profits.

Lastly, open space and recreational areas are grossly lacking in Rancho Vistoso. The former golf course property will provide the perfect solution for this need. Paths and rest rooms are already in place and can easily be maintained at minimal cost. The property provides open space and a natural desert landscape essential for native flora and fauna. The intrinsic value of the property to the community as recreational open space cannot be measured simply by dollars.

I strongly urge that you deny the request by Romspen to rezone the Vistoso golf course property. The citizens of Rancho Vistoso deserve to know that the open space and their property values will be protected for perpetuity based on the original master plan.

Thank you for your consideration and for your hard work in behalf of all Oro Valley citizens.

Respectfully,
Jamie and Shari Barney

Jamie Barney
12508 N. Fallen Shadow Drive
Marana, Arizona 85658
drjamiebarney@msn.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <enrussell99@gmail.com>

Date: Mon, Apr 13, 2020 at 8:39 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

The state of Arizona has Grants available to pay for 50% of the Vistoso property to convert it to a park and trail system. Why hasn't the town filed for this Grant?

Neale Russell
13396 N. Atalaya Way Cortona
Oro Valley, AZ 85755
enrussell99@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <Bishop.JoshuaC@gmail.com>

Date: Mon, Apr 13, 2020 at 8:46 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

To whom it may concern within the town of Oro Valley.

I have lived in Rancho Vistoso for almost 9 years. As my family has grown, we moved from Stonefield to Centerpointe Vistoso. For most of my children's lives, we have worked and played in Oro Valley. My wife, my daughter and I all work in Oro Valley. Additionally, and on the side of our regular jobs, we own a small Oro Valley business as well. In our opinion, it is the best place we could possibly live. I recall when the General Plan was discussed and approved and the details of the General Plan are a large reason that we have loved living in this town and this community. I object to Romspen's proposal to change zoning and to change our town's General Plan. I understand that changes have to happen at times, but do we have to change at every developer's whim or financial ambitions? I would like to see our General Plan upheld as a real planning document, and not changed by any new development idea.

This is a big segment of land, and it surely poses a challenge for the town and our communities. That challenge needs to be addressed by a better plan than what is being currently proposed. I would rather have a dead/deserted golf course with no development than to see Rompsen's development plan come to fruition. At this time, we at least have access to the cart paths and enjoy walking them. We would love to have that preserved in some way. We all enjoy that there is wildlife right "in our backyard" at the former golf site. I have never been a golfer, but much of the appeal to living where we live was the proximity to beautiful land such as previously existed and still currently exists. Most of the Oro Valley recreational areas are in the center part of the town. We have many families in Rancho Vistoso which need recreational areas within walking distance and the former golf course

would provide a perfect recreational area.

Romspen did not come into our community to enhance it. They were put into a difficult position, and I get that. Now they are trying to salvage an investment gone bad and I even understand their desire to do so. I do not understand, however, why our community should have to suffer because of that situation. Banks take on risk when they loan money, and it is called a risk for a reason. The town of Oro Valley did not assume that risk, nor did the community of Rancho Vistoso. Why would we be the ones being asked to bear the burden as they turn that failure into (probably larger than before imagined) profits at the expense of changing our current General Plan? Especially one that was well thought out, prepared and approved?

I know you will hear many objections to this proposal to ruin our neighborhood, so I will not delve into the reasons for each point at this time. I will just go on record that I agree with most of the arguments, specifically the following:

- The proposal seems to be poorly designed and will increase light pollution and traffic.
- The addition of ambulance noise and worker traffic (face it, it may be "residential", but a senior living community requires many employees to move about as well).
- The lack of transition space provided between existing housing and new high-density housing

I would also like to point out that I am not against growth in Oro Valley, we are a growing city and that should be important to all demographics. We need to be responsible with the growth and listen to our citizens to form plans that benefit all. This proposal benefits only Romspen from what I can see.

Thank you for reading

Joshua C. Bishop

Joshua Bishop
969 W HESPERALOE CT. Desert Crest
Oro Valley, AZ 85755
Bishop.JoshuaC@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <tjstegman@gmail.com>

Date: Mon, Apr 13, 2020 at 8:49 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

The General Plan that was approved by Oro Valley citizens in 2016 should not be changed. This Plan was included in the described amenities that were part of the marketing materials for our home. Additionally, all of the sales materials for homes bordering the former Vistoso golf course described having a GOLF COURSE VIEW, or MOUNTAIN VIEWS, with a high cost lot for this amenity. Allowing this zoning change for any purpose other than park or open space will materially degrade our value and reason to live where we do.

Oro Valley - It's In Our Nature — does this have any meaning to the Town and its leaders anymore? It certainly still means a lot to the residents.

Oro Valley needs to pay attention to what we want, not what the developers demand.

Tom Stegman
13648 N Tessali Way
Oro Valley, AZ 85755-8566
tjstegman@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <nve711@comcast.net>

Date: Mon, Apr 13, 2020 at 9:04 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Limiting citizen input to emails and video responses to questions should not be a substitute for in-person neighborhood meetings. The Town needs to pause the process until we can have in-person meetings.

It looks like the congestion of more multi-story buildings will greatly increase traffic along Vistoso Highlands Drive. What plans are there to address this?

You would ruin our neighborhoods with a large senior complex and houses and apartments crammed into most areas of the former golf course.

Romspen assumed the mortgage of a failed golf course. Just because the company is changing its business plan doesn't mean that we should have housing crammed into every corner of the former golf course so the company can profit.

Oro Valley needs to pay attention to what we want, not what the developers demand.

Nancy Eckhoff
1556 E. Crown Ridge Way Sun City
Oro Valley, AZ 85755
nve711@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <cyndywicker@gmail.com>
Date: Mon, Apr 13, 2020 at 1:04 PM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

The community has expressed an overwhelming desire to retain the former Vistoso Golf Course as public open space. The State of Arizona has grants available to purchase open space for public use. I do not understand why the Town Council has not applied for a grant given the wishes of the people.

Romspen made a business decision to take over the golf course. Now that it is a failing proposition, it should not be the responsibility of the City of Oro Valley to insure Romspen makes a profit and in so doing ignore the wishes of the community to preserve this space for the public.

Cynthia Wicker
13696 N Tessali Way Siena
Oro Valley, AZ 85755
cyndywicker@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <jeff@breilaw.com>

Date: Mon, Apr 13, 2020 at 9:31 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

We have lived in Oro Valley around the Rancho Vistoso Golf Course for the last 18 years. It was nice as a golf course but it is even better as open space. The last two weeks of the "stay home order" have proved that more open space is needed. We have watched countless people using it with their families to run, bike, walk and enjoy the outdoors. Thank you for your consideration.

Brei Jeff
13468 N. SILVER CASSIA PLACE Pinnacle
TUCSON, AZ 85755
jeff@breilaw.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <ajacoal@gmail.com>

Date: Mon, Apr 13, 2020 at 9:35 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live.

Most of the Oro Valley recreational areas are in the center part of the town. Rancho Vistoso needs recreational areas and the former golf course would provide a perfect recreational area.

It looks like the congestion of more multi-story buildings will greatly increase traffic along Vistoso Highlands Drive. What plans are there to address this?

Romspen assumed the mortgage of a failed golf course. Just because the company is changing its business plan doesn't mean that we should have housing crammed into every corner of the former golf course so the company can profit.

Oro Valley needs to pay attention to what we want, not what the developers demand.

Allycyn Jacobs
13233 N. Fluffgrass Place
Oro Valley, AZ 85755
ajacoal@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <brianne.spaeth@gmail.com>

Date: Mon, Apr 13, 2020 at 9:49 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

I am looking forward to hearing more about the plan as it proceeds through the review process. I hope there is a win-win out there.

Brianne McGee
1201 W. Doolan Drive Somerset Canyon
Oro Valley, AZ 85755
brianne.spaeth@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <no-reply@preservevistosoaz.info>

Date: Mon, Apr 13, 2020 at 12:58 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Dear Town Council,

I share serious concerns about the Romspen rezoning plan with other Oro Valley residents: traffic safety and congestion, air, light and noise pollution, straining our infrastructure and lowering our property values.

In addition, Romspen's desire for "flexibility" tacitly acknowledges the economic unfeasibility of the plan.

From my experience as a clinical psychologist working in ICUs and senior care facilities (in Chicago, Nashville and Davenport, IA) there have been long standing problems with INFECTION CONTROL decades before the COVID-19 explosion. This problem will see an exponential growth in regulation at state, local and federal levels.

As a result of COVID-19, senior care facilities will be much more costly to build and manage. Most financial advisors would caution Mr. Farmer to abandon his plans, and I suspect he will. Given the upcoming economic recession, those same advisors would also caution against the massive building project that Romspen is proposing.

If the Romspen plan is approved, we will likely see partially built, abandoned houses and facilities in what was the Vistoso Golf Club and its world-class desert landscaping.

Thank you.

Crist Stevenson
13511 N. Flaxleaf CPVistoso
OV, AZ 85755
criststevenson1@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <donna@avwebdesigns.com>
 Date: Mon, Apr 13, 2020 at 1:12 PM
 Subject: Preserve Vistoso Member Feedback Page
 To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live.

Donna Turner
 742 W LANCASTER BLVD # 3
 LANCASTER, CA 93534-3130
 donna@avwebdesigns.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <dpmac1@gmail.com>

Date: Mon, Apr 13, 2020 at 1:16 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

I want to go on record as being opposed to the City modifying the General Plan in order to allow rezoning and development of the Vistoso Golf Course area as proposed by Romspen.

Once done, this cannot be undone. There is development in process all around the Oro Valley area. We need to protect open spaces, trails, and wildlife to maintain balance and quality of life. The golf course area is perfect in its setting and location for easily accessible recreation use. Trails, parking, restrooms, wildlife...already there.

I understand some development is inevitable, but the proposed rezoning and adding of significant numbers of new mid and high density housing will dramatically change the feel of the area, and the quality of life of current residents forever. Please consider a gentler, more balanced approach. As time goes on open, natural recreation areas are never added, only taken away. Please do not allow an outside company like Romspen to decide how our beautiful city should look and feel.

With respect, and appreciation for your service to our city-
Dan McLaughlin

Dan McLaughlin
655 W Vistoso Highlands Dr Vistoso Resort Casitas
Oro Valley, AZ 85755
dpmac1@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <chazzied11@msn.com>

Date: Mon, Apr 13, 2020 at 2:35 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Most of the Oro Valley recreational areas are in the center part of the town. Rancho Vistoso needs recreational areas and the former golf course would provide a perfect recreational area.

In addition, the fastest growing sport in the country is pickleball. There are no public pickleball courts such as are available for tennis, volleyball, basketball, etc for citizens of Oro valley

A portion of this property would be ideal for public pickleball courts

charles davis
982 W Par Four Dr Stone village
Oro Valley, Arizona 85755
chazzied11@msn.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <cabo01@comcast.net>

Date: Mon, Apr 13, 2020 at 2:15 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

The Vistoso Golf application is a poorly designed plan with little or no transition between existing residential communities and proposed new housing. The buffers between existing residences the proposed new houses are as small as 20 feet. That distance is an insult to residents. In the area near my home off of Desert Fairways Drive the proposed design has roads within a few feet of back yards of existing homes. My neighbor would have a Cul-de-sac just behind their home. If the design for that area was implemented I would have driveways within 20 feet of my back fence and when sitting in my yard I would be looking at the fronts of home and their garage doors. If they parked a car in their driveway I would have parked cars just behind my back fence. People would leave their homes and drive their cars directly towards my back fence. Having new homes with the front of the house facing the backs of existing homes is a poor design. Bottom line the design has tried to jam too many homes into an area whose size and shape are not made for that many new homes while still providing a reasonable buffer and proper positioning of the new structures. I appreciate your consideration of these issues.

Raymond Barth
985 W Golden Barrel Ct Summit South
Oro Valley, AZ 85755
cabo01@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <patsturmon@comcast.net>

Date: Mon, Apr 13, 2020 at 2:43 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

We need a recreational area in northern Oro Valley that can be used by seniors and those with mobility problems. We need to save the golf course as a nature preserve and community trail.

Patricia Sturmon
13214 N Fluffgrass Pl Centerpointe
Oro Valley, AZ 85755-6038
patsturmon@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <Thrallbona@msn.com>

Date: Mon, Apr 13, 2020 at 3:01 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

"THE FAILURE OF VISION AND LEADERSHIP EXACTS A STEEP PRICE"

 THE FUTURE PRESERVE VISTOSO PARK is to be an oasis in an arid desert. It will bring beauty to the our neighborhoods, acting as a place to rest, calm the mind, recharge the soul, and interact with other human beings.

Great Cities have great park systems. Citizens gravitate toward great parks. They are a magnet, attracting people of all ages, incomes, sexes, races, religions, and cultures.

*A Miracle in Downtown Bellevue, Lee Springgate, 2017

The land of Vistoso Golf Club, once considered the top public golf course in Arizona, will restore those accolades as a Park for Oro Valley and be protected for generations to come.

Be the visionaries and leaders we expect and honor our recreational plans for our city.

Marsha Thrall

Marsha Thrall
 1080 W Titleist Drive Fairfield
 Oro Valley, Arizona 85755
 Thrallbona@msn.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <tjbiebs@comcast.net>

Date: Mon, Apr 13, 2020 at 3:11 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Romspen assumed the mortgage of a failed golf course. Just because the company is changing its business plan doesn't mean that we should have housing crammed into every corner of the former golf course so the company can profit. I cannot believe with all the appropriately zoned property already available for the type of development they want that you would ever approve the "raping " of such a beautiful piece of land. You were elected to make tough decisions. ..this one is not tough. The residents would love to have our 2016 vote upheld on zoning !

TIMOTHY BIEBELHAUSEN
13704 N TESSALI WAY Siena
Oro Valley, AZ 85755
tjbiebs@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Rezoning	04/16/2020	04/17/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

Hello Ms. Hynd,

I did not receive a postcard about the video and community input process. Please include me in future mailings from the town as follows:

Sharon Jarvis
1113 W Mulligan Dr
Oro Valley, AZ 85755

Also, on April 14th I used a link from Preserve Vistoso's website to ask several questions. I understand there is some sort of trouble with the link. Please be patient in the process of receiving those missed emails. The questions my husband and I asked are extremely important to us.

Thank You,

Sharon Jarvis

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <DOUGLAS.H.KRUEGER@gmail.com>

Date: Mon, Apr 13, 2020 at 3:41 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Oro Valley needs to pay attention to what we want, not what the developers demand. NOT A GOOD USE OF THE LAND. PARKS WALKING TRAILS PARKS ETC MUCH BETTER THE COMMUNITY

DOUG KRUEGER
13401 N RANCHO VISTOSO BLVD UNIT 37 VISTOSO VILLAGE
ORO VALLEY, AZ 85755
DOUGLAS.H.KRUEGER@GMAIL.COM

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <CWESTERMEYER@comcast.net>

Date: Mon, Apr 13, 2020 at 3:56 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

No more traffic on Vistoso Highlands. We already got kicked in the gut with Stone Canyon sending all the construction and landscaping and delivery and etc. vehicles in through Vistoso Highlands. We don't need another kick with more traffic. It's to damn loud the way it is.

We need peace and tranquility and beauty here. No more traffic....period. I'm tired of all that engine noise. I can't tell you how awful it is in the morning. I wish it was your backyard. You'd get it....then.

Chris Westermeyer
13801 N JAVELINA SPRINGS PL
TUCSON, Arizona 85755-5739
CWESTERMEYER@COMCAST.NET

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Copy PV <copypreservevistoso@gmail.com>
Date: Thu, Apr 16, 2020 at 1:16 PM
Subject: Fwd: Preserve Vistoso Member Feedback Page
To: <ask@orovalleyaz.gov>

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <ajacoal@gmail.com>
Date: Mon, Apr 13, 2020 at 9:35 AM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live.

Most of the Oro Valley recreational areas are in the center part of the town. Rancho Vistoso needs recreational areas and the former golf course would provide a perfect recreational area.

It looks like the congestion of more multi-story buildings will greatly increase traffic along Vistoso Highlands Drive. What plans are there to address this?

Romspen assumed the mortgage of a failed golf course. Just because the company is changing its business plan doesn't mean that we should have housing crammed into every corner of the former golf course so the company can profit.

Oro Valley needs to pay attention to what we want, not what the developers demand.

Allycyn Jacobs
13233 N. Fluffgrass Place
Oro Valley, AZ 85755
ajacoal@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <ktucsonj@gmail.com>
Date: Mon, Apr 13, 2020 at 4:49 PM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

Since the course has closed, many individuals are using it as open space to walk and bike. Appears there is an obvious need for that. The state of Arizona has Grants available to pay for 50% of the Vistoso property to convert it to a park and trail system. Why hasn't the town filed for this Grant? It would be nice to keep it as open space

Gary Jacobs
13696 N. Tessali Way sienna
Oro Valley, AZ 85755
ktucsonj@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <kp.mackay@hotmail.com>
 Date: Mon, Apr 13, 2020 at 5:25 PM
 Subject: Preserve Vistoso Member Feedback Page
 To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, especially with the area north of Tangerine lacks Oro Valley recreational facilities.

Kate MacKay
 13861 N Slazenger Dr. Fairfield
 Oro Valley, AZ 85755
 kp.mackay@hotmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <mbilodeau6@hotmail.com>
Date: Mon, Apr 13, 2020 at 5:49 PM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

In the posted video, Linda states that Romspen did not receive any credible offers for the property. How much was Romspen asking for the property? What offers did Romspen receive and why did they turn them down?

I am asking this question because I believe the land has value as currently zoned. It may not be worth as land zoned for residential development but the land has been zoned as recreational property for decades. Romspen was aware of the zoning when they took over the property and it was again zoned for recreational uses (Golf/Resort) in the General Plan approved in 2016. If Romspen set the prices higher than the appraised value for recreational property then credible buyers may have ignored the property.

Michael Bilodeau

Michael Bilodeau
13476 N Atalaya Way Cortona
Oro Valley, AZ 85755
mbilodeau6@hotmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <kenjbrown@ieee.org>

Date: Mon, Apr 13, 2020 at 6:17 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational would ruin the Oro Valley's reputation as a fantastic place to live.

Why is Romspen asking to change some of the area's zoning from recreational to open space? What do they plan to do with the property that requires open space zoning? Why would we want to change the area around the driving range to High Density Residential? Shouldn't some of the area close to residents remain recreational or be rezoned to open space to provide buffers? Oro Valley need more parks in our area

Oro Valley should to pay attention to the residence concerns, not what developers demand.

The state of Arizona has Grants available to pay for 50% of the Vistoso property to convert it to a park and trail system. Why hasn't the town filed for this Grant?

Warm Regards, Ken Brown

Kenneth Brown
13417 N. Trailing Indigo Ct.
Tucson, AZ 85755
kenjbrown@ieee.org

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <bschreiber.barb@gmail.com>

Date: Mon, Apr 13, 2020 at 6:43 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

The state of Arizona has Grants available to pay for 50% of the Vistoso property to convert it to a park and trail system. Why hasn't the town filed for this Grant?

I believe that if given a chance, many people in the community would be willing to raise the other 50% to convert this property to a park and trail system.

barbara schreiber
13765 N Slazenger Dr Fairfield
Oro Valley, AZ 85755
bschreiber.barb@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <hart.terry.w@gmail.com>

Date: Mon, Apr 13, 2020 at 6:59 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

What percentage of Oro Valley's town parks, by both number and acreage, are south of Tangerine and what percentage of Oro Valley's town parks by number and acreage are north of Tangerine ?

TERRY HART
 945 W GOLDEN BARREL CT CENTER POINTE - SUMMIT SOUTH
 ORO VALLEY, AZ 85755
 hart.terry.w@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <dwagstaff2095@gmail.com>

Date: Mon, Apr 13, 2020 at 9:29 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

From the Romspen-sponsored video, I understand that Romspen foreclosed on a portfolio of golf course properties in 2014. Why had they held mortgages on these properties in the first place - had they really intended to be golf course owners and that they could make good profits from them? I truly doubt it.

The video also states that Romspen made capital expenditures into the Vistoso course in efforts to make it profitable - what did that consist of, exactly? Of these 2014 golf course properties that were foreclosed on by Romspen - what is their disposition today? How many remain as profitable golf properties and how many are being developed, as Romspen is attempting at the Vistoso course?

Let's face it, Romspen had no intention of being a golf course owner - the money is in developing these distressed properties. But this is our community and our land - it is zoned as recreational for a reason and must stay that way. Please, deny the Romspen re-zoning request!

Don Wagstaff
902 W Chrysanthia Ct Center Pointe Vistoso
Oro Valley, AZ 85755
dwagstaff2095@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <gayle.lopez@comcast.net>

Date: Mon, Apr 13, 2020 at 9:42 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

You would ruin our neighborhoods with a large senior complex and houses and apartments crammed into most areas of the former golf course. You will also destroy property values of homes surrounding the golf course. When the "Green Shirts" complained about destroying property values, you agreed to keep their value by keeping the golf course open. Keep the zoning in Rancho Vistoso recreational and keep our property values.

Gayle Lopez
12744 North Running Coyote Drive Vistoso Hills
Oro Valley, AZ 85755
gayle.lopez@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <contactthecodys@gmail.com>

Date: Tue, Apr 14, 2020 at 6:50 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <broadman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

The congestion of more multi-story buildings will greatly increase traffic along Vistoso Highlands Drive and Pebble Creek.

With a Senior Housing proposed how would the heavy equipment traffic flow?

The after built project would dump onto Streets not built for this heavy of Traffic use.

Have you done any Traffic studies on Pebble Creek? This is a low usage road with one lane each direction. This road was never built for this kind of heavy proposed usage.

Annette Cody
13416 N Flaxleaf PI Center Pointe
Oro Valley, AZ 85755
contactthecodys@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <riggenbachstan@gmail.com>

Date: Tue, Apr 14, 2020 at 6:51 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

In her 15 minute video presentation, the applicant's representative makes no mention and offers no reason for amending the General Plan. This is the by far the biggest issue at stake, yet she is silent on it. Her comments do, however, indicate the reason for silence, which is that the applicant cannot fetch as much money as they would like if the property remains Golf/recreation. (She claims, erroneously, that despite many efforts, the applicant received no "credible" offer.) In other words, the applicant believes that the Town's 10-year General Plan should be amended so that an outside investor, which represents no Town residents, can sell the property for a higher price. How does the application to amend the General Plan and rezone the property serve the best interests of the citizens and residents of Oro Valley? Based on the video presentation and the written submissions made available for public review, the applicant agrees that it does not. The purpose of the application is solely to serve the best interests of the applicant.

Stanley Riggenbach
13086 N Toucan Dr Bella Vista
Oro Valley, AZ 85755
riggenbachstan@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <dogsrule4er@gmail.com>

Date: Tue, Apr 14, 2020 at 7:14 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <mbarrett@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>

I am writing to oppose Romspen's application to build a 24 lot development across from Innovation Academy, off of Desert Fairways Drive.

This section of land is part of a precious desert scape that provides habitat to a multitude of plants and animals, many of which are unique to our area. People from around the country and the world are attracted to our wonderful town because of this type of environment. The General Plan rightly preserves this land as Golf/recreational. Changing this land to yet one more development would be squandering a marvelous resource, not only for ourselves, but for our children and for future generations.

In particular, development of the land across from Innovation Academy would destroy the habitat of herds of javelinas, coyotes, rabbits, deer, numerous species of desert birds, and countless other small animals.

This area is part of the daily range of these animals. The "buffers" and paths Romspen proposes around a paved development are not a substitute for the natural paths wildlife use. Such restriction of their movement is equivalent to its destruction.

I see daily movement of animals through this land. It connects the continuous loop of the Golf/recreation area to land south of Desert Fairways via a culvert, which connects to open space extending south of Moore Road and Tangerine Road, leading eventually to the Big Wash and the Cañada del Oro.

We are part of an ecosystem that extends far beyond these few acres across from Innovation Academy. In destroying the habitat across from Desert Fairways, we would help to destroy the habitat of Oro Valley and southern Arizona.

The Romspen proposal is ill considered and damaging. It should not be approved.

Thank you for considering these comments.

Emilia Riggerbach
13086 N Toucan Dr

Emilia Riggerbach
13086 N Toucan Dr Bella Vista
Oro Valley, AZ 85755
dogsrule4er@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <dhendrickson@hotmail.com>
Date: Tue, Apr 14, 2020 at 7:26 AM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Simply asking government to actually respect to wishes of the voters by following the approved 10 point Oro Valley plan. Would like to think that we live here because of the quality of life, beauty of OV, and access to safe roads and environment. Chasing the tax dollar.....so yesterday.

Dwight Hendrickson
1026 W. Tortolita Mountain Circle Stone Canyon
Oro Valley, AZ 85755
dhendrickson@hotmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <sbeamconnolly@gmail.com>

Date: Tue, Apr 14, 2020 at 8:48 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Why is Romspen asking to change some of the area's zoning from recreational to open space? What do they plan to do with the property that requires open space zoning? Why change the entire area around the driving range to High Density Residential? Shouldn't some of the area close to residents remain recreational or be rezoned to open space to provide buffers?

Information on the Street is that Romspen does not even have clear title to all the land in question.....so how can you rezone something you do not own?

Susan Beam-Connolly
13754 N Keystone Springs Drive Vistoso Highlands 1
Oro Valley, AZ 85755
sbeamconnolly@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <enrussell99@gmail.com>

Date: Tue, Apr 14, 2020 at 12:45 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Why is Romspen asking to change some of the area's zoning from recreational to open space? What do they plan to do with the property that requires open space zoning? Why change the entire area around the driving range to High Density Residential? Shouldn't some of the area close to residents remain recreational or be rezoned to open space to provide buffers?

Neale Russell
13396 N. Atalaya Way
Oro Valley, AZ 85755
enrussell99@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Copy PV <copypreservevistoso@gmail.com>
Date: Thu, Apr 16, 2020 at 12:23 PM
Subject: Fwd: Preserve Vistoso Member Feedback Page
To: <ask@orovalleyaz.gov>

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <jayne.e.anderson@gmail.com>
Date: Tue, Apr 14, 2020 at 1:52 PM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, especially with the area north of Tangerine lacks Oro Valley recreational facilities.

Is the General Plan a real planning document? Or, is it subject to change by any new development idea?

Limiting citizen input to emails and video responses to questions should not be a substitute for in-person neighborhood meetings. The Town needs to pause the process until we can have in-person meetings.

You put a senior citizen community into the middle of a residential community and you will have light pollution, substantial increase in worker, visitor, resident and delivery truck traffic and ambulance noises. You can call a 38-acre senior center as residential, but it really is commercial and should not be built in the middle of a residential neighborhood.

There are limited or no paths between sections of the land being left for

open space. Will animals and trail users need to walk through neighborhoods?

There are restrooms on the course and parking areas that could be used by trail walkers. Why are they being removed?

Why is Romspen asking to change some of the area's zoning from recreational to open space? What do they plan to do with the property that requires open space zoning? Why change the entire area around the driving range to High Density Residential? Shouldn't some of the area close to residents remain recreational or be rezoned to open space to provide buffers?

Romspen assumed the mortgage of a failed golf course. Just because the company is changing its business plan doesn't mean that we should have housing crammed into every corner of the former golf course so the company can profit.

It looks like the congestion of more multi-story buildings will greatly increase traffic along Vistoso Highlands Drive. What plans are there to address this?

Oro Valley needs to pay attention to what we want, not what the developers demand.

The state of Arizona has Grants available to pay for 50% of the Vistoso property to convert it to a park and trail system. Why hasn't the town filed for this Grant?

We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live.

Jayne Anderson
13351 N Cottontop Court Center Pointe
Oro Valley, AZ 85755
jayne.e.anderson@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Copy PV <copypreservevistoso@gmail.com>
Date: Thu, Apr 16, 2020 at 12:27 PM
Subject: Fwd: Preserve Vistoso Member Feedback Page
To: <ask@orovalleyaz.gov>

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <ygarewal@gmail.com>
Date: Tue, Apr 14, 2020 at 1:54 PM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

Dear Mayor Winfield, Council Members and Parks and Rec Employees,

I believe it would behoove the Town of Oro Valley to maintain the current zoning of the defunct Vistoso Golf Course. Allowing abundant housing on this pristine land has the potential to bring down housing values for current Rancho Vistoso homeowners AND would eliminate an amazing asset that can be utilized by people from all over Oro Valley.

The golf cart path is the perfect place for people using wheelchairs or strollers to take a scenic nature walk. Hikes on trails at state parks cannot accommodate those populations. The paved path is also perfect for bicyclists who would prefer fresh air to car exhaust, not to mention the safety of not competing with cars for road space. I enjoy bike rides with my children almost daily on the path without worrying about whether we will be killed by an inattentive driver.

There's already ample parking at the closed restaurant for people who want to enjoy the park but don't live in Rancho Vistoso. I imagine the building could be turned into a visitors center, or even back into a restaurant with time.

Better minds than mine can envision countless ways to turn the golf course into an amazing park for all Oro Valley residents. I hope we don't lose this tremendous opportunity and allow developers to build all over the

beautiful land. I think that would be shortsighted and bring down home values for all. A large destination park would raise home values and the desirability of our already wonderful town.

Thank you for your consideration,
Yui J. Garewal

P.S. After writing this letter, I realized that a great compromise could be to allow a few small pockets of the land to have low-density housing, while leaving the entire golf cart path intact. Perhaps a stipulation for changing any zoning would be that the developers would have to maintain and even widen the golf cart path.

Yui Garewal
13047 N. Catbird Drive Bella Vista
Oro Valley, AZ 85755
ygarewal@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Copy PV <copypreservevistoso@gmail.com>
Date: Thu, Apr 16, 2020 at 12:26 PM
Subject: Fwd: Preserve Vistoso Member Feedback Page
To: <ask@orovalleyaz.gov>

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <sharonjarvis50@gmail.com>
Date: Tue, Apr 14, 2020 at 2:25 PM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

Most of the Oro Valley recreational areas are in the center part of the town. Rancho Vistoso needs recreational areas and open space.

Many neighborhoods have small "pocket parks" that are HOA paid for and maintained. These parks are for children with jungle gyms/slides, etc.

Oro Valley needs walking paths for older adults and people that need walkers, canes, etc. The former cart paths at Vistoso Golf Course are perfect.

Please deny any General Plan Amendment and Rezoning to high/medium/neighborhood commercial for this land.

Sharon Jarvis
1113 W Mulligan Dr Fairfield
Oro Valley, AZ 85755
sharonjarvis50@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Copy PV <copypreservevistoso@gmail.com>
Date: Thu, Apr 16, 2020 at 12:24 PM
Subject: Fwd: Preserve Vistoso Member Feedback Page
To: <ask@orovalleyaz.gov>

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <S.JJARVIS@hotmail.com>
Date: Tue, Apr 14, 2020 at 2:56 PM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

Hello,

I've reviewed Romspen's pre-application. The assisted living facility appears on their maps to populate the entire area that used to be the first fairway. However, in the text of their plan they say it will occupy the previous driving range. This may sound like it is only semantics, however, it is a huge difference for home owners. The homeowners on the approx 400 yards long first fairway would have their open space and dramatic Catalina Mountain views blocked. I can't even see the driving range from the first fairway so I don't understand their description.

The option that Rompsen submitted for 98 homes occupying " the driving range" would fill the entire first fairway and have the same effect on the homeowners.

Would you like me to email you a picture from my home on the first fairway?

Thank You,

Sharon Jarvis

SHARON JARVIS
1113 W MULLIGAN DR Fairfield
Oro Valley, AZ 85755
S.JJARVIS@HOTMAIL.COM

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <mfsmolin@gmail.com>

Date: Tue, Apr 14, 2020 at 4:01 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Great cities need great parks. The Vistoso golf course property is the last best chance to create a great park north of Tangerine

The state of Arizona has Grants available to pay for 50% of the Vistoso property to convert it to a park and trail system. Why hasn't the town filed for this Grant?

Michael Smolin
13765 N Slazenger Dr Fairfield
Oro Valley, AZ 85755
mfsmolin@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Copy PV <copypreservevistoso@gmail.com>
Date: Thu, Apr 16, 2020 at 12:24 PM
Subject: Fwd: Preserve Vistoso Member Feedback Page
To: <ask@orovalleyaz.gov>

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <p.calcutt@gmail.com>
Date: Tue, Apr 14, 2020 at 4:39 PM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

It appears that the proposal is to rezone all 200 some acres and develop slightly less than 80 of those acres. What happens to the remaining 120 acres? Could it be developed in the future? Who will own this land? Who will maintain this land? Will it be placed in some sort of conservation trust to keep it from development going forward? Is Romspen providing any funding to the future owner of this land to regenerate a natural desert?

Also - the former pond is not include in the development. Who will pay to clean up this area?

Philip Calcutt
755 W Vistoso Highlands Drive Vistoso Golf Casitas
Oro Valley, AZ 85755
p.calcutt@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <ackcmj@gmail.com>

Date: Wed, Apr 15, 2020 at 1:37 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

We moved to Oro Valley because of the Town's reputation as a well-planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live. It will also not bring in the much needed people who are needed to help run the businesses in the area.

You would ruin our neighborhoods with a large senior complex and houses and apartments crammed into most areas of the former golf course. I understand that a large senior complex is already being built in the Innovation area.

Most of the Oro Valley recreational areas are in the center part of the town. Rancho Vistoso needs recreational areas and the former golf course would provide a perfect recreational area. It has parking and bathrooms. And what about the animals that live in this area?

This is a poorly designed plan with little or no transition between existing residential communities and proposed new high density housing. Oro Valley needs to pay attention to what we want, not what the developers demand.

The state of Arizona has Grants available to pay for 50% of the Vistoso property to convert it to a park and trail system. Why hasn't the town filed for this Grant?

Keeping the old golf course recreational would be a benefit to all--Oro Valley has a great map system on the town web site. This would be a great addition to the existing trails.

Thankyou

Constance M. Johnston
Donald R. Johnston Jr.
former Nantucketers who love walking/biking in the natural landscape

constance johnston
13791 n. javelina Springs Place vistoso highlands 1
oro valley, az 85755
ackcmj@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/16/2020	04/17/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <gratefulswan@gmail.com>
Date: Wed, Apr 15, 2020 at 6:30 PM
Subject: Preserve Vistoso Member Feedback Page
To: <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>, <copypreservevistoso@gmail.com>

We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live.

The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, especially with the area north of Tangerine lacks Oro Valley recreational facilities.

Susan Swan
12121 North Sterling Ave Reflections
Oro Valley, AZ 85755
gratefulswan@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Feedback on Romspen property	04/16/2020	04/17/2020	CENTER POINT VISTOSO	Michael	Wifall

Initial Comment / Request

Hello,
 My name is Michael Wifall, and I live in the Center Point Vistoso subdivision in the Summit North neighborhood, and my home backs to the Romspen property. My wife and I bought this specific house because it backed to this green area. Our sons age 1 and 3 daily play in our backyard which backs to this green area. Every day, my whole family enjoys seeing the Vermillion flycatchers, quail, hawks, and other wildlife. It would be very irresponsible to our community and town to replace this green area, recreational area, and wildlife corridor with housing and nursing homes which would bring ambulance noises, light pollution, extra traffic, while destroying a vital resource. I hope the town of Oro Valley is thinking of the long term sustainability and health of their community and town when they are making a decision on the future of this property. If the decision is made to continue forward with a proposal like this, this will make families like mine evaluate whether Oro Valley is the right place to live.
 Thank you,
 Michael Wifall

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Preserve Vistoso	04/16/2020	04/17/2020	VISTOSO GOLF CASITAS		

Initial Comment / Request

Dear Oro Valley Mayor and Town council members,
 We know what benefit would be achieved by Romspen if the council rezoned the gold course property. What possible benefit accrues to the current residents of Oro Valley? Clearly, none. In fact, we, the residents, will suffer decreased home values, more traffic and a diminished quality of life. Given these circumstances, on what grounds could the council justify a rezoning?
 Sincerely, Tracy Wagley 755 W. Vistoso Highlands Drive #226 Golf Course Casitas Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Deny the Romspen Request	04/16/2020	04/17/2020	VISTOSO GOLF CASITAS		

Initial Comment / Request

Recently Romspen, a Canadian mortgage lender, applied for a re-zoning of the defunct Vistoso golf course from recreational to medium and high density housing with some open space offered up as a sweetener. While most complaints have focused on the timing of this application, seeing it as inopportune moment for citizens to give comment due to covid restrictions, I think the more pertinent question is what possible reason could Oro Valley have to ever approve this request?

While Romspen would reap a windfall from a re-zoning, current residents of the town would lose out through decreased home values, increased traffic, a permanent loss of rare open space and a diminished lifestyle. Citizens approved our current general plan, why would the council override the will of the people?

Does the town really need more housing? Hundreds and hundreds of single family homes and apartments have been built over the last decade. Scores more are currently under construction. For future growth there are numerous empty lots already zoned for housing under the current general plan. However, the former golf course is the only large tract of in town land that can be preserved as open space. While we have nice parks, we really don't have any in town, highly accessible open space.

If the council does not approve Romspen's rezoning request, there is a reasonable chance that grant money can be found to purchase the property and preserve it for future citizens. I would ask the council to do the right thing: Deny the rezoning.

tom jacobson 755 W Vistoso Highlands DrUnit 226

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf GP amendment - comments and questions	04/16/2020	04/17/2020	RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

The Romspen video does not provide any explicit rationale for a General Plan amendment. I request that Romspen clearly describe their argument for a General Plan amendment in the next iteration of information.

The Town provides an Informational Handout online about this application. It lists 8 goals and policies of the General Plan that may be applicable to the applicant's proposal. I request that the applicant fully address all those listed, at least.

The absence of an explicit argument in favor of the GP amendment, at the crucial first step of presentation to the Town and its citizens would appear to be significant. If the applicant has an argument, why not make it at the outset? One explanation for its absence: no such argument can be made.

The Informational Handout describes the General Plan Vision "to be a well-planned community ... working together ... with a government that is responsive to its residents." I request that Romspen describe its claim to "residency" in Oro Valley, and how this claim establishes its credentials for arguing that its proposal is in the interests of the community.

While lacking an explicit reason for amending the General Plan, the applicant does provide an implied reason: to make more money. The applicant's representative spends the first 2 minutes of her presentation explaining Romspen's efforts to make a go of the golf course and then to sell it. Noting that golf courses aren't easily profitable, she argues that no "credible" offer was made. I request that Romspen describe what a credible offer is. In the world of real estate, wouldn't it be a market value offer? As many of us in Oro Valley know, that value might be no more than \$1 million, and maybe much less. We in Rancho Vistoso are aware that Romspen was offered full price (over \$3 million) by a Phoenix developer. Why was that and other offers refused?

In summary, Romspen chose not to accept a credible offer, because they hope to convince the Town to help them get a much more lucrative offer by amending the General Plan. Their argument for a General Plan amendment is that this will allow them to make much more money on this property. None of this addresses the appropriate reasons for amending the General Plan.

Thank you for your consideration and response to these comments.

Stan Riggerbach
13086 N Toucan Dr

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning proposal	04/16/2020	04/17/2020	RANCHO VISTOSO NEIGHBORHOOD 10	Debra	Bohman

Initial Comment / Request

Worst scenario possible to rezone hole 14
 Safety safety safety of the children attending Innovation Academy isnt even considered.
 Stop this now!

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Preserve Vistoso-Proposed Re-Zoning	04/16/2020	04/17/2020			

Initial Comment / Request

Please accept the attached letter in response to the proposed re-zoning for the Vistoso Golf Course. We are opposed to the Town re-zoning this property and do not feel it is in the residents best interest.
 Regards,
 Joanne and Norman Campbell
 [attachment name=Vistoso Letter.docx]

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen App - Property near Desert Fairways Drive	04/16/2020	04/17/2020	CENTER POINT VISTOSO		

Initial Comment / Request

Planning Division & The Planning Center,

Three reasons why Romspen should drop plans to rezone and develop in the property near Desert Fairways Drive (Hole #14):

Trail System Disruption

Romspen's Pre-Application plan shows that the existing walking path would need to be moved from the south side of the property to the north side due to new roads and homes being inserted on the south side of the area. Currently when walking on the southern path you are walking through 300+ feet of open space, natural desert. If the path is moved to the north side, hikers will be squeezed into a narrow passage between the new homes and existing homes for over a 300 foot length.

Provide a Contiguous Park

Keeping Hole #14 undeveloped provides for a continuous park area from the northern part of the property all the way around. If the Hole #14 property is built upon it will break the park into sections, forcing hikers to squeeze between the narrow path between homes as described above.

Wildlife Corridor

Romspen's Pre-Application plan for construction on Hole 14 will constrict the path between sections of the open space to a very narrow area 300 feet long. This will cut off the wildlife migration corridor that animals have been using for decades, especially for deer which will avoid using a narrow path 300 ft long between homes to travel through the property.

I appreciate your consideration of these issues,

Ray Barth
985 W Golden Barrel Ct
Summit South

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Proposed General Plan	04/16/2020	04/17/2020			

Initial Comment / Request

Hello-

I'm not in favor of the proposed plan. As a resident in the Rancho Vistoso HOA and LaCanada & Moore Rd area, I would like to see LESS HDR & MDR housing developments. I would support larger lots (low density?), 1+ acre lots and more family friendly recreation areas.

Families want bigger yards.....not to be crammed into neighborhoods.

Deny this proposal.

I would be happy to discuss more if needed.

Sincerely-
Jeff Brunet
Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Hole # 14 Rezoning Plans Desert Fairways Drive	04/16/2020	04/17/2020	MARACAY AT VISTOSO		

Initial Comment / Request

Please see attached photo.

The proposed rezoning plans along Hole #14 do not allow a pathway to the Innovation Academy. The Innovation Academy does not provide transportation for my children however, they don't need transportation with the current trail. My children can safely bike or walk with in a few minutes to and from my home to the Innovation Academy without having to worry about major traffic.

There are other children in our neighborhood that also use the current trail to travel to and from the Innovation Academy.

PLEASE CONSIDER that the proposed rezoning plans DO NOT allow for a pathway to the Innovation Academy.

Thank you for your time,
Eva Takacs

[attachment name=View recent photos.png]

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen's Proposal	04/16/2020	04/17/2020			

Initial Comment / Request

Dear City Council,

From viewing the Romspen proposal video online, I understand that Romspen had several offers over the years to acquire the entire golf course property under its current recreational zoning to be used as a golf course. However these offers were rejected by Romspen citing they were too low and therefor didn't provide the ROI they required.

But I believe this may NOT be their true intention and that the city council is unknowingly being led down a specific path by agreeing to seemingly small decisions now and will not realize what they have really set in motion until it is too late to reverse. I believe they do not plan on developing only the land for which they have a current proposal. This is not a single proposal but merely the "camel's nose under the tent" (the start of an already thought-out bigger plan not yet communicated to the citizens).

First let me say my family is new to AZ and Oro Valley. Even in our short time here we can tell this community is something special. We were told that Rancho Vistoso had a 10 year general plan (voted on and ratified by the City Council and the citizens) which allowed for all this recreational open space (I.e. the golf course) for the families in the community. These open spaces, the vistas and the wildlife were the aspects of Rancho Vistoso with which my wife and I (and teenaged kids) fell in love. The the "Our voice, Your future" 10yr General Plan specifically addressed the preservation of the open and recreational spaces. Then when we finally purchased our home we never thought our Oro Valley city council would even consider a 180 degree change of directions after only 3 years of a 10 year plan specifically designed to set the roadmap for future development.

Then when we heard that a developer is trying to recoup their investment, not by saving the recreational space which they originally financed and which was a main reason for all of us to relocate to the Rancho Vistoso community, but instead to circumvent the citizenry by seeking a rezoning direct to the city council in direct opposition to the "Your Voice, Our Future" Plan agreed to be all.

Why do I believe Romspen has grander plans on this land then they are currently communicating to the city council? For I believe If these future plans were known the City Council would reject this first smaller proposal:

- 1) Romspen did not take the offer for the whole property which was zoned recreational because the price was too low (they state no serious offers were received) if they do not intend to develop the other parcels then how would selling part of a property net to them more, unless they eventually plan to sell the rest.
- 2) In my opinion Romspen does plan to sell, or develop, the rest of the property eventually or why the need to rezone the entire property now. They know if they couch the proposal by leaving some of the land vacant (at least in the short term) they will appear to be looking out for our community and face much less opposition.
- 3) If Romspen is forced to rezone in phases (only the land they plan to develop and only at the time they plan on developing it) their tactics of not really wanting further development would be obvious to all the citizens. If forced to make a second rezoning proposal they would need to break their word given at the first rezoning proposal By citing some other reasons. By doing so everyone would be wise as to their tactic. So it is critical for Romspen to get the entire property rezoned all at one time before their true intentions are discovered and future rezoning would be even harder to achieve.
- 4) Also Romspen is making no legally binding commitment to not develop the remaining parcels and leaving it all recreational once they have it rezoned. They could easily do that by donating the the land to the city or legally drafting something indicating the future use of the property in perpetuity. But they are not doing either. They are rezoning it all, even in the face of community opposition. Why would Romspen lower the chances of their current proposal

passing by intentionally angering the voting public if they simply planned to leave the land recreational anyway.

5) One of the tactics developers use to make it easier for a city councils members to side with them, as opposed to the will of its citizens, is to make non-binding promises and sincere declarations direct to the council members which they personally believe and use their personal reputations to convince the public. If the rezoning is granted Romspen will eventually sell the land to other developers (they probably already have those buyers lined up pending the rezoning approval) This new owners then develop the land further because they are unencumbered by previous promises to the city council or the community saying they were unaware of past verbal agreements and are under no legal obligation to maintain those promiseS. Romspen can claim they kept their promise in good faith per their declaration of not “themselves” developing the Land and they had no way of knowing the real intention of the new buyers. Then the mayor and city council can falsely claim they were blind-sided by the new developer’s intentions and there is nothing they can do about it now. Of course the citizens are outraged because their City officials knowingly or unknowingly Sold them out. Oro Valley City Council from here on out you cannot say this was out of your control. You have all been made aware of these tactics and you can side with the citizens and reject this half-truth proposal by Romspen while it is still in your control or you can willingly ignore it for your own personal reasons. Or perhaps you hope your time on the council will be over before you will be faced with this ethical dilemma of betraying the citizens of your community when the eventual 2nd and 3rd development proposals come in.

Hopefully you are aware of these tactics and you will be highly skeptical of this first Romspen proposal. I hope you realize by not rejecting this rezoning proposal the long term path to which you have exposed your own constituents, friends, and neighbors. A future development path we do not want and did not vote for.

I am confident you will support your citizens of Oro Valley and Rancho Vistoso by upholding the recreational zoning of the golf course property per the “Our voice, your future” plan as voted on by the citizens of Rancho Vistoso. These were the ground rules we all knew when joining this community. We love our new home and this community. We want to have confidence our elected officials will abide by their oath to serve the people of Oro Valley.

Sincerely your new neighbor,
John Piccininni
905 w Golden Barrel Ct
Oro Valley AZ 85755
Ph# 614.352.4076

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning of Vistoso Golf Course	04/17/2020	04/17/2020	VISTOSO GOLF CASITAS		

Initial Comment / Request

April 17, 2020

Dear Town Council Members

My name is Laurrie L. Iceman and I reside in the Vistoso Golf Castia II condo complex on the old golf course in Oro Valley. What attracted me to this area was its sheer beauty and the many amenities for people like me with disabilities. I am a Traumatic Brain Injury Survivor now 31 years post injury. I am unable to drive so having a beautiful area such as the cart path directly behind my home is important to me. Yesterday while walking the path I encountered 7 baby quail, 12 rabbits, a soaring hawk, lizards, a corral snake, and a host of other birds. It was uplifting in these terrible times. We have 2 Bob cats that frequent our front and back of our complex. Please don't take their homes and my daily pleasure of walking in this park like setting. It is a treasure to keep as nature recaptures the beauty of this Natural Setting.

Further development of this by rezoning cannot ever be taken back once it is gone. Be smart and Preserve Vistoso for future generations.

Laurrie L. Iceman has served as two time past Regional President of the Brain Injury Foundation and was appointed by a Governor to serve on a Citizen Advisory Board for persons with disabilities. She also worked with Veterans Affairs and the Joint Command of the United States Military for the entertainment of Wounded Warriors providing recreational and enjoyment to hundreds at the Walter Reed National Military Medical Center. Mrs. Iceman also has also brought awareness and raised Funds for the Dave Thomas Foundation for adoption. (DGI)

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	open space	04/17/2020	04/17/2020	MARACAY AT VISTOSO		

Initial Comment / Request

Why is Romspen proposing changing recreational areas to open space? Will Romspen donate the open space land to Oro Valley or to Preserve Vistoso? What would Romspen do to enhance the property to help create a recreational area for citizens?

Pat Sturmon
520 591-2583

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen	04/17/2020	04/17/2020	STONE CANYON	Stephen	Wallace

Initial Comment / Request

How can the citizens of OV know Romspen will not ask for additional zoning changes in the future? How can OV citizens be assured the trails through the old Vistoso Golf Course will remain trails for years?

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Redevelopment	04/17/2020	04/17/2020	VISTOSO GOLF CASITAS		

Initial Comment / Request

To City Council:

I have now watched the video presentation conducted by Michael Spaeth & Linda Morales and have several questions & concerns about the proposed Townhome Development - "21 Building & 84 Homes"

- a. What is the size lots for each of these buildings?
- b. What is the height of each building? How many stories.
- c. What are the set backs for this style of building development.

Since I own a condo in Golf Casitas II (my location is facing the #18 Tee Box) I am very concerned that the proposed Townhomes will be squeezed into this area, and we will be literally looking into our neighbors Townhome, blocking all views, and totally destroying the value of our condo. In my opinion, putting in the proposed 7 building plus a street is completely unreasonable, and would make this area look and feel like an "urban, inner city development", and not at all in keeping with Oro Valley traditions, or what current owners should expect in htis area. This specific area should stay green space, and not be developed at all.

Finally, I remain totally opposed to any redevelopment plan that would become "residential developmen"t, and encourage the City of Oro Valley to reject the plan, and keep it zoned for "parks & recreation" only as it was originally planned for in 1987. We need more "parks & recreation" areas & not High Density residential.

Thank You,
 Brent Spaeth
 695 West Vistoso Highland Dr - Golf Casistas II Unit #210
 Oro Valley, Arizona

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	The General Plan re re-zoning defunct golf course for development	04/17/2020	04/17/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

Dear Mayor and Council members,

Today I will listen to my better angels in hopes that you will do the same. The fate of our beautiful Rancho Vistoso community is in your hands. No doubt you have heard many arguments put forth against the Romspen development proposal, especially the contentious Assisted Living facility.

I believe this is a poor choice for our neighborhood. It would be a 24/7 operation that will forever change the character of our bedroom community.

These kinds of operations are very impactful. They require early morning delivery trucks for goods and services. They will also bring on-going ambulances, sirens, police, visitors, staff and others 7 days a week night and day. This will bring an out-of-character element to our neighborhood which most, if not all of us, dread.

The proposed assisted living facility is huge. It's size cannot be appreciated looking at plans. One must see something similar to fully appreciate what its impacts would be like in our neighborhood. The best example of size is the new All Seasons Assisted Living Facility on Innovation Drive across from the Oro Valley Hospital. This facility, with less units than Romspen's proposal, is set on 6 acres. The only way to appreciate it is to get out of the car and walk the full perimeter. I invite you to do so; It's huge! Romspen is looking to you for an even larger footprint, shoe-horned into a small location that is not a commercial corridor where these kinds of facilities are typically found. What you won't find at All Seasons is all of the 24/7 activity that will arrive when it is open. Add that negative element to the picture and you'll understand why the proposal is looked upon with dread. Our neighborhood is quite. The residents came here for that and recreation, especially walking in nature or cycling around it. These are people that have navigated life-long careers, for the most part, and succeeded to where they could settle in Rancho Vistoso. If they wanted to live near high density apartments and assisted living facilities, they would have move somewhere else. Ask yourself, would you want the Romspen plan in your backyard? I didn't think so.

There are 19 assisted living facilities serving the Oro Valley, Marana, and N Tucson area. The Dove Mountain-Tangerine Road facility, under construction is number 20. The newest one to actually begin operations is Brookdale Oro Valley, located on Oracle Highway. My research finds it is operating at about 30% of capacity. All Seasons has had many cancellations of pre-commitments (nonbinding) as people are now fearful of living in such close quarters where viruses have caused more deaths by far than in the general population. They also know that the real estate market has crashed. Many will now not be able to get all of the funds they had counted on to transition to a assisted living lifestyle. It is likely that the Corona Virus pandemic will cause a sustained economic recession, as we see unemployment has Depression Era levels. Many small businesses are struggling to survive. Experts suggest that this may be seasonal. Human nature also suggests that people will not commit to assisted living until there is a vaccine and perhaps not even then. Elderly people, especially vulnerable, now fear living communally.

I believe that the Romspen development proposal should be DOA . I know that you are highly interested in development fees and a larger tax base, especially with tax receipts down from local businesses. My ask is that you find the courage, the most important of all leadership qualities, to say no. This is not what our community wants or needs. We want open spaces and recreation. I hope you will side with the community over the developer.

There is plenty of "elbow room" around Oro Valley to more appropriately place another assisted living-high density apartments, if a "needs assessment" concludes any are actually needed. You have alternatives, if you want more density in the town.

Sincerely,

Richard Beam
13754 N Keystone Springs Drive
Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Fwd: Preserve Vistoso Member Feedback Page	04/17/2020	04/17/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

Jessica, Here is 1 of 5 I would like to forward to you. Thanks Bill Sugars

-----Forwarded Message-----

From: Copy PV

Sent: Apr 16, 2020 4:05 PM

To: bsugars5870@earthlink.net

Subject: Fwd: Preserve Vistoso Member Feedback Page

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page bsugars5870@earthlink.net>

Date: Sun, Apr 12, 2020 at 12:37 PM

Subject: Preserve Vistoso Member Feedback Page

To: copypreservevistoso@gmail.com>, ask@orovalleyaz.gov>, jwinfield@orovalleyaz.gov>, mbarrett@orovalleyaz.gov>, jjones-ivey@orovalleyaz.gov>, jnicolson@orovalleyaz.gov>, rpina@orovalleyaz.gov>, brodman@orovalleyaz.gov>, ssolomon@orovalleyaz.gov>, mjacobs@orovalleyaz.gov>

How did Spectra decide that Oro Valley needed another assisted living/memory care facility? This subject was researched by a homeowner and they found 14 locations that serve as assisted living/memory care facilities with Oro Valley addresses. As near as we can determine none of these were built in between 3 existing residential communities thus changing the character of the community with a commercial operation bringing traffic, night time lighting, delivery trucks, etc.

With a new facility ready to open in Innovation Park, Splendido expanding along Rancho Vistoso Blvd and Nakoma Sky cancelling their construction of an assisted living facility by the CDO wash south of Lambert and RV Blvd, why should the town consider this proposal any further?

If Spectra is so intent on building this facility, why don't they look at land that will not impact homeowners around the former golf course. Have them contact the owner of the Nakoma Sky property, look at property in Oro Valley Marketplace, look at property in Innovation Park plus other parcels not inside residential communities.

Bill Sugars

1137 West Mulligan Drive
Oro Valley, AZ 85755

bsugars5870@earthlink.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Fwd: Preserve Vistoso Member Feedback Page	04/17/2020	04/17/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page bsugars5870@earthlink.net>

Date: Sun, Apr 12, 2020 at 1:05 PM

Subject: Preserve Vistoso Member Feedback Page

One question I would like Linda Morales to answer:

In May of 2017 Peter Oelbaum (ROMSPEN) contacted Lauren Lee, the GM for the Vistoso Community Association (VCA) and asked for a meeting with the VCA Board of Directors to discuss the financial problems of the Golf Club of Vistoso. This request went nowhere and may not have been passed on to the Board since Peter never received a response. In May of 2018 another request was made by Peter Oelbaum through Lauren Lee which resulted in a phone conversation with Pat Straney, the VCA Board President. The conversation again asked for a meeting with the VCA Board in regards to a likely closing of the golf course in the very near future. This time the phone conversation was short and unproductive.

We do not understand why Peter Oelbaum did not reach out in May 2017 to the golf club members and homeowners around the golf course to inform us of the potential closing due to financial losses. Again in May of 2018, why didn't Peter try again to meet with this group and see if a solution could be found. If membership/ homeowners had known in 2017 and early 2018 that the course was failing, it was in good shape and we had a good chance to find a buyer or work with members/homeowner to find a solution.

Bill Sugars

1137 West Mulligan Drive
Oro Valley, AZ 85755

bsugars5870@earthlink.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Fwd: Preserve Vistoso Member Feedback Page	04/17/2020	04/17/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page bsugars5870@earthlink.net>

Date: Sun, Apr 12, 2020 at 1:28 PM

Subject: Preserve Vistoso Member Feedback Page

To: copypreservevistoso@gmail.com>, ask@orovalleyaz.gov>, jwinfield@orovalleyaz.gov>, mbarrett@orovalleyaz.gov>, jjones-ivey@orovalleyaz.gov>, jnicolson@orovalleyaz.gov>, rpina@orovalleyaz.gov>, brodman@orovalleyaz.gov>, ssolomon@orovalleyaz.gov>, mjacobs@orovalleyaz.gov>

It was noticed that in their filed application, Romspen listed 2 options instead of the 1 option presented on March 11, 2020 at the VCA offices when Jeff Farmer and Pat Lopez the Romspen/Spectrs plans.

My take on that strategy is " if we don't get the Spectra part of this project approved, Romspen will attempt to develop the 1st Hole, 10th Hole and the driving range with MDH zoning and build very close to the existing property lines for Fairfield Vistoso, Sienna and Center Pointe." Also, there will not be adequate buffer zones, setbacks and height restrictions. This in turn will produce disrupted/blocked views and a sense of crowding because existing homeowners will look right in to the new housing. All these homes paid up to 6 figure premiums for those lots to avoid the items mentioned in the previous sentence.

Bill Sugars

1137 West Mulligan Drive
Oro Valley, AZ 85755

bsugars5870@earthlink.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Fwd: Preserve Vistoso Member Feedback Page	04/17/2020	04/17/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page bsugars5870@earthlink.net>

Date: Sat, Apr 11, 2020 at 7:49 AM

Subject: Preserve Vistoso Member Feedback Page

To: copypreservevistoso@gmail.com>, ask@orovalleyaz.gov>, jwinfield@orovalleyaz.gov>, mbarrett@orovalleyaz.gov>, jjones-ivey@orovalleyaz.gov>, jnicolson@orovalleyaz.gov>, rpina@orovalleyaz.gov>, brodman@orovalleyaz.gov>, ssolomon@orovalleyaz.gov>, mjacobs@orovalleyaz.gov>

Limiting citizen input to emails and video responses to questions should not be a substitute for in-person neighborhood meetings. The Town needs to pause the process until we can have in-person meetings.

I understand that you are required by State statute to accept the Romspen/Spectra application for rezoning and General Plan Amendment by the end of April and get preliminary public comment. The Town Council is required to make a decision on the project in December by approving, denying or continuing in to 2021. The Town has the ability to adjust all the remaining timelines for the project.

Under our current health situation with the inability to gather in public, I am asking that you inform Romspen that if in-person meetings are not able to be held in September and October (or preferably October and November when most homeowners have returned) the project will be continued in to 2021. If they proceed with expending money on the project, they do it at their own risk.

Thank you in advance for your response. Bill Sugars

Bill Sugars

1137 West Mulligan Drive Fairfield Vistoso 1

Oro Valley, AZ 85755

bsugars5870@earthlink.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Fwd: Preserve Vistoso Member Feedback Page	04/17/2020	04/17/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page bsugars5870@earthlink.net>
Date: Sun, Apr 12, 2020 at 3:51 PM
Subject: Preserve Vistoso Member Feedback Page
To: copypreservevistoso@gmail.com>, ask@orovalleyaz.gov>

For the Town and Linda Morales :

After Romspen took over the golf course in 2014, they hired OB Sports to manage it. There was never any coordinated effort to increase play at reasonable fee/golfer to provide a positive cash flow. OB had a flexible price available depending on who was at the front desk and how busy they were. Offering \$25 tee fee and domestic beer does not help cash flow. Closing the restaurant at 3 and 4pm makes it hard to sell profitable items like alcohol. It didn't help that no effort was made to contact members or neighboring sub HOAs about outings and group events.

There are more examples of OB's non promotion of the course. Most members felt that OB Sports was paid to open the doors of the clubhouse and keep the course in playable condition. Not big with customer service except for a few employees who decided on their own to thank golfers for spending their money at Vistoso.

Bill Sugars

1137 West Mulligan Drive Fairfield Vistoso 1

Oro Valley, AZ 85755

bsugars5870@earthlink.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comment On Romspen Vistoso Golf Course Rezoning Proposal/Plan	04/17/2020	04/17/2020	CENTER POINT VISTOSO		

Initial Comment / Request

If ever there was a rare and beautiful jewel of land which could provide a unique and beneficial Oro Valley public park and trail it is the defunct Vistoso Golf Course Property. There is no other property in Oro Valley, or in the Greater Tucson Area, with such potential for the benefit of the citizens of Oro Valley. That property has already existing significant infrastructure left over from the golf course including 6+ miles of paved golf cart path which would make an excellent accessible public trail, several restroom facilities along the cart path, a club house/restaurant facility, a snack bar facility along the cart path and several large maintenance buildings/facilities. To allow that property, even a portion of it, to be rezoned into high and medium density residential housing and senior assisted living facility would be an irreconcilable travesty and huge loss to the City of Oro Valley and the Rancho Vistoso Community.

We moved to Oro Valley from Washington State in 2017 and have resided in the Center Pointe Vistoso development since then. Being retired, the reasons we moved here were the wonderful climate, the amazing Arizona desert nature, both wildlife and landscape, and the fantastic quality of life we have found here in Oro Valley. We urge that the Romspen proposal be carefully reviewed with the needs of the City of Oro Valley and its residents utmost in mind, particularly with regard to the lack of a public accessible Oro Valley park north of Tangerine.

We strongly recommend that the Romspen Planned Rezoning Proposal be denied and action be taken to acquire that property as an Oro Valley public park and trail. In support of our recommendation, we have prepared a video from photographs of wildlife that we have taken over the last 3 years from our backyard patio facing out on the golf course. As you will see in that video, the unbelievable beauty of the precious desert wildlife that resides on, and frequents, the golf course property is truly a jewel within the Oro Valley city limits. We just cannot lose that jewel for our current, and future, city residents. It certainly fits into the ongoing planning study that is underway within the Parks & Recreation Department under the leadership of Parks & Recreation Director, Kristy Diaz-Trahan. We believe the Vistoso Golf Course Property is unlike any other piece of suburban land in the State of Arizona or the United States for that matter. The conversion of that precious jewel into an Oro Valley park and trail would, we think, be unique from any city in Arizona and perhaps the US. It certainly would set a new high standard for cities in establishing parks which not only serve their residents but protect precious native wildlife in a suburban environment. Please don't let this unique opportunity pass by!

Here is the link to our video: <http://www.kizoa.com/Movie-Video-Slideshow-Maker/d318264471kP1079505753o4l1/vistoso-golf-wildlife-observations>

Please feel free to contact us if you have any questions or comments on our above position.

Thank you and we look forward to further discussions and deliberations on the future of the Vistoso Golf Course Property.

Gordon & Anita Parkhill
Center Pointe Vistoso
206-963-6590

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course Rezoning Proposal	04/17/2020	04/17/2020	CENTER POINT VISTOSO	Lance	Windon

Initial Comment / Request

1) Why not gift some property behind the homes on the golf course to maintain a reasonable buffer from the proposed development or allow homeowners to purchase that property?

2) Trying to push this rezoning through in the middle of a health crisis favors Romspen and the developers. Why not wait to start this process until we can have town meetings to voice our collective concerns. Videos to not replace town meetings.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Proposed General Plan Amendment and Rezoning	04/17/2020	04/17/2020	MARACAY AT VISTOSO		

Initial Comment / Request

Romspen is proposing the rezoning of the area identified as Desert Fairways Drive or Golf Hole #14. This area is directly across from the school. The development of this area will put the children at risk. During the development of this area there will be heavy machinery moving in and out as well as many construction vendors. Once the development is finished the new street added for the new residences will increase the already complex traffic patterns.

The safety and well being of our children should be of utmost concern to everybody.
 Maria Young 977 W Golden Barrel Ct Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	re ROMSPEN'S REQUEST FOR CHANGE TO GENERAL PLAN AND REZONING	04/17/2020	04/17/2020	NO CHOICE		

Initial Comment / Request

To the Mayor, Council Members and Town Staff of Oro Valley:

I want to know who is going to reimburse me for the loss in my property value that has already been dealt a blow by the golf course closing and would see further decline if golf course property is rezoned and homes are developed?

I have already talked to some residents that have received an assessor's statement and their home's assessed value went down 8%. If that happens to my home's assessed value, my home will go down \$33,472 based on appraised value. If I use my estimated actual home value of \$467,296, my home will go down \$37,384. All while the foreign developer will be making millions. WHO WILL REIMBURSE ME FOR MY LOSSES?

Incidentally, the total assessed value last year for the 510 homes that are directly on the golf course is \$195,738,708. If there is an 8% reduction in assessed value, a total loss of \$15,659,097 will be inflicted on the existing 510 residences adjacent to the golf course. All while the foreign developer walks off with \$8-10 million. And, the Town of Oro Valley will actually lose tax revenue. IS THAT FAIR? THE FOREIGN DEVELOPER GAINS \$8-10 MILLION AND LOCAL RESIDENTS LOSE ALMOST \$16 MILLION. Also note that I have used only the preliminary loss in value that I already know about. But some say the loss in value could be 15 or 20 per cent. That could eventually double or more the losses to the residents and to the Town's tax base. Losses of \$30-40 million if the rezoning is approved.

I paid a lot premium for my lot when I bought my home on the golf course. I also paid for serenity of having a golf course behind my house. I did not want to look at another house behind my lot. So, I paid for that serenity.

No matter how you look at Romspen's request, it makes no financial sense to the Town of Oro Valley and the 510 residents that live on the former golf course.

Honorable Mayor and Council Members please vote to deny the requested changes to the Oro Valley General Plan and deny the rezoning.

Walt Rogers

wrogers@theriver.com <mailto:wrogers@theriver.com>

(520) 419-8974

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Spectra project - commercial or residential ?	04/17/2020	04/17/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Bill	Sugars

Initial Comment / Request

I have been told that the Spectra project of building an assisted living/memory care facility is allowed under the Residential Zoning HDR language. How does that type of "For Profit" business not be labeled "Commercial" with the traffic, parking lots, 24/7 light pollution, delivery trucks etc that accompany it?

What does it take for the town council to say that even though the residential HDR zoning allows for an assisted living facility, it doesn't belong in a location that negatively impacts 3 quiet residential communities of couples and families.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	rezoning question	04/17/2020	04/17/2020	MARACAY AT VISTOSO		

Initial Comment / Request

Why is Romspen proposing changing recreational areas to open space? Will Romspen donate the open space land to Oro Valley or to Preserve Vistoso? What would Romspen do to enhance the property to help create a recreational area for citizens?

Pat Sturmon
520 591-2583

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Change to general plan	04/17/2020	04/20/2020	RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

If approved the Change to the General Plan, specifically that portion which rezones the old 14th hole of the golf course, north of Desert Fairways, will adversely affect the safety of Innovation Academy teachers, students, parents and crossing guards with the addition of more traffic trying to enter Desert Fairways in an area that already has 5 entrances within a quarter mile or less of the Academy's included entrance/exit.

This is putting lives at risk on an already overburdened area since the Innovation Academy was opened.

Do not amend the 2016 General Plan already in place and approved by Oro Valley voters.

The motto "be safe" is never one to forget now or in the future.

Beth Crane
13145 N Booming Dr
Oro Valley

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Spectra	04/17/2020	04/20/2020	MARACAY AT VISTOSO		

Initial Comment / Request

Why would the Town even consider putting a senior center with all its traffic in the middle of a residential neighborhood with few buffers for nearby housing?

Pat Sturmon
520 591-2583

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	romspen rezoning question	04/17/2020	04/20/2020	MARACAY AT VISTOSO		

Initial Comment / Request

Is the General Plan a real planning document? Or, is it subject to change by any new development idea?

Pat Sturmon
520 591-2583

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen question	04/17/2020	04/20/2020	MARACAY AT VISTOSO		

Initial Comment / Request

Romspen assumed the mortgage of a failed golf course. Just because the company is changing its business plan doesn't mean that we should have housing crammed into every corner of the former golf course so the company can profit.

Pat Sturmon
520 591-2583

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Amendment to General Plan	04/17/2020	04/20/2020	RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

Further to my concerns regarding residential exposure to Valley Fever.

The website link was not pulled down into the body of my previous message.

Here is the link: www.azdhs.gov

Once there type in Valley Fever for information regarding this fungal infection that causes respiratory ailments.

With where we stand today doing all we can to resist Covid-19, I do not feel safe having our elected officials decide that we should also need to be exposed to this very real and dangerous airborne spore found in the desert floor.

Do not risk our lives by allowing this Proposal to be approved.

Respectfully

Greg Crane
13145 N Booming Dr
Oro Valley

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Ref: Vistoso Golf	04/17/2020	04/20/2020	NO CHOICE		

Initial Comment / Request

My name is Gary Wilson and my wife Judith Wilson and I live on the golf course, around the 14th hole. We live at 986 W Blue Crest Drive one block away from W Desert Fairways Drive and about two blocks away from Innovation Academy School. We are very concerned about a number of things. How I list them isn't necessary the order of most concerned. My wife and I often see deer, coyotes, javelina, bobcats and many beautiful birds of the southwest out past our back fence on and around the course. By building these duplexes where you plan to, you will block a corridor the animals often use and destroy some of their habitat. From your informational video, it looks like you would fill that southern area with single family lots. Why not leave a good size corridor for animals and people and still have a reasonable amount of single family lots. When Innovation Academy opens in the morning and closes in the afternoon, you have a line of cars up and down Fairway and children and parents all over the place. for safety reasons a traffic study should be done. That I think is another reason why less single family houses would be better. From the map it doesn't look like your going to build behind my house, however just around the corner you will be building behind my neighbors houses and if I read it right, twenty feet between the new house properties and the old house properties isn't much room. I think another reason for a much bigger corridor. I think building houses for young families or old couples is great and I hope we can make this work out for our community.

Sincerely, Gary and Judith Wilson

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Citizen feedback on Vistoso Development Proposal	04/17/2020	04/20/2020	RANCHO VISTOSO NEIGHBORHOOD 10		

Initial Comment / Request

All:

I have been a resident of Oro Valley for 14 years. When I purchased my home I was told my beautiful views would remain the same because I am paying a premium for a zoned golf course/recreation property which will remain so in perpetuity. I have a "view fence" in my backyard for a reason. The two proposals by Romspen to develop the now closed golf course are both UNACCEPTABLE.

I have NO questions regarding the proposed development; UPHOLD THE GENERAL PLAN that was voted on in 2016!

WE NEED MORE OPEN/RECREATIONAL SPACE IN ORO VALLEY. Please explore the AZ grant money available to make this happen.

My hope, and my expectation, is that at the end of this development application process by Romspen, the Town Council will do the right thing to vote and say NO to Romspen. Our property values have already been impacted and will decline further if the General Plan is not upheld. The quality of life of people in Rancho Vistoso will also be impacted negatively.

Last, but not least, as it pertains to the proposed video meetings, in the immortal words of tennis great John McEnroe "YOU CANNOT BE SERIOUS!!!" Having meetings by video or video conferencing without give and take in person during a pandemic is not acceptable. Why the rush? Romspen can wait...or are we being railroaded with more development?

I hope that the members of the City Council will listen to their constituents and do the right thing for the community-UPHOLD THE GENERAL PLAN.

Richard Molnar
Siena

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf proposal	04/17/2020	04/20/2020	VISTOSO VILLAGE		

Initial Comment / Request

Hello

My wife and I moved to Rancho Vistoso, Vistoso Village about 2.5 years ago. I was able to get to the Vistoso Golf course a only few times before it closed. I am sure for MANY here that NOTHING will replace the Vistoso golf course. However, coming from southern California, we do understand the financial difficulty of operating a golf course in todays environment.

We would like to see some amenity beyond walking trails that all living in Rancho Vistoso might enjoy.

The Clubhouse at the old course had a very nice outdoor patio and restaurant / bar arrangement. They were never very busy, but I didn't get the impression that they tried very hard either, much like the Overlook at El Conquistador. I would think this area could support a clubhouse sort of restaurant like you find at Saddlebrooke Ranch, particularly with the number of NEW homes being added. At least the developer would be offering the Vistoso residents something. That would be a nice touch. Otherwise, we see nothing in this plan that is of benefit to current residents in Rancho Vistoso.

THANK YOU FOR ASKING

Rick & Clarice Barthel
13401 N Rancho Vistoso Blvd. #261

KenrickMMP@gmail.com

Thank you,

Rick Barthel

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	golf course	04/17/2020	04/20/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Ostby	Ronald

Initial Comment / Request

The records show that we need more parks in Oro Valley. The vacant Vistoso golf course would be ideal location for a new park.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments Regarding Vistoso Golf Course Development Proposal	04/17/2020	04/20/2020	VISTOSO GOLF CASITAS		

Initial Comment / Request

This seems like a pattern by Romspen seen previously in other US states. Takeover golf course properties and then develop them into residential and commercial real estate reaping big profits at the expense of hapless surrounding property owners and residents. Romspen poorly marketed and operated The Golf Club of Vistoso. It doesn't appear that they ever intended for it to succeed and remain the Oro Valley treasure that it was (and the property in it's natural state still is!). We must look like real pushovers!

We own in Golf Casitas II. Romspen's proposed buildings right smack behind us would become a great high wall of darkness and gloom where there is now beauty, abundant wildlife, and cherished sunsets. As did most other owners around the golf course property we paid a premium for our residence to have the view of open space and beauty. Would it be fair to cause our properties to be greatly devalued and diminish our quality of life just to enrich non US company Romspen's shareholders? I would greatly appreciate an explanation from any council member willing to vote for Romspen's proposed plan to change the established Oro Valley Plan (PAD).

The town, at considerable expense, protected the residents in The El Conquistador area. Please protect us. It wouldn't cost the town anything and would continue Oro Valley's reputation for excellence. More buildings, cars, trucks, , sirens, on and around this property are totally not needed. Oro Valley needs beautiful open space.

Please reject Rompsen's request!

Thanks much,
 Dave Younkin
 Golf Casitas II
 695 W Vistoso HighInads Drive #107
 Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen rezoning request	04/17/2020	04/20/2020	VISTOSO GOLF CASITAS	Dave	Younkin

Initial Comment / Request

This seems like a pattern by Romspen seen previously in other US states. Takeover golf course properties and then develop them into residential and commercial real estate reaping big profits at the expense of hapless surrounding property owners and residents. Romspen poorly marketed and operated The Golf Club of Vistoso. It doesn't appear that they ever intended for it to succeed and remain the Oro Valley treasure that it was (and the property in it's natural state still is!).

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The town, at considerable expense, protected the residents in The El Conquistador area. Please protect us. It wouldn't cost the town anything and would continue Oro Valley's reputation for excellence. More buildings, cars, trucks, , sirens, on and around this property are totally not needed. Oro Valley needs beautiful open space.

Please reject Rompsen's request!

Thanks much,

Dave Younkin
 Golf Casitas II
 695 W Vistoso Highlnads Drive #107
 Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Were there no Credible Offers?	04/17/2020	04/17/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Bill	Sugars

Initial Comment / Request

I would like to address Linda Morales' video comments that Romspen received no credible offers for the Golf Club at Vistoso.

** In the following narrative, my reference to the the Rancho Vistoso Community Association (VCA) refers to the VCA Board that was in place during 2017 through 2019 before the election results this past March 26, 2020 where we now have new officers.

- As I mentioned in another request, Romspen never tried to meet with golf course members or homeowners around the golf course in 2017 or 2018 to see if a solution could be found until after it closed in June 2018.
- trying to negotiate with the VCA as a point of contact didn't make sense because the VCA had no authority per the CC&Rs for the golf course property except the 6.02 acres where the parking lot, VCA offices, clubhouse and cart barn are. At one time in 2018, the VCA thought they had authority over all the property, then they learned the CC&Rs applied to the 6.02 acres and approx 20 acres of the driving range. Then they learned that the driving range acreage may not be part of the VCA because records of that tract declaration cannot be found.
- There was at least 1 offer that was made by Parks Legacy Project out of Phoenix which would have required minimal development and a redesign of some of the golf course holes but maintaining an 18 hole course. This was a very complicated offer that had many moving parts and ultimately failed to materialize.
- The price for the golf course was \$3,500,000 which was 2 TIMES what the course was appraised at by a land appraiser and a golf course consulting firm. In addition, an operating golf course management company felt the \$1.7 million was a reasonable estimate.
- If the club members/homeowners had been contacted in the spring of 2017, even at 2 times it's value, the course was in good condition and it's reputation was good. There could have been a chance to find a buyer based on potential revenues with proper management and promotion. Vistoso was once a premier golf course in southern Arizona. The deferred maintenance cost was doable and capital improvements were probably around \$1 million but could be spread over a couple of years.
- By the time the golf course was closed in June of 2018, the deferred maintenance costs had increased to maybe around \$1.0 million and needed capital improvements around \$1 million. By the beginning of 2019, the greens, tee boxes, sand traps/bunkers and fairways had been neglected to the point you could add another \$1 million to save the golf course. All of a sudden, the cost of the golf course increased from \$3.5 to around \$6 million. That didn't seem a good investment for a golf course.
- At this point in time, early 2019, it became evident this property would not ever be a golf course again.

In looking back at what occurred : the lack of effort in finding a solution by participating with club members and homeowners - along with continuing to work with a VCA Board that did not communicate with residents about the golf course's financial situation - allowing the course to deteriorate in appearance and value, many of the homeowners feel that Romspen never meant for the course to be sold and had always intended to develop the property once they were able to buy it at foreclosure.

In closing, why should the homeowners allow Romspen and Spectra to make millions of dollars at the expense of our property values, the attractiveness of our communities and a life style we have come to enjoy.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/17/2020	04/20/2020	CENTER POINT VISTOSO		

Initial Comment / Request

Oro Valley Council and Town Planners

I would like express my strong opinion that the Town of Oro Valley should preserve the open space golf course of the former Vistoso Golf Club with the support of the local HOA's like Center Pointe Vistoso (my home's development community).

As a golf course and now as an open space it has been a boon to the area - providing Sonoran desert landscape for both flora and fauna to thrive. And as a park it would continue that to provide that positive impact to both human and wildlife community that abounds amidst its 200 plus acres and 6 miles of trails.

The general Oro Valley community has greatly benefited from easy access to the trails to run, walk and bike as well as introducing our children and grandchildren to the Sonoran desert landscape that is virtually at our front doorstep. With Covid-19 travel restrictions this has been a great bonus to get some exercise both locally and safely.

Further more if developers were to build nursing homes and higher density housing these developments would severely impact an endless list of Town resources - ranging from increased traffic volumes that aren't supported by the street architecture (especially Vistoso Highlands as well as Desert Fairways and Pebble), stress the other infrastructure elements like water, sewage and particularly Emergency Response capacity which would be overwhelmed by inserting a nursing home in a residential neighborhood that is a long distance from the nearest fire station (3 miles by my estimation).

Thank you for your attention.

I look forward to an open and vigorous discussion of this issue in town meetings and open houses in the near future that allow community input.

Robinson Howell
1055 W Rock Daisy Ln, Oro Valley

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	vistoso golf course	04/17/2020	04/20/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Ronald	Ostby

Initial Comment / Request

I viewed the video from Romspen and the lady said the high density facility was on the driving range. The map shows it just off hole one. Which is correct?

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso golf course	04/17/2020	04/20/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Ronald	Ostby

Initial Comment / Request

I am apposed to any changes of the general plan and appose Romspen"s rezoning plan. The former golf course should become a nature preserve and community trail. Much of the wild life habitat would be destroyed.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso plan	04/17/2020	04/20/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

Another day, so it is time for another email to our Oro Valley Council members. Limiting citizen input to emails and video responses to questions should not be a substitute for in-person neighborhood meetings. Let's get real about what COVID 19 is doing to our nation, our state and our community. We are distancing, and not coming together as we should. The Town needs to pause the process until we can have in-person meetings. It is not fair that one owner and one developer can continue with a process that is meant for our citizens of our community to part take in....in a real substantial manner. STOP this process of a petition to rezone NOW and let your community have input FACE-to-FACE in a variety of meetings and formats when this pandemic is over.

From Mary Stecklein, msteckle@comcast.net <mailto:msteckle@comcast.net> in Fairfield Vistoso

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Proposed GPA and Rezoning	04/17/2020	04/20/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

To the Mayor and all Council Members. One of my many questions is as follows. I live in Fairfield and have had a home on the golf course for 13 years. While the golf course was operational, I along with many of my neighborhood friends supported the golf course with many rounds of golf along with many happy hours and meals at the Vistoso Golf Course restaurant. Romspen made a financial decision to assume the loan on the golf course and hire OB Sports to manage it for them. It obviously did not go very well necessitating the closure of the golf course with no notification to the neighborhoods who touch the golf course and who supported it for 10+ years. So how is it right that the people who supported the golf facility for years are now about to become the fall guys? There is something seriously wrong with this picture. I sincerely ask that you deny this request for a GPA and Rezoning that has been presented to you. There is virtually none of the proposal details that are consistent with the current neighborhoods that surround the golf course. Please do what is right vs most expedient. Thank you for the opportunity to voice our questions and concerns. Danny Anderson

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course Proposal	04/17/2020	04/20/2020	VISTOSO VILLAGE		

Initial Comment / Request

Having just watched the informational video, the proposal seems well thought out. My one concern is that the open space path be completed first, as soon after approval as is feasible. This path will be a great asset to the community. Thank you for considering this issue, Renee Fecteau Vistoso Village Unit 209

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen - Desert Fairways - School Safety	04/17/2020	04/20/2020	CENTER POINT VISTOSO		

Initial Comment / Request

Planning Division and The Planning Center,

I am concerned, as are many residents in my neighborhood, that there will be safety issues as a result of adding a road across from Innovation Academy on Desert Fairways Drive. A street added across from the school would complicate the already busy early morning and afternoon traffic patterns in front of the school, jeopardizing the safety of children attending the school. With current traffic cars are lined up and down the road to drop off and pick up young children. Children also walk and ride bikes to school in this area further complicating the traffic safety situation.

Even worse than the additional intersection across from the school once devolvement was completed, there would a be a period of 18 – 24 months of construction across from the school with road impacts, heavy machinery moving in and out of the area and multiple construction vendors also moving in and out of the property directly across from the school.

Safety issues for young children is another of the many reasons the property across from the Innovation Academy should not be rezoned for residential development.

Thank you,

Ray Barth
985 W Golden Barrel Ct
Summit South

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Opposed to the Golf Course Development	04/17/2020	04/20/2020	VISTOSO GOLF CASITAS		

Initial Comment / Request

I am opposed to development of the Vistoso Golf Course to homes of any kind. With the expansion of the new homes and surrounding homes on Vistoso Highlands along with the development of Center Point and most other space opportunities we have in the surrounding area we are becoming a cookie cutter over developed area that without the space of the golf course will lack beauty and space. In the last 2 years because of the over building of Homes the traffic, theft, noise has turned our beautiful area into congestion. The golf course reminds us of Beauty, serenity and a place for the animals to roam. If we add development to the golf course we are nothing more than a sub division after sub division. I am really opposed to more senior living. Unfortunately, seniors are bad drivers and as a pedestrian they add trouble to the area. Please give the community a break from gated communities and more living. We need a park with trails and a place to gather. Walk, ride, bikes - picnic with neighbors and keep the beautiful pond which has been a beautiful street to walk down.

Not to mention we have a water shortage in Tucson and continuing to build is actually irresistible.

Thank you

Suzanne Petersen
655 W Vistoso Highlands

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Proposed GPA and Rezoning	04/17/2020	04/20/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

To the Mayor and all Council Members. What is the plan for the remainder of the 100+ acres not defined in the Rompsen proposed rezoning plan?

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Proposed GPA and Rezoning	04/17/2020	04/20/2020	RANCHO VISTOSO NEIGHBORHOOD 11		

Initial Comment / Request

To the Mayor and all Council Members. How is a 2 story assisted living facility consistent with the low and medium density that surrounds the majority of the former golf course today?

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso golf proposed rezoning	04/17/2020	04/20/2020	VISTOSO GOLF CASITAS		

Initial Comment / Request

To: Oro Valley Town Council

We have been Oro Valley residents at 695 W Vistoso Highlands Drive unit #103 for 20 years. We selected our home because it was adjacent to the ninth tee of a world class golf course.

However, after several years of successful operation, the Golf Club at Vistoso experienced financial difficulties as did many other golf courses in the TUCSON area.

Unfortunately, due to questionable management decisions by some of the interim owners, Romspen LLC was able to acquire ownership of the loan and subsequently closed the course.

As a golf course, the land was valued at approximately 3 million dollars. Offers to buy the land as part of plans to resume golf operations were rejected, and it soon became obvious that Romspen planned to have the land rezoned to allow residential development. This would produce a financial windfall for Romspen at the expense of the Rancho Vistoso Community.

If you allow this corporate raider like firm to realize their hopes for a financial windfall, you will have forever precluded any chance of restoring the golf course, thus making permanent the significant loss in property values of the 8000 or so Vistoso Community residents.

Also you will have forever diminished the upscale character of the community that was promised to potential owners by the original General Plan. Pictures of the beautiful fairways and surrounding mountains were included in the marketing packets of practically every sales promotion.

I do not know how much money Romspen LLC and their developers will profit from the rezoning they have requested. However it is easily demonstrated that the Vistoso community will lose many times more than the proposed development could possibly realize.

Independent studies have consistently shown that with a first class golf course in a community, property values are increased between 5 and 20 percent depending on proximity to the course. These studies demonstrate conclusively that all of the homes in the community see a gain of at least 5% regardless of distance from the course. The identification as part of the community that includes a golf course is the determining factor for increased property values.

There are approximately 8000 owners in the Vistoso Community Association. If you assume an average per unit tax assessment of at least \$250,000, (which is undoubtedly low) that would mean that the community represents a tax base of over two billion dollars.

If you then ignore proximity to the course and assume only the minimum 5% value to the community of having a Golf Club at Vistoso, that means that if you approve the rezoning, you will be penalizing the owners in excess of over one hundred million dollars!

The residents and voters of the Vistoso Community are pleading with you not to allow a rezoning that permanently eliminates the restoration of the golf course that has been the center piece of the vibrant Vistoso Community.

Penalizing the entire Vistoso Community in excess of \$100,000,000 is not in the best interest of anyone other than Romspen LLC. This is our home we are talking about. We live here. Romspen LLC is a drive by profiteer and will not stay to suffer the results of their financial gambit.

Keeping the current zoning and communicating to potential developers that the city has no intention of shoehorning in a few more residential sites to the detriment of the community will cost the city little. However, the permanent loss of over \$100,000,000 to the value of the community's property would have a major impact every homeowner.

This rezone application represents a significant and permanent impact to the entire community. It is not a simple issue of a development revision that may or may not block the view of a few owners. I dare say that if this proposed zoning was in the original Vistoso development plan, the current Vistoso Community would not exist. In its place would be a few scattered clusters of residences with little or no resemblance to today's Vistoso Community.

Please deny the rezone request. Doing so will help preserve our community. Once Romspen realizes that rezoning will not be forthcoming, they may well be willing to reasonably price the property according to its current zoning instead of their inflated dream of the acreage as ready for development.

If that occurs, we may well find a way to acquire the property at an affordable price as part of an effort to restore The Golf Club at Vistoso.

The General Plan is well thought out, and Romspen LLC's desire for a financial windfall can not be anywhere near as important to Oro Valley as the protection of the property values in the Vistoso Community.

As town council, you are our representative and we rely on you to protect us from predatory developers. Their presentation proclaiming that the development they plan will be consistent with maintaining the openness and beauty of our community is laughable. Crowding a string of residences in the former long and beautiful fairways will do the opposite. Please do not allow this gross crowding of additional structures and the huge financial loss of property values to occur. As our representative, protect all of the Vistoso owners and deny this opportunistic rezoning that only benefits the applicant while significantly harming the community.

Sincerely,

Will & Karen Showalter
695 W Vistoso Highlands Dr
Unit # 103

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	project 2000844	04/18/2020	04/20/2020	NO CHOICE		

Initial Comment / Request

I have reviewed the video regarding proposed rezone to the General Plan. The Rompson plan looks to have a walking path, and open space, and buffer on the old golf course. Once the amendment is approved can the open space be developed at a later date with another rezone and General Plan amendment??

If and when the General plan amendment is approved. I would expect that open spaces, buffers and walking paths be X zoned from ANY future development?

Matt Gelso

13979 North StoneGate Place
 Oro Valley, Arizona 85755
 520-329-8872 home
 530-448-1268 mobile
 matt@mattgelso.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen rezoning request	04/18/2020	04/20/2020	NO CHOICE	Matthew	Wood

Initial Comment / Request

To: The Town Council and The Town of Oro Valley

We purchased our house on the Vistoso Golf Course with the expectation that it would remain a golf course. Apparently, Romspen had other plans that were not relayed to the general public. Even if the golf course closed, at least the land was zoned resort golf course or recreation and we believed that designation would protect us from development. Now it is ultimately up to the Town Council to adhere to the General Plan and the current zoning and to reject Romspen's proposal.

The PAD for our area of Rancho Vistoso had an appropriate number of multi family units and flooding us with more HDR is way outside the plan. Dropping a senior care facility in the middle of our neighborhood is not compatible! There is a reason they are all built on major thoroughfares with street lights and access, not in residential communities.

The General Plan is in place to protect the current property owners from the impact of future development. New development should enhance our property values, not adversely affect them. Every proposal from Romspen dramatically increases the residences per acre compared to the adjacent property.

Their assertion that this is a "Win-Win" for the community is laughable! The open space is only open because there is no way to build on it (yet). We anticipate that this will be a long and protracted process and all sides will have to compromise to some degree, but it does seem that Romspen is flexing their considerable muscle to the detriment of our neighborhoods.

Matthew Wood
13769 N Slazenger Dr
Fairfield Rancho Vistoso
Rancho Vistoso Neighborhood 11

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course Property	04/18/2020	04/20/2020	NO CHOICE		

Initial Comment / Request

To Whom It May Concern:

I am writing to express my opposition to Romspen's request to re-zone portions of the Vistoso Golf Course for commercial and residential development.

>>>

>>> ROMSPEN OVERALL PLAN:

>>>

>>> The General Plan recognized the benefit to homeowners and the community of having the golf course property as open space for recreation. That plan represents town planners and residents' judgment regarding best use for the property. It maximizes the interests of the community and adjacent homeowners specifically. In light of that plan, I ask that Romspen and / or the Town address the following concerns:

>>>

>>> (A). Romspen is seeking to mitigate losses to the company resulting from a business decision to assume the golf course property's mortgage. In proposing more than 80 homes and a senior living facility on this designated open space the company is requesting major changes to the General Plan. The proposal fails to provide any good cause for zoning modifications or deviating from the language and intent of the General Plan.

>>>

>>> (B). Romspen's plan proposes development virtually everywhere the golf course property is adjacent to existing roads. This effectively destroys the contiguous nature of the property and is contrary to Goal F of the General Plan which seeks a high quality system of parks, and open spaces, that are accessible, comprehensive, connected, and serving of the community's needs. Has Romspen considered less disruptive alternatives such as elimination of the non-contiguous portion of the proposal near Desert Fairways Drive?

>>>

>>> (C). The only recreational areas north of Tangerine road is Honey Bee Canyon which is not easily accessible to senior citizens or persons with disabilities. Forty percent of Oro Valley's citizens live north of Tangerine Road. The Romspen plan will diminish the viability of the Golf Course property to meet any recreational needs by significantly increasing population density, traffic, and, through the proposed building along Desert Fairways Drive, disrupting the contiguous nature of the property.

>>>

>>> (D). The Town should consider that only 15% of Oro Valley residents are within a 10 minute walk of a park or recreational facility compared to a national average of 54%. Preservation of the golf course property as open space will improve that percentage, limit additional population density, and thereby enhance the desirability of living in Oro Valley.

>>>

>>> (E). There has been, and continues to be, significant residential development in the areas of Oro Valley north of Tangerine Road. Recent and ongoing developments include Eagles Summit off Moore Road, and a large development directly across Rancho Vistoso Blvd. at Moore Road, another large development at the intersection of Hidden Springs Drive and Vistoso Highlands Drive. These neighborhoods tax municipal resources needed for infrastructure, including schools and recreational space. Given all of these additional homes, how does Romspen's proposal for further building enhance the quality of life for residents of Oro Valley?

>>>

>>> (F). The Town must consider why the additional subdivisions proposed by Romspen are necessary and consistent with the General Plan and the interests of Oro Valley residents given the recent and ongoing widespread development of the area and its negative effect on the goal of preserving open, accessible, recreational space.

>>>

>>> (G). Various organizations, as well Arizona's Parks and Trails, confirm that funds are available to purchase and maintain the former golf course as a park or nature preserve. Romspen and the Town must explore such an option, or explain why it is impractical as it would be much more consistent with

the goals set forth in the General Plan.

>>>

>>> (H). Romspen's proposal provides no information on what the costs associated with maintaining the remaining open space are and who will bear those costs.

>>>

>>> DEVELOPMENT AROUND HOLE 14; ADJACENT TO DESERT FAIRWAYS DRIVE

>>>

>>> (A). The issues raised above pertain to this specific part of the proposal as well and they should be addressed in particular with regard to this isolated 24 home portion of the overall proposal.

>>>

>>> (B). Regardless of what traffic studies will show about the carrying capacity of Desert Fairways Drive, the proposed entrance to this segregated 24 home portion of the development is directly across from a school and will greatly increase traffic posing ongoing safety issues for the children who attend the academy. How will this be safely managed?

>>>

>>> (C). If construction of this portion of the development is approved, there will be a significant volume of heavy construction equipment directly in front of the school for an extended period. How will this be safely managed?

>>>

>>> (D). Development of this portion of the proposal will destroy the contiguous nature of the golf course property and force hikers and wildlife to traverse a narrow path, of unstated width, between the proposed homes and existing homes. The length of this connecting path is approximately 100 yards, effectively forcing walkers and wildlife to follow a long narrow path through a neighborhood to get from one part of the open space to the other. How is this consistent with the language and spirit of the General Plan?

>>>

>>> (E). Development of this portion of the proposal will destroy an existing restroom which is important for people using the recreational area. How will Romspen's proposal address this?

>>>

>>> (F). The development of this portion of the proposal places 24 additional homes in extremely close proximity to existing homes and effectively replaces their existing views of open space with a small buffer. What are the exact dimensions of this buffer? Will the new homes be visible from existing homes despite the buffer.

>>>

>>> (G). The proposed placement of 24 additional homes in such close proximity to existing homes destroys their existing views of open space. This diminishes the existing value of their homes, is contrary to the representations they relied upon in the General Plan when purchasing, and by diminishing available contiguous open space, contrary to the Plan itself. The Town and Romspen should explain why, in weighing these important public interests, this portion of the development should proceed.

>>>

>>> I appreciate your addressing these important considerations.

>>>

>>> John Ianno

>>> 12874 N. Eagleview Drive

>>>

>>> Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	rezoning Vistoso golf course	04/18/2020	04/20/2020	VISTOSO GOLF CASITAS	Marilyn	stoutenbuurg

Initial Comment / Request

I am very concerned that if the golf course property is rezoned you will be destroying the wildlife habitat that exists. I regularly see from my condo deer, bobcat and javelina on the golf course property. Who is worried about their loss? In the middle of all this housing why do you want to destroy this natural wildlife just to get some more housing?

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	rezoning Vistoso golf course	04/18/2020	04/20/2020	VISTOSO GOLF CASITAS	Marilyn	Stoutenburg

Initial Comment / Request

The request to rezone the Vistoso golf course has been submitted by Romspen in an attempt to recover their loss from a failed business investment i.e. profitable running the golf course. If they had any business sense they should have anticipated the potential for a loss and not done the investment in the first place. The Town of Oro Valley and all of us residents should not be responsible to change zoning so they can make money by selling the land for a more profitable use. PLEASE DO NOT ALLOW THIS REZONING.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/18/2020	04/20/2020	NO CHOICE		

Initial Comment / Request

Dear City Council Members:

After reading many of the emails submitted to date two things are quite clear:

1. Postpone the rezoning process.
2. Virtually no one is in favor of turning the former Vistoso golf course into a high density development.

This situation is very similar to what I experienced a few years ago while living in Golden, Colorado. Let me explain.

About a mile from my home in Golden is Applewood Golf Course. A golf course that was built by the Coors family and in operation for over 50 years. It is a very popular and affordable course sitting on about 145 acres. In February of 2015 the Coors family announced their intention to sell the course to a developer with plans to build over 400 new homes! As you can imagine the communities surrounding the golf course went berserk.

In the interest of brevity, let's jump to the end of the story. After months of tumultuous community meetings agreements were put in place that provided the funds to buy the golf course. Specifically in December 2016 the Prospect Recreation and Parks District in partnership with the Trust for Public Land acquired the Applewood Golf Course for \$13.5 million from Molson Coors Brewing Co. By November of 2015 the above partnership was awarded \$3 million from Great Outdoors Colorado (GOCO is funded from lottery dollars), Jefferson County open space contributed \$1.1 million, and the \$9.4 million balance came from a voter approved bond issue. NOTE: The bond issue added a miniscule mil levy increase to our property taxes averaging about \$20 per year per home in the Prospect Recreation and Parks District.

What I find amazing about this story is that our community was able to convince Molson Coors Brewing Co. to postpone selling the land; create the above referenced partnership; organize, implement and pass a special vote on the bond issue; and energize support from the State of Colorado and Jefferson County to have the funds in place to buy the property in *less than one year*! Incredible don't you think?

Obviously the reason I share this story with you is that in my opinion the above is what we need to do with the beleaguered Golf Course at Vistoso. Is the Oro Valley community up for this challenge? I

certainly believe we are more than capable of negotiating a fair price for the golf course with Romspen; contact local and state entities to see if we can get them to help; and also contact the Trust for Public Lands to get them involved. Are the people of Oro Valley willing to tax themselves to buy the parcel?? Will you all vote in favor of a bond issue to buy this incredible property??

In short, rezoning and developing the parcel is NOT our only option. Let's purchase the parcel and add it to our limited stock of open space as soon as possible. I want to be clear that the parcel would be open space/park land NOT as a golf course.

Thanks for the chance to add my perspective.
Frank J. Bernardi
Vistoso Village

P.S.: For those who might be interested in reading more about this story go to this link:

<https://www.tpl.org/media-room/prospect-recreation-and-park-district-acquires-applewood-golf-course>

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course rezoning	04/18/2020	04/20/2020			

Initial Comment / Request

All,

I am writing to request that consideration of rezoning portions of the Vistoso Golf course be delayed until there can safely be in person reviews vs the current proposal to do it all virtually. This is a VERY BIG issue to a large number of Oro Valley residents. As such it deserves full consideration.

I attended the Community Academy during the Hiremath era. I was impressed that the town took the time to educate the citizens on the workings of the town. I was, however, concerned that the planning department seemed to be predisposed to growth. In fact, Portland, OR was used as the model of what the town could become. Having lived in Portland since 1980 until I became an Oro Valley resident 5 years ago I can assure you that is NOT what you want Oro Valley to become. Perhaps it could become like Lake Oswego or West Linn but certainly not Portland!

When the people nearby the Vistoso Golf Course purchased their homes they did so based on how things were zoned at the time. It would be wrong to change that given their property values would most certainly be negatively affected. I can understand Romsen's motivation to get a better return on their investment but they need to understand that their investment has not worked out. Their losses should NOT be essentially passed on to the owners of homes on and around the golf course.

Please do not proceed on the rezoning process until proper reviews by Oro Valley residents can take place.

Ron Dilbeck

13866 N Bowcreek Springs

Oro Valley, AZ 85755

(503) 803-4480

ron@crossle.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso GP Amendment and Re-zoning	04/18/2020	04/20/2020			

Initial Comment / Request

Please say NO to Romspen zoning request. Vistoso Highlands drive was designed as a residential street. Over the last several years, the road has seriously degraded due to the volume and weight of commercial traffic in and out of Stone Canyon. If you walk along the road, you will see multiple cracks (some up to an inch wide), and buckling due to the overuse of this road. To add additional traffic to this area is unacceptable. I have the greatest respect for OVPD, but there is little to no presence in the area, and the speed limit routinely is abused, often causing pedestrians to have to run across the street when they are trying to cross. If you were to pass this measure, you would need to re engineer Vistoso Highlands drive for the additional traffic and weight, and provide continuous OVPD presence due to increased traffic. That should give you enough reason to say no. Thank you,
 Jeff Jarvis
 Fairfield Vistoso

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso GP ammendment	04/18/2020	04/20/2020			

Initial Comment / Request

We recently watched the video about the Vistoso Golf Course rezoning. "NO credible offers?" You can't be serious. Romspen had an offer for substantially more than the course was valued at. I think what we have is a non-credible seller. In the 4 years Romspen owned the course, they did little to no marketing or advertising. They wouldn't even put a sign by the street to advertise that this was the "Golf Club at Vistoso". Multiple times my wife and I would have to give confused drivers directions to get to the golf course. I believe the plan was for the golf course to fail, throw up his hands and say, "I can't make this work, you have to rezone this for me...". Do not reward this company's greed. They HAD the opportunity to sell the course, but wouldn't. It could have remained a beautiful golf course. Please give an emphatic NO to Romspen's rezoning request. Thank you,
 Jeff and Sharon Jarvis
 Fairfield Vistoso

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf General Plan amendment application	04/18/2020	04/20/2020			

Initial Comment / Request

The Romspen video does not provide an explicit rationale for a General Plan amendment. I request that Romspen clearly describe their argument for a General Plan amendment in the next iteration of information.

The Town provides an Informational Handout online about this application. It lists 8 goals and policies of the General Plan that may be applicable to the applicant's proposal. I request that the applicant fully address all those listed, at the least.

The absence of an explicit argument in favor of the GP amendment, at the crucial first step of presentation to the Town and its citizens, would appear to be significant. If the applicant has an argument, why not make it at the outset? One explanation for its absence: no such argument can be made.

The Informational Handout describes the General Plan Vision "to be a well-planned community ... working together ... with a government that is responsive to its residents." I request that Romspen describe its claim to "residency" in Oro Valley, and how this claim establishes its credentials for arguing that its proposal is in the interests of the community.

While lacking an explicit reason for amending the General Plan, the applicant does imply a reason: to make more money. The applicant's representative spends the first 2 minutes of her presentation explaining Romspen's efforts to make a go of the golf course and then to sell it. She argues that no "credible" offer was made. I request that Romspen describe what a credible offer is. In the world of real estate, wouldn't it be a market value offer? As many of us in Oro Valley know, that value might be no more than \$1 million, and maybe much less. We in Rancho Vistoso are aware that Romspen was offered full price (over \$3 million) by a Phoenix developer. Why was that offer and another that was well over \$1 million refused?

In summary, it appears that Romspen chose not to accept at least two offers because they hope to convince the Town to allow them to get a much more lucrative offer by amending the General Plan. Their argument for a General Plan amendment is that this will allow them to make much more money on this property. This is not a justifiable reason for amending the General Plan.

Thank you for your consideration and response to these comments.

Stan Riggerbach
13086 N Toucan Dr

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso GP Amendment and Rezoning	04/18/2020	04/20/2020			

Initial Comment / Request

Greetings,

I am gravely concerned about the loss of property value I and my neighbors will endure if the GP Amendment is approved with the re-zoning. Loss of property values create a dire financial situation for us seniors that probably will need to use equity in our homes to fund care in later years of our lives.

Please Town of Oro Valley DO NOT APPROVE ANY TYPE OF REZONING FOR RESIDENTIAL OR COMMERCIAL HIGH DENSITY RESIDENTIAL.

Romspen Corporation bought this land knowing the golf course was failing.

Town Council, support your community not big corporations that make poor business decisions, or worse yet, planned all along to get the golf course rezoned and make millions of dollars in profit.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Do Not Rezone Vistoso Golf Course	04/18/2020	04/20/2020			

Initial Comment / Request

Mayor and Council Members,

Please do not rezone the Vistoso golf course land. Romspen will be back in the future to ask for more recreational land be rezoned residential. More residential land is not progress. Preserving recreational and park land is a must!

Stephen and Becky Wallace
Oro Valley

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Request mail regarding the golf course conversation	04/18/2020	04/20/2020			

Initial Comment / Request

Hello,

We wish to receive mail regarding the above subject:

Email address:

Rhino.joe@comcast.net <mailto:Rhino.joe@comcast.net>

Mailing address:

Joe and Deb Pemberton

94 E Brookdale Way

Oro Valley, AZ 85755

Thank you,

Joe and Deb

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso GP Amendment and Rezoning	04/18/2020	04/20/2020			

Initial Comment / Request

The rezoning to residential and commercial residential to the previous Vistoso Golf Course would cost current homeowner's a devastating reduction in property value.

We live in Fairfield Vistoso on what used to be the 1st Fairway. The applicant's plan refers to the proposed development "as the driving range". NO, it is not just the driving range, it is directly behind 16 homes on the 1st Fairway. Instead of our beautiful Catalina Mountain views, we would look at either a multiple commercial buildings and parking lots, or 93 homes.

If we conservatively estimate our current home assessment at \$500,000 and you multiply that by the 16 homes on the 1st fairway that adds up to 8 million dollars worth of property along just one part of the rezoning. We have no crystal ball to estimate the reduction in property values, however, 25-30% is a reasonable guess. Obviously it is of great financial loss to the individual homeowners and property tax loss for the town.

This example of property value loss is only 1 street. Now multiply the losses to all the other homeowners next to the rezoning request, the results in losses to community members is staggering.

Please answer the Romspen Corporation with a resounding "NO". They have the right to ask for the rezoning but the Town of Oro Valley needs to support their community.

There were other entities that tried to buy the land when it was a golf course. There are entities now that could buy the land for open space, park, and recreation.

Jeff and Sharon Jarvis
Fairfield Vistoso

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/18/2020	04/20/2020	NO CHOICE		

Initial Comment / Request

Below is a recommendation that my health insurance company sent for dealing with the stress presented by COVID-19. It includes a link to an article describing the stress relief benefits of nature at all times.
 The proposed rezoning leaves isolated islands of natural areas separated by gauntlets of walls and houses. Benifits to people, and wildlife, are maximized with contiguous open space/park land.
 -----Spend time outsideBeing outside is a great cure for cabin fever. Moving in nature is a way to get fresh air and exercise, soak in some vitamin D, and enjoy the deep nourishment of the natural world.

 Curt Young 977 W. Golden Barrel Ct.
 Sent from Yahoo Mail on Android

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Golf Course development	04/18/2020	04/20/2020	NO CHOICE	Joe	Pemberton

Initial Comment / Request

hello, we wish to receive emails and postal mail on the above subject.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	GolfClub at Vistoso Rezoning Project #2000844	04/18/2020	04/20/2020	RANCHO VISTOSO	Mark	Dobrzenski

Initial Comment / Request

This area should not be rezoned for Senior Living facilities, multi family housing or more high density housing. The owners of this property mismanaged a golf course, looked for HOA bailouts, and have been anything but good neighbors in the community.
 Enough with the rezoning and more housing developments, the density has doubled in my 10 years in Oro Valley.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Copy of My Comments Regarding Romspen's Proposal	04/18/2020	04/20/2020			

Initial Comment / Request

We moved to Oro Valley and specifically Rancho Vistoso because of the great schools and the trails. We loved how it was a great place to go on walks and bike rides with our kids. We like the recreational area behind our house and use it daily. It offers a safe place for our kids to ride bikes and walk without being in danger of being hit by cars. We bought our house close to this area and love it.

I don't support the rezoning. Building and developing that land will be detrimental to so many property owners. Home values will plummet and leave so many in financial ruin. With so many in bad circumstances financially they won't be able to help the local economy and local businesses will suffer.

Also where will the wildlife that live there now go? My kids have cried when they heard this area might be developed and taken away. They are worried about the animals. I have been able to teach my kids a love for nature and earth by taking them on daily walks. They have a love and appreciation for the beauty of the desert. This is important for the future generation of leaders to recognize the importance of preserving and protecting the earth.

I am worried about the increase in traffic the rezoning would cause. It would cause more accidents with cars, bikes and pedestrians. So many children walk and ride to school. I am scared to think of how dangerous this rezoning would make the roads.

Arizona offers grants to pay 50% of the property as a park. Why has the town not applied for this?

What we want isn't what the developers want. Oro Valley is a gem. I would hate for it to be ruined by over developing and greed!

Kellie Collet

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning Rancho Vistoso golf course	04/18/2020	04/20/2020			

Initial Comment / Request

To Mayor Winfield and counsel,

I am writing this email to express my concerns about the recent proposal to rezone the Rancho Vistoso golf course. My husband and I moved to Ranch Vistoso four years ago. Our decision to buy within Oro Valley was a quality of life decision; Mountain View's, open space, bird life and wildlife, walking trails, low crime, minimal traffic, and a quiet neighborhood. We found that in Ranch Vistoso CenterPointe. The General plan for the city voted on in 2016 further supports the quality of life I just described. The proposal that has been described by Rompsen is in direct conflict of Oro Valleys general plan:

- 1) hundreds of homes and a nursing home will add hundreds of cars on roads that go right through our neighborhood thereby increasing traffic substantially.
- 2) the current population of wildlife, deer, javalina, coyotes, bobcats, great horned owls etc will be lost to this area.
- 3) views of the Tortolitas will be obscured by a two story nursing home and the hundreds of new homes.
- 4) quiet neighborhoods gone with increased noise from traffic and dense populations.
- 5) increased crime potential as you bring in employees and families of nursing home patients who are not part of our community, but also adding to traffic congestion.
- 6) building noise for years
- 7) loss of the beautiful Sonoran desert that surrounds our communities
- 8) safety of our children who ride bikes along the community roads.

I could go on because developing this area has no benefit for our community. Please follow the will of the people and the general plan and leave the zoning as is.

Thank you,
Tami Medlen

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf - Hole 14	04/18/2020	04/20/2020			

Initial Comment / Request

I am writing to oppose Romspen's application to build a 24 lot development across from Innovation Academy, off of Desert Fairways Drive.

This section of land is part of a precious desertscape that provides habitat to a multitude of plants and animals, many of which are unique to our area. People from around the country and the world are attracted to our wonderful town because of this type of environment. The General Plan rightly preserves this land as Golf/recreational. Changing this land to yet one more development would be squandering a marvelous resource, not only for ourselves, but for our children and for future generations.

In particular, development of the land across from Innovation Academy would destroy the habitat of herds of javelinas, coyotes, rabbits, deer, numerous species of desert birds, and countless other small animals.

This area is part of the daily range of these animals. The "buffers" and paths Romspen proposes around a paved development are not a substitute for the natural paths wildlife use. Such restriction of their movement is equivalent to its destruction.

I see daily movement of animals through this land. It connects the continuous loop of the Golf/recreation area to land south of Desert Fairways via a set of culverts, which connects to open space extending south of Moore Road and Tangerine Road, leading eventually to the Big Wash and the Cañada del Oro.

We are part of an ecosystem that extends far beyond these few acres across from Innovation Academy. In destroying the habitat across from Desert Fairways, we would contribute to destruction of the habitat of Oro Valley and southern Arizona.

The Romspen proposal is ill considered and damaging. It should not be approved.

Thank you for considering these comments.

Emilia Riggerbach
13086 N Toucan Dr

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning Ranch Vistoso golf course	04/18/2020	04/20/2020			

Initial Comment / Request

My wife and I are sitting in our backyard enjoying our morning coffee and marveling at our spectacular view of the Tortillata mtns. We're also quietly watching the amazing Sonoran desert wildlife going about their lives. Mule deer grazing on the former driving range, quail, cactus wrens and Gila woodpeckers all nesting in native trees and shrubs. This is exactly why we moved here. The planned Rompsen development will completely destroy all of this. Instead we'll have years of noise, dust and yellow construction equipment to marvel at instead of our current gorgeous scenery. With this comes traffic, noise, congestion and hassles. Not a single one of our neighbors or anybody else in Center Point is in favor of this horrendous plan. As our elected leaders please listen to the will of your fellow citizens and please reject this monstrosity. Thanks and keep well. John Medlen MD

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	One Additional Comment On Romspen Rezoning Proposal	04/18/2020	04/20/2020			

Initial Comment / Request

In our previous comments yesterday on the Romspen Vistoso Golf Course Property rezoning proposal we forgot to mention one other thing that we have observed on that property over the last 2 1/2 years. From our backyard patio and on walks around the golf course we have noticed that the existing native wildlife uses the entire 6 mile circuit of the property as a circular wildlife transit corridor, moving around that corridor every day. The Romspen proposed rezoning cuts that corridor in five places. That would have severe impact to the significant existing native desert wildlife population. Such detrimental impacts to wildlife corridors by residential development throughout the United States has been noted as a high concern by both the National Wildlife Federation, of which the Arizona Wildlife Federation is a member, and the US Fish and Wildlife Service of the Department of the Interior. Here are some quotes from the National Wildlife Federation and US Department of the Interior Fish and Wildlife Service on that issue:

National Wildlife Federation Website

"We believe America's experience with cherished landscapes and wildlife has helped define and shape our national character and identity for generations. Protecting these natural resources is a cause that has long united Americans from all walks of life and political stripes. To hunters, anglers, hikers, birders, wildlife watchers, boaters, climbers, campers, cyclists, gardeners, farmers, forest stewards, and other outdoor enthusiasts, this conservation ethic represents a sacred duty and obligation to protect and build upon our conservation heritage for the sake of wildlife, ourselves, our neighbors, and—most of all—for future generations."

"Wildlife move both daily and seasonally to survive. However, the habitats animals rely on continue to be fragmented by housing, roads, fences, energy facilities, and other man-made barriers. As a result, animals are struggling more and more to reach food, water, shelter, and breeding sites. Yet the need for wildlife's ability to move may be greater than ever. The expanding U.S. population is bringing more people and development into conflict with wildlife and their historic habitats. And climate change is fundamentally altering landscapes, forcing many animals to relocate.

Habitat connectivity is defined as the degree to which the landscape facilitates or impedes animal movement and other ecological processes, such as seed dispersal."

US Department of the Interior US Fish and Wildlife Service Website

"Whether they run, swim or fly, wild animals need to move to complete their life cycles. We call their routes wildlife corridors. These can span anywhere from a stretch of river to a whole continent.

National wildlife refuges are vital to connecting and maintaining safe wildlife corridors for birds, fish and mammals. The more crowded and developed our world becomes, the more critical these pathways become."

We firmly believe that the Vistoso Golf Course Property has been, and still is, a unique micro Sonoran Desert wildlife habitat/corridor existing within suburban Oro Valley. The severing of that existing contiguous wildlife corridor would have major detrimental impacts to the resident wildlife, and in fact, to the potential future enjoyment of the residents of Oro Valley.

Please add these comments on the Romspen Proposal to the comments we previously sent.

Thank you very much,

Gordon and Anita Parkhill Center Pointe Vistoso

206-963-6590

[attachment name=PRESERVE VISTOSO LOGO COLOR BACKFRAMED 2.jpg]

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Redevelopment of Vistoso Golf Course	04/18/2020	04/20/2020			

Initial Comment / Request

COMMENTS: REDEVELOPMENT OF VISTO GOLF COURSE

We are please to see the city taking such a proactive stance on soliciting input.

That being said, we are adamantly opposed to two items in the presentations.

(1). The Senior Care facility. We view this as a commercial use which does not belong in the middle of a residential community.

(2). The HDR proposed transient rentals located on the old clubhouse site. These also strike us as bordering on commercial being temporary rentals which will also induce very high traffic count.

(a). We had to wonder what the thinking was that that parcel was designated HDR to begin with.

—These two, taken together, will serve to produce a high amount of traffic, including delivery and moving vehicles as well as ambulances along the 2 lane Vistoso Highlands street more appropriate to a thoroughfare like 4 lane Rancho Vistoso.

___If feasible, perhaps a better siting of the rentals would be where the 70X130 lots are shown where the # 6 fairway is now, perhaps rerouting the access road past them tp where the 3/4 custom lots are shown and making the latter into 70 or so X 130 or so lots.

We are very much in favor of leaving the pond or at least a portion as parkland and a centerpiece for entry into the Vistoso Highlands area besides being a very visible, non “concrete” type feature within the Ranch Vistoso area.

We also agree that use of the existing cart path and surrounding natural areas along with the two restrooms will make an exciting and unique parkland for this area which is sorely in need of such. Walkers and bikers are already making extensive use of the trail and some have already started to do some maintenance of the area on their own.

This is a never again available opportunity to enhance our city and avoid making it in to a high density, concreted over area as has happened with many formerly attractive areas of the country.

Sincerely,
 Pat Tebo and Beverly Chapman
 1019 W. Lone Mesquite Dr.
 Oro Valley, AZ 85755
 (509) 230-3200

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning proposal - Former Oro Valley Vistoso Golf Course	04/18/2020	04/20/2020			

Initial Comment / Request

Jerry and I are writing to formally state our formal objection to the Romspen Investments/Spectra Properties rezoning proposal. It is clear this proposal will be the first phase for eliminating the current golf course green space, one fairway at a time.

We have lived at 602 W. Quiet Springs Drive for 18 years. The quality of life we have enjoyed for 18 years is quickly evaporating. We are very concerned about and adamantly against the Romspen/Spectra proposed HDRs, MHDRs and MDRs and the impact to the environment (water, recreation, air quality, traffic, etc.) and quality of life for all residents.

Two immediate concerns relate to public health and safety. Romspen has neglected their responsibility to properly maintain a minimum level of safety with respect to the abandoned golf course.

1. Water Pond - the standing water on the former 8th hole is a public safety threat with respect to West Nile Virus. Why is the Town of Oro Valley not holding Romspen accountable? Per a University of Arizona Risk Management Study (and article) "Mosquitoes and West Nile Virus" -- "How can we control mosquitoes? Eliminate standing water. This gets rid of places where mosquitoes breed. Mosquito eggs hatch into larvae (wigglers) and mature to adults in about a week, in less than a cup of water!"

2. Overgrown fairways with weeds which are now maturing, creates a possible fire hazard. This problem is fast becoming a potential major threat to the community. Why is this problem not being addressed? Who is liable if a major fire breaks out?

In addition, we would like to address several other pertinent questions:

* Why are Rancho Vistoso residents being required to "bail out" Romspen's investment in the golf course? We, as well as others, paid a

premium to purchase lots/homes adjacent to the golf course. There were no "qualifiers/clauses" indicating that if the golf course fell upon financial hardship, current homeowners would be expected to rescue Romspen investors, sacrificing our home values/investments and quality of life. Romspen investors took the "risk" and need to own it.

* Why is the Town of Oro Valley even considering "rezoning" in order to assist Romspen Investors?

* Why is the "quality of life" for thousands of Rancho Vistoso residents being sacrificed for Romspen? There needs to be clear adherence to the United States standards/percentages regarding a community access to green space and recreational areas. Information copied from Preserve Vistoso email on 3/17/20 - "The Trust for Public Land has ranked Oro Valley near the bottom of the list for resident access to Parks and Recreation. The study indicates that in the United States 54% of residents live within a 10-minute walk to a park. In Oro Valley only 15% of residents live within a 15-minute walk to a public park." We actively walk the golf course area and this week we continued to see wildlife (coyotes, deer, javelina, birds).

* Why are these "rezoning" presentations to the Town of Oro Valley being conducted, at this time, when the COVID-19 issue is upon us and so many residents/snow birds are out of state?

* It is our understanding, the previous Town of Oro Valley elected officials apparently purchased the golf course water (please advise if this is incorrect). This in itself, seemed to doom the golf course for future purchase and laid the ground work for the current "default". None of the homeowners were made aware of this transaction in order to challenge the golf course's future viability.

* What is the status of the interest/discussion with the Arizona Chief of State Parks and Trails? Information copied from the Preserve Vistoso email on 3/17/20 - "Preserve Vistoso's efforts have received a lot of interest from conservation and other agencies. In particular, the Chief of State Parks and Trails visited the closed golf course and indicated grant money exists from his organization for the acquisition and maintenance of properties just like the closed golf course. Many of Preserve Vistoso members have also indicated they are willing to donate to help acquire and transform the property. Communities all over North America have made projects like this work and we know we can do the same here with help and cooperation from the Town of Oro Valley. Oro Valley could provide a template for the rest of the country in how to turn a closed golf course into a community treasure. "

* Have experts been engaged to assess the environmental impact of the Romspen proposal e.g. Tucson Audubon Society, etc.?

Teresa Marro and Jerry Lounsbury

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso golf course	04/18/2020	04/20/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Bonnie	Ostby

Initial Comment / Request

I am very concerned about the traffic all this building would bring to N. Oro Valley where the golf course was. The streets, especially Vistoso Highlands are narrow two lane. There are bikers all day long and people walking on the side walks. It would not be safe to add a lot more homes/high density buildings. Please keep it a park.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso golf course	04/18/2020	04/20/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Bonnie	Ostby

Initial Comment / Request

The state has money (a grant) that could be used for the city of Oro Valley to purchase the golf course and use for a park. Just ask Preserve Vistoso and they can help you get the grants or who to contact.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	vistoso golf course	04/18/2020	04/20/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Bonnie	Ostby

Initial Comment / Request

Oro Vallley needs more parks in North part of the city. The golf course should be a park.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Preserve Vistoso	04/18/2020	04/20/2020			

Initial Comment / Request

I don't understand why the residents directly affected by the now closed golf course don't swing a deal to buy it. If they with most or all of the money, maybe the Town could justify helping out either with a contribution to the purchase or the cost of revegetating and then the minimal cost of maintaining it. It isn't that much money, and then the issue is resolved.

Jack Evert
14255 N Buckingham Dr, OV

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso golf course	04/18/2020	04/20/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Bonie	Ostby

Initial Comment / Request

We moved to Oro Valley 18 years ago because we had a beautiful golf course behind us and lots of open space around us. It was quiet and easy to get places. The traffic was light. Our home has gone down in value due to the Romspen proposal.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	vistoso golf course	04/18/2020	04/20/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Bonnie	Ostby

Initial Comment / Request

Limited Oro Valley citizens imputes to what has been proposed. We need to have this PAUSED LIKE THE REST OF THE NATION, until we can hold open meetings for citizen to give their input in the decision on the property.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso golf course	04/18/2020	04/20/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Bonnie	Ostby

Initial Comment / Request

Where will the wild life go? We need to save open space for our wild life for them to enjoy and for us to observe. We can hear the birds chirp and hear the coyotes call. See boy cats and other wild animals. Where can you go to find this- don't lose this wonderful open space in Oro Valley

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen Rezoning?	04/18/2020	04/20/2020			

Initial Comment / Request

Is Romspen asking to rezone all the old Vistoso golf course or just the area to be developed residential? If they are asking to rezone areas designated to remain as is (trail areas) doesn't that mean Romspen plans to sell the trail areas to developers at a later date to be developed at a later date?
Stephen Wallace M.D.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	vistoso golf course	04/18/2020	04/20/2020	RANCHO VISTOSO NEIGHBORHOOD 11	ostby	ronald

Initial Comment / Request

Records show that Oro Valley could use more park, trails etc. the first line of a media release by Oro Valley on1/15.....a park, venue or trail has the potential to inspire a connection between Oro Valley residents, visitors....This is well said. The Vistoso golf course provides the city a one time opportunity to obtain this well located property. This long established habitat provides an excellent environment for animals, plants, birds, etc. it has long established trees and other plants which cannot be duplicated. This would provide many outdoor opportunities for Oro valley citizens, visitors and guests. We know developers will destroy the trees and plants, flatten the property(because it is the cheapest way to develop) and this long established habitat will be gone forever.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf rezoning	04/18/2020	04/20/2020	NO CHOICE	Matthew	Wood

Initial Comment / Request

Romspen made the loan on the golf course and then submitted the "winning" bid on the course out of bankruptcy. I assume that is a public record and I would like to know the dollar amount.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments Regarding Vistoso Golf Course Development Proposal	04/18/2020	04/20/2020			

Initial Comment / Request

Dr. Steven and Pamela Carlson
Summit South
969 W Golden Barrel Ct.
Oro Valley, Az 85755

April 18, 2020

Mayor: Joe Winfield;

City Manager: Mary Jacobs

Councilors: Melanie Barrett, Joyce Jones-Ivey, Josh Nicholson, Rhonda Piña,
Bill Rodman, Steve Solomon;

Members of the Planning Division

Community Leaders and Staff;

Two years ago my wife and I purchased a lovely home in Oro Valley On West Golden Barrel Ct. adjacent to the course of the Golf Club at Vistoso - this after an extended search in the area. We are not golfers and had no interest in using the golf course. Our decision was based, in large part, on the implicit promise through city zoning, that our sweeping mountain views and ability to watch wildlife would not be compromised by further development. We realize that zoning can change - that there is no guarantee. However, we also believed, perhaps naively, that the city would change the recreational zoning of the golf course property only in the face of extraordinary community needs. We don't believe that Romspen's current request to rezone and develop the property adjacent to our community's homes meets that test. Accordingly, we offer the following comments and pose the following questions.

The Dilemma:

We believe it is the responsibility of the city to protect the life quality and property values of residents, many of whom used a substantial part of their savings and income to buy property they believed was protected by their city government. Romspen's representatives portray approval of the proposed development as a win-win for residents and for Romspen. There is virtually nothing in the current proposal that offers neighboring residents advantages that they do not currently enjoy (green space, access to wildlife, unrestricted views). While approval might temporarily open the walking paths more broadly to the community, the real prospect of further rezoning and development means this "win" is ephemeral at best.

There is no identifiable and sustainable win-win. Rather, it seems that this process must culminate in the choice of one winner and one loser. The job of

the Planning Division and the City Council, reduced to its basics, is to decide who the loser will be - residents who paid a premium to live in this wonderful neighborhood, or an investment firm trying desperately to recover from a flawed investment decision.

Questions Regarding Fiscal Impact On The City And Residents Of Oro Valley:

What does the city see as the general benefit to the bordering neighborhoods and to the community in general for approving this rezoning proposal and for modifying the General Plan?

What are the anticipated losses in property value to existing homes? What is the impact of any losses in property value on current tax collections? Developer impact fees were first established by the city 13 years ago. At the time the City was on record as stating that these fees covered only a portion of the community costs associated with development. Have these fees been updated to more accurately reflect the actual costs of private, for profit, development to the city?

Will the city conduct a comprehensive analysis of added cost burdens to the city for infrastructure, public safety and general government?

What portion of any additional costs to the city are actually covered by impact fees?

Has there been, or will there be, a population study to determine the fiscal impact of proposed development on the School District and City? As a school superintendent for many years I know that these costs can be substantial - often running into the millions of dollars when school construction/expansion, land acquisition, public roadways, etc. are considered. The number of housing units proposed will, in all likelihood, create a need for increased public funding for additional school construction, either in the immediate or near-term future.

How will any ongoing costs related to increased school enrollment be financed? These are costs that must be budgeted annually and that are not fully offset by State funding. An increase of 150 children, discounting school construction, could reasonably be expected to exceed 1M annually for instructional, administrative, and support staff, as well as furniture and instructional materials.

How will any costs to the City, beyond those collected through impact fees and additional property tax collections, be recovered? Will these additional costs lead to budget reductions and/or tax increases?

It is quite likely that increased costs due to approval of this proposal will create a financial burden on the community. Is it possible that funds used to cover these growth costs could be better used to purchase and maintain this property as parkland for all to enjoy. After a thorough and disinterested financial analysis it may well be that buying and developing this area as parkland for all residents of Oro Valley would be far cheaper to the city while accruing far greater benefit. Will such a comparative analysis be conducted?

Questions Relating To The Nature Of The Proposed Development:

What will be the allowable height of new construction in the proposed construction areas?

What will the impact of this construction be on the property values of residents who are immediately adjacent to the construction areas? Will there be a view analysis by the city or other disinterested third party?

What will be the size and nature of the barriers and walking paths and will vegetation in these barriers further impact the views of current property owners?

Who will maintain the barriers and paths throughout the golf course property? The new developers might maintain paths on their property but Romspen's proposal shows a six mile path, most of which will still be on Romspen property. Will the remaining lands and paths be subject to further rezoning requests and, if successful, how will the responsibility for care and maintenance of the public areas be guaranteed?

Will Romspen provide a cash settlement to impacted residents equivalent to the loss of property value due to restricted views, automobile traffic on new roadways, and increased congestion?

If approved, what requirements will the city put on the developer for dust and noise abatement for the multi-year construction period?

Thank you for your consideration of these issues. My wife and I, our neighbors, and all affected residents look forward to your detailed response to these questions.

Dr. Steven A Carlson, Pamela Carlson

503-314-5517

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Property Rezoning Application	04/18/2020	04/20/2020			

Initial Comment / Request

In the original pre-application Romspen filed on March 25th, a Senior Care facility was proposed on the driving range. A note from Linda Morales of The Planning Center indicated that this required zoning as High Density Residential. In the application that was posted on OVProjects on April 10th, a second option has been presented indicating that 93 residential homes could be built on the driving range instead. Are there two different General Plan amendments being proposed? What density is being requested for the 2nd option? It is very confusing having two very different proposals being made in a single application. Shouldn't these be handled as two different applications? My understanding is that diagrams showing plots are only illustrative of potential configurations and what people should be focusing on is the density being requested. If the Town approves the application requesting the General Plan be changed to allow High Density Residential around the driving range, Romspen could change the proposal to include apartment buildings without having to submit another General Plan amendment, correct?

Michael

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/18/2020	04/20/2020			

Initial Comment / Request

Dear Town Council and Officers,

We are concerned about the proposed rezoning of the Vistoso Golf Course. We moved to Oro Valley in 2017 in large part due to the community's commitment to open space and respect for desert wildlife. Although we do not live directly on the golf course, this area is important to our quality of life.

While we appreciate that the proposal preserves some of the golf course as open space and recreational area, in our opinion, the proposal falls far short of what is necessary to preserve important habitat for wildlife and quality of life for residents. Rompsen is in a business that assumes risk. When business decisions do not turn out the way investors would like, it is not up to communities to dig them out of their problems.

Ideally, we would like to see the Town maintain the current zoning as it now stands. Perhaps the Town could consider purchasing the property and converting it into a recreation area. The driving range might be a good site for soccer fields and the remaining area could become a desert preserve and walking paths. Funds for purchase might be available through various non-profits or other sources.

If the Town were to allow for rezoning of some of the property, we believe the proposal must incorporate significantly larger buffers around any development. While the proposed nursing facilities/independent living homes appears to have larger setbacks, the rezoning as requested would permit Rompsen to build out significantly beyond the setbacks as drawn in the proposal. Such blanket approval is unacceptable.

Further, none of Rompsen's proposals even mention the presence of the paved trail south of Vistoso Highlands Drive (between Vistoso Highlands Drive and Pebble Creek Drive) that connects the area near the driving range to the east side of the course near Pebble Creek Drive. We feel it is important that this area south of the proposed nursing home facility/independent living homes be preserved as a walking path and open space.

We have taken the liberty of attaching an image that contains suggestions for rezoning on a much more modest scale. While not the ideal, if the town makes a decision to allow for some rezoning, we believe this more modest

approach, which increases setbacks and eliminates some areas completely (such as the area off Desert Fairways) is more in keeping with the Town's vision and protects walking paths and habitat for wildlife.

The area now being considered for rezoning is important habitat to many species (such as deer and others) which are already struggling. We would be devastated if the Town approved the rezoning as proposed by Rompsen.

We appreciate your commitment to the community and the service you provide.

Sincerely,
Jeff and Susan Wadman
13358 N. Cottontop Ct.
85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Re: Vistoso Golf	04/18/2020	04/20/2020			

Initial Comment / Request

Attachment.

On Sat, Apr 18, 2020 at 5:27 PM Susan Wadman <smwadman@gmail.com> wrote:

- > Dear Town Council and Officers,
- >
- > We are concerned about the proposed rezoning of the Vistoso Golf Course.
- > We moved to Oro Valley in 2017 in large part due to the community's
- > commitment to open space and respect for desert wildlife. Although we do
- > not live directly on the golf course, this area is important to our quality
- > of life.
- >
- > While we appreciate that the proposal preserves some of the golf course as
- > open space and recreational area, in our opinion, the proposal falls far
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- > quality of life for residents. Rompsen is in a business that assumes
- > risk. When business decisions do not turn out the way investors would
- > like, it is not up to communities to dig them out of their problems.
- >
- > Ideally, we would like to see the Town maintain the current zoning as it
- > now stands. Perhaps the Town could consider purchasing the property and
- > converting it into a recreation area. The driving range might be a good
- > site for soccer fields and the remaining area could be become a desert
- > preserve and walking paths. Funds for purchase might be available through
- > various non-profits or other sources.
- >
- > If the Town were to allow for rezoning of some of the property, we believe
- > the proposal must incorporate significantly larger buffers around any
- > development. While the proposed nursing facilities/independent living
- > homes appears to have larger setbacks, the rezoning as requested would
- > permit Rompsen to build out significantly beyond the setbacks as drawn in
- > the proposal. Such blanket approval is unacceptable.
- >
- > Further, none of Rompsen's proposals even mention the presence of the
- > paved trail south of Vistoso Highlands Drive (between Vistoso Highlands
- > Drive and Pebble Creek Drive) that connects the area near the driving range
- > to the east side of the course near Pebble Creek Drive. We feel it is
- > important that this area south of the proposed nursing home
- > facility/independent living homes be preserved as a walking path and open
- > space.

>
 > We have taken the liberty of attaching an image that contains suggestions
 > for rezoning on a much more modest scale. While not the ideal, if the town
 > makes a decision to allow for some rezoning, we believe this more modest
 > approach, which increases setbacks and eliminates some areas completely
 > (such as the area off Desert Fairways) is more in keeping with the Town's
 > vision and protects walking paths and habitat for wildlife.
 >
 > The area now being considered for rezoning is important habitat to many
 > species (such as deer and others) which are already struggling. We would
 > be devastated if the Town approved the rezoning as proposed by Rompsen.
 >
 > We appreciate your commitment to the community and the service you
 > provide.
 >
 > Sincerely,
 > Jeff and Susan Wadman
 > 13358 N. Cottontop Ct.
 > 85755
 >
 [attachment name=Rezoning for Vistoso Golf.png]

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso GP Amendment and Rezoning	04/18/2020	04/20/2020	VISTOSO ESTATES	David	Roberts

Initial Comment / Request

I disagree with re-zoning Vistoso Golf Course property to allow housing, apartments, and/or other development that significantly changes the property. Council should not give the Canadian owners an out by red-zoning. They should be encouraged to find a way to save the golf course or turn it over to the city as parkland. Oro Valley has enough development for housing but not enough land dedicated to nature and parks or golf.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/18/2020	04/20/2020			

Initial Comment / Request

To whom it may concern re the Romspen rezoning application.

Beside the fact that I live on the golf course and I am very sad about how it looks, I am very concerned about the proposed high density and medium density housing that Romspen is proposing , The very idea that there would be an assisted living complex in the middle of our neighborhood is ridiculous. It needs to be on a major road, away from neighborhoods because of the increase in traffic it will cause. Traffic on Rancho Vistoso Boulevard is already very heavy at times and what Romspen is proposing is going to end up adding copious amounts of traffic through our neighborhoods and all along Rancho Vistoso Boulevard.

Please do not rezone and allow this.

Thank you, Janice Williams

Vistoso Highlands

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning of Vistoso Golf Course	04/18/2020	04/20/2020			

Initial Comment / Request

4/18/2020

To Oro Valley Town Council Members:

My name is Deni Iceman of Iceman Investment Properties. We have done Vacation Property and Rental Real estate since 1989. Our properties have been in strategic Vacation Desired Locations in Florida, the Carolinas, Virginia, & now Arizona.

I looked at two additional properties within the Vistoso Golf Castias this morning. I began purchasing property in Oro Valley in November of 2019. Now for my perspective: The Oro Valley area is highly sought after vacation spot for short and long term stays. Folk come here for the beauty, open space, cultural and business opportunities in the greater Tucson/ Oro Valley area. It is a very unique place with walking and hiking trails. In fact, I also looked at available commercial locations around the Oro Valley area. It is good to see the plans for several redoes such as the Marketplace location.

My warning is that continued development of land such as the old Vistoso Golf Course will diminish the overall property value surrounding the location. The major impact will come in future years when more and more buildings will take away the reason folk would want to spend their Tourism Dollars in Oro Valley. You do not have an Ocean or a Disney Park to draw their dollars. You have the desert and mountains to draw their tourism dollars. As you loose the desert to development you loose the draw. It is that simple.

For now I will put my additional investment dollars elsewhere until I see what decision you make regarding the importance Tourism is to you. Be Smart and Preserve your land for future revenue through Tourism.

Thank You for hearing me out
Iceman Investment Properties a Delare Subsidiary

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/18/2020	04/20/2020			

Initial Comment / Request

In the video, the applicant's representative states that analyses will be done for traffic, hydrology and environmental impacts of the proposals. The Town's zoning code states that "[i]t shall be the responsibility of an applicant to submit information, studies and analyses that will enable all participants to adequately assess the request in relation to the criteria." (22.2.4.c)

Who will select the firms performing the analyses? If the applicant selects them, clearly the applicant will get the overall results that they pay for. We all know how this works. If the Town government and the community are to have any confidence in the analyses, they must be performed by firms of the Town's choosing, and representatives of the affected community in Rancho Vistoso must be allowed to participate as fully in the process as the applicant, and not presented with a final report that has been massaged to satisfy the paying customer.

The Town's zoning code does not require or assure that the applicant may select the firm producing the studies, only that the applicant must submit them. (Since the applicant is responsible for this, they would presumably have to pay for the studies.) The code does require that the submitted studies "enable all participants to adequately assess the request..." All participants cannot adequately assess the request unless there is confidence that the firm producing the studies, and the studies actually submitted, are in no way beholden to the applicant. The best, and perhaps only, way of achieving this confidence is to have the Town select firms that have no connection to the applicant or any of its representatives, and no reason or expectation to bias the reports in the applicant's favor.

Thank you for considering and responding to these concerns.

Stan Riggerbach
13086 N Toucan Dr

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/18/2020	04/20/2020			

Initial Comment / Request

When Romspen bought the Vistoso Golf Course they had a plan. The rezoning is step two of the plan. Current zoning should be preserved. What good is a master plan if it is cast aside to aid a developer who's interests work directly against those of the people who bought into the plan?

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/18/2020	04/20/2020			

Initial Comment / Request

First of all what is the big rush. Sooner or later real public meetings will be available. Meetings where the impact can be heard loud and clear. Where elected offices can see those they are to represent eye to eye.

Further thoughts and recommendations: The map shows areas to be developed at high density near pathways and linear parks. One looking at this as a master plan implies that the open space will remain that way and approval of the development is the trade off for having PUBLIC open space. Does the City Council intend to protect that open space on the map from future development? Will the city plan to place a land covenant on this open space preventing future development. Then if they do how is the open space going to be maintained? What maintenance of paths for bikes and walkers. Does the city water and maintain plants and grass. provide trash cans and dog dodo bags and containers.

is it true that the bank rejected a small group of locals that wanted to redevelop the course for golf but the bank wanted way more than appraised value? Is it true that the original course could not compete after the city acquired 36 holes and subsidized play with promotional rates. Does the city subsidize or lessen the cost of water for their public courses compared to what was charged to the Golf Course of Vistoso?

In my opinion residents bought into Oro Valley because of its views, open space small suburban feel. Lets PRESERVE Vistoso. There is nearby undeveloped public land in trust. Acquire that before rushing to use the limited undeveloped property we now have.

Thanks for your consideration. Please ask the developers and each elected representative to answer each question I posed please.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/18/2020	04/20/2020			

Initial Comment / Request

To Whom it May Concern, My husband and I live in the Center Pointe Vistoso development. We are not directly on the golf course, but feel our entire neighborhood would be affected if the Vistoso golf course were to be developed. We moved here for the serenity, the wildlife, the lack of traffic, and the low density of the area. Our neighborhood was supposed to be one of the final developments within Rancho Vistoso, which influenced our decision to move here. We feel that changing the zoning of the Romspen golf property to allow for the proposed development would be detrimental to the area. It would bring in a great deal of noise and traffic, and would surely chase away the wildlife we see now. Please consider options such as the preservation of open space for this parcel. Oro Valley was once highly desired for its preservation of green space. Please, let's return to preservation as a priority. Thank you, Mia Walsh 13220 N Downy Dalea Ct Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/18/2020	04/20/2020			

Initial Comment / Request

A picture is worth a thousand words.

A glance at the the Land Use Map on page 51 of the General Plan (GP) shows that Oro Valley land is overwhelmingly residential. The golf/recreation areas show on the map as precious slivers of green in a sea of residences.

The land use map can be viewed at <https://www.ovalleyaz.gov/sites/default/files/media/docs/2017/general-plan-land-use-map.pdf>

Given the GP goal of preserving natural and scenic beauty, what argument can be made for amending the GP to increase the amount of land that can be developed as residences, at the expense of the small amount of land that provides natural and scenic beauty? If this is allowed for one golf course area, what justification could the Town use to deny it for any others in the future?

In addition, much of the land in Oro Valley that is designated residential is still undeveloped. It sits out there with the potential of being fully developed. Oro Valley is already awash in residential land, and there is nothing other than economics and opportunity to stop its owners from building residences. The Town has much less say over this land than it does over golf course land, such as the applicant's property.

It would be a violation of the Town's values, expressed in the General Plan, to increase the amount of land where residences can be built, while much residential land remains to be built on and so little scenic green space (such as golf course land) is available.

Golf course land is precious. Residential land and development opportunities abound. No one would give away something rare and precious in order to increase the amount of something commonplace and abundant.

Stan Riggerbach
13086 N Toucan Dr

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course	04/19/2020	04/20/2020			

Initial Comment / Request

What guarantees would there be that the remainder of the golf course property would always be open space with no development and who would pay for the upkeep of that property ?

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course - Rompsen Rezoning Request	04/19/2020	04/20/2020	VISTOSO HIGHLANDS	Richard	Moore

Initial Comment / Request

Since growth and development of a community is exciting, it would be easy to just approve the Rompsen plan and further develop the Rancho Vistoso area. But it would be the wrong thing to do.

As elected leaders of this town, you are entrusted with guiding the future of our community with the will of the people as the primary driver. A component of the will of the people was the approval of The General Plan in 2016. Plans are typically developed when times are calm and minds are clear. They are meant to guide leaders in a situation like this.

The number of parks and open recreation areas in the northern part of Oro Valley is limited. The preservation of the former Vistoso golf course as open recreation land is a must. It just does not make sense to cram more medium and high density housing and a senior center into a narrow and winding golf course layout.

It is unfortunate that Rompsen made an ill-advised investment into the Vistoso Golf Course. It is also unfortunate that they did not do what was necessary to try and re-invigorate the course while they were stewards of the course. However, the residents of Oro Valley in general, and Ranch Vistoso in particular, should not pay for Rompsen's inability to make the Vistoso golf course viable.

Leaders are judged by the way they act in good time and bad times. They are judged by the way they make easy decisions and tough decisions. The easy decision is to just approve the Rompsen plan. The tough decision is to disapprove the Rompsen plan. How ironic it is that the tough decision is to follow the General Plan of 2016, which is the will of the residents of Oro Valley.

How will each of you be judged as leaders? What will your legacy be?

Regards,

Richard & Wendy Moore
13917 N Steprock Canyon Pl

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course - Rompsen Rezoning Request	04/19/2020	04/20/2020	VISTOSO HIGHLANDS	Moore	Richard

Initial Comment / Request

I understand why Rompsen is interested in developing some parts of the Vistoso golf course. They are trying to recoup some level of return from a bad banking investment years ago that has turned into a closed golf course.

And I know the town has to go through due process for a rezoning request for any land owner. And while I do not know where the town leaders stand on the Rompsen request (there has been no indication so far), I do wonder how seriously the town leadership is considering this request. Given that, I have a couple of questions with regard to Rompsen's desire to squeeze more development into an already highly concentrated area.

1. How much land does the town currently have under development?
2. How much unused land exists in the town of Oro Valley?
3. Is the town of Oro Valley landlocked from pursuing additional development?
4. Is there any unincorporated county land that the town of Oro Valley could annex?
5. Are there any plans for the town of Oro Valley to annex any land?

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course rezoning	04/19/2020	04/20/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Joe	Brandhuber

Initial Comment / Request

The Oro Valley Planning Department acknowledges the impact of COVID-19 and implemented workarounds given the dynamic nature of this pandemic there are simply too many uncertainties to make any review approval plan viable.

Fairfield Rancho Vistoso No.1

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course Rezoning	04/19/2020	04/20/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Joe	Brandhuber

Initial Comment / Request

Romspen's requests are vague. The requests seek to change the current zoning on approximately 200 acres from golf/recreation to residential with multiple home density designations. Romspen identifies approximately 85 acres for development and alludes to the possibility the remaining acreage will be open space. However, as I understand the requests there is nothing to prohibit development on the remaining approximately 115 acres. The rezoning should not be considered until Romspen is more specific concerning open space statements.

Fairfield Rancho Vistoso No.1

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course Rezoning	04/19/2020	04/20/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Joe	Brandhuber

Initial Comment / Request

The construction of an assisted care facility that is basically surrounded by residential housing is completely out of the neighborhood character. The proposed facility is 2 story where the surrounding homes are predominately single story. The need for additional roads, parking, increased traffic associated with employees of the facility, visitors, emergency vehicles, delivery vehicles, etc. is not a question of roads designed to handling increased volumes or consistent with zoning. Rather, it is incompatible with the character of the neighborhood and certainly not what homeowners expected when purchasing their property.

Fairfield Rancho Vistoso No.1

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course Rezoning	04/19/2020	04/20/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Joe	Brandhuber

Initial Comment / Request

The proposed community meetings utilizing some form of video conferencing is inadequate. Community meetings where there is no in person participation cannot adequately reflect community feelings. The back and forth, voice tone, physical reactions along with meeting energy are lacking. Homeowner demographics are such that computer and internet requirements along with technical proficiency can be a participation hinderance.

Fairfield Rancho Vistoso No.1

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/19/2020	04/20/2020			

Initial Comment / Request

Question for the Applicant Rompsen. What course of action would Rompsen Investment Corporation take if I went to Rompsen's Town Council, because I didn't like current situation I put myself into regarding a particular property I owned, and requested Rompsen's Town Council to change the property's land use designation, change the zoning guidelines, and approve a residential development on that property - to benefit me, and to ruin Rompsen ? Again, what measures would Rompsen take? Please be specific.

Terry Hart

945 W GOLDEN BARREL CT

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Proposed General Plan Amendmen and Rezoning	04/19/2020	04/20/2020			

Initial Comment / Request

Romspen is proposing the rezoning of the area identified as Desert Fairways Drive or Golf Hole #14. This is a small area, but it is truly a beautiful piece of Sonora desert land wit many cactus, shrubs and tress. This area had been left as natural desert when the golf course was in operation. If Golf Hole #14 is developed, it will force the hikers to move through a very narrow over 300 feet long path between the existing residences and the proposed new residences that are to be jammed up next to the existing ones. Also it will most certainly put an end to this part of the existing wild life corridor.

To provide a continuous park from hole 10 to hole 16 and a continuous wild life corridor Hole # 14 must be kept undeveloped.

Maria Young 977 W Golden Barrel Ct Oro Valley AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Senior Center in Vistoso is commercial not residential	04/19/2020	04/20/2020			

Initial Comment / Request

Dear Mayor and Council Members,

The Vistoso application puts a senior citizen community into the middle of a residential community and you will have light pollution, substantial increase in worker, visitor, resident and delivery truck traffic and ambulance noises. You can call a 38-acre senior center as residential, but it really is commercial and should not be built in the middle of a residential neighborhood.

Ed and Linda Jennings
13885 N Slazenger Dr
Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	driving range to High Density Residential concern	04/19/2020	04/20/2020			

Initial Comment / Request

Dear Mayor and Council Members,

Why is Romspen asking to change some of the area's zoning from recreational to open space? What do they plan to do with the property that requires open space zoning? Why change the entire area around the driving range to High Density Residential? Shouldn't some of the area close to residents remain recreational or be rezoned to open space to provide buffers?

Ed and Linda Jennings

13885 N Slazenger Dr

Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/19/2020	04/20/2020			

Initial Comment / Request

Hello OV Town Council,

I am writing to you today to express my opposition to rezoning the vistoso golf course to allow high density housing. I whole-heartedly believe it needs to remain a recreational space, providing a much-needed park area to OV residents - specifically, those living in rancho vistoso.

My husband and I own 2 properties in OV, one of which is in Rancho vistoso. We are very vested in the community, each of us working full time in OV as well. Raising children in the area, and teaching in the area, I know full well how limited our parks system is. We need more close, accessible, free space to let the kids be kids. Our neighborhood HOA parks are very small and quickly become overcrowded. The residents of rancho vistoso, many of whom paid premiums to be close to the golf course, deserve recreational space, not addition of even more dense housing and all the added traffic, noise, and blocked views that come with it.

The golf course is already equipped with the infrastructure to make it an amazing park. It just makes sense to use it and easily turn it into a wonderful resource for our families. Parking, walking paths, grassy areas, and restroom facilities are already there. If we allow rezoning, we will just be bringing in even more families and residents without park access. And our roundabout, which seems to be going very well, may see a bigger increase in traffic than it can handle. On top of that, we'd be displacing even more wildlife than we already have.

In closing, our town motto is "It's in our nature." If we continue to rezone, we won't have any of that nature left. Please, please keep the nature in OV and do not allow the golf course to be developed into housing.

In kindness and with respect,
Melanie Randall
520-307-3695

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	why no AZ grant filing for Vistoso	04/19/2020	04/20/2020			

Initial Comment / Request

Dear Mayor and Council Members,

The state of Arizona has Grants available to pay for 50% of the Vistoso property to convert it to a park and trail system. Why hasn't the town filed for this Grant?

Ed and Linda Jennings

13885 N Slazenger Dr

Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/19/2020	04/20/2020			

Initial Comment / Request

Hypothetical Question:

I bought a house in Rancho Vistoso that is zoned R3 and I want to turn this property into a Bed and Breakfast. Would Oro Valley let me rezone this? NO!

ROMSPEN bought a RECREATIONAL PROPERTY, not a property that is zoned for housing development. Do not “cave” into a company that bought this property with fraudulent purposes!!!

The Rancho Vistoso Golf Course property MUST continue as a recreational property as currently zoned by the Oro Valley planning commission.

Sincerely,
R.S. Hill
13672 N Tessali Way
Oro Valley, AZ
85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen Rezoning Plans	04/19/2020	04/20/2020			

Initial Comment / Request

Attention TOV Mayor, Council, Staff
Copy to Preserve Vistoso

Please find attached my feedback, comment and suggestions relative to the Romspen request for multi - level zoning change on former Vistoso Golf Property.

Sincerely submitted

Patrick Straney
Vistoso Highlands #1
[attachment name=Vistoso Golf Property Rezoning.docx]

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	videa re: Vistoso golf course property	04/19/2020	04/20/2020			

Initial Comment / Request

hello,

pls send me the link to watch the videore: issue of plans for the golf course property
it was to be available Apr 10 . . but I cannotlocate in my email

thank you

barbara

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course	04/19/2020	04/20/2020			

Initial Comment / Request

I am a full-time Oro Valley resident having purchased a home here in 2018. I am appalled that the Town is waiving the public meeting requirement for the proposed rezoning AND General Plan amendment regarding the Vistoso Golf Course and replacing it with videos. This is not acceptable. The Town needs to postpone any actions on this topic until open public meetings are once again allowed. This is the only way to allow the citizens of Oro Valley to be heard and not swept under the rug. This is too important a matter not only to Rancho Vistoso residents but all of Oro Valley. Do the right thing and postpone!
Liane Stark

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments on the Rompsen rRequest for General Plan Amendment	04/19/2020	04/20/2020			

Initial Comment / Request

Attached please find a letter forwarded to the Mayor regarding the Request by Rompsen for a General Plan Amendment.
[attachment name=Oro Valley Vistosoltr.doc.docx]

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/19/2020	04/20/2020			

Initial Comment / Request

All,
I'm very much against the changes to the golf course that are being proposed. The town does not need more homes (senior or other), more traffic, more pollution, more destruction of the desert and habitat that so many of the animals living in it depend on. I moved from Phoenix to Oro Valley because I preferred the lifestyle I found here. We don't want to become Phoenix.

Let the golf course become an open area that everyone can enjoy. The town is over developing and destroying pristine desert for no reason. I drive around and I see empty strip malls and buildings, why can't re revitalize those instead of building new? Look around, there are numerous empty spaces in many of the existing buildings.

With all do respect, the redevelopment of the golf course is NOT an idea I support.

Sincerely
Lynn Reed

I

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Proposed General Plan Amendment and Rezoning	04/19/2020	04/20/2020	NO CHOICE	Hall	Dave

Initial Comment / Request

Oro Valley is in desperate need of open spaces, Currently there are multitude of people walking and riding bicycles on the cart path. I can hear and see a multitude of animal returning to the area, Please do not permit this rezoning.
 During your campaign you promised not to pass every request for land acquisition. Now is the time to live up to your promise.I am a democrat and I voted for you because of this promise.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Concern over Rompsen Development Proposal on former Vistoso Golf Courses Property	04/19/2020	04/20/2020	VISTOSO GOLF CASITAS	Robert	Lamb

Initial Comment / Request

To Oro Valley

I wanted to express my concerns over the "proposed" development of the former Vistoso Golf Course Property.

There are many of us, that specifically paid a premium (and subsequently taxed on that premium by Oro Valley) to purchase a property in Vistoso and on the golf course to enjoy the peace and tranquility that such a property enables.

However, it is with grave concern that Rompsen has refused to sell the property (even at a premium) to other golf course investors that would have returned the property to it's former glory.

It was obvious even then, that they had no interest to sell the course but to attempt development on the property that rightfully has been zoned for a golf course or other park-like use.

This re-zoning application is now full evidence of this fact and will not only eventually impact all the surrounding real-estate in a negative way which will devalue properties in the millions of dollars, but also impact the many animals and reptiles that call this property home as well as key migration routes.

Everyone, is currently enjoying the golf course as a nature trail and walkway and is supportive to continue this effort as a Vistoso park which allows some green-space in what is becoming a very densely populated region.

The proposed plan would ruin our neighbor hood and change the intent of the general plan. The only reason we moved to Vistoso was the golf course and the green animal friendly environment that was adjacent to our property.

We are strongly opposed to this application and resulting loss of natural parkland and increasing the density in this region.

Also, the fact that we cannot even verbally express our views and perspectives in person during this COVID-19 outbreak is another issue that has the optics of trying to jam this re-zoning without proper public consultation.

On behalf of my wife (Angela Lamb) and I, we are very strongly opposed to this re-zoning application.

Regards, Robert Lamb (Vistoso Casitas owner)

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	VISTOSO GOLF PROPOSED GENERAL PLAN AMENDMENT AND REZONING	04/19/2020	04/20/2020	VISTOSO RESORT CASITAS	Tom& Alison	Buckettt

Initial Comment / Request

Although writing in our thoughts about the proposed rezoning of the Vistoso Golf Course is less than ideal, we want to make our views known to council from the start. The General Plan, ratified by voters in November of 2016, is less than four years old. The proposed changes, designating medium and high density residential, are a radical deviation from the original vision, resort golf course, and as such, should not be approved.

Romspen representatives have represented themselves as victims, unable to save a dying golf course, and unable to sell the property. We see it as a group that did not take the proper steps to rescue the course, and seeing a bigger profit from housing development, considered purchase offers as unviable. It is not up to the city of Oro Valley to rescue a business for its poor judgement, especially when that is in direct opposition to the vision of the citizens who spoke in the 2016 election.

As you are going forward in this process, we would like to have Romspen explain its vision of the open space pathway. Specifically, what will be done to clean it up and repair areas that have deteriorated from lack of care over the last years? Secondly, who will be maintaining these areas after the rezoning? Lastly, what are the plans for the pond area and who will be executing and paying for that?

We are also curious as to how closely Romspen would have to follow their proposed plan once a rezoning designation was approved. In other words, once designated high density, could they choose to put in other buildings (that comply with high density rules) instead of the single-family dwellings shown in the plan. They also seem to be vacillating between two plans. Do they need to commit to a single plan in the early phases, or will things be constantly changing as the process goes forth?

There is also a neighborhood being planned across the street from Innovation Academy. It appears that the access street for these homes would be coming out right near the current crosswalk for the students. This is a highly ill-conceived idea and puts the safety of children at heightened risk. Again, we would like to be clear that we are opposed to the proposed rezoning. The construction traffic and noise, the congestion of a subdivision that we purchased a home in because of its views, wildlife, and natural feel, the increase of risk to school children by adding a neighborhood access point in close proximity to the current crosswalk, and the disregard for the voice of the people made clear in an election are some of our main objections. Respectfully submitted by Tom and Alison Buckettt, 655 W. Vistoso Highlands Drive, #113

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/20/2020	04/20/2020			

Initial Comment / Request

To whom it may concern,
I am writing to express my displeasure, in your process for information flow and discussion for the Rancho Vistoso Golf Course development. I have been involved in other real estate developments and I believe in person meeting carry much more weight for all parties as issues and changes are discussed. I do not see the rush here to push this through so quickly.

I do realize that the owners of the golf course want to recoup their investment. However, there may be many creative ways to do that that could come out in an open forum that would not be able to be done in this fashion.

Please consider delaying the timing of this process by a few months to allow full participation from the people that will be immediately affected by this development. I really appreciate your time.

Cheers and be safe
John

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/20/2020	04/21/2020	NO CHOICE		

Initial Comment / Request

Regarding the rezoning of the 87 acre parcel currently zoned Golf/Recreation to HDR (High Density Residential): Currently Romspen is requesting this 87 acre parcel be rezoned to HDR to accommodate a Senior Care/Memory Care Facility. However, once this 87 acres is rezoned, is there anything to prevent this property owner or future owners of this parcel from coming back to the Town of OV and requesting they be allowed to build 3 story apartment buildings or condos on the remaining acreage? The Town of Oro Valley needs to stand strong a protect our quality of life!

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments and questions about the proposal from Romspen for the prior Vistoso Golf Course	04/20/2020	04/21/2020			

Initial Comment / Request

Here are my questions regarding the proposed change to the General Plan:

1. I read through the general plan and it looks very comprehensive and thoughtful. I also think about the Vistoso PAD, laying out housing intermixed with recreational areas. Then I think about potentially taking recreational area and converting it into either high density housing or assisted living, and to me it appears as though we would be changing the land mix of recreational area and housing. I do notice additional development going on in the area for medium density housing. This puts greater pressure on recreational assets. If the current general plan is a sound one, which problems with the plan for the City does the Romspen proposal solve?
2. It seems as though the trends for the general plan over the last several years are indicating the need for additional access to recreational facilities/walking trails/etc. In the recent planning meeting hosted by Parks and Recreation, these trends were apparent, and as a result it seems as though changing the plan to allow more development and less recreational area does not seem to work with the thought of 'skating to where the puck will be'.
3. Is a care facility residential or commercial? It seems as though there will be medical services provided, commercial restaurant capabilities, hundreds of employees involved, office space, etc. None of this seems to fit in the residential definition at least in spirit and certainly doesn't seem to fit with the general plan. If there are 1000 residents there could be quite a few more people involved in the complex. I have noticed another proposal for senior care at Tangerine. At least that is close to other commercial projects and could be argued as transitional. What are the considerations here and does the zoning fit commercial or residential and are there differences between the general plan and PAD uses?
4. In the Proposal for changing the plan for the senior care facility and other development, is there a requirement for Romspen to then do something that locks in the rest of the property as open space so that there aren't subsequent proposals to change the rest of the acreage to some mix of commercial and residential property?

5. If we take away recreational property is there a plan to replace the 'recreational' property for the city to keep the balance that was part of the general plan?

PAD questions:

1. Again, what problems exist within the PAD does the Romspen proposal solve? It seems to me that they have recreational property that they need to figure out how to move into someone's hand that can use it as recreational property. In thinking about the PAD, they loaned money for a recreational property asset-not a MDR/HDR asset.

2. Property owners near the golf course bought based on the views and being adjacent to an open golf course. Romspen loaned money to a golf course. If Romspen is allowed to change the space into either commercial or development, then do all of the homeowners get the right to change their property into something else? And, it seems as though there is wealth transfer that happens where the value of the adjacent properties decreases while the value, possibly, to Romspen potentially increases. Is this a PAD consideration? It seems as though if the plan was thoughtful then all parties should be responsible to maintain their respective positions within the plan. Changes to the plan only make sense when there is a community problem to solve. Reducing the available recreational area or increasing traffic or endangering the value of views/lot values doesn't seem to address needs to the community.

Joe Wetzel

13793 N Slazenger Drive

Oro Valley

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	PLEASE - People before Profits - No Development on Golf Course	04/20/2020	04/21/2020			

Initial Comment / Request

Hello, My family and I live in a neighborhood on the golf course, Bella Vista. We urgently ask you to PLEASE put our town and neighborhood residents before profits. Be the one government entity these days that can do this one little thing for our neighborhoods. Having this open space left by Vistoso Golf Course has been a godsend for my family. My 10 year old son has taken to noticing birds and nests and other wildlife, wildflowers (we've even started a nature journal while on our walks on the course pathway) and he's excited to go on a bicycle ride and not have to cross streets or watch for errant cars not paying attention. My husband and I have appreciated the walks away from traffic, listening to sounds of nature come back into our neighborhood.

Isn't Oro Valley's tagline "It's In Our Nature."? Please prove it! So far, after living in Oro Valley for 15 years, we've watched every last patch of nature get plowed out for more traffic and more people and, in our opinion, reducing our property values. Please, just keep this one open space for families to enjoy.

We don't want any development of the golf course, in particular on hole #14, right across the street from the school. We walk to the school and there is already enough traffic on Desert Fairways, making even the crossing with the school crossing guard a task in itself! And that one patch of desert right there, we see so many beautiful things on our way to school, making the walk a little bit of peace brought to our day.

Please, be a government group that puts people before profits, just this once! Give our neighborhoods this beautiful open space that we and our local wildlife so desperately need for so many reasons.

Sincerely, Sara Pike 13030 N Catbird Dr 520-405-4393

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments regarding Rezoning Vistoso Golf Course property	04/20/2020	04/21/2020			

Initial Comment / Request

Attached please find my comments regarding the rezoning application for the Vistoso Golf Course property. I would appreciate your making these part of your public file and record.

Thank you.
 Ruby Calvert
 Property owner at
 13275 N. Booming Drive
 Oro Valley, AZ
 [attachment name=Vistoso comments (1).docx]

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso golf course	04/20/2020	04/21/2020			

Initial Comment / Request

There are claims that because the golf course is defunct, it will hurt property values. Our property values and the livability of our home will decrease because of increased traffic on W Vistoso Highland Dr. When the Planning Committee and Town Council consider the proposed General Plan amendment and Rezoning request, how much consideration is given to changing property values and how is that determined?

Janvier Slick
 zslick@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen Rezoning Plans	04/20/2020	04/21/2020			

Initial Comment / Request

Because we live next to W. Vistoso Highland Dr, I am very concerned about the increased traffic along it that the proposed Rompsen development will cause. W. Vistoso Highland Dr. is currently a quiet street used by many pedestrians and bicyclists. Increased traffic will significantly impact the accessibility and usability of the street. I understand that a traffic study would be made. When will that occur? Currently because of COVID-19, the level of traffic is down and with people leaving for the summer months it's likely to decrease even more. How will the Planning Committee and Town Council use that study is deciding about the proposed General Plan amendment and Rezoning application?

Janvier Slick
zslick@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen Rezoning Plans	04/20/2020	04/21/2020			

Initial Comment / Request

One feature of the Rompsen rezoning plan is a gravel path along a site of Native American pictographs. Have any tribes having historical ties to this area or the pictographs been consulted? Has any consideration been given to the potential for vandalism, especially when a path makes the pictographs more accessible?

Janvier Slick
zslick@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Regarding Romspen's Plan for Vistoso Golf Course	04/20/2020	04/21/2020			

Initial Comment / Request

To whom it may concern,

I own a condominium at 755 W. Vistoso Highlands Drive, in the Vistoso Golf Casita 1 complex. The Romspen proposed zoning changes will have a very deleterious effect on our complex in terms of increased traffic, blocked mountain and desert views, and reduced property value. These condominiums were built so owners and renters would be blessed with mountain, desert, and golf course views. Hence the zoning designation recreation. And hence the name Vistoso GOLF Casitas. Now we know that golf is no longer viable here, but recreation most certainly is. Especially now, with the COVID-19 crisis, it is wonderful to step out the door and within a minute's walk, be in a wildlife and nature sanctuary. This is most worthy of preserving--Preserve Vistoso. The proposed options for the development of the Club House area will greatly increase traffic on our street, which is narrow and beautiful as it is. This development will block views for the casitas and houses built around this area. Walking the pathways of the former golf course has been the number one compliment from our renters. Our property will be less desirable under the Romspen plan.

Please Preserve Vistoso as a treasure in our community.

Thank you,

Greg Zurbrugg
755 W. Vistoso Highlands Dr. N.
Oro Valley, 85755
#218

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf/Romspen Vistoso Re-Zoning	04/20/2020	04/21/2020			

Initial Comment / Request

My wife and I are iterating the well stated comments of a neighbor, Denny Guritza, that are held by the Vistoso residents.

There are a number of critical issues concerning the Romspen request for rezoning, some of which are illustrated in this note.

The first set of issues regards the published procedure, the second area of concern is in regard to changing the means of dialog with the community which severely negatively impacts every citizens right to "due process".

The supplied "process (procedure)" for zoning change is clearly designed for less impact and/or smaller impact situations not for large projects impacting thousands of adjacent properties. To use this process does not recognize the inherent rights of all impacted parties.

* A brief and partial list of obvious issues includes;

- The procedure does not provide for adequate reconciliation steps of the Oro Valley Land use foot print for both historical or changing designs which are currently underway.

- The limited amount of meetings does not address all the sub-communities involved, face-to face presentations for each impacted neighborhood should be included for fair review at a minimum,

detailing the direct impact which will change for each of the impacted neighborhoods.

* Romspen should be required to provide a detailed "environmental impact study" at their expense for at a minimum, the impacts on the following;

- Impact of land use modifications for:

- * Wildlife
- * Water supply
- * Stormwater management changes
- * Land use variations from greater community Plan
- * The existing procedure does not address financial impacts for all classes of impacted properties.
- Romspen should provide a cost/ benefit analysis of the changes proposed for those neighbors financially impacted vs their gains and net values.
- * At a minimum at least three broad classes should be provided;
- * Adjacent property owners.
- * Second tier, significant property owners.
- * Community at large.

The second area is in regard to communication at two levels; first in assuring that all interested community members are adequately notified and additionally that the information conveyed is in its entirety appropriately contains all relevant information. The proposed plan of communication is grossly inadequate for the current situation.

* First and foremost, Oro Valley is neither equipped nor has the professional capacity to provide the quality of communication to all interested parties. Additionally, Oro Valley does not have the budget to contract the proper level of expertise needed for "due process" communications.

* Secondly, modifying the procedure to limited effort and limited quality of video or electronic communication will eliminate a significant segment of the community demographic from understanding all of the issues at hand and severely limit potential positive or negative feedback with limited electronic capacity or access at all.

These and many other issues are at hand. Any review of proposed plans should be postponed until suitable communications and meetings and discussions are possible.

Respectfully submitted,

Gary & Laura Smith

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/20/2020	04/21/2020			

Initial Comment / Request

After living in the Ventana Canyon/Tucson area since 1991 I decided to move to Oro Valley. My main reason for the move was to get away from the "urban sprawl" I had been dealing with in the last few years. After looking at several areas I was impressed with the Oro Valley. I felt their city planners were logical and organized the way they went about growing the OV community, keeping in mind that it's important to grow yet keep the integrity of the area. I now see a plan for more housing in an area that is already becoming congested with new housing negating everything that I think Oro Valley stands for. I've watched hundreds of homes go up along Rancho Vistoso Blvd in the last two years and now the idea is to squeeze in even more...I say NO. I believe there are other options for housing besides trying to cram a bunch of homes in an area that was not meant for that. Let's stop with the almighty dollar and look at this logically...it is wrong!!!

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments Regarding Vistoso Golf Course Development Proposal	04/20/2020	04/21/2020			

Initial Comment / Request

Gentlemen:

I would like to share my thoughts as to why I feel it is essential that Oro Valley preserve the Vistoso Golf Course as a public park. I live in Stone Gate. On this beautiful Sunday I am sitting on my deck enjoying the beauty and solitude of the adjoining Vistoso Golf course and the beautiful views of the mountains. I daily observe dozens of bikers, families walking together including mothers pushing strollers, all enjoying the opportunity to be outside enjoying the natural beauty of the Vistoso Golf course. This parade of Oro Valley residents starts before sun up and continues until after sundown.

In my opinion it would be a tragedy to allow this beautiful natural area to be subdivided and developed. Oro Valley has many areas that can be developed for housing but it does not have any areas of this size and location that can be preserved in perpetuity for current and future generations to enjoy in its natural state. I respectfully encourage you to take the long view of what is in the best interests of the current and future generations of the citizens of Oro Valley.

Dennis Batteen

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course Rezoning	04/20/2020	04/21/2020			

Initial Comment / Request

I am an Oro Valley homeowner, tax payer, and voter. I can't believe that the Town is moving forward with the application process during the stay at home order. Submitting questions/concerns by email is NOT the same as a public meeting and is an insult to the residents of Rancho Vistoso and Oro Valley. Postpone the process.
Doug Imshaug

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/20/2020	04/21/2020			

Initial Comment / Request

Where will the wildlife go? Going back to the original Rancho Vistoso General Plan...one of the big reasons we chose to purchase property here in 2004 was the plan for lots of Recreation and Open Space. Since the golf course has closed, this area has become a wonderful source of recreation for SO many people of all ages. In addition, the wildlife we are seeing has multiplied, and in a good way.

Making this into a park seems like a benefit for the entire community. No, maybe the developers won't be the winners this time. But when one looks at the bigger picture, it will benefit the larger population to continue to enjoy this area as a recreation and wildlife area.

This is a once and done opportunity. If this area is developed now, there is no other good option in Oro Valley for a Recreational area such as this.

Please be forward-looking and consider keeping this as a park area for ALL residents to enjoy.

Barb Schreiber

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course Feedback	04/20/2020	04/21/2020			

Initial Comment / Request

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 All Oro Valley Council Members:

To begin, my husband and I are opposed to both options to change the General Plan and Rezoning submitted for development of the golf course ! We say NO! There is no picking door number one or door number two! We are both senior citizens significantly over age 65 and far from incompetent. We supported those of you that wanted to make a difference in the makeup of the previous council, defend the citizens rights that live in Oro Valley, and not allow what went on previously to continue.

Now here we are facing a ruinous situation for Rancho Vistoso. Romspen made a bad deal and now at our expense he wants to see what he can recoup for some of his losses. If any of your reside in a property that is adjacent to the golf course you must be able to imagine what this proposal will do to your property. We all enjoy the wildlife, birds, clear night skys and a peaceful existence. That's what Oro Valley used to be. We personally do not want to exchange those things for traffic, vehicle noise with delivery trucks, ambulances, lighting and views of buildings and parking lots, not to mention the significant loss of our property value. Our property happens to be on two sides of the golf course and driving range!
 All of this in the middle of the Covid-19 pandemic. Nothing about this whole situation is right. We are also saying NO to video conferencing in place of face to face meetings. Listen to the residents and read all the comments. We have read each and everyone and it's clear we are not alone. If this development goes through it will forever change what goes on in Oro Valley on many, many levels.

Very Concerned,
 Patti & Dave Miller

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Re: Romspen Rezoning Proposal	04/20/2020	04/21/2020			

Initial Comment / Request

I guy
Dear Oro Valley City Council,
I am writing this email as we are opposed to the way the City Council is choosing to accept the Romspen rezoning proposal in light of the the current Corona virus situation.

The City Council has agreed to continue to accept the rezoning proposal citing a statute which says all rezoning proposals must be submitted prior to April 30th. However you have the authority to alter this deadline in the wake of this state of emergency declaration as you have altered the manner in which the city council is now allowed to conduct the council meetings.

You are allowing for no in person public hearings or public meetings which you know will hinder the citizens involvement. If you even think this has the possibility to suppress you citizen's involvement you should ethically reject this application at this time.

Many of your citizens may not have internet accessibility, or the experience, or the training to attend video conferences to understand the proposal in full and to fully participate in the process. Some of these citizens are most vulnerable to the virus and now need to find ways to participate in their own government in ways they have not prepared for nor are familiar with. Again if you feel has the probability of lowering citizen participation you should ethically reject the rezoning application at this time.

Some of your citizens will not be present during the summer months to keep abreast of the Romspen rezoning situation. Again, leading to less information to the tax payers of Oro Valley and Rancho Vistoso and more influence on the city council by Romspen.

The citizens of Rancho Vistoso are under state and local government's requirements of quarantine and therefore are prohibited from in person group meeting to communicate and discuss the details of the Romspen proposal during the critical time this rezoning application is being accepted. We are not even allowed to go door to door to communicate to our our neighbors. This alone may be grounds for a Legal injunction as the government itself is preventing citizens from its lawful right of assembly citing a state or national emergency but it is still accepting proposals from foreign companies all while their citizens are prevented from congregating in opposition or meeting the council members face to face.

Citizens are not allowed to express their concerns and address their council members face to face during the critical application period so it seems unfair that Romspen is not hindered by this emergency declaration and is still allowed to submit their proposal via video to move forward with this application but your citizens are not given that same opportunity to object. Ethically you should postpone the acceptance of this application until such time where all the citizens are guaranteed to fully participate in their legal process.

If we can't leave our houses to get our haircut and go to our favorite restaurant to keep them in business then why is the city council set on conducting business-as-usual to address the request of a Canadian company. These are not normal times and all the citizens do not have the resources of Romspen to gain access to the city council members this period.

In conclusion, it seems blatantly unfair to the citizens of Oro Valley to have their own city council proceed in this manner during a very serious and scary period for all. It appears you changed the meeting format under statute but not the application deadline. This decision appears to be inconsistent and arbitrary. It appears you have not allowed the people to assemble but allowed Romspen to submit their proposal through video. You changed the manner in which the citizens need to participate in their own government without providing the training and technology to all the tax payers. You prohibit the citizens from assembly and face-to-face meetings with their own government and elected city council members but Romspen and their local

representatives seem to have continued access to our city council in a business as usual manner via video conference call phone, and internet means. Lastly the timing of this proposal and the timeframe of this process is not allowing equal participation by all tax payers affected by this proposal.

It appears you are unintentionally or intentionally being unfair and bias in your decision making. You are changing some policies (changing meeting format) and not changing others (timing of application) to the benefit of the developer. Not allowing us to freely assemble as citizens to communicate and discuss could be viewed as a violation of our rights and could be used as a injunction to stay the process.

We ask you to reconsider and reject the acceptance of Romspen's rezoning application at this time as all your constituents cannot fully participate in the process given the current situation and timeframe currently being allowed by the city council.

Sincerely ,
Lori & John Piccininni

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Please pause the amendment and rezoning process for the Vistoso Golf Course	04/20/2020	04/21/2020			

Initial Comment / Request

Good evening,

Thank you for sharing the April 10 informational video. As of the posting of this presentation, we understand no formal application has been submitted by Romspen. We also understand state law requires review within the same calendar year. Given the times, perhaps the town of Oro Valley can put a “hold” on accepting formal general plan and re-zoning applications during the coronavirus outbreak? This approach may serve the best interests of all key stakeholder groups.

Oro Valley Citizens

We respect the attempt to continue “business as usual” by offering alternative methods to obtaining community input. However, this time is NOT business as usual. We are all acutely aware our current climate is unprecedented. Countless individuals are now limited in providing for their families due to salary reductions or layoffs. Many individuals seek second jobs or off-hours shifts to make up for lost income, placing additional stresses on families for childcare, etc. Parents are assuming tremendous new responsibilities of educating multiple school-age children, many of whom are also balancing attempts at working from home. Psychological and financial pressures are mounting. We need to respect our citizens and their current priorities—all of whom are focused on life’s most basic needs.

Strong-arming the community into prioritizing the re-zone application amidst this global and local turmoil is not only tone-deaf, it is a tremendous dereliction of duty on behalf of our elected officials. Officials whose role is to serve, protect and make decisions in the best interest of the community-at-large.

There is no substitute for in-person meetings for this part of the process, especially when the impact has significant adverse effects on the short- and long-term futures of Oro Valley residents.

Oro Valley Government Officials

By placing a hold on accepting formal re-zone applications, the town will not be in violation of the state law to adhere to reviews within the calendar.

More importantly, the time spent on this issue can be appropriately redirected to other key issues including helping small businesses navigate re-entering the marketplace, providing critical resources/education to citizens detrimentally impacted by COVID-19 and other poignant public health issues.

Regards,

Carolyn & Andrew Smith

Center Pointe Vistoso Residents -- Pinnacle

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments on Romspen re-zoning application for Vistoso Golf Course	04/20/2020	04/21/2020			

Initial Comment / Request

Folks - does Romspen have any legal obligation to restore the grass portion of the former golf course (i.e. fairways and greens) to desert landscape that it doesn't plan to develop, including re-filling the pond and making sure the pumps are in good working order? Since Romspen is the current owner, and has essentially abandoned the entire property, can they be allowed to "skate free" on having any responsibility of the 100+ acres to remain as open space under their current re-zoning application?

Don Wagstaff

Center Pointe Vistoso resident

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	proposed PAD and zone change to the Vistoso Golf Course property	04/20/2020	04/21/2020			

Initial Comment / Request

Attached is my letter regarding the proposed PAD and zone change to the Vistoso Golf Course property.

Virginia Baier

13616 N Tessali Way

Oro Valley, AZ 85755

[attachment name=Vistoso Golf PAD & zone proposal change VBaier letter.pdf]

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	OV Romspen	04/20/2020	04/21/2020			

Initial Comment / Request

Tom Cotter, MD

[attachment name=OV Romspen.pdf]

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/20/2020	04/21/2020			

Initial Comment / Request

I received a reply to my first mail requesting a delay in the process until we can have in person meetings and was told that the Arizona AG has declared that the virtual process being followed is acceptable. I also understand that a) any property owner has the right to request rezoning and b) the nearby property owners would have a major say in whether it happens.

Elephant in the Room

Usually requests for changes in zoning proceed by the planning department fielding questions and then attempt to address those concerns. Examples would be height restrictions, setbacks, common areas, road access, drainage, etc.

In this case the elephant in the room is the impact on property values. Clearly, property values have decreased since the operation of the golf course stopped. They will decrease even more if the zoning is changed as proposed by Rompsen. Collectively, the impact could be huge. For instance if one assumes 2,500-5,000 homes valued at \$400-500K being reduce by an additional 5% due to rezoning, the impact would be \$50-125M. Professionals could provide a more accurate estimate and it would be similarly huge.

So, the question I have regards how the homeowners on or near the golf course will be kept whole if the rezoning goes forward? It would be unreasonable for Rompsen to turn their issues with a soured investment onto the backs of the homeowners.

How to determine what the majority want?

The second question regards how the Town will know the wishes of all the homeowners in the vicinity of the former golf course. Unlike many golf courses that double back on themselves, Vistoso has homes both inside and outside the fairways. And, because it is a long course, there are many more than many golf courses. It has been estimated that 10,000 Oro Valley residents live within a 10 minute walk of the golf course. That is 20% of the population of Oro Valley. Given the probable reduction in property values I believe a formal poll of all the affected homeowners would be in order. And, if such a poll results in a majority opposing rezoning, it should not go forward.

Impact on Town revenues

What is the NET affect on revenues to Oro Valley. If property values of the existing homes drop one should assume that assessed valuations should similarly drop. Would any new construction tax revenues offset that drop? And, even if it does not drop, is it worth it?

Ron Dilbeck
13866 N. Bowcreek Springs
Oro Valley, AZ 85755
ron@crossle.net
(503) 803-4480

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso plan	04/20/2020	04/21/2020			

Initial Comment / Request

It is not easy to maneuver your site as a resident to make a comment about why YOU should NOT do the process you are currently doing to get comments from community members. Yes, we know that you are following the "rules"...HOWEVER, it is a very usually time and unprecedented in modern history. Yes, we are living in the present, which is not modern at all right now....quarantined with thoughts of sickness and death!!! Quarantined to Stay at Home. I feel like we have no control over our lives or those hundreds and thousands who want justice about this of rezoning of a former golf course property. Your as council members, so to speak, representing us and the towns with a difficult website are only creating more stress on your community members. Our current world, nation, state and community situation of distancing is not going away for at least two years, and our community involvement will never be the same. SO!!!!, you have the power to change the rules, delay this rezoning process until 2021 at least and not go through with what benefits a money grabbing owner and developer.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Vistoso Golf	04/20/2020	04/21/2020			

Initial Comment / Request

If questions, please call or text me

Kathy Hedin 303-335-7411

> ----- Original Message -----

- > From: KATHY HEDIN <klhedin@comcast.net>
- > To: "ask@orovalleyaz.gov" <ask@orovalleyaz.gov;CopyPreserveVistoso@gmail.com>
- > Date: April 19, 2020 at 6:49 PM
- > Subject: Vistoso Golf

>

> I appreciate the efforts of everyone who desires to maintain the current zoning to provide a park for all types of recreation that can set Oro Valley apart for its position on opting to enjoy the outdoors. Just driving in to our community center on the days before this pandemic there are usually few empty parking spaces. Oro Valley residences of all ages enjoy what this once "controversial" purchase provides today.

> Leveraging this one-time opportunity to commit our precious land to its original intent a place for families to enjoy, stay healthy, and meet their friends and neighbors. Asks that our community leaders not be tempted by the revenue base this change housing and a retirement home zoning may provide. If revenue is an issue, put together committees to hold/sponsor events throughout the year once the park is "landscaped" as a park. Have a community event at least once a month - art fairs, adopt a dog, Oktoberfest, spring bike ride for families, stary night gazing, the AZ Distance Classic in some way, etc. Have someone work on finding companies to sponsor each event. This type of activities can build our community in ways no retirement home nor housing development can ever do. I played golf at Vistoso in the days not too long ago when it was in its prime. To see this same land transition to a park is to preserve the opt outside for everyone in Oro Valley forever. Just a quick thought of a revenue opp. If there is a paved walkway/ bike riding path throughout the park or a paved pavilion, we could sell pavers with a family name, or individuals and companies to buy. Just imagine! Golfers who once played Vistoso golf course may want to memorialize their best golf shot on this course (Just thinking, if you want to connect with old golf holes in some way mark the 18 tee boxes before transforming the land)

>

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen Vistoso – Type 1 General Plan Amendment and Rancho Vistoso PAD Amendment Project Narrative Project Proposal	04/20/2020	04/21/2020			

Initial Comment / Request

PLEASE ADD TO THE 'VISTOSO GOLF PROJECT' COMMENTS

and

PLEASE NOTE - THE FOLLOWING EMAIL WAS ORIGINALLY EMAILED TO COUNCIL AND STAFF ON 4/3/20 - BUT NOT TO 'ASKOV'. COUNCIL MEMBERS SOLOMON, RODMAN, AND PINA RESPONDED.

to council, bvella, mspaeth, hoden, msimms, jjohnston, PreserveVistoso, president, bcc: RAYMOND, bcc: me, bcc: Larry, bcc: Robinson

Mayor, Council, Staff,

My name is Terry Hart. My wife and I live in the Summit South neighborhood of Center Pointe Vistoso. A couple of years after we retired, we decided to permanently move to Oro Valley, AZ. That was 2016.

Why did we move here ? Because 1. we've always loved the desert; 2. the accolades posted on the wall at Town Chambers; 3. the weather. Today, we absolutely love it here. I've attended numerous Town Council meetings the past 2 years. We now share the same passion many other Oro Valley residents have stated at these meetings regarding how much they enjoy and are proud being part of the Oro Valley community.

Prior to physically moving here in November 2016, we did our homework. We educated ourselves. We knew the land our home was to be built on was designated Medium Density Residential and the golf course (we do not golf, just wanted the desert next to us and mountain views) property behind was designated Recreation/Resort/Golf Course, and had been since the initial planning of Rancho Vistoso. It was also during that time we became familiar with the Your Voice, Our Future, General Plan for the Town of Oro Valley, AZ.

Business 101. Prior to making the decision to enter into a mortgage agreement and become the lien holder on the golf course property, Rompsen Investment Corporation did their due diligence. They knew going in the Land Use

Designations and Zoning Codes that regulate that property. In any contractual business transaction, you accept all the terms and conditions, and the results and consequences, good or bad, that follow. We all know this. If one doesn't accept, doesn't like or is not comfortable with any part of the agreement, then it's probably best not to even enter the agreement. But if one does, and if that decision results in unfavorable outcomes, you don't cry about later and then attempt to make your world 'right' at the expense, or to the detriment of others. And the 'others', in this situation, are YOUR constituents.

In the perfect world, the golf course would still be a viable ongoing concern. Well, unfortunately, that game ended. In June of 2018, we ALL lost. Regardless if it's financial, personal or professional, we all lost. The winner ? the Sonoran Desert that we get to experience every day, the bobcats, birds, coyotes, deer, ect. Good for them !

Fast forward to today. Rompsen now wants to start a new game. But they want this game to begin with a 'twist'. They've submitted *Rompsen Vistoso -Type 1 General Plan Amendment and Rancho Vistoso PAD Amendment - Project Narrative. *This 'twist' ??? Well they are now asking YOU, (Town Staff and Council), for a "new set of rules" a "new bucket of rights" so in 'their new game' now, it will guarantee the only winner – will, or can be - them. We, your constituents, the residents of Rancho Vistoso and Oro Valley lose again - if YOU let them 'change the rules'.

Those quotes above came from Michael Spaeth during last Fall's Community Academy regarding Discretionary Development Applications, 11/22/19 (a very good and informative session). Discretionary, because the development application does not meet the Town's General Plan, zoning codes, land use, etc., and therefore, the Town, has the discretion or the "right to say no".

The Town should reject the Rompsen proposal. The proposal to change the land use is contrary to the golf course property's long standing land use designation and confirmed again in the Town's, two year in the making updated plan – the Your Voice, Our Future, General Plan for the Town of Oro Valley, adopted by the Council and ratified by YOUR constituents at the end of 2016. If any land use designation and future development is blessed by Town Council, (except for the 6.1 acre parcel), the Your Voice, Our Future, General Plan for the Town of Oro Valley becomes meaningless. It'll then be immediately apparent, the General Plan and the process to ratify it, no longer have any integrity. And it will prove to the residents of Oro Valley to have no faith nor confidence in the Town (YOU), because the "Your Voice, Our Future" moniker becomes be a joke ! That's reality.

Regards,

Terry Hart

p.s. I seriously doubt even the Rompsen people believe this. page1, 5th paragraph, 4th sentence. And to think they actually paid someone to write that. All it will 'enhance' is likely to be an uproar.

The proposed General Plan and PAD amendments will enhance the existing fabric of Rancho Vistoso

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Proposed General Plan Amendment and Rezoning	04/20/2020	04/21/2020			

Initial Comment / Request

Rompsen is proposing the rezoning of the area identified as Desert Fairways Drive or Golf Hole #14. When the current residents purchased their residences on the W Golden Barrel Ct street side that backs up to this area, they paid high lot premiums to have views of beautiful Sonora desert and views of the Santa Catalina mountains. Rompsen is proposing the development of new residences that will be jammed up next to the current residences resulting in the loss of the views that we now enjoy and paid for. Without any question this will also hurt our property value. By approving the rezoning of this area the town will be helping Rompsen to recover from a bad investment. Who will help us the current resident to recover from the loss of our property value? Many of us are retirees, and we don't have the years left to recover from such loss. Maria Young 977 W Golden Barrel Ct Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Incremental change	04/20/2020	04/21/2020			

Initial Comment / Request

We continue to experience the effects of the covid-19 pandemic. We are living a reality that none of us could have possibly imagined just a few months ago. Most people I believe are trying to be good members of this community and citizens of this state and country by following the orders and guidelines we have been given. As I write this evening, Pima County has recorded an additional 57 cases since yesterday and we will no doubt hit 1,000 in the next day or two. 56 people in our county have died. Following the data, Pima County is rising, the trajectory is going up alarmingly and we are not near the peak. We have a ways to go, then a plateau then hopefully down the otherside. Given that scenerio what does Oro Valley do?

They post signs! Seeing all those "wonderful" yellow signs that the town has posted along many streets, regarding a zoning change is an afront to me personally and I'm sure to many others during all of this. You continue on full steam ahead. The substance of the town actually taking up this request at this moment in time is honestly shocking, let alone the optics of how you are going about this are horrible. Oro Valley, stop and think about the long range effect of what you are doing.

Let's draw a parallel.

Reopening our country

As the states and country are considering how to safely reopen the economy with their constituents health as the number one priority they are thinking in incremental steps. As we have heard it will be in phases, closely related incremental steps. We won't go from lockdown to totally open... incremental changes along the way, not from 0 to 80 miles an hour. There will be phases that align themselves with each other.

Rezoning the golf course

Many residents bought their homes with a golf course in close proximity. The land was zoned golf course/residential. Thats what they bought into. So what is the developers plan? Certainly it is not incremental steps that are closely related or aligned for a large portion of the property. Instead it will be rezoned from golf course/ residential to high density! The adjacent property to our homes is not going to low density or medium density but to high density! Where is the incremental step there? Seems like 0 to 80 miles per hour might not be a problem here for the developer.

Please respond to the incremental step, really lack of one in rezoning from golf course/residential to high density.

Oro Valley, I know that of course you know that scenerio shows no fairness to the residents effected by it. In good faith I can not possibly see how anyone on the town council would find this rezoning request favorable to its constituents.

Please listen to the voices of the many people that are sharing their thoughts with you. I wrote to you several weeks ago and tonight after walking and seeing all your "lovely" yellow signs I felt compelled to do so again. I reminded you then as I will say again now, How will you meet this moment and how will you be remembered? The choice is yours.

Vicki Perella
1005 Mulligan Drive
Oro Valley, AZ

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/20/2020	04/21/2020			

Initial Comment / Request

Make Vistoso Golf Course a city or county park.....PERIOD!

Tim Bowsertbowser260@aol.com(916)835-8462

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf - Hole 14	04/20/2020	04/21/2020			

Initial Comment / Request

I am writing to ask Romspen to remove the proposed rezoning of Hole 14 from the official application they will submit on April 30. Their proposal shows a road accessing this site, and Romspen does not own the land the road would have to cross. They fail to mention this fact in their application, including the video, even though they have acknowledged in meetings that they are fully aware of it.

I am a part-owner of the land that Romspen wants to build on. This land belongs to the Vistoso Community Association, of which I am a member.

If Romspen persists in leaving the Hole 14 proposal in its application, I ask that the Town reject that part of the application immediately and give it no further consideration. Romspen has no right to ask the Town for permission to build on property they do not own, and the Town should not give formal consideration to a request from one property owner to build on property owned by someone else.

If Romspen believes that they can obtain permission to build on someone else's property, the Town should inform them to resubmit another application once they have secured that permission. Note that there is no reason to believe that the Association, whose membership includes over a thousand area homeowners who are opposed to Romspen's request, would ever grant permission. These homeowners are prepared as well to take legal action to prevent Romspen gaining this permission.

Romspen has been caught submitting an application to the Town which seriously misrepresents the facts. They know that the Town will not approve a request to zone an area as residential if there is no way to access that area, so they have intentionally indicated that there is access. At best, this is an attempt to sandbag the owner of this property by getting Town zoning approval first, and then applying pressure of one kind or another to gain permission, using the Town's action as a bludgeon.

The Town of Oro Valley should refuse to take part in this attempt to violate my property rights and those of my fellow homeowners in the Vistoso Community Association.

Thank you for your consideration and response to this comment.

Stan Riggerbach
13086 N Toucan Dr

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Neighborhoods strongly oppose attempt to cross our property lines to build on Hole #14	04/20/2020	04/20/2020	CENTER POINT VISTOSO		

Initial Comment / Request

Romspen,

I believe you are aware that the Vistoso Golf Property does not have sufficient frontage on Desert Fairways Drive to allow you to build a road into the Hole #14 property. In fact, the golf property only touches Desert Fairways Drive at one point. The common areas of the Stone Terrace and Bella Vista sub-divisions form a boundary along Desert Fairways at this location.

The neighborhoods that border golf hole 14 (Summit South, Stone Terrace and Bella Vista) strongly oppose your attempt to cross our property lines to build on Hole #14. We will take any and every action, including legal action if necessary, to prevent you from obtaining an Easement. You will not violate our property lines.

Since you do not now have reasonable access to build on this area please remove the proposed rezoning of Hole 14 from the official application you plan to submit on April 30 th.

Thank you,
Ray Barth
985 W Golden Barrel Ct
Summit South

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen re-zoning application concerns	04/20/2020	04/21/2020			

Initial Comment / Request

Folks - in the Romspen-sponsored video, Ms. Morales referred to a "win-win" situation for the community and Romspen if the re-zoning application plan was approved - what nonsense! Let's take a look at some of the supposed community "winners" (aka the actual "losers") in the proposed plan: 1) 87 acres of land zoned as open space/recreation and voter-approved in 2016 by the town of Oro Valley would be lost forever - all Oro Valley residents have something at stake in this, not just the adjacent property owners who, of course, are particularly exposed to the zoning change; 2) Wildlife would be forced to relocate; 3) The reputation of the Town of Oro Valley regarding land-use decisions would suffer - i.e. the 10-yr. General Plan was voter-approved in 2016 and then tossed out in 2020 by allowing re-zoning of the Vistoso Golf Course land - what good was the General Plan?

The real "winner" in the re-zoning change? Romspen, a predatory mortgage investment company whose sole purpose in picking up the distressed Vistoso golf course was always to develop it and secure improved profits for its investors.

Please, for the sake of our community, deny this re-zoning request!

Don Wagstaff

Center Pointe Vistoso resident

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/20/2020	04/21/2020			

Initial Comment / Request

Town of Oro Valley/Romspen,

As a resident of Summit South in the Center Pointe Vistoso neighborhood, I strongly oppose development on hole #14 of Vistoso Golf Club. In addition to the obvious reasons (property values, views, displacing animals, destroying the desert, etc), I believe there are a few other points worth considering. First and foremost, being the safety of the Innovation Academy community.

All 3 of my kids attend Innovation Academy, and I personally drop-off/pick-up on a daily basis. Pickup is especially crowded in the afternoons on W. Desert Fairway Drive. There is always a line of cars on the street awaiting entrance into the school which makes the road extremely congested and a struggle for passing cars/bicyclists. In my opinion Desert Fairway (a 2-lane road) is not large enough to safely introduce another access point directly across the street from the school. This is unlike Painted Sky Elementary which is located on a 4-lane road. I believe this is both an inconvenience and safety issue for the IA community. Not only does the introduction of another neighborhood bring more local traffic, but it also brings more contractors, garbage trucks, mail trucks, and other service vehicles. How are you going to address the safety of our children? Have you talked to Principal McConnell or the School Resource Officer to get their opinion on the development and the safety concerns for our children? How would you logistically develop this land with school in session?

Second, I received documentation that there isn't even an access point to the proposed development. That in order to get an access point to the development either VCA or a judge would have to grant an easement through Bella Vista/Stone Terrace. This seems like a stretch!

Third, Oro Valley would have to go against the general plan and rezone hole #14 as medium-density residential when originally zoned golf course/recreation.

I think there are a significant number of issues that would affect this community and the negatives in my opinion overwhelmingly outweigh the positives. Is the safety of our children, the disruption in our community, and values of our property worth building 24 new homes? Romspen, absorb your loss and move on!!! It's not our fault you made a bad investment in a

failing golf course.

If the rezoning is approved, my wife and I will strongly consider moving to a new neighborhood. We built our house in this community 3+years ago specifically for the views, quiet enjoyment, safety of our community, and easy access to IA.

Thank you!

Erik Freytag
929 W Golden Barrel Ct
Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Letter Regarding Vistoso Golf Course Rezoning Proposal	04/20/2020	04/21/2020			

Initial Comment / Request

- > Dear Oro Valley Town Council,
- > As a resident of Oro Valley, I believe this proposal to open the Vistoso Golf Course to rezoning for rentals, medium and high density residential, and a senior assisted living facility, will bring no benefit and much duress to all of us in the Rancho Vistoso and entire Oro Valley community.
- >
- > All of we current residents who bought along this golf course planned to have this course, the open space, and the natural setting created by the golf course as our community and residence.
- >
- > When the course was abandoned, it became a recreational area for residents and a sanctuary for wildlife, including herds of deer, bobcats, an abundance of birdlife and other mammals.
- >
- > To allow the destruction of this 202 acre preserve/recreational area/wildlife area would be devastating to the connecting community and also to the natural habitat that dwells in this area.
- >
- > As I have viewed the proposal, many questions and concerns have emerged; too many for one letter. In short, it is clear that this rezoning will bring more harm than good to our community.
- >
- > The specific questions and concerns I have at this point;
- >
- > 1) The assisted living, rental homes, and high density new residential homes will be focused in the upper area of the golf clubhouse which will put a huge amount of traffic onto Vistoso Highlands Drive. The resulting congestion, stress to the roads, and eventual need to widen the road to deal with this enormous increase will be one of those harms. The truck traffic to accommodate delivery services to the senior facility, the employees of the facility, the visitors, and the new residents of the rental houses and apartments, and other new homes, will radically change the area with this huge increase in traffic. How does the developer plan to mitigate all of this?
- >
- > 2) This increase in residents and this new facility will stress other infrastructure as well. There will be added need for police, fire, medical facilities, and schools. Who will pay for the added stress on all of these areas of our economy?
- >
- > 3) We are told the owner/developer of the land is a Canadian based company. It is clear that the benefits of this development will be enjoyed by this foreign company, while we the taxpayers and residents of Oro Valley, who strongly oppose this development, will bear the costs and harms far into the future. How is this justified?
- >
- > 4) A majority of the homes adjoining the golf course do not have walls that partition for privacy. When they are suddenly abutting other houses, apartments or rentals, who will pay for the privacy needs of those homeowners?
- >
- > 5) When the Rancho Vistoso community was master-planned, the golf course was the centerpiece, creating a beautiful open space, minimal traffic, and adding beauty and quality of life to the area. This proposed senior facility, many rental homes, and other levels of density of homes, will completely change the character of the area, change the quality of life for Oro Valley residents, and be detrimental to us all and the entire area. Again, what is the benefit to us and how is this justified?
- >

> 6) If we are to look at the natural surroundings and wildlife, there will be a massive destruction to so much of this area that it will not be understood until well into the future. We would like to have an environmental impact study done to understand the amount and diversity of wildlife that is living in this preserve before it is destroyed and forever lost. Is there a plan to do an environmental impact study?

>

>

> I understand the objective to build and grow, but building can be, and is being done appropriately in areas where there are not already homes and families that will be negatively impacted by the construction, the degradation of the air quality during the bulldozing, the noise, the disturbance, and all of the other negative impacts I've already mentioned.

>

> When we look at the entire burden this project will cause to the citizens of Oro Valley, it is clear the Canadian company will be benefiting, and we will be bearing the brunt of a project that is not desired or welcomed in this area.

>

>

> Thank you for accepting our concerns and I sincerely hope this project will be carefully considered by the town council, and the proposal for rezoning denied.

>

>

> Sincerely,

>

> Daniel R. Petrovich

>

> 13038 N. Woosnam Way

>

> Oro Valley, AZ

>

> 503-791-7982

>

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/20/2020	04/21/2020			

Initial Comment / Request

Town of Oro Valley,

Please consider the negative impact of the Romspen rezoning of the Vistoso Golf Course.

1. Formost: Over population of a “resort/vacation” area. This puts density into the relaxation spirit of the neighborhoods and extra wear on the road, water, and utility systems.
2. Two story buildings will destroy the views of a resort area.
3. Introduction of an assisted living facility would be an invasion of an existing residential neighborhood, causing more traffic and noise.
4. There are already enough active or planned assisted living facilities in the area.
5. Wild life would suffer from the housing density.

The Vistoso Golf Course, as it exists now, presents paved paths for easy walking for senior citizens which make up a large percentage of Rancho Vistoso. It is now seeing great usage.

Jo Ann Huette
1009 W. Mulligan Dr. Lot 2
Oro Valley, AZ. 85755
Rancho Vistoso Neighborhood No. 11
Fairfield Rancho Vistoso No. 1

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	vistoso golf course	04/20/2020	04/21/2020	CENTER POINT VISTOSO	Wesley	Beckstead

Initial Comment / Request

Thank you for the fine video presentations concerning plans for amending the general plan etc.

I looked over the plans for rezoned usage and it brings up a thought. If Ramspen were allowed to build a senior center or living spaces, the rest of the property shows up as trails etc. Could this end up being an incremental process where the owners of the property will again start action to further develop the rest of the unused land later on? I understand the losses they have suffered with this property and the need to recoup these deficits, but would allowing this process just start up another round of development over the years anyway?

The owners would still be paying taxes and maintenance on the trails, so unless there are fees for usage or some other plans, they would be carrying this burden into the future. Could we get an agreement from them to sell the rest of the former golf course, to some entity, for parks and trails and put it under city, county or state ownership to prevent future development of the rest of the property?

I have seen this sort of incremental approach before, so without some guarantees or plans for the far future this could just end up like the rest of Oro Valley and go under development until it is all gone.

The other alternative would be to prohibit any usage of the property at all, taking away the property owners rights altogether. I don't think that is a fair or correct choice either. We need to seek some compromise, somewhere. Some sort of restricted usage, carefully guided, might help all of us. Who knows, in the not so far future many of you sitting on the board might just need to move into the very senior assisted living facility being planned if they are allowed to build one. Certainly there is some middle ground that would benefit everyone involved, especially the residents of the homes surrounding the golf course now, while allowing the owners to reasonably get back some of the investment they have made.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	vistoso golf course -	04/20/2020	04/21/2020	VISTOSO GOLF CASITAS	Johnson	Barbara

Initial Comment / Request

pls send me the materials you have (including the mentioned 4/10 video) re: issues w/the proposal for what should happen to the former Vistoso golf course land. .

thank you

barbara

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course	04/20/2020	04/21/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Thomas	Moses

Initial Comment / Request

The proposed Amendment to Reclassify and Rezone the Vistoso Golf Course incorporates several large “Open Spaces” with abundant native wildlife. To conform to the General Plan and Chapter 27.10 of the Oro Valley Zoning Code, “minor” wildlife corridors should be incorporated in the proposed amendment to link the “Open Spaces”.

Minor wildlife corridors are needed between:

- Golf Hole #2 and Golf Hole #10
- Golf Hole #13 and Golf Hole #14
- Golf Hole #6 and Golf Hole #8

These minor wildlife links are essential to maintaining connectivity within the Open Space areas identified in the Environmental Sensitive Land (ESL) Ordinance. Section 27.10.e.4.ii of the Oro Valley Zoning Code states that wildlife linkages provide a unique and necessary connection to other Environmental Sensitive Open Spaces (ESOS) areas and serves as a habitat for movement of wildlife.

These wildlife corridors are also essential to be in conformance with some of the key policies of Our Future Your Voice necessary to maintain the natural environment and beauty of Oro Valley:

- SD.7 - Enhance, protect and create and restore native biological habitats, especially along wildlife corridors in order to benefit native plant and wildlife habitat and species movement.
- SD.9 – Provide for safe wildlife movement near man made features which potentially disconnect wildlife corridors.
- 8.4.2 Sonoran Desert Resources Focus - Connect habitats through wildlife corridors

Fairfield No. 1

Thanks
Tom Moses
1168 West Titleist

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course	04/20/2020	04/21/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Thomas	Moses

Initial Comment / Request

The Amendment submitted by to reclassify and rezone the Vistoso Golf Property does not meet the requirements of Chapter 27.10 Environmentally Sensitive Lands nor the goals and policies of the General Plan – Your Voice Our Future.

Since the golf course has an Environmentally Sensitive Land (ESL) classification of Resource Management Area (RMA) Tier 1, 66% of the 87 acres (~59 acres) in the Amendment should be set aside as Environmentally Sensitive Open Space (ESOS). According to Chapter 27.10 of the Oro Valley Zoning Code, this ESOS shall have a recorded Open Space Easement or Deed Restriction. This leave only ~18 acres for development in the Amendment area.

If the other 115 acres shown as Open Space in the Illustrative Use and Conceptual Site Plans are included in the Amendment, then 66% of 202 acres (~133 acres) needs to be designated as "Open Space" or ESOS. This leaves only ~ 71 acres (not including the club house lot) for development.

There has been some discussion that since the golf course was “developed” prior to implementation of the Environmentally Sensitive Land Ordinance (ESLO) on 7/19/11, then the ESLO would not apply. The golf course and club house were built prior to implementation of the ESLO. At the time that ESLO was implemented, it was determined that the club house lot was developed and should be classified as “Developed Area” in the ESL Map. At the same time it was determined that the golf course was environmentally sensitive land and was classified as RMA, Tier 1.

↔Section 27.B.1.b.2 of the Oro Valley Zoning Code clearly states in part:

Rezoning applications, including new PAD applications, shall be subject to all the provisions of the ESL conservation system. Applications to amend PADs or rezoning conditions in effect prior to adoption of the ordinance codified in this section are subject to all requirements herein when the proposed amendment includes changes to density, intensity or use unless at least twenty-five percent (25%) of the site has been developed with infrastructure and finished building pads.

The golf course (with the exception of three bathrooms) has not been developed with infrastructure nor building pads. Only 65-70 acres has turf, greens, cart paths, etc.. The remaining 130-135 is untouched Sonoran Desert. In addition, TABLE 27.10-3 states that golf courses qualify as ESOS.

In summary, the classification of the golf course as RMA, Tier 1 as shown on the ESL map is correct. The golf course is ESOS and subject to all the ESL requirements including setting aside 66% of the area as Environmentally Sensitive Open Space with the requirement that it be recorded by easement or deed restriction.

Fairfield No. 1

Thanks
Tom Moses
1168 West Titliest

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso golf course	04/20/2020	04/21/2020	RANCHO VISTOSO NEIGHBORHOOD 11	ronald	ostby

Initial Comment / Request

I wonder if the leadership Oro Valley has explored and/or sought ideas(with respect to the Vistoso golf course) from the large charitable environmental organization---The Nature Conservancy?

The Nature Conservancy has established relationships with "The Center For Whole Communities" and "Urban Footprint".

Their efforts are to show the benefits to the citizens of communities to become "Great Green Cities".

It seems to me that if the city has not, it would be a benefit to the citizens of Oro Valley to receive the prospective of an experienced environmental organization with the capability--such as--The Nature Conservancy.

This would provide the citizens of Oro Valley an alternative to just more "Brick and Mortar".

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Citizen feedback on proposed Vistoso Golf Course development	04/20/2020	04/21/2020			

Initial Comment / Request

All:

I have read the 400 posted responses to the Town so far and I see that the people OVERWHELMINGLY have it right-UPHOLD the General Plan.

Both development proposals are unacceptable to me. Keep the zoning in Rancho Vistoso recreational/open space and keep our property values.

It is time that the OV Town Council do what the citizens want and not the developers. When the "Green Shirts" complained about destroying property values, you agreed to maintain their value by keeping the golf course open.

This has set a precedent and it is also costing the Town a great deal of money each year.

Having any video meetings etc. during the Pandemic is not acceptable. Also, any proposed "smaller" meetings with HOA sub-reps is NOT acceptable. An individual rep does NOT represent each and every homeowner.

This seems like a feeble attempt at an end-around. Let the Romspen representatives read the responses and see what the people want.

Lori Molnar

Tessali Way

Siena

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/20/2020	04/21/2020			

Initial Comment / Request

To the Mayor and Town Council,
I feel it is important that all residents of Rancho Vistoso are accommodated in the plan amendment and rezoning process. Proceeding with application review remotely causes problems for residents without access to the internet, and limits the dialogue necessary to fully address all the issues. By proceeding remotely , you are hindering citizen input.

Michael Rashkind
1160 W. Titleist Dr.
Oro Valley, AZ 85755
Fairfield Rancho Vistoso

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course Development	04/20/2020	04/21/2020			

Initial Comment / Request

Hello
I urge the Town to reject Romspen's April 30th application to develop the Vistoso Golf Course because the application proposes development near Hole 14 via an access road from Desert Fairways Drive.

The proposal is flawed because the access from Desert Fairways Drive crosses property that is not owned by Romspen, and Romspen has no easement from the property owner to cross.

Thanks you.
John Ianno
12884 N. Eagleview Drive.

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/20/2020	04/21/2020			

Initial Comment / Request

To the Mayor and Town Council,
 There are 2 issues that I hope the governing bodies will consider in the review process.

INTENT. Clearly, the Vistoso Golf Club property was designed as an open space/recreational amenity as part of the Planned Area Development(PAD) zoning for the Rancho Vistoso community. By allowing a large portion of the golf course open space to be converted to a more intense use(residential, institutional) now, Oro Valley would be eliminating additional open space. This portion of Rancho Vistoso already has limited open space, and this plan amendment would further reduce it. As a PAD, open space should be preserved and should be accessible to the residents.

PRECEDENT. By approving the proposed general plan amendment and rezoning, Oro Valley would be setting a precedent for future actions that may occur as other open space throughout Oro Valley is considered for more intense development.

I hope that the Town Council will consider the original INTENT under which the Golf Club at Vistoso was developed, and also consider the PRECEDENT that changing the General Plan for this application would create.

Please deny this application.

Michael Rashkind
 1160 W. Titleist DR.
 Oro Valley, AZ. 85755
 Fairfield Rancho Vistoso

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Preserve Vistoso!	04/20/2020	04/21/2020			

Initial Comment / Request

To all,

We lived in Oro Valley from 2000 to 2007, and started our family there with the birth of our daughter in 2002. We enjoyed every moment of living in Oro Valley until my job required us to move out of state. Our daughter is going off to college in the fall and we can finally move back to Oro Valley.

We have paid attention to what was taking place in Oro Valley over the past thirteen years and have been impressed with the growth while remaining a well planned community. Is the town's leadership still focused on the community? That is a very serious question we ask ourselves as we prepare to move back to Oro Valley in a few months.

In early January we decided to purchase a home within Richmond American Home's new Vistoso Highlands development (460 W. Saguaro Arm Trail - Lot 32). We selected a lot that backs to the old Vistoso golf course since we love the desert landscape and peacefulness of not having a home directly behind us. Before picking the lot we researched the area and discovered there was an effort to preserve the Vistoso golf course land and ideally turn the course into a nature preserve and community trail. We also learned of the citizen approved Oro Valley General Plan established in 2016. This information solidified our decision to come back to Oro Valley and build our dream home in the Vistoso Highlands subdivision.

Unfortunately, we were not aware of Romspen's plans or we would not have selected the lot or that development, and possibly looked to live somewhere besides Oro Valley. If Romspen's plan is approved they will build a house directly behind us! There is not even a "buffer zone" between the Vistoso Highlands subdivision and the planned custom lots like there is for most other areas of Romspen's plan. This will allow Romspen to encroach even further on our home. It is too late for us to change our decision since we are financially obligated to build the house, but it is not too late for the town of Oro Valley to do what is right for its citizens!

While this change would impact us directly we are also fighting for all the citizens of Oro Valley. Approving Romspen's plan will negatively impact all Oro Valley residents and tarnish the reputation of this town. Who would want to move to a town that prioritizes developers over its citizens and not preserving our natural habitat? We will be asking that question until the day this issue is decided.

Regards,

Allison and Joe Gallagher

781-654-7844

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Proposed General Plan Amendment and Rezoning	04/20/2020	04/21/2020			

Initial Comment / Request

Romspen is proposing the rezoning of the area identified as Desert Fairways Drive or Golf Hole #14. When the current residents purchased their residences located on the street side of W Golden Barrel Ct that backs up to this area, they paid high lot premiums to have views of beautiful Sonora desert and views of the Santa Catalina mountains. Romspen is proposing the development of new residences that will be jammed up next to the current residences. This will result in the loss of the views that we now enjoy and paid for. Without any question this will also hurt our property value. By approving the rezoning of this area, the town will be helping Romspen to recover from a bad investment. Who will help us the current resident to recover from the loss of our property value? Many of us are retirees, and we don't have the years left to recover from such loss.
Maria Young 977 W Golden Barrel Ct Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/20/2020	04/21/2020			

Initial Comment / Request

Oro Valley: First, let me again express my disappointment about your addressing this situation digitally. This process cannot take the place of in-person meetings, with the instant give & take that that allows. This is not fair to the some 2700 owners who will be affected by your decision. AND scheduling meetings in August & September does not take into consideration the many home-owners who will be at their primary homes in other states at that time.

That being said, let me address some of the issues:

The retirement center or plan B housing development will affect many people in the vicinity of the driving range. This would spoil views & increase traffic & noise (sirens). I'm sure the owners will supply you with their own thoughts on this.

The "rentals" in the location of the pro shop & beyond. Does this fit in with residential plan of the area, not to mention the additional traffic?

The "4 unit bldg" development which would surround & entrap GOLF CASITAS II. This has been our winter home since 2011. We have enjoyed the desert

landscape, the sunsets, the views of three mountain ranges--all from our patio. Instead, we would be facing, with NO SET-BACK OR BUFFER ZONE, multi-

story buildings and a new road, with all the additional traffic & noise. The desert off our patio is THE reason we bought our condo & the reason we paid

a premium price. You CANNOT let this happen. Rompsen's representative cleverly GLOSSED OVER this part of the plan & the ramifications for the

owners in GOLF CASITAS II.

The TRAFFIC, in general. La Canada & Rancho Vistoso are already congested! Vistoso Highlands Dr has heavy traffic, not only from the residents, but also

because it acts as THE service entrance for Stone Canyon. More traffic would be a disaster. Also, there is the matter of traffic in the area of the school.

Rompsen's rep said that a traffic study would be done, but this Virus situation is going to affect traffic for at least the rest of this year. Your decision MUST NOT be made without such a study.

Rompsen itself: It appears to be a slick Canadian Company, which has used this ploy before--buy-up questionable golf property, with the intent to actually use it for more profitable development. Did they really have no credible offers for the golf course? We only have their word on this. Did they really try to make the golf course profitable? We have heard from other golf courses that Rompsen mis-managed it. Their rep in the presentation used a lot of VAGUE terms to describe their plan, like "may", "usually", "typically". What is the reality???

Their Plan B seems a little like a carrot/stick situation, making the choice the lesser of two evils. LASTLY, no mention was made about gifting the undeveloped property to Oro Valley, or any other entity. What is to prevent Rompsen from coming back at a later time to ask for more zoning changes? This is a very slippery slope. Rompsen's rep described this as a win/win plan, but, in reality, the only one who would win is Rompsen.

I ask that you do NOT approve Rompsen's request for re-zoning. The financial problems of this company should not be more important than the concerns of your citizens.

Thank you,

Shirley Younkin
695 W Vistoso Highlands Dr, #107
Oro Valley AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Vistoso Golf	04/20/2020	04/21/2020			

Initial Comment / Request

Sent from my iPad
Susan

Begin forwarded message:

> From: Susan Flynn <susanbflynn2@gmail.com>

> Date: April 19, 2020 at 12:22:24 PM MST

> Subject: Vistoso Golf

>

> I have lived on the Vistoso Golf Course for nearly 20 years. I would very much like to see the area preserved as open space for recreation. Healthy lifestyles are touted by the town and practiced by many citizens. Since the course has closed, I see lots of people walking, riding bikes, pushing strollers, and even using motorized wheelchairs on the cart paths throughout the day. Clearly there is a need for accessible recreational space in this part of Oro Valley. North of Tangerine we just have little pocket parks that are maintained through HOA fees. I ask that the town be fair to all its citizens and be responsive to our needs. Thank you.

> Susan Flynn

> Fairfield

>

> Sent from my iPad

> Susan

>

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Proposed General Plan Amendment and Rezoning Project No. 2000844	04/20/2020	04/21/2020			

Initial Comment / Request

Ladies and Gentlemen,

I am writing in opposition to Rompsen's request to rezone the Vistoso Golf Course to enable them to build a senior facility and more residential housing. As a resident of the Rancho Vistoso community, I can assure you first hand that it is already densely residential, particularly in the area that borders the Vistoso golf course. We certainly don't need another senior center in the area, having more than enough. Given that demographically the area skews older, we ought to be doing what we can to encourage younger residents to relocate to the area by ensuring good schools and a strong business infrastructure. A senior center won't accomplish that. They (and existing residents) also want open space, which is in short supply up here. Maintaining the zoning will help the residents preserve the limited amount of open space that we have here. I recognize that the plan includes maintaining some open space. However, since this plan has always been presented as a Phase I, I have no confidence that Phase II won't include rezoning the open space for more, unnecessary, residential housing.

Second, as a resident who backs up on the golf course, I am concerned about the impact that this proposition will have on my property values. I believe that my value has decreased as a result of the golf course closure. Further development will further suppress my value. And, I purchased this particular lot precisely because of the access to and availability of open space.

Finally, Rompsen has not dealt with the community in good faith and should not be rewarded for its bad behavior. In particular, Rompsen has received several offers to purchase the property at above market values. They refused the offers--precisely because they want to inflict harm on this community by building a whole bunch more ugly housing. They never intended to seriously consider the offers. I think their bad faith is also reflected in the speed with which they are trying to jam through the rezoning application, as well as the way in which this application is being considered.

This council and this mayor were voted in precisely because the last administration was way too intent on overdeveloping the community. I hope that you honor the opposition and uphold the spirit in which you were installed in office and reject the proposed application to rezone. I also understand the need to collect comments by written material, but have serious concerns that evaluating this proposal in a manner that violates state and local open meeting requirements.

Sincerely, Katherine Hahn 13446 N. Flaxleaf PI

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/20/2020	04/21/2020			

Initial Comment / Request

Mayor, Town Council, all concerned decision makers,

My wife and I moved our permanent residence to Oro Valley in 2017. We fell in love with many things about the town and its people. We still feel that way. I am submitting this email because we are totally opposed to the rezoning and proposed changes to the town plan that have been proposed by Rompspen. It does not take a rocket scientist to see that this foreign entity has only one thing in mind when looking closely at the proposal, and that is their bottom line. It's all about a number in their balance sheet. As a resident of the town, and as sworn leaders and caretakers of the town's well being I surely hope that you can see what is blatantly obvious and that this rezoning would have everlasting detrimental effects to so many of our fellow residents. Please do not allow this non caring corporation to pack condos, hundreds of houses, and elder care facilities (which there are already plenty of) on our beautiful open spaces. I urge you to do what obviously is the best thing for OUR TOWN. Do NOT approve this plan. Rompspen does not care about us.

Respectfully,
Paul Krzyznieski

13212 N Downy Dalea Ct
Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	vistoso golf course	04/20/2020	04/21/2020			

Initial Comment / Request

Rompspen, the Canadian investment firm, made a bad investment decision when it assume the IRI mortgage for the golf course. That is not the fault of the residents who live near the former Vistoso Golf Course. Why should your constituents have to pay for bail out Rompspen? We need to keep the area as a nature preserve and community trail.

Pat Sturmon
13214 N Fluffgrass
Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	vistoso golf course	04/20/2020	04/21/2020			

Initial Comment / Request

On certain golf course holes, Romspen has proposed rezoning from recreational to open space? Why are they proposing that? Does this mean Romspen plans to donate the land and to whom? Would the Town accept the property? Would Romspen donate a substantial amount of money to help improve the donated area -- restoring the turf to desert habitat?

Pat Sturmon
520 591-2583

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/20/2020	04/21/2020			

Initial Comment / Request

Romspens interests should not be a priority over owners and resident of OV

We as a long-time resident of Oro Valley, moved here because it was a planned community. We liked the idea that planned communities take some of the real risks out of property ownership . Enforced care for property, control over what can be built next door, rules to avoid the orange house color next door etc.

What I did not expect was a town that seems more concerned with Romspens property values than the values of homeowners.

Romspen purchased the property as Recreational -202 acres. Only 6 acres zoned for development.

My assessed value just went down 6.5% this year- If I could even find a buyer it would be down 10-15% in value minimum.

Using Zillow values - When you calculate even a 10% reduction in home values on the course we are looking at \$25 million in lost value on the course.

So Romspens need to recover 8 million in losses is more important?

The truth is, Romspen never did what was needed to promote or restore the course. They just kept business as usual and then after a half hearted effort to sell as a golf course at an inflated value, decided to develop every square inch they could.

The Quarry Pines course is for sale, \$1.7 million. Romspen was asking \$3.5 million for a course that had huge deferred maintenance issues. The appraised value as recreational space was \$1.7 for Vistoso. Ask the employees of OB that worked there- their hands were tied – no improvement, minimal maintenance and no money or manpower for increasing membership or player counts.

Why are Romspens interests more important than OV's resident's.

None of us can manufacture open space. Once it become housing there is no going back.

Keep this recreational gem intact. When you look at the property 140 acres are desert landscaping only 60 acres are fairways or greens. Why give up gorgeous desert property along with impacts on wildlife as well as privacy and views for a little more development.

This would be a decision that we will all regret, just to help an Canadian corporation that purchased this property knowing it was zoned recreational

Roy Hoff

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso plan	04/20/2020	04/21/2020			

Initial Comment / Request

I have only received one ticket and number from this site, so not sure my other comments have gone through. This is cut and pasted from a few days ago, so may be a duplicate.

Another day, so it is time for another email to our Oro Valley Council members. Limiting citizen input to emails and video responses to questions should not be a substitute for in-person neighborhood meetings. Let's get real about what COVID 19 is doing to our nation, our state and our community. We are distancing, and not coming together as we should. The Town needs to pause the process until we can have in-person meetings. It is not fair that one owner and one developer can continue with a process that is meant for our citizens of our community to part take in....in a real substantial manner. STOP this process of a petition to rezone NOW and let your community have input FACE-to-FACE in a variety of meetings and formats when this pandemic is over.

Mary Stecklein, Fairfield Vistoso, 1149 W. Mulligan Dr, OV

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/20/2020	04/21/2020			

Initial Comment / Request

Vistoso -Hole 14 an example of predatory behavior

The audacity of Romspen to assume they can force an easement into hole 14 shows their lack of concern for people and property.

We have reviewed the law and this is predatory. Is nothing sacred to them?

Luckily our town can see though this kind of behavior and they have undoubtedly seen this kind of behavior before.

Right now there are expensive bathroom facilities and a very expensive cart path creating 4 plus miles of usable paths. There is a building being used by VCA and a parking lot for people all over OV to access the property

Romspens plans destroy this.

Who pays to build new bathrooms and paving of new connecting paths? Who pays to put in a new parking lot? The building that VCA uses will be destroyed.

Why do they get to tear our original desert areas and destroy our animal habitat?

Please deny this corporate giant this destruction of such a pristine property.

Maggie Hoff

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Center Pointe Community Association Letter to Oro Valley Town Council	04/20/2020	04/21/2020			

Initial Comment / Request

Attached is a letter from the Center Pointe Vistoso Community Association.
 Thank you,
 Jane Baker, President Center Pointe Board of Directors
 [attachment name=Center Pointe Letter.pdf]

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Opposition to the Vistoso golf course rezoning process	04/20/2020	04/21/2020			

Initial Comment / Request

To: Zoning committee, Town of Oro Valley

The current homeowners bought their properties on the golf course with the clear understanding that the golf course would be there as an integral part of the community. Most of them paid high premiums for the privilege of living adjacent to a golf course. That was a clear contract between the homeowners and the city of Oro Valley. Had the homeowners known of any possibility of losing such a privilege at a future date, many would have acted differently. Given this commitment, the city of Oro Valley cannot, under any circumstances, allow the proposed rezoning process to move forward.

We are opposed to any changes to the existing Vistoso golf course zoning plan. The best plan for Oro Valley would be to acquire the Vistoso golf course in its entirety, and convert it to nature preserve with walking trails and biking paths.

Dr. B. De
 Ms. M. De
 Residents of Rancho Vistoso since 2007

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Change in General Plan	04/20/2020	04/21/2020			

Initial Comment / Request

Since moving to Oro Valley from California in 2014, my disappointment with how the town has handled "citizens business" as related to development or redevelopment has been strong. Now the town has to deal with the tale of two courses. One course the town council saved in the cover of darkness (we all know this to be true) and another course the town refused to get involved with.

Now, the applicant is requesting a full zoning change. An applicant that has been less than honest as they navigated the closure and possible rescue plans post their abandonment of the course. Let's be honest here, the applicant abandoned the course and lacks credibility moving forward.

This household, whom does not reside on the course, DOES NOT support a change in the general plan for this project. NO CHANGE TO GENERAL PLAN. If bad faith applicant wants to develop what is already zoned, fine ... that is their right.

Again, WE DO NOT SUPPORT A CHANGE TO THE GENERAL PLAN.

Daniel Seifried
13422 N Piemonte Way, Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Opposition to rezoning	04/20/2020	04/21/2020			

Initial Comment / Request

To Whom It May Concern,

This is a letter in opposition to rezoning.

We moved to Oro Valley three years ago based on its natural beauty, open spaces and the fact that it appeared well managed. Our house is in Stone Gate and abuts the sixth fairway of the former Vistoso golf course. We paid a large lot premium for the privacy and unobstructed views of the golf course and mountains. We were trying to avoid the explosion of new housing developments and urban sprawl happening throughout Tucson.

Currently we are looking over a large housing development being built along the south side of the sixth fairway. The thought of building another housing development in between, i.e., on the former sixth fairway, is appalling. To ruin the beauty and natural animal habitat just to squeeze more unneeded houses into a confined area would be to totally ruin the quality of life in Oro Valley. This proposed project would not fulfill any urgent need or critical housing shortage. It is merely an investor attempting to make money with indifference to the community. It is important for local government to protect its residents and community.

Of course the owner of the property would like to sell it to a developer and make some money. But the seller would not have to deal with the consequences of destroying a beautiful neighborhood. On the other hand, the thousands plus residents that live here will suffer the issues relating to this urban sprawl (homes, lights, noise, traffic, etc).

We bought in this location based on the zoning. To change the zoning without a compelling reason would be a travesty and cause permanent damage to the community and the city. We cannot let this happen!

Respectfully submitted,
Bob grossman

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Opposed to the Vistoso golf course rezoning process	04/20/2020	04/21/2020			

Initial Comment / Request

To: Zoning committee, Town of Oro Valley

It is absolutely unethical for city council to consider this rezoning application during this pandemic. As we have stated multiple times in the past, the best decision for the city would be to acquire the Vistoso Golf Course and convert it to a Nature Preserve And Community Trail.

Dr. B. De
Ms. Mita De

Residents of Rancho Vistoso since 2007

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Zoning change request at Vistoso golf course	04/20/2020	04/21/2020			

Initial Comment / Request

The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, especially as the area north of Tangerine lacks Oro Valley recreational facilities.

Limiting citizen input to emails and video responses to questions should not be a substitute for in-person neighborhood meetings. The Town needs to pause the process until we can have in-person meeting!

Oro Valley needs to pay attention to what current residents want, not what the developers demand. As a resident living in Oro Valley very near this proposed development area, we moved here for the quiet, open area and views. I believe that developing this area would drastically alter its beauty and go against what we believed to be the goal of this Town. Please do not rezone this land for development!

Rompsen had NO INTENTION in selling the property for the fair market value the course was worth at the time of closure. Their entire plan was to wait and bide their time to get rezoning for the property. Thus, hopefully, getting more dollars for the property and changing the entire purpose of the land [i.e. such as a proposed assisted living facility]. This property was designated as golf course or park area [except for a few acres]. Rezoning without neighborhood meetings before a formal submission is accepted is NOT acceptable. With the current COVID-19 pandemic affecting the city, county, state and country it is NOT the time for these decisions to be made as the neighborhood residents are unable to attend meetings enmasse and voice disapproval. (These sentiments were written in a previous email by Robert Hartog, M.D. I copied and altered slightly. However, Dr. Hartog said this so well regarding Rompsen's intentions.)

I personally do not know any single Oro Valley resident who is in favor of this greedy rezoning application. PLEASE LISTEN TO THE RESIDENTS!

Cathy Kastner
13598 N Palo Brea Way
Center Pointe Vistoso

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso land re-zoning	04/20/2020	04/21/2020			

Initial Comment / Request

Oro Valley board:

I would like to provide some comments regarding the re-zoning of the Vistoso Golf land.

I am a home owner in the Golf Casitas 2 development, and I purchased my condo because of the location and view. I understand that there is a need to do something with this land for both the current land owner and the residents of Rancho Vistoso.

Here are my comments/questions:

1. Has the city of OV agreed to maintain the resulting open land and paths? Will they use and maintain the existing bathrooms on the land?
2. The Golf Casitas and other condos certainly will have their views compromised. In some areas of the map they have left a buffer area, but there is none for the Golf Casitas 2 area. Why is this?
3. The map and info indicates that the proposed multi family condos will be two story, but what will the pitch be from the existing Golf Casita's 2 homes to the new condos? Basically how will the view be affected?
4. Currently the Golf 1 (755) and 2 (695) Casitas share the usage and cost for their pool and exercise facility. There is no indication that the new proposed condos will have a pool area. What is the plan for this?
5. Why is there no committed plan for the pond on Vistoso Highlands?

As stated, I do understand the need to do something with this land, however it appears that the Condos are taking most of the hit on their properties.

Therefore I cannot endorse this plan, but I am open to other ideas.

John Brahm
695 W Vistoso Highlands, # 4-207

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Rezoning Request	04/20/2020	04/21/2020			

Initial Comment / Request

Good Morning, OV Town Government,

I write in opposition to the proposed rezoning request currently before the Town.

The current owner appears to believe that they are entitled to receive top dollar for whatever use they deem appropriate for land that has long been zoned for recreational purposes.

Everyone else who buys into Rancho Vistoso understands that they are purchasing property for its continued use as intended. I bought a single family residence. My property could obtain a higher value if I changed it to commercial use and I could profit from that. But that doesn't mean I can do so. I have entered into an agreement with my neighbors to maintain my property as a single family residence.

Perhaps I could make a million dollars if I converted my home into a multistory apartment building. So would that be acceptable if I felt so entitled?

What Romspen proposes rejects any notion of being a good neighbor and accepting the risks that we all take in owning property here in Oro Valley. I am not entitled to the ever-increasing value of my lot, nor am I entitled to always make a profit from any business enterprise in which I am engaged.

What I am obligated to do is live within the bounds of the General Plan and the PAD that applies to my neighborhood and the CC&Rs of my HOA.

So it is with Romspen.

It was understood by Romspen that they were purchasing a golf course. It has long been established, across numerous, sequential General Plans that this land is intended for golf or other forms of recreation.

If golf becomes unprofitable and untenable, then the proper recourse is to find a suitable alternative that is at least tangentially based on golf or similar recreation. Rompsen rejects this because it is unprofitable.

That this alternative results in a loss to the owner is not the fault of

the neighboring community who properly zoned the area for such use. Such a risk of loss comes with the territory of being a business owner.

There are numerous remedies under existing tax laws and regulations that cushion financial losses for business owners. There are practically none for private residence owners.

It is not proper to place the burden on a long-expected and predictable business loss such as golf has experienced upon neighboring property owners.

Again, if it looked like I would be taking a loss on my home, the proper response would not be to try to rezone it to something more profitable at the expense of my neighbors. I hold Romspen to the same standard.

It is also worth considering that in light of the current pandemic, the assumptions made by Romspen in the perceived demand for additional residential and assisted-care developments in our area need to be double and triple checked. We have not yet begun to calculate the economic cost of the mitigation of this pandemic (which could last for years) and a more prudent course of action should be contemplated by the Town in the short term. It may be advisable to consider a moratorium on rezoning requests of this nature until the economic situation becomes more clear.

There will be much less snowbirding in this area if people cannot travel. People who cannot sell their homes in the midwest or elsewhere cannot buy new homes here.

We should seek to avoid the situation we recently went through with the La Posada development near Oracle and First.

Thank you for taking the time to review my comments.

Sincerely,

Michael Reynolds
12955 N Camino Vieja Rancheria
Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Rezoning	04/20/2020	04/21/2020			

Initial Comment / Request

Hello,

My name is Steve Berkebile and I live at 13805 N Keystone Springs Dr in Oro Valley, AZ 85755 and want to express my thoughts on the proposed rezoning of the old golf course at Vistoso.

As a retired corporate business executive I can appreciate the need for the owners of the defunct golf course to find some acceptable level of financial return for their property; however a key component is for the owners to do this in a way that builds an acceptable level of trust with the existing homeowners who bought their properties in close proximity of the old golf course with certain expectations and commitments that were previously made to them. Without building any trust back this will be a difficult situation to resolve.

It is safe to assume now that the golf course is too far deteriorated for any other company to come in and fix it up; therefore balancing any future development with preservation of a desert nature trail seem to be the best solution for all.

My view is the any rezoning consideration, whatever the final configuration, should be contingent on two things being resolved up front:

1. Make immediate resolution of the 8th hole pond situation a required condition of any rezoning application request. Do not allow this situation to be delayed until a later date. Time won't make this situation any better for the local residents; it will only get worse. This is one of the biggest eye sores and detriments to property values along Vistoso Highlands and the homeowners will lose their leverage if this is promised to be resolved in the future.

Recommended solution: Having been in the construction field most of my life and after walking the property and understanding the elevation changes and flood plain issues on the old 8th hole I believe the pond can be reshaped and re-established by the developer where single story patio homes could be built around the pond to create a beautiful setting. The elevation change between the homes on Keystone Springs Drive that currently overlook the old 8th hole and the pond would allow a developer to put single story patio homes around the pond. The developer could keep the patio homes adequately spaced between the homes bordering Keystone Springs Drive and also keep their elevation such that you would not reduce the mountain views of the homes on Keystone Springs drive. furthermore the elevation of the pond and the patio homes compared to the lower ditch looks like all could be fitted to keep it out of the flood plane.

This alternative would allow incoming traffic to be closer to the Rancho Vistoso/Vistoso Highlands intersection; furthermore developing patio homes on old hole #8 could be a alternative to having four large custom home lots that are proposed for the old 6th fairway that negatively affects those homeowners on Bright Canyon Drive.

2. Guarantee that an established nature trail will be in place along the old golf course and that the rezoning applicant will create a fund to help pay for improvements and the the ongoing maintenance of the nature trail. This would go a long way in developing trust between the parties and reducing concerns about what actions the developer would take in future phased in development not yet made public to existing homeowners.

I recognize no development plan is perfect and compromises will have to be made if a solution can be found. I hope these ideas are helpful.

Regards,

Steve Berkebile

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course Rezoning	04/20/2020	04/21/2020			

Initial Comment / Request

I am writing in regards to the rezoning of the Vistoso Golf Course property. The proposed plan has an exit from the townhomes directly across from the school parking lot of Innovation Academy. This is a major safety concern. Safety of students, family, staff and the Vistoso Community are my priority. Additionally, the noise of construction directly across from the school for over a year is going to negatively impact student learning. As principal at Innovation Academy, I have work tirelessly to be a good neighbor and limit the impact the school has on the neighborhood. The proposed townhomes are going to negatively impact 500 students short-term (during construction) and long-term (traffic safety). Thank you

Michael P. McConnell
Principal
Innovation Academy
Cognia STEM Certified School
"Develop a passion for learning. If you do, you will never cease to grow."
Anthony J. D'Angelo

[cid:73048ED8-BF07-4F87-A4D7-238582EE3F05@hsd1.az.comcast.net] [Cogina]
[attachment name=image005.jpg]
[attachment name=image006.jpg]

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Casitas II Rezoning Plan	04/20/2020	04/21/2020			

Initial Comment / Request

We moved here to Rancho Vistoso in 2018 retiring after 42 years in my industry. What drew me to this recreationally zoned area was the beautiful Arizona weather, the wonderful Arizona landscape, abundant wild life and the tranquil and relaxing lifestyle. I had worked very hard over the years. It was not a difficult decision to invest my hard earned money in one of the Golf Casitas II condominiums. I totally enjoy living here and would not want to leave.

My concern over rezoning this wonderful recreationally zoned neighborhood even partially is real. I am particularly concerned about rezoning to a commercial senior care facility, HDR and MHDR's for those residents both condo and single family home owners that might be located within close proximity to the proposed multifamily developments.

There is so much that can be done to make this Vistoso Golf Club neighborhood even more appealing to current and new residents while leaving it on a recreationally zoned basis. The thought of making the proposed Romspen rezoning changes is concerning to all that live here as well as those that want to live here in the future.

Let's do the right thing for all those that have invested emotionally and financially in our homes and neighborhoods and make our recreationally zoned area an even better place to live in the future.

Charles Brewer 695 West Vistoso Highlands Dr # 110 Oro Valley AZ 85755 630-677-6434

Copies to:

CopyPreserveVistoso@gmail.com, jwinfield@orovalleyaz.gov, ask@orovalleyaz.gov

mjacobs@orovalleyaz.gov

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Letter from Daniel petrovich	04/20/2020	04/21/2020			

Initial Comment / Request

I am in complete agreement with Daniel's letter. Please read it thoroughly at the next meeting. Why would Oro Valley let a foreign national change the rules so drastically?

Joanne Mead
SUN CITY ORO VALLEY

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso plan	04/20/2020	04/21/2020			

Initial Comment / Request

We had been coming to AZ for 15 years prior to the purchase of our home in Fairfield Vistoso in 2011. We spent time in South Mt of Phoenix, Scottsdale, Ventana, and the Oro Valley/Tucson area. We kept coming back to Oro Valley due to the amenities, golf courses, beautiful scenery and access to 5 mountain ranges with desert scapes. We respectfully ask the Oro Valley Council to not take those things away from us. Building a commercial and/or high density development behind our property would directly impact our view of the Catalinas. It would also impact the desert landscape and abundance of wildlife we see daily. Please reconsider this rezoning application and make our area a preserve that all of Oro Valley residents will be proud of. Putting more development in this area impacts our roads, noise levels, lowers house values, brings more traffic 24/7 and more lights at night. Keep our area zoned as recreational for all to enjoy. We want to still see the stars in the Arizona sky. Have you walked the golf course lately? Have you looked at the sky? Have you watched the wildlife, seen the cacti bloom and viewed the mountains from our homeowners perspective; or have you just read the proposal by an owner who doesn't live here and a developer after profits?

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rompsen Vistoso Golf Plan	04/20/2020	04/21/2020			

Initial Comment / Request

I would like to address the proposal by Rompsen to the Vistoso Golf Course.

As a homeowner and tax payer of Oro Valley, I am adamantly opposed to this proposal.

The proposal for rezoning would cause significant negative impact on the community.

The land involved in this proposal is prime and beautiful property that would make a wonderful open space, wildlife refuge, and beautiful place to enjoy everything that Rancho Vistoso is so well known for.

If the rezoning process or change to the General Plan it would cause serious negative impacts on traffic, views, compatibility to the neighborhood and appropriate transitions. This proposal needs to be denied.

I also believe that Rompsen is manipulating this process by taking advantage of their filing time during the COVID-19 pandemic and the demographics of this area being at risk and fearful of making their voices heard.

Respectfully,

Lynne Sinnema

Director of Operations

(406) 549-2001 phone

(406) 581-7560 direct

(855)219-4567 fax

lynne@treasurestateoh.com

<http://www.treasurestateoh.com>

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[attachment name=signature.jpg]

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen re-zoning request - comment	04/20/2020	04/21/2020			

Initial Comment / Request

Folks - let me ask a question: Regarding Romspen's re-zoning application request, while in their current plan they show 87 acres being developed with the balance of the golf property staying as open space/recreation, are they in fact requesting in their application to have the entire 202-acre golf property re-zoned to ultimately allow for low, medium and high density housing? By getting the entire property zoned for development now, even while they show abundant "open space" in their current plan, will they not be able to come back at a later date with additional development proposals and target this open space (and build at their whim) since the property has already been re-zoned?

Boy, I hope I'm wrong, but if this is true, this would be a complete sham! Trusting a developer to maintain open space when they could in fact build on it at any time once the property is zoned for it, is like having the fox guard the hen-house. Certainly one more reason to deny Romspen's re-zoning request. Please, stop this nonsense now!

Don Wagstaff

Center Pointe Vistoso resident

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Additional Comment on the Romspen Vistoso Golf Property Rezoning Proposal	04/20/2020	04/21/2020			

Initial Comment / Request

In addition to the previous comments we have provided regarding the Romspen Vistoso Golf Property Rezoning Proposal, we have the following additional comment.

Another consideration that should be made regarding the review and action on that Romspen proposal is the potential use of that property by the City of Oro Valley for wildlife and conservation education of children and adults. The Amphitheater School District and Oro Valley private schools could utilize such a "Wildlife & Conservation Education" Center to teach appreciation and conservation of wildlife and the natural Sonoran Desert habitat to future generations.

We would propose that the City discuss that possibility with the Amphitheater School District and private schools in Oro Valley to asses any interest in such a program should the Vistoso Golf Property be acquired by the City of Oro Valley, possibly in association with State, County and private non-profit organizations.

We have made a shorter slightly modified version of our original previously provided Vistoso Wildlife Observations video link. Since I (Gordon) tend to get carried away with my videos, Anita has become our "Film Editor". The link to the new shorter version is below:

<http://www.kizoa.com/Movie-Video-Slideshow-Maker/d318936465kP1091995554o4I1/vistoso-golf-wildlife-observations-short>

Thank you for your consideration of this and all of our comments on this important issue to the residents of Oro Valley.

Gordon & Anita ParkhillCenter Poine Vistoso - Desert Crest II206-963-6590

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen Rezoning--Vistoso Gplf Course	04/20/2020	04/21/2020			

Initial Comment / Request

As a home owner in Fairfield at Rancho Vistoso the proposed re-zoning plans that current owner Romspen has proposed are being highly contested for a number of reasons--two to be mentioned here:

1. The increase in traffic flow on Vistoso Highlands Drive (single lane) would result in a major safety issue with the already numerous walkers, joggers, bikers that utilize the street along with a consistent flow of contractor traffic going in and out of Stone Canyon via Vistoso Highlands.

2. It's unfair to assume that the some 500--600 home owners in the affected area are willing to see their property values fall between 15%--25% in order that Romspen might recapture some of it's bad investment with the proposed zoning change. Home owners should not have to bail out operators making poor business decisions!

Thank you.

Nick Bebout

3.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen property	04/20/2020	04/21/2020			

Initial Comment / Request

Hello,
 My name is Michael Wifall, and I live in the Center Point Vistoso subdivision in the Summit North neighborhood, and my home backs to the Romspen property. My wife and I bought this specific house because it backed to this green area. Our sons age 1 and 3 daily play in our backyard which backs to this green area. Every day, my whole family enjoys seeing the Vermillion flycatchers, quail, hawks, and other wildlife. It would be very irresponsible to our community and town to replace this green area, recreational area, and wildlife corridor with housing and nursing homes which would bring ambulance noises, light pollution, extra traffic, while destroying a vital resource. I hope the town of Oro Valley is thinking of the long term sustainability and health of their community and town when they are making a decision on the future of this property. If the decision is made to continue forward with a proposal like this, this will make families like mine evaluate whether Oro Valley is the right place to live.
 Thank you,
 Michael Wifall

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/20/2020	04/21/2020			

Initial Comment / Request

I am writing today with an “ask” of our town government. I would like to know how much the Romspen group pays the town for property taxes, maintenance fees, and any other form of payments I may not know about. I would then like to know how these funds are spent. Are they just ledgered to the “general account” to run town operations or are they ear-marked for “defunct golf course property maintenance”, or something else?

What are Romspen’s obligations to keep their property from becoming the eye-sore that it is? Please outline their obligations.

Lastly, if there were to be a fire on the overgrown weedy areas of the defunct course, who pays for the damages?

A reply would be greatly appreciated.

Sincerely,

Richard Beam

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning portions of the Rompsen property (old Vistoso golf course)	04/20/2020	04/21/2020			

Initial Comment / Request

My name is Mike Michels and I live in the Vistoso Resort Casitas. I'm a semi-retired civil engineer licensed in 5 States with 40 years of experience and a co-founder of an engineering consulting firm. First, let express that I really enjoy Oro Valley and find it to be a wonder retreat from the harsh winters of Wisconsin. I have read the information and videos provided, to date, regarding the above subject property and find it interesting. In all my years of designing and planning I've learned that change is typically hard but with it comes enlightenment and improvement. I sympathize with the adjacent homeowners, the project developer, the Town, and with other affected parties. The process you are embarking on is not easy but it is appreciated, especially when done according to the rules.

Please address the following questions and comments:

1. Cultural Significance. The property of the former Vistoso golf course contains cultural significance (buried arrowheads, buried pottery, petroglyphs, etc..). Please explain how the redevelopment will not only protect what we know exists but also look for more as future excavations occur.
2. The Trail. Enjoyed by most the neighbors it has been one of the plus+ since golf ceased. Walking/biking the trail since golfing ceased has been terrific. I see from the submittal that the developer is planning to keep most of the trail and adjacent nature. That is most preferred by me too and I really appreciate that the developer has planned to keep it as a looped trail (installing the trail thru areas where they plan to redevelop. However I have several questions and comments related to the trail, such as:
 - * Who will own the trail and the natural habitat adjacent to it? I'd prefer these area are deeded at zero cost by the developer to a public entity (like the Town, the VCA master HOA, nature conservancy, or other similar organization).
 - * Will the deed be clarified that the trail and adjacent nature are to never be developed for different uses in the future? I wish it to be preserved/deeded as a park or other similar use so never again will adjacent homeowners have to worry about their property value, views, or changes.
 - * Who will maintain the trail? How will the maintenance be paid for? Trees fall, sweeping periodically is needed, concrete crumples over time, etc...
 Town Board, please make sure a maintenance plan for the trail system is developed BEFORE rezoning or plan modifications occur.
3. Traffic. Traffic creates challenges for our older population to safely cross Vistoso Highlands Drive by foot. I'd like to see several designated pedestrian crossings (with flashing red lights and pavement markings) between the Vistoso Resort Casitas and the gate to Stone Canyon, along Vistoso Highlands Drive. The curvy nature of Vistoso Highlands Drive shortens both drivers and pedestrians sight distance. This should be addressed in your future traffic study.
4. Pond. The pond near the old 8th green, along Vistoso Highlands Drive, is looking terrible with low water levels and lack of maintained landscape. This pond should be improved as a part of the redevelopment plan so it can be a centerpiece for wedding pictures, family portraits, picnics, and public enjoyment. Is the developer willing to improve this area and then dedicate it to the Town? Is the Town willing to maintain it for the long term?

In summary I think the initial submittal, while it lacked detail, strikes a nice balance of new development and preserving most of the natural beauty and walking/park like atmosphere. I look forward to your replies to my comments and to future public meetings (in person) after the virus all-clear signal is given by the Arizona Governor and our Town Board.

Respectfully,
 Mike Michels
 Msquared1978@outlook.com
 414-659-7075

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Request does not meet the criteria	04/20/2020	04/21/2020			

Initial Comment / Request

----- Forwarded Message ----- From: TL Wagley <tracyinexit@yahoo.com>To: ask@orovalley.gov <ask@orovalley.gov>Cc: Preserve Vistoso <preservevistoso@gmail.com>Sent: Monday, April 20, 2020, 12:55:24 PM MSTSubject: Request does not meet the criteria

As stated here: Many of us do not feel that the criteria has been met to rezone or change the general plan.

In the video of the rezoning process, Town official Michael Spaeth said that certain criteria are used to judge any application to rezone or change the General Plan. The criteria include: compatibility to the neighborhood; impact on views; appropriate transitions; traffic considerations. Preserve Vistoso believes that the proposal by the applicant, Romspen, fails all four of those categories.

Preserve Vistoso also believes that the requirement for Oro Valley community input is seriously jeopardized by precautions in place to protect citizens from the spread of the COVID-19. The Oro Valley Public Code states that neighborhood meetings are set up to promote fair and open dialogue between stakeholders, applicants, and staff. We do not believe that emails and videos provide fair and open dialogue.

As someone's granddaughter said, "ARE YOU FOR REAL??"

With all of the comments being shared in favor of preservation of this little bit of open space that is still left in the community, how can you even consider development? Rompsen, a Canadian Company, would be the BIG winner and Oro Valley residents would all be the BIG losers. What could possibly be in it for us??

Please consider the wishes of the community that voted the mayor and council members in on a no growth platform!

Sincerely, Tracy Wagley
Vistoso Golf Casitas
Oro Valley

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Not mailed the yellow postcard for notice of 1st video	04/20/2020	04/21/2020			

Initial Comment / Request

Please put me on the mailing list for a stake holder to the PAD and rezoning applications

Lon and Colleen Freytag
13608 N Vistoso Reserve Place
Oro Valley, AZ, 85755

Thank You

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Project - Rezoning and Community Input	04/20/2020	04/21/2020			

Initial Comment / Request

Dear Town Council and other interested parties,

We are writing to express our disapproval to not only change the Rezoning classifications in general, but the departure from the town's requirements for the Rezoning process. In light of the current Covid-19 pandemic, this rush to push forward the Romspen proposals via video conferencing, etc. seems very suspect. It is in the developers best interest to not have to face those of us affected the most and for future years, it is not in the community's best interest. I am less concerned about helping one of the largest non-bank commercial and industrial mortgage lenders in Canada, than I am with maintaining or increasing the investment of our home and those of my Preserve Vistoso homeowners. There should be no rush to pushing forward their agenda given the current crisis we are in. At a minimum, these proceedings should be postponed for a few months when we are able to assemble in person.

Mark & Ashleigh Cunningham
 Richmond American @ Vistoso Highlands

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso rezone	04/20/2020	04/21/2020			

Initial Comment / Request

Good Afternoon,

The proposed assisted living development should not be allowed for the following reasons

1. Placing the facility in in the middle of an already established residential neighborhood is a bad idea. The 24/7 operation will negatively impact the surrounding neighborhoods. The continuous noise, lighting and traffic would be unacceptable.
2. On your webpage, you are looking for comments for yet another assisted living proposal at First ave and Tangerine. If both proposals were to pass, that would make 3 assisted living facilities in about a 4 mile line. Splendido is only a mile away from the Vistoso proposal.
3. The current COVID-19 pandemic will drastically alter our lives in ways we probably haven't even started to consider. Assisted living facilities are most surely going to be scrutinized due to this. These have been the starting points for the outbreak nationwide. Why start this project now when we have no idea of the scope of the changes that might be required in future facilities?

Please vote NO to the Romspen rezone request.

Thank you,
 Jeff and Sharon Jarvis
 Fairfield Vistoso

Sent from my Verizon ASUS tablet

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Re: Romspen Rezoning Proposal	04/20/2020	04/21/2020			

Initial Comment / Request

Steve,
Thank you again for your timely, informative and direct response.

I am certain the same reasons that one cites to change the meeting format and band public gatherings can be used to alter the timeline.

We seem to be concerned with the property owners rights even in this pandemic but have no problem suspending the right of free assembly and of public city council forums.

I am certain the owner (Romspen) would want all citizens to a participate in this win/win proposal and would not do anything during a pandemic that even appears (either intentionally or unintentional) to prohibit involvement by all affected citizens during a time when people are distracted with their families' immediate health and financial concerns and forced into their homes.

I am certain it may appear to some that an out-of-state developer is using this pandemic to prevent a coordinated opposition to their proposal and any of their follow up information. I do not want our city council to be perceived by some as not being sensitive to their own citizens needs in allowing the timing for this non-health related matter at this time.

The citizens may have an equal claim of denying their full participation in this process by keeping us in our homes and unable to communicate effectively with one another during a "state of emergency. "

Of course their claim of a delay in the process is costing the property owner value by postponing the acceptance of their proposal during a "state of emergency" is on its face morally outrageous but really only valid if the city council agrees to the rezoning. Had the city council already decided on the rezoning? If Not, the developer cannot assume the outcome would be in their favor. It is equally likely the citizens are saving the property owner money by allowing more time considering alternative options if the property is not rezoned.

Again it doesn't make sense to suspend some processes and not suspend others for the same reasons

Sincerely
John Piccininni

> On Apr 20, 2020, at 10:58 AM, Solomon, Steve <ssolomon@orovalleyaz.gov> wrote:

>
>

> John

>

> You raise several interesting points. I am not an attorney but I will answer with my best understanding of many years in development and involvement with the Town

>

> 1. Both the re-zoning process and open meetings/public hearings are mandated by State Law. A change in the schedule would require the State Legislature to write and pass a new law which would have to be signed/approved by the Governor. Additionally, a State law passed several years ago by the voters require that any additional government limitations placed on private property require the government to pay the property owner for any loss

in value. A property owner could argue that a schedule change now could not be retroactive and if made so would result in a loss of value.

>

> 2. Over the years the open meeting laws has been interpreted by the AZ Attorney General. Their current opinion of holding open meetings by means other than public gathering could always be challenged in court. The court would have to decide if an injunction was warranted. The property owner could always challenge this citing the above State Law.

>

> 3. The Neighbor meeting requirements are those of the Town. A property owner could argue that adding these meetings in addition to those mandated by state law results in a loss of value and the above law would require the Town to pay for these losses.

>

> I hope this helps.

>

> Steve Solomon

> From: John Piccininni <piccininni@sbcglobal.net>

> Sent: Monday, April 20, 2020 9:30 AM

> To: Solomon, Steve <ssolomon@orovalleyaz.gov>

> Cc: CopyPreserveVistoso@gmail.com <CopyPreserveVistoso@gmail.com>

> Subject: Re: Romspen Rezoning Proposal

>

> Dear Steve Solomon,

> Thank you for taking the time to respond in detail to our email. This was very informative and we truly appreciate your efforts.

>

> My question regarding the change in meeting format but not in the application timeline has yet to be completely answered.

>

> Please allow me to restate my question:

> If it was possible for the state to allow a change in meeting format; why is it also not allowing a similar change in the rezoning application timeline. Why are you accepting applications during these unique circumstances. It is the property owners right to submit an application but it is also our right for public assembly. You are granting one and denying the other at this time. Certainly this can wait as it is not in regards to the public health.

>

> Rationale:

> 1) The decision to accept the rezoning application I assume is under a statute indicating such.

> 2) The rules of how to conduct a city council meeting is also dictated by statute.

> 3) By changing the meeting format but not changing the application timeline benefits one side over the other.

> 4) There is only 1 party seeking rezoning as opposed to many individuals which need to weigh in on their proposal.

> 5) The change in meeting format does not assure full citizen participation. But you allowed for a video presentation. This is also a change .

> A) Some citizens may not possess the technology to "Fully" participate. Some will be on video and some by phone and some won't join because they are incomparable not meeting in person. This gives a disadvantage to those only making their opinion by phone.

> B) Some of your citizens may not have the training in the technology to participate.

> C) Some citizens want to express their opinions face to face with their elected officials.

> D) Timing of the proposal is slated during the summer when a lot of the citizens are away and cannot fully keep current with the information and process

> 6) Given that many people are affected by this rezoning we need to assemble to communicate, ask questions of our neighbors, find out details, counter rumors, dispel false information. However the state government is prohibiting this public assembly. We are not free by law to go door-to-door or hold our own citizen forums. Romspen doesn't need to do this as they have the resources and technology to still apply for, propose, modify, disseminate their own information, meet internally to discuss strategy, ask for video meetings with the city officials & city council members. I do not think this has been challenged in court yet and probably some ground for an injunction because the government is preventing us from meeting (right to assembly) during this time but still allowing the process to continue.

>

> If the city council is set on following the change in public meeting format but not a change in the overall timeframe of the rezoning application to allow

full participation by the citizens then would we be in our rights to seek an legal injunction of the process (not accepting the application) citing prohibiting public assembly until such time as the state if AZ and Pima county allow for public gatherings?

>

> Again that you very much for your previous prompt and detailed response. I look forward to the specific answers to these this question.

>

> Sincerely

> John Piccininni

>

>

> Sent from my iPad

>

>>> On Apr 20, 2020, at 8:27 AM, Solomon, Steve <ssolomon@orovalleyaz.gov> wrote:

>>>

>>

>> Thank you for your email regarding the closed Vistoso Golf Course. For the last two years, I have been closely following the situation surrounding the closure of the Vistoso Golf course. I share the concerns regarding the adverse effects it is having upon the neighborhood and our Town. I recognize that surrounding home values and the homeowner's ability to sell their homes have been negatively impacted by the uncertainty of the Vistoso Golf Course's future. I believe with some understanding and collaboration we can turn the re-use of the golf course into an asset for homeowners and the Town.

>>

>> First some background:

>> Arizona State law allows any property owner the right to request a rezoning of their property and be given due process according to law. This type of rezoning also requires an amendment to the Town's General Plan. The General Plan is just that, a general high-level document approved by Council and ratified by the voters. Recognizing that this plan is valid for 10 years, it is specifically crafted to allow for amendments to update it as the Council and citizens see fit. With that said, this does NOT mean this or any other rezoning request has to be approved, but only that the Town is legally obligated to review it and make a decision. As an Oro Valley developer of over 25 years and Council member for 6 years, I know this law and process well.

>>

>> The schedule for this general plan amendment application and accompanying public hearings are mandated by state law. According to the Arizona Attorney General, due to this emergency, the public meetings may be held via video and phone interactions.

(https://www.azag.gov/sites/default/files/2020-03/Covid-OML_202003131526.pdf)

>>

>> Now, the matter at hand:

>> In regards to the Vistoso Golf Course, I can assure you I would not consider a rezoning without the proper public process and adequate input of our residents, especially the neighbors who would be directly affected by the rezoning. It is my personal opinion that this request for a change from recreational space to development should only happen if there is support from the large majority of residents living in close proximity to the golf course, as those residents have the most to lose and the most to gain.

>>

>> Open spaces and recreational spaces are very important for a community. This is evidenced by resident responses in surveys the Town has conducted. Interestingly, in the same surveys, residents state that they are unwilling to pay for this through extra taxes. Without residents wanting the Town to fund open space with its tax dollars, the best approach is to collaborate with the local land owners who are willing to donate land to be used for open space. This type of agreement is very common and is how many communities acquire land for parks, schools and other public amenities.

>>

>> Coming to an agreement:

>> To help the affected homeowners and our community I would hope that a favorable solution could be found sooner rather than later. It is my hope that Rompsen, the golf course owner, recognizes that working with the homeowners and the Town is their best chance of resolving their bad situation. I do not believe that a blanket re-zoning is the solution, I would like to see a proposal that supports the homeowners by minimizing any development impact and designating most of the land as recreational space.

>>

>> This is not the first time I have negotiated the donation or set aside of land for recreations. As a developer, I worked with the Town, Pima County and

most importantly, it's residents and my neighbors to create Honeybee Village Archaeology Preserve. So, I know that collaboration and resolution can occur, and I know it can be to the benefit of the residents, the Town, and the property owner.

>>

>> Situations like this is why I joined the Town Council; to advocate for residents like yourself and to ensure that things get done the right way, the first time. Please feel free to contact me with your thoughts.

>>

>> Steve Solomon,
>> Oro Valley Town Council
>> ssolomon@orovalleyaz.gov

>>

>> From: John Piccininni <piccininni@sbcglobal.net>
>> Sent: Sunday, April 19, 2020 3:56 PM
>> To: Winfield, Joe <jwinfield@orovalleyaz.gov>; Barrett, Melanie <mbarrett@orovalleyaz.gov>; jicolson@orovalleyaz.gov <jicolson@orovalleyaz.gov>; Pina, Rhonda <rpina@orovalleyaz.gov>; Rodman, Bill <brodman@orovalleyaz.gov>; Solomon, Steve <ssolomon@orovalleyaz.gov>; Jacobs, Mary <mjacobs@orovalleyaz.gov>; Ask <ask@orovalleyaz.gov>
>> Cc: CopyPreserveVistoso@gmail.com <CopyPreserveVistoso@gmail.com>
>> Subject: Re: Romspen Rezoning Proposal

>>

>> I guy
>> Dear Oro Valley City Council,
>> I am writing this email as we are opposed to the way the City Council is choosing to accept the Romspen rezoning proposal in light of the the current Corona virus situation.

>>

>> The City Council has agreed to continue to accept the rezoning proposal citing a statute which says all rezoning proposals must be submitted prior to April 30th. However you have the authority to alter this deadline in the wake of this state of emergency declaration as you have altered the manner in which the city council is now allowed to conduct the council meetings.

>>

>> You are allowing for no in person public hearings or public meetings which you know will hinder the citizens involvement. If you even think this has the possibility to suppress you citizen's involvement you should ethically reject this application at this time.

>>

>> Many of your citizens may not have internet accessibility, or the experience, or the training to attend video conferences to understand the proposal in full and to fully participate in the process. Some of these citizens are most vulnerable to the virus and now need to find ways to participate in their own government in ways they have not prepared for nor are familiar with. Again if you feel has the probability of lowering citizen participation you should ethically reject the rezoning application at this time.

>>

>> Some of your citizens will not be present during the summer months to keep abreast of the Romspen rezoning situation. Again, leading to less information to the tax payers of Oro Valley and Rancho Vistoso and more influence on the city council by Romspen.

>>

>> The citizens of Rancho Vistoso are under state and local government's requirements of quarantine and therefore are prohibited from in person group meeting to communicate and discuss the details of the Romspen proposal during the critical time this rezoning application is being accepted. We are not even allowed to go door to door to communicate to our our neighbors. This alone may be grounds for a Legal injunction as the government itself is preventing citizens from its lawful right of assembly citing a state or national emergency but it is still accepting proposals from foreign companies all while their citizens are prevented from congregating in opposition or meeting the council members face to face.

>>

>> Citizens are not allowed to express their concerns and address their council members face to face during the critical application period so it seems unfair that Romspen is not hindered by this emergency declaration and is still allowed to submit their proposal via video to move forward with this application but your citizens are not given that same opportunity to object. Ethically you should postpone the acceptance of this application until such time where all the citizens are guaranteed to fully participate in their legal process.

>>
 >> If we can't leave our houses to get our haircut and go to our favorite restaurant to keep them in business then why is the city council set on conducting business-as-usual to address the request of a Canadian company. These are not normal times and all the citizens do not have the resources of Romspen to gain access to the city council members this period.

>>
 >> In conclusion, it seems blatantly unfair to the citizens of Oro Valley to have their own city council proceed in this manner during a very serious and scary period for all. It appears you changed the meeting format under statute but not the application deadline. This decision appears to be inconsistent and arbitrary. It appears you have not allowed the people to assemble but allowed Romspen to submit their proposal through video. You changed the manner in which the citizens need to participate in their own government without providing the training and technology to all the tax payers. You prohibit the citizens from assembly and face-to-face meetings with their own government and elected city council members but Romspen and their local representatives seem to have continued access to our city council in a business as usual manner via video conference call phone, and internet means. Lastly the timing of this proposal and the timeframe of this process is not allowing equal participation by all tax payers affected by this proposal.

>>
 >> It appears you are unintentionally or intentionally being unfair and bias in your decision making. You are changing some policies (changing meeting format) and not changing others (timing of application) to the benefit of the developer. Not allowing us to freely assemble as citizens to communicate and discuss could be viewed as a violation of our rights and could be used as an injunction to stay the process.

>>
 >> We ask you to reconsider and reject the acceptance of Romspen's rezoning application at this time as all your constituents cannot fully participate in the process given the current situation and timeframe currently being allowed by the city council.

>>
 >> Sincerely ,
 >> Lori & John Piccininni
 >>
 >>

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/20/2020	04/21/2020			

Initial Comment / Request

Sending an email to request that you do everything in your power to PRESERVE VISTOSO!! We do not need this beautiful land developed into another few hundred homes!

Remember the song "Pave paradise put in a parking lot"

I moved here in 1994 and understand how desirable the area is but enough is enough - There is abundant open land in the vicinity that this beautiful nature preserve should not be developed.

Thank you,

Dawn

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rancho Vistoso Golf Club	04/20/2020	04/21/2020			

Initial Comment / Request

Dear Planning Commissioners and City Councilman:

I generally support the proposed General Plan Amendment and Zoning change for the golf course property. It seems like a reasonable compromise to respecting the property owner's rights and the current residents of the area. Further, it will address a growing need for senior housing.

My key question is who has responsibility for the maintenance of the future open space? Even if it is "restored" to desert conditions, there needs to be some maintenance.

Thank you for your timely response.

Geoffrey H. Swett
42 W. Antelope Canyon Place
Oro Valley, AZ 85755

Geoffrey H. Swett
281-253-1866
Oro Valley, Arizona
ghswett@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso rezone	04/20/2020	04/21/2020			

Initial Comment / Request

Good afternoon,

Open spaces and park areas are essential for the well being of communities and cities everywhere. In the borough of Manhattan NYC, arguably the most densely populated and expensive area to live in the US, they have an open space/park area right in the middle of it. It's called Central Park, I'm sure you've heard of it. 863 acres of city owned park. It's been owned and operated by the city of New York since 1863. You don't hear any request to rezone that area for more housing. They get it, we should too.

Please say no to the Romspen rezone request.

Thank you,
Jeff and Sharon Jarvis
Fairfield Vistoso

Sent from my Verizon ASUS tablet

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Re: Vistoso Golf Rezoning Request	04/20/2020	04/21/2020			

Initial Comment / Request

One additional comment:

I should add that a rezoning would only be appropriate if there was no demand or need in the area for the activities or types of improvements for which it was already zoned.

In the case of the former Vistoso Golf Course, there remains a well-demonstrated, continuing demand and need for recreational use of the property.

Property owners near the property have indicated a willingness to purchase golf memberships to continue using the property as designed and many neighbors have indicated a desire to see the land maintained for other forms of recreation if golf should prove untenable.

That these proposals do not meet the owner's price expectations is not a valid reason to pursue rezoning.

Supply and demand set the price, not the desire of a seller.

Please continue to honor the General Plan and Rancho Vistoso PAD as developed with input by all interested parties and approved by the voters.

Thank you,

Michael Reynolds

Sent from my iPhone

> On Apr 20, 2020, at 10:04, Michael Reynolds <mqr29660@gmail.com> wrote:

>

>

> Good Morning, OV Town Government,

>

> I write in opposition to the proposed rezoning request currently before the Town.

>

> The current owner appears to believe that they are entitled to receive top dollar for whatever use they deem appropriate for land that has long been zoned for recreational purposes.

>

> Everyone else who buys into Rancho Vistoso understands that they are purchasing property for its continued use as intended. I bought a single family residence. My property could obtain a higher value if I changed it to commercial use and I could profit from that. But that doesn't mean I can do so. I have entered into an agreement with my neighbors to maintain my property as a single family residence.

>

> Perhaps I could make a million dollars if I converted my home into a multistory apartment building. So would that be acceptable if I felt so entitled?

>

> What Romspen proposes rejects any notion of being a good neighbor and accepting the risks that we all take in owning property here in Oro Valley. I am not entitled to the ever-increasing value of my lot, nor am I entitled to always make a profit from any business enterprise in which I am engaged.

>
> What I am obligated to do is live within the bounds of the General Plan and the PAD that applies to my neighborhood and the CC&Rs of my HOA.
>
> So it is with Romspen.
>
> It was understood by Romspen that they were purchasing a golf course. It has long been established, across numerous, sequential General Plans that this land is intended for golf or other forms of recreation.
>
> If golf becomes unprofitable and untenable, then the proper recourse is to find a suitable alternative that is at least tangentially based on golf or similar recreation. Romspen rejects this because it is unprofitable.
>
> That this alternative results in a loss to the owner is not the fault of the neighboring community who properly zoned the area for such use. Such a risk of loss comes with the territory of being a business owner.
>
> There are numerous remedies under existing tax laws and regulations that cushion financial losses for business owners. There are practically none for private residence owners.
>
> It is not proper to place the burden on a long-expected and predictable business loss such as golf has experienced upon neighboring property owners.
>
> Again, if it looked like I would be taking a loss on my home, the proper response would not be to try to rezone it to something more profitable at the expense of my neighbors. I hold Romspen to the same standard.
>
> It is also worth considering that in light of the current pandemic, the assumptions made by Romspen in the perceived demand for additional residential and assisted-care developments in our area need to be double and triple checked. We have not yet begun to calculate the economic cost of the mitigation of this pandemic (which could last for years) and a more prudent course of action should be contemplated by the Town in the short term. It may be advisable to consider a moratorium on rezoning requests of this nature until the economic situation becomes more clear.
>
> There will be much less snowbirding in this area if people cannot travel. People who cannot sell their homes in the midwest or elsewhere cannot buy new homes here.
>
> We should seek to avoid the situation we recently went through with the La Posada development near Oracle and First.
>
> Thank you for taking the time to review my comments.
>
> Sincerely,
>
> Michael Reynolds
> 12955 N Camino Vieja Rancheria
> Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	vistoso golf course	04/20/2020	04/21/2020			

Initial Comment / Request

Oro Valley has long as a reputation as being friendly to developers at the expense of residents. This would be a great opportunity for the Town Council to vote in favor of the people that live in our community instead of approving Romspen's proposal. The Romspen and Spectra proposals are not in the best interest of the community. We need to turn the former golf course into a community asset as a community trail and nature preserve.

Pat Sturmon
520 591-2583

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Golf Property...	04/20/2020	04/21/2020			

Initial Comment / Request

When my wife and I moved to Oro Valley in 1998 we were amazed that such nice accommodations were available on a great desert. On my bike rides I took seriously my job as sidewalk superintendent, of each new development. I cheered them on. Twenty two years later the nice accommodations proliferated and the desert is disappearing. Concrete and asphalt are what we see today. To me, Oro Valley, intending to be a community of excellence is looking like suburban sprawl. Suddenly (?) I realized we are becoming crowded. Of course, dedicated open space is a feature of a community of excellence. Seeing the horizon or even a sheltered shade of trees can be restorative.

In 1987 Vistoso Partners and the city of Oro Valley agreed to a cost effective plan: A Golf Course that someone else would built and maintain. Of course, the space was not public but those with extra funds could purchase a home adjacent to the Golf Course and enjoy its beauty. We happen to live on the east side of Rancho Vistoso and are not golfers but we were keenly aware of the the lovely pond with it's tailored landscape - - an oasis that captured the eye of every passer-by. It was truly a standout feature in the community!

Since the golf course property is private the owner's wishes are primary in our free enterprise/capitalist system. It would be really nice if a local billionaire would purchase and deed the property to the city. This has not happened and is unlikely to happen. Only the zoning gives the community a voice in the development proposed by Romspen.

The developer is aware of the zoning and must expect consideration in exchange for rezoning. A starting point could be a 50-50 compromise: 110 acres for housing and 110 acres for recreation. This compromise would limit the number of housing units but access to recreation facilities would enhance saleability of those units.

Romspen has already in place skilled designers who could make this compromise work. The recreation feature could be pocket parks - - some for children with playground and splash pools, others with basketball hoops and volley ball nets and even a park where dogs and dog owners could meet and become friends. Today linear parks with multiple-use paths are as popular as was golf 30 years ago. I am reminded of the dozens of neighbors who walk the Sabina Canyon road before and after the shuttle runs. Tucson has also developed a 104 mile loop around the city. However the proposed development is resolved it will be Oro Valley's final opportunity to have a park in the Northwest corner of the City.

Even New York City's Manhattan with sky-high real estate values has a great Central Park. Our City of Excellence needs parks available to all residences.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/20/2020	04/21/2020			

Initial Comment / Request

This email is regarding the Romspen proposed rezoning of the Vistoso Golf course property.

Romspen is a Canadian mortgage company. Romspen provided the mortgage to the previous owners of the Vistoso Golf Course. They provided that mortgage with the intent on making a profit on their investment.

As it so happened, Romspen's mortgage investment became worthless, i.e. they made a bad investment decision. The citizens of Oro Valley should not shoulder the responsibility of making Romspen whole on their investment. Hundreds of Oro Valley citizens invested in our homes based on the promise of the town of Oro Valley that this property would be Golf/Resort. We should not have to accept lower property values and visual pollution from more buildings behind our properties in order for Romspen to make a profit/reduce their losses on their investment. I have been investing for 50+ years. No one ever made me whole on an investment I made that became worthless----nor should they.

Please do not approve this rezoning request.

Question: The plan shows much of the old golf course remains as open space where the old fairways used to be along the west and north sides of the course, as an example. If this rezoning were approved, who owns the open space. The way the plan looks to me, Romspen remains the owner of the open space. Are they agreeing to maintain that open space in perpetuity? It is hard for me to imagine them agreeing to do that.

Groups interested in more parks and open space have cited information showing Oro Valley to have less open space/parks than most towns of comparable population. Is the city proposing to take over this open space?

Jerry Bich

13520 N. Atalaya Way

Oro Valley, AZ 85755

I am the owner of this property and a voting citizen of Arizona and Oro Valley.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Golf Course rezoning	04/20/2020	04/21/2020			

Initial Comment / Request

Hello,

I agree that something needs to happen with the golf course property. It's too valuable to leave in the current situation. What would be the cost to the town to acquire it and leave it as green space with the existing golf cart path preserved as a nature trail? The driving range could be made into another amenity, such as a sizeable park. Perhaps the clubhouse could be sold or leased to someone to open as a high-end restaurant.

I don't know if those alternatives are practical, but I'd like them to at least be looked into. I don't object to Rompsen making use of their property, but I'd like to know if there are any other options. I live in Siena, which would be directly impacted by the proposed development.

Thanks,

Brian Maxwell
Oro Valley

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Proposed General Plan Amendment and Rezoning	04/20/2020	04/21/2020			

Initial Comment / Request

Romspen is proposing the rezoning of the area identified as Desert Fairways Drive or Golf Hole #14. However the Romspen's golf course property does not have frontage on Desert Fairways Drive. I strongly oppose to Rompsen's attempt to cross the property lines to build on Golf Hole #14. Should legal action be needed to prevent Romspen from obtaining an Easement, I will support the legal action.

How does Romspen explain that they feel they can violate the existing property lines?

Romspen must remove the proposed rezoning of Golf Hole #14 from the official application that they will submit on April 30th.

Maria Young 977 W Golden Barrel Ct Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	See attached letter--Re proposed general plan admendment and zoning changes	04/20/2020	04/21/2020			

Initial Comment / Request

Please note the attached letter.

Robert Morrow

13205 N. Booming Dr

Oro Valley, AZ 85755

818-2753

[attachment name=letter vistoso gc and town council.docx]

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/20/2020	04/21/2020			

Initial Comment / Request

The plan as described for the golf course North of Desert Fairways represents an unsafe situation for children, parents and school officials as it adds more congestion right at the school's entrance/exit. Since Innovative Academy opened the number of cars and obviously school buses has already made this area unsafe. Do not rezone this area off Desert Fairways
Greg Crane
Stone Terrace

Sent from Yahoo Mail for iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen's application for changing the General Plan and rezone of golf course property	04/20/2020	04/21/2020			

Initial Comment / Request

To Whom It May Concern:I have been a homeowner in Monterey Homes at Rancho Vistoso for the last two years. This last year I became aware of the abandoned golf course near my home and decided to find out more about it. I have walked all of the 6.6 miles of paved path and was so impressed by what I found. My perspective in viewing the golf course property was from that of a naturalist, biologist and career employee of Seattle Parks and Recreation. Seattle has one of the largest park systems in the USA which is greatly appreciated by it citizens. What I observed in my exploration of the golf course was that of a real jewel of a potential park property. Much of it was left as wild desert surrounded by golfing areas. There are abundant birds and lush desert plants everywhere. The golfing areas are returning to wild desert. I found the birding to be better at the golf course that what can be found in Catalina State Park. The Spring flowers were very diverse and abundant. The views of the Catalina Mountains was inspiring.

I am 100% opposed to this property being rezoned and converted into a commercial project for Romspen. The abandoned golf course must be transitioned into a park for Oro Valley. And what a park it would be which would likely be considered one of the premier parks on the West Coast of the USA.

The General Plan was adopted with all of the right intentions in mind as it recognizes that our parks and natural spaces are what holds us, inspires us to be our best and vastly improves our quality of life. Too often we humans decide to extract resources rather than preserve natural resources. This is what is being asked of our town by Romspen. To approve Romspen's application will result in more development and everything that goes along with it. Or, the Town of Oro Valley can deny the application by Romspen and recognize the value of making the golf course into a park for all of the residents to use. This situation reminds me of what is going on in Bristol Bay Alaska with the Pebble Mine. A Canadian mining company wants to develop a gold mine in the head waters of the best sockeye salmon fishing area on our planet. Mining would permanently degrade the worlds premier sockeye salmon fishery for a short term gain by a Canadian mining company.

Approving Romspen's application and rezone would be a lost opportunity that Or Valley would never be able to recreate in the future. Please make the correct decision and move forward with the creation of a world class park for everyone in Oro Valley. Parks are a forever inspiring community resource.

Thank you,Pat McMahonMonterey Homes

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course - Please preserve the property as a community and wildlife sanctuary	04/20/2020	04/21/2020			

Initial Comment / Request

Dear Oro Valley City Council/Officials –

We write to express our strong opposition to all plans submitted by Romspen/partners regarding the Vistoso Golf Course. Although we respect their right to mitigate their financial losses associated with the property, we believe rezoning of any kind will impose significant adverse effects for Oro Valley residents now and in the years to come. It is our sincerest desire to have the property maintain its current recreational zone designation and used in accordance with the Oro Valley General Plan.

Epidemiologists have determined that the overall health status of any individual is best reflected not by a person's age, but by their *zip code*. The neighborhood and built environment, including easy access to nature/green space is a key social and physical determinant of health. Preserving the Vistoso Golf Course's use as recreational, and updating to enable widespread community enjoyment, is directly linked to our individual and collective well-being.

Born and raised in the Midwest, we relocated to Oro Valley and specifically, Center Pointe, because of the sense of community and the beauty of the course/green space. We felt it important to raise our family in an area that promotes nature and recreation. Our lives as healthcare professionals are stressful, and we wanted our home to be entrenched in a space that promotes positive mental and physical health. Being forced to drive to parks or trails, rather than walking from our home, was and remains a non-negotiable for us.

Our home backs up to the course and although we have seen consistent path utilization since we relocated, the importance of having this necessary

retreat has only grown since the COVID-19 pandemic. More than ever before, we see families and individuals enjoying the paths—all of whom are abiding by social distancing guidelines. It is a place where families can still create positive memories and individuals can secure a moment of peace during these unprecedented and stressful times. We cannot imagine NOT having this sanctuary.

A nursing facility and/or additional housing will both have detrimental consequences on the environment, as well as homeowners. Construction noise and air pollution, inconveniences to traffic, greater strain on wildlife and local resources are all important reasons to reject this application. Home values will plummet due to the increase in available lots and the views in which we paid a premium, will be thwarted and devalued. We would never have considered purchasing our home, nor would we have paid the price we did, if we knew either of these options were seriously on the table. If they DO move forward, we will aggressively search for a new home in a new community.

This decision has a major ripple effect that cannot be undone. A long-term goal for Oro Valley should be to cultivate an upscale community of educated individuals, from young professionals to growing families and retirees, alike. Please—respect the current homeowners' investments. Preserve this much-needed recreation space that is within walking distance of our homes. Utilize this space as a nexus for the community—one that will promote overall health and well-being and be safely integrated with wildlife. These foundational spaces encourage people to invest their hard-earned incomes into education, infrastructure and bolster the local economy.

Ultimately, these community spaces are the determining factors that make an area feel like home.

Regards,

Carolyn and Andrew Smith

13498 N. Silver Cassia Place

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Proposal	04/20/2020	04/21/2020	SOMERSET CANYON	Peter	Sepic

Initial Comment / Request

Comments and questions

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf course plan	04/20/2020	04/21/2020			

Initial Comment / Request

We are John and Karen Meslow and live at 588 West Quiet Springs Drive, on the 6th fairway of the Vistoso Golf Course. We are deeply disturbed by the current proposal from Romspen Properties. While we learning of the scope and impact of this entire proposal, our message at this time is brief, and is specific to the plan that directly affects our property. When we purchased our home 20 years ago, the lot had been chosen for its prime proximity to the golf course and complimented by the spectacular view of the Catalina Mountains. Romspen's proposed development on the 6th fairway on the Vistoso Course indicates a road and cul de sac immediately behind our exterior wall! The reality of garbage trucks, delivery vehicles, homeowner cars turning around just feet from our back wall is completely unacceptable. This is not a well thought out plan. . . one that has any regard for the present homeowners! We are in total support of Preserve Vistoso's mission and activities to protect the existing golf course as recreational and open desert spaces and to uphold the present zoning ordinances. Thank you for any and all work you do on our behalf. John and Karen Meslow j.meslow@comcast.newmeslowk@aol.com.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course plan	04/20/2020	04/21/2020			

Initial Comment / Request

Twenty years ago we purchased our home on the Vistoso Golf Course. We have appreciated the beauty, openness, and security that our back yard would be preserved for views of the golf course and the Catalina Mountains. Never was there a thought, or a legal warning, that it would or could change. The current proposal from Rompsen is challenging this dream for us and for hundreds of residents living adjacent to the golf course. As you, our elected city officials, determine the current procedures for dealing with this proposal, please postpone the hearing until such time as there can be an open forum for residents to speak directly to the council. This is too important to rely on a virtual call in process! All voices need to be heard. In appreciation for postponing the public hearing. John and Karen Meslow 588 West quiet Springs Drive.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Opposed to Vistoso Golf Course alteration	04/20/2020	04/21/2020	SUNSET RIDGE II	Andrew	Beauto

Initial Comment / Request

Hi. I am opposed to the proposal to alter the general plan from recreational use to homes and/or a retirement facility. I encourage the town council to reject any proposal to amend the general plan to allow this change. Thank you.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf - Hole 14	04/20/2020	04/21/2020			

Initial Comment / Request

Romspen is trying to fit a square peg into a round hole.

The area they own was intended to be golf/recreation from many years back, when the layout of Rancho Vistoso was set. They are asking the Town to force-fit it into a very different land use designation and zoning category. It shouldn't surprise anyone that, as more and more comments from the community are posted to the Town's website, it becomes clearer and clearer that the peg won't fit into the hole, and attempting to force it in will do permanent damage to the hole.

Hole 14 provides a good example, although this applies to the rest of the Romspen proposal, too. Here are two instances:

It's come to light recently that Romspen does not own the property needed to build an access road to this area. That shouldn't be surprising: why would a golf course need access to the road at Desert Fairways? In fact, the course was designed with a wide area of desert between Desert Fairways and the fairway, so errant drives wouldn't reach the road and hit passing cars.

Golf courses, when they're maintained, look pretty because huge amounts of fertilizer and herbicide are deposited over the years. The chemicals in these products are retained in the soil. The disruption caused by preparing the site for residential development would disturb these chemicals and release them into the air, endangering the residents in the area and the 500 students at the K-5 school directly across from Hole 14 for years to come.

The golf course is not raw land. It was designed to function as a golf course, as it did for so long. It was designed to nestle tightly within the confines of many neighborhoods. There are consequences to this, for the owners. Romspen was responsible for knowing this when they became involved in a business transaction that resulted in them owning the property.

We all realize that anyone has a right to try to fit a square peg in a round hole. But it can't be done.

I ask Romspen to recognize the obvious and remove their proposal to rezone the 14 hole from their application.

Thank you for your consideration and response to these comments.

Stan Riggerbach
13086 N Toucan Dr

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf - Hole 14	04/20/2020	04/21/2020			

Initial Comment / Request

Hole 14 is only a test case for Romspen. Next up: holes 12 and 13; 11; 2, 3, and 4; 5; 8; 17, 16, and 15.

They have the audacity to include Hole 14 in their proposal, even though they do not own the land on Desert Fairways that would allow them to access the property. They did not disclose this in the materials they published to the community. It's hard to believe that the professionals they hired, The Planning Center, did not know this.

A walk around the course takes one through four golf cart tunnels underneath public streets. Romspen owns or has rights to use land on either side of the tunnels.

This means that they currently own land that allows them to access all the holes listed above:

- At the western entrance to Centre Pointe, Romspen owns land to access holes 12 and 13 to the south, and hole 11 to the north
- At the eastern entrance to Centre Pointe, they own land to access holes 17 to the north, and holes 16 and 15 to the south.
- On Vistoso Highlands Drive, they own land to access holes 17 to the south and 8 (the "pond" hole) to the north
- At the Vistoso Highlands gate, they own land to access holes 4, 3, and 2 to the west, and hole 5 to the east.

If the town approves, or even considers, the request for hole 14, Romspen will rightly believe that they have hit the mother lode. There is no reason to believe they will not spend the years ahead mining it to their maximum advantage. They represent investors, who want as big a return as they can get.

And each future request will be harder to argue against, since the open space has already been disrupted.

Before long, Oro Valley will have lost all of the Vistoso open space. And other golf courses in Town will ask themselves, why should we take the relatively small profits from running a golf course, when we can hit the jackpot by asking for an amendment to the General Plan.

Stan Riggerbach
13086 N Toucan Dr

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course	04/20/2020	04/21/2020			

Initial Comment / Request

Dear Oro Valley Town Council,
 As a resident of Oro Valley, I see no benefits to the Oro Valley Community of opening the existing recreation land to development. Since the golf course closed, the area has become a haven for wildlife and residents enjoying the walking path with great views of the mountains and the wildlife. Any changes to this wild area will have a huge negative impact on the surrounding homes, area, and our community. This land was zoned recreation, not high and middle density. I did not buy in this neighborhood to be surrounded by more homes. I bought here to have opportunities to enjoy nature. We need to maintain this property as recreation!
 Liane Stark

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf - Hole 14	04/20/2020	04/21/2020			

Initial Comment / Request

I request that Romspen remove the proposal for Hole 14 from their application. It endangers school children, school employees and hundreds of neighbors.

This land was a golf course for many years. Golf courses, when they're maintained, look pretty because huge amounts of fertilizer and herbicide are deposited over the years. The chemicals in these products are retained in the soil. The disruption caused by preparing the site for residential development would disturb these chemicals and release them into the air.

Development of the property near Hole 14 would endanger the health of the 500 students and the teachers and staff at Innovation Academy, as well as the health of the residents of the many homes near the property. That danger would be worse during construction, but would continue long after. Dirt and dust containing dangerous chemicals, like Roundup, would lay like a film of toxins on the area for years, working their way into our homes and classrooms.

The golf course is not raw land. It was designed to function as a golf course, as it did for so long. It is nestled tightly within the confines of many neighborhoods. There are consequences to this. One of them is that it is not now possible to ensure the safety of those neighborhoods if the property undergoes that kind of severe disruption needed for development.

There is no way to mitigate this danger to the health of the community. The area must remain undisturbed, as golf/recreation.

Stan Riggerbach
 13086 N Toucan Dr

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf - Hole 14	04/20/2020	04/21/2020			

Initial Comment / Request

In the video, the Romspen representative begins her presentation by saying "I truly believe this will be a win-win situation." This statement is apparently made to demonstrate that Romspen is a good neighbor and wants what's best for all.

I believe this statement lacks candor and is made in bad faith.

I request that the applicant answer the following questions:

- My home backs onto hole #14. I currently see a precious and spectacular desertscape, home to the many world-famous flora and fauna of the Sonoran Desert. I also enjoy a view of the Tortolita mountains, with ample distance between me and the nearest building. How do I "win" by having the applicant clear this desert, destroy my view, and build a home that may be as near as 20 feet from my property line?
- The representative implies that the community will "win" because the applicant is not proposing development of the entire property at this time. She mentions that the sections not developed "show as open space" on the proposed map. Is the applicant donating this land to the Town, so that it can remain open space forever? Clearly they are not, which means that they reserve the right to seek amendment/rezoning in the future, when the argument would be much easier to make, since a toehold would have already been gained.
- Isn't the "win-win" better described as "divide and conquer": attempt to pacify and silence homeowners on the undeveloped parts today, in order to limit the number of objectors to those who back on the developed areas; but reserve the right to come back in the future to seek development on the parts temporarily left as open space? Over time, the result is that the applicant wins all, and the current residents lose all.
- Imagine I have \$10 and you have nothing. You propose that I give you \$5 and keep \$5 myself. Is this a "win-win"? I can see how you win, but how do I win? I own a house with a view onto a vacant golf course. Romspen owns a golf property worth a lot less than they would like it to be. Romspen is asking the Town to change the General Plan in order to allow them to take away the spectacular setting of my home, so Romspen can make many millions more dollars. How can Romspen say with a straight face that this is a "win-win"?

Thank you for considering and responding to these questions and concerns.

Stan Riggerbach
13086 N Toucan Dr

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed		04/20/2020	04/21/2020			

Initial Comment / Request

Question for the Applicant - Rompsen: Your proposal has homes being built directly behind by ours and our neighbors' homes with a proposed 20-50 foot buffer. Please justify and explain how this is a win-win (your words) situation for my wife and I and our neighbors ? Where we now have the desert to enjoy and mountain views to enjoy, according to your proposal, we'll now have a wall or the side of a house to stare at. So, again please explain how your proposal is a 'win' for us ?

Terry Hart

945 W GOLDEN BARREL CT

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/20/2020	04/21/2020			

Initial Comment / Request

Question for the Applicant - Rompsen: Regarding ALL of your investors and senior management staff who have a stake in the RV golf course property - a.) are they all aware of your unprecedented current proposal regarding the Ranch Vistoso area of Oro Valley, AZ, and b.) do they agree with it ? and c.) are they comfortable with the negative consequences the hundreds of surrounding home owners will experience if the golf property is developed to your benefit and the home owners' detriment ?

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/20/2020	04/21/2020			

Initial Comment / Request

Question for Mayor Winfield and Town Council - We still have 8 MONTHS remaining as this development process proceeds. Please tell the hundreds of retirees in Rancho Vistoso, who have gone 'all in' regarding their forever retirement homes in Oro Valley - based on the golf course property having always been, still is and expected to continue with a Resort/Golf Course land designation (according to our Your Voice, Our Future General Plan) – please tell how we should feel going forward over these next 8 MONTHS ? Should we expect the doom and gloom of our retirement and lives being ruined ? Or should we have the confidence in OUR Town Council that it will 'do the right thing' for the betterment of its residents, retirees and your constituents, by denying any development ?

TERRY HART

945 W GOLDEN BARREL CT

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Oro Valley Building	04/20/2020	04/21/2020			

Initial Comment / Request

----- Forwarded message -----
 From: sally barr <k9dog7@yahoo.com>
 Date: Mon, Apr 20, 2020 at 6:50 PM
 Subject: Oro Valley Building
 To: <preservevistoso@gmail.com>

Oro Valley is getting way too built up. I oppose the new building by the golf course. So much wildlife is coming into my area, Sun City, and it is getting dangerous to walk dogs any time of the day.

Sally Barr

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Preserve Vistoso, no rezoning of golf course!	04/20/2020	04/21/2020			

Initial Comment / Request

Dear Oro Valley Town Council,
 I moved to Bella Vista in November 2018. Had I known that the owner of the golf course property had the ability and intention to rezone the area to accommodate medium and high density housing, I would have reconsidered purchasing my home. I moved to Oro Valley due to the ample space of neighborhoods and knowing my surrounding neighborhood was fully built out.

I also moved here knowing that Oro Valley was a good investment if you were going to buy a home. The higher property taxes were worth the quality of schools and upkeep of our streets. I don't like the idea of increasing the amount of homes and subsequent traffic in this area, an area that was technically 'built out' over 15 years ago with the golf course as the centerpiece. It's not fair to me, and definitely not fair to the people who paid premium prices for houses on the course. The absolute only way to keep the values of these properties somewhat comparable to where they would be if a golf course was active, would be to leave the property as-is and not build homes and assisted living facilities. The homeowners in this area never knew it was possible to have their views impeded by the construction of new streets and homes that would fill this serene area.

The property owner has a responsibility to try to offset their losses in other ways, like seeking federal preserve dollars. I'm disappointed there wasn't some kind of long-term contract in place to protect the homeowners who surround the course. I'm requesting that the Oro Valley Town Council reject all plans to monetize the golf course property entirely outside of what this land was originally intended for. Please don't allow the greater interests of all of those who call this area home to be encroached upon by new construction and more congestion. We don't want more traffic, we don't want to lose the natural space that seemed permanent, and we definitely don't want to keep paying high property taxes while losing value in our homes. Please don't approve any plans that add more residents to this area. That makes zero sense to us homeowners and should be denied.

Respectfully,
 Mike Jean

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf General Plan amendment application	04/20/2020	04/21/2020			

Initial Comment / Request

The Romspen video does not provide an explicit rationale for a General Plan amendment. I request that Romspen clearly describe their argument for a General Plan amendment in the next iteration of information.

The Town provides an Informational Handout online about this application. It lists 8 goals and policies of the General Plan that may be applicable to the applicant's proposal. I request that the applicant fully address all those listed, at the least.

The absence of an explicit argument in favor of the GP amendment, at the crucial first step of presentation to the Town and its citizens, would appear to be significant. If the applicant has an argument, why not make it at the outset? One explanation for its absence: no such argument can be made.

The Informational Handout describes the General Plan Vision "to be a well-planned community ... working together ... with a government that is responsive to its residents." I request that Romspen describe its claim to "residency" in Oro Valley, and how this claim establishes its credentials for arguing that its proposal is in the interests of the community.

While lacking an explicit reason for amending the General Plan, the applicant does imply a reason: to make more money. The applicant's representative spends the first 2 minutes of her presentation explaining Romspen's efforts to make a go of the golf course and then to sell it. She argues that no "credible" offer was made. I request that Romspen describe what a credible offer is. In the world of real estate, wouldn't it be a market value offer? As many of us in Oro Valley know, that value might be no more than \$1 million, and maybe much less. We in Rancho Vistoso are aware that Romspen was offered full price (over \$3 million) by a Phoenix developer. Why was that offer and another that was well over \$1 million refused?

In summary, it appears that Romspen chose not to accept at least two offers because they hope to convince the Town to allow them to get a much more lucrative offer by amending the General Plan. Their argument for a General Plan amendment is that this will allow them to make much more money on this property. This is not a justifiable reason for amending the General Plan.

Thank you for your consideration and response to these comments.

Stan Riggerbach
13086 N Toucan Dr

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Proposed General Plan Amendment and Rezoning	04/20/2020	04/21/2020			

Initial Comment / Request

I am a resident of Oro Valley and live adjacent to hole #17 on the former Vistoso Golf Course. After watching the City of Oro Valley informational video dated April 10, I became greatly distressed by the proposed plans to change large parts of the former beautiful golf course into high-density housing areas.

I do not think the applicant has justified the request. The applicant's representative, Ms. Linda Morales, indicated in the video Rompsen listed the golf course for sale but did not receive any credible offers. In my opinion this is a misleading statement as it's my understanding Rompsen received several offers but had an unreasonable asking price for the property.

My biggest concern is the increase in traffic on Vistoso Highlands Drive which will result from the large number of new housing units on the south side of the street. The only thing that I like about the proposed plan is the continuous loop walking path that generally follows the existing cart path.

I believe the former Vistoso Golf Course should become a nature preserve with trails. This will uphold the Oro Valley General Plan that was approved by voters.

Dan Faust
655 W. Vistoso Highlands Dr.-#131
Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course rezoning	04/20/2020	04/21/2020			

Initial Comment / Request

Hello, I live in the Moore/LaCanada neighborhood and am writing to express my concern at the Vistoso Golf Course rezoning. Although I do not live directly on the course, the idea of the rezoning is quite disturbing to me. The owners have decided to seek rezoning for the simple reason of wanting to make more money. They had buyers for the golf course, but decided to see what they could do to make more money, regardless of what it does to the community. It is greed and selfishness, and quite plain to see.

The golf course was left to fall into disrepair. In addition to being further evidence that the owners do not care about the property, their neighbors, or anything other than their wallets, we saw the property become far more than it was before. We saw neighbors walking on the cart paths, enjoying the fresh air and a friendly wave. I saw deer grazing peacefully with the new opportunity to venture out. I've seen coyotes pop their heads out curiously as I walk by, and cottontails flash their fluffy tails as they scamper away from walkers.

This part of Oro Valley is highly developed already, and does not need further residences built. Our roads are getting crowded, with no added services like schools or shops. We have no public parks north of Tangerine. Furthermore, there are unique cultural artifacts in the area, such as petroglyphs, in addition to our beautiful native plants.

I am asking that you please reject the rezoning request. Rompsen made a bad investment, and the taxpayers should not have to bail them out. The town wouldn't bail me out of a bad investment or poorly managed property. Let the owners sell for fair market value if they no longer wish to run the course. It is sickening to see more and more of our precious natural areas scraped for building more McMansions on postage sized lots. Rompsen's profits are not worth the detriment to our community.

With thanks,
 Jen Froio
 12960 N Salt Cedar Dr, OV AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Reject General Plan Amendment & Rezoning Application	04/20/2020	04/21/2020			

Initial Comment / Request

The General Plan amendment and rezoning proposed by Romspen will damage the value of homes in the rezoned areas. Romspen wants to rezone the property to increase the value of their property. Approving the rezoning will not create any new value, it will just transfer value from Oro Valley residents to Romspen.

Romspen assumed the risks of the golf course being unprofitable. This is no different that any other business that starts and then becomes unprofitable and goes out of business. They took a risk that failed, the town should not reward them for that failure at the expense of its residents.

Ray Barth
985 W Golden Barrel Ct
Summit South

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen Plan - Buffers Too Narrow - Unacceptable	04/20/2020	04/21/2020			

Initial Comment / Request

Planning Center & OV Planning Division,

The distance between the proposed new development and the existing homes is unacceptable. Many of the proposed buffers are 20 feet, the distance across a typical room in a home. Those narrow buffers result in roads and driveways in some case being right outside the back fences of existing homes. The size of the existing buffers is totally unacceptable.

Ray Barth
985 W Golden Barrel Ct
Summit South

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Project Number: 2000844 - Vistoso Golf Proposed General Plan Amendment and Rezoning	04/20/2020	04/21/2020			

Initial Comment / Request

To whom it may concern,

My name is Ryan Hoel and I own the residence at 13546 N Silver Cassia Pl. This property is in Centre Pointe - The Pinnacle. Katie and I bought this property due to the fact that it backs up to a wash and has unobstructed views of the Catalina Mountains from Pusch Ridge to Mount Lemon. It goes without saying we paid a premium for this lot and has a high property/home value for the area due to these features within a gated community. We have watched the video on OVprojects.com from the Town of Oro Valley and The Planning Center - Linda Morales representing the owner of the golf course. We are very concerned about the plan to rezone the land across the wash that is between our property and the Catalina Mountains to a MHDR to build Townhome - 4 units. We will not support MHDR double story townhomes like the Golf Vistas II being proposed to be built where the current maintenance facilities are. This will block our views of the Catalina Mountains entirely which is why we purchased the lot and home. We look forward to your response and further engagement with the impacted residents in the process and we would welcome/extend the offer for The Planning Center (Linda) and the town planning engineers to come and personally visit our residence.

Sincerely,

Ryan & Katie Hoel

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso golf course	04/20/2020	04/21/2020			

Initial Comment / Request

We are understand that due to COVID-19 the Town of Oro Valley has had to cancel their plans for open meetings April & May to discuss the Romspen plan for the Golf Course at Vistoso and is soliciting feedback which we appreciate. We also understand TOV is planning on having the first open meetings on the Romspen plans for the Golf Course at Vistoso in August or September, 2020 if the COVID-19 situation permits.

We are very concerned that many homeowners in the Rancho Vistoso area that do summer in other states are not generally back in Arizona until late September or October. We feel that since the Spring meetings when some homeowners would have still been in Tucson the late summer meetings shouldn't be held until these homeowners return in late September/October.

We also strongly feel the TOV should stick to The General Plan that was just ratified in 2016 and not change the zoning of the Golf Course at Vistoso from golf/resort to residential or commercial.

Nancy Olson
Fairfield at Rancho Vistoso

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Golf Club at Vistoso Proposal	04/20/2020	04/21/2020			

Initial Comment / Request

To the Town Board

Please do your due diligence In regard to Rompsen, Spectra and the Rompsen Planner. In the video put on the website by the town and Ms. Morales she stated the history of the course and I take serious issue with the amount of money Rompsen put into the course and that the town residents would not step up to help. Both of these are very inaccurate. We unfortunately were never given the opportunity to respond in a timely manner because we were never asked until it was too late. We were not given the time that Arizona National residents were given. The course was very poorly managed but I do not think Rompsen cared as they were looking all along to sell it to developers.

At a recent meeting both Ms.Morales and Mr. Lopez, Rompsen attorney, admitted neither of them have even driven or been on the course. How do you plan with never seeing the property??? I ask the board to not only postpone the meeting until people can speak in person, I ask you to stop the rezoning. We need to think of our homeowners and not the almighty dollar.

Linette Mock
Stone Village

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen Rezoning Request for Vistoso Golf Course	04/20/2020	04/21/2020	VISTOSO HIGHLANDS	Susann	Ventzke

Initial Comment / Request

I wonder if the developer has asked Richmond American (RA) what the site costs were to develop the 39 lot parcel located at the NE corner of Rancho Vistoso Blvd. and Vistoso Highlands Dr.? We live approx 160 yards from the closest part of RA's site to ours. We and our neighbors had to endure a YEAR of two 15-ton pieces of equipment (similar to D-9 bulldozers but instead of dozers they had 6" hydraulic chisels) that went tat, tat, tat, tat, tat for 8 hours a day (times 2) for a year to break up the granite bedrock on the site so underground utilities could be installed and foundations poured.

Additionally, 18-wheel trucks were continually hauling away the granite, which was detrimental to traffic in the area and created excessive wear and tear on the streets due to the weight of the granite-filled trucks. On top of the incessant noise and traffic was the corresponding ever present dust and diesel fumes. Not only did trucks have to haul away the granite, RA had to pay the extremely high costs to have fill dirt brought in by 18-wheel trucks in order to replace the granite that was removed.

This proposed development plan shows a street and four single-family homes being built almost adjacent to our back property line which is currently adjacent to the former 6th fairway. We fear that not only will this proposed development ruin our views and property values (even more than has already occurred), but the prospect of another year of chiseling out the granite bedrock that will surely undermine the existing infrastructure of water, sewer and gas lines serving our homes, as well as causing cracks and leaks in existing foundations, walls and pools (ours and our neighbors) due to the continual vibration and harmonics of the chisels (much like a constant earthquake), will erode values even further.

The developer needs to undertake seismic and potholing tests to understand that the site costs will far exceed what they are modeling. When our pool was built the contractor had to use dynamite to dig the hole because of the granite bedrock which added \$60,000 to the cost of our pool, much like the same circumstances in adjacent Stone Canyon. This is an ill-conceived development plan that will not benefit our community in any way, but it will harm it in many ways.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Club/Romspen Rezoning Detriment	04/20/2020	04/21/2020			

Initial Comment / Request

Oro Valley Town Council,

Being a resident of Oro Valley, I believe that rezoning of the Vistoso Golf Course for the Romspen development to be a great detriment to the town as well as the surrounding area.

Increased density/population was not part of the original master plan. More residents will increase traffic and the need for road widening and resurfacing along with stress on the water and utility systems. These new town burdens will far override the expense of maintaining the already existing community area with walking paths.

A wildlife sanctuary, public walking space, existing property values with resort like vistas, and resident peacefulness will be lost.

Please do not rezone Vistoso Golf Club.

Jo Ann Huette
1009 W. Mulligan Dr., #2
Oro Valley AZ. 85755
Rancho Vistoso Neighborhood No. 11
Fairfield at Rancho Vistoso No. 1

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course	04/20/2020	04/21/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Huette	Jo Ann

Initial Comment / Request

Please do no add to the population density of Oro Valley and Rancho Vistoso and lower our property values.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Golf Club at Vistoso question	04/21/2020	04/21/2020			

Initial Comment / Request

We are in favor of the proposed development and do not agree with Preserve Vistoso's intent to purchase/maintain per their proposal. If their goal has been to do this, then why have they not presented a purchase proposal to Romspen? We live in Center Pointe Vistoso and believe this is the best possible proposal for this property and feel it is designed in a such a way to allow for development with careful integration of open space, recreational use and walking trails that could be utilized by all, considering many are trespassing on this private property at this time.

Is it feasible for the Town of Oro Valley to purchase this property to be utilized for recreational purpose if the current proposal does not receive approval? Has there been any consideration to do this?

Linda Peterson
Center Pointe Vistoso residents

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Proposed Rezoning	04/21/2020	04/21/2020			

Initial Comment / Request

May I suggest that each Council member drive up to Center Pointe Vistoso. You are invited to stand behind our Clubhouse and look at views of the spectacular, breathtaking, Catalinas. The views are free.

Then go behind the Clubhouse and walk the golf course by taking a brief desert path to the the golf course. Walk the golf course, out in nature, and enjoy the fresh air, now soon you'll have views of the Tortalitas, also.

Depending on what time of day you walk, you may see deer, javalina, rabbits, birds, and other wildlife living in their natural habitat; just living their best lives and bringing joy to those who meander through their home, their safe haven.

You will see desert wildflowers, various cacti, and nature at its springtime best. And, please, notice the "Sounds of Silence," the peaceful respite from a complicated world.

Please don't allow this last vestige of natural habitat and quiet enjoyment of the the pure desert air to vanish. It depends on you.

The invitation is open. And please keep in mind: "Some money costs too much."

Sincerely,

Cheryl Kensington
Center Pointe Vistoso Owner

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments re Romspen rezoning application	04/21/2020	04/21/2020			

Initial Comment / Request

My wife and I own a home at 992 West Blue Crest Drive in the Bella Vista subdivision. We have several comments and concerns about the proposed development plans.

1. The proposed plan identified several areas as "open space" but interestingly left out critical information about those areas in order to allow us residents to fully evaluate the plan. Namely are these areas going to be "permanently" dedicated as open space with appropriate legislative protections to maintain them as such? Or are those areas going to be subject to possible future development options? Will the areas be transferred to Oro Valley or will they remain titled in private ownership? How will these areas be maintained and by whom?

2. The 24 unit development on the former 14th hole off of Deseret Fairways raises numerous questions:

- The proposed density substantially changes the character of the Bella Vista Subdivision and the southern portion of the Center Pointe development. This is especially true on the western edge of the development at the cul de sac. The buffer zones are clearly too narrow and will result in a significant change in the atmosphere surrounding the existing homes and will undoubtedly increase the noise volume in the area affecting the tranquility of the adjacent homeowners. At the very least those units at the cul de sac, both to the north (4 units) and the south (8 units), should be eliminated.

- The development will substantially increase traffic and traffic noise along Desert Fairway. Since the development of Center Pointe and the addition of the school south of Desert Fairway, both the traffic and the attendant traffic noise have increased along Desert Fairways and La Canada. This proposed additional development will only worsen those conditions. In this regard, it should also be kept in mind that there is substantial development already progressing in the undeveloped area west of La Canada which will also have a significant impact.

Again, at the least these concerns argue for eliminating the units at and leading to the cul de sac as noted above.

- Also since the proposed ingress/egress location to the area is directly opposite the entry to the school this raises a serious safety issue with regards to the children and their escorts as they come to and leave the school. Deseret Fairways was not designed to handle this sort of traffic congestion.

- As has been raised by other resident commentators, while the developer is required and plans to have traffic and environmental studies done, the objectivity of those studies will obviously be questioned if the entities doing the studies are hired by and answerable to the developer. This is not meant to question the integrity of the professionals doing the studies but merely acknowledges the obvious conflict of interest such an arrangement presents. The city must address this concern with some sort of significant oversight as well as stringent checks and balances if this proposal is to go forward.

Thank you for your attention. Tom Karrenberg

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf rezoning	04/21/2020	04/21/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Matthew	Wood

Initial Comment / Request

If the Town Council approves the HDR zoning for the Senior Care facility and they decide it isn't really needed, can Romspen then build apartments or condos on the rezoned land?

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rancho Vistoso project	04/21/2020	04/21/2020			

Initial Comment / Request

Hello,

In regards to the Rancho Vistoso project to develop part of the golf course... I do not agree with the development of the course, especially the south parcel that is near innovation academy. This will certainly cause pick up and drop off time to be unsafe and congested. I also feel development of this parcel will negatively impact home values in the area.

In regards to the pathway mentioned in the presentation, if this project moves forward, how will this path be maintained? Clearing debris and brush from only the path? Will portions of the golf course be restored to grassy areas? Or will it all be left untouched?

If this project does NOT move forward, what are the next steps for this property?

Thank you.

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen amendment	04/21/2020	04/21/2020			

Initial Comment / Request

Hi,

I'm a resident that will be impacted by any change that this amendment will cause. That isn't the area for all that Romspen is trying to put in there! The traffic up in this area is bad enough already with all the new growth and they want to put even more houses plus a senior facility!?! Unbelievable! This area needs to be a natural area with walking paths not another unwanted housing development! All the beauty of Oro Valley is being taken away by greedy developers. It's time to put a stop to it!

I say nothing should be done until the time comes when there can be face to face meetings. It's not fair to the residents to not have that opportunity. Also, the town staff should not have any say so in amending the general plan to suit themselves. We voted in Mayor Winfield to do this not the Hiremath leftovers.

Listen to the angry voices of the residents, enough is enough!

Susan Murray

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Preserve Vistoso	04/21/2020	04/21/2020	NO CHOICE	Rod	Watson

Initial Comment / Request

Arizona offers grants to pay for 50% of the property as a park. Why hasn't The Town of OV applied...?

Rod Watson

13192 North Rainbow Cactus Court

Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course Development	04/21/2020	04/21/2020	SUN CITY ORO VALLEY	Janet	Word

Initial Comment / Request

I have some concerns over the high density homes and nursing home that are going in on the old Vistoso golf course. I don't believe we need another nursing home and high density homes in an area that has been used for community recreation does not benefit Oro Valley. Bike and walking trails would be an asset to our community-not another nursing home and high density housing which would only mean more traffic on Rancho Vistoso. Has Oro Valley done any studies on the impact of traffic on Rancho Vistoso?

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso plan	04/21/2020	04/21/2020			

Initial Comment / Request

I am forwarding this on behalf of my friends in Sun City as they also are having a difficult time with your website accepting the emails:

From: Judy Oliver and Ben Adamo at 14084 N Willow Bend Drive, Oro Valley, Arizona 85755

- We have lived in Oro Valley for six years now, moving here from California. We chose Oro Valley for its connection to the natural landscape. The last thing this city needs is to rezone precious green space for move development.

If we have learned anything from this global pandemic, we should pay heed to the concept of population density and proximity. I believe thus far our area has not experienced the exponential infection rates the large cities are facing because of our green spaces and spread out development. I would be severely disappointed in our city's leadership if we allow more green space to be overrun.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	General plan change	04/21/2020	04/21/2020			

Initial Comment / Request

It is premature for a new town government to revise the general plan to accommodate a developer who at this time is also financially unstable. The general plan and the defined and needed parks and recreational areas should be left as is until a fully updated general plan has been researched and developed and voted on.

The Oro Valley population and demographics have changed dramatically in the last 5 years and this has impacted many aspects of the existing general plan.

It is irresponsible for the Oro Valley town government to carve out and change a portion of the general plan without taking into consideration the Impact on the numerous factors that this change will have.

The responsible thing would be to update the over all general plan and then consider the Romspen proposal.

Antonio Sago

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Uphold The General Plan	04/21/2020	04/21/2020			

Initial Comment / Request

OV Town Council,

I moved to Oro Valley 3 years ago for many reasons. One was the top notch schools for our children, another was the low crime rate, and most importantly, the open space OV offers. We could have easily driven our kids to the good schools here, and chosen a safer neighborhood in Tucson, however we would not have gotten to experience the open land/housing density that OV has. After picking our wonderful home on Hole 10 of the Vistoso Golf Course, we enjoyed the beautiful 180 degree view from our backyard of the course. Shortly after purchasing, the golf course was shut down and the grass turned to brown and has now turned to natural desert landscape. You may think that living on a dead golf course would be bad, however it is more stunning that you could ever imagine. The natural desert landscape is why we choose to live in Arizona, and specifically OV. It is serene, quiet, and natural. We absolutely love looking at the desert landscape. It offers wildlife viewing that most don't get to experience, and we absolutely enjoy seeing the deer, rabbits, bobcats, coyotes and also owls that live right here. To this I ask several questions:

Why is this application being rushed through during the COVID-19 pandemic? There is no urgency to this application, it should take a backseat to any pandemic or national shut downs. Does Romspen deserve the extra efforts made by the Town of OV for this?

There are many OV residents that are not tech savvy enough to handle an all-digital rezoning campaign, let alone capable of sending out an email. I have several neighbors whom do not even have an internet connection. How will OV handle hearing their voices when they are not offering an in-person pre-zoning application town meeting? There needs to be an in-person meeting, and this application should be stalled until it is safe to do so.

Will the economic downturn we expect from the COVID-19 situation turn this property into a bladed nightmare similar to the Nakoma Sky project? It is not far fetched that shortly after rezoning, the desert is bladed and graded, then the project will stall and sit indefinitely.

What would happen to the wildlife if the Vistoso Golf Course is rezoned? Currently this is a wildlife corridor, and the animals would be displaced. There are 2-3 owls that live in a tree right where the nursing facility 'basin' would go, or homes would be in option 2.

How many times in OV history has the General Plan been amended? Please detail the amendments previously made. Has it ever been amended at the sheer detriment of 400+ homeowners?

Is it viable to put a commercial operation(nursing facility) right in the middle of a residential neighborhood? Can the Vistoso Highlands Rd handle the traffic/vehicle access necessary for such a nursing facility? There is absolutely no precedent for this, as the other nursing facility is on Rancho Vistoso Blvd, which has many commercial properties on it, and is a much larger road that was designed with commercial properties on the sides of it. Vistoso Highlands Rd was never designed/intended for that. It is a side road that connects to only homes, and a former golf course clubhouse that was only in operation from sunrise to sundown and limited vehicle access through staggered tee times.

How would Farmer/Spectra Properties/Nursing Facility handle all the delivery trucks and ambulances coming through day and night? Seeing parking lot lights mixed with ambulance lights through the night is certainly NOT what we want to have a view of from our backyard. What the developers are asking for, is not what we want.

Why is this change needed at this time? Romspen has not been a friend of the community, so there is no urgency to rezone this property. What value is Romspen offering the community right now? I don't see anything of value from their rezoning application.

How soon does Romspen plan to rezone the rest of the former golf course property?

The section of land off Desert Fairway Dr is directly across from Innovation Academy(elementary school). Can an access road even be allowed there given the traffic during the schools dropoff and pickup times?

Northern OV has very limited offerings in terms of parks, and that is a shame. I hear that the state of Arizona offers grant programs to help buy property to turn into parks. Why has Town of OV not applied for this yet? It seems like a great way to not only uphold the General Plan, but to also continue the wonderful experience of Oro Valley living.

We bought our property along a golf course knowing full well that it was zoned Recreation, with the intent that it would be extremely hard to rezone given the General Plan OV has. Please uphold the zoning and keep OV beautiful! There are plenty of other commercially zoned places for Spectra property to build on that won't impact the natural desert in the middle of a residential community. My wife and I are active voters and voted for the elected officials cc'ed to this email. They ran on a platform of anti-development, and we look forward to our votes having counted towards

that.

Sincerely,
Marc Enzor
13615 N. Meadowhawk Ln
Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Plan	04/21/2020	04/21/2020			

Initial Comment / Request

From Mary Stecklein, 1149 W. Mulligan Drive, Oro Valley, 85755

Not all of my emails to OV council have been accepted as I have only received one confirmation ticket. Therefore, I will try to compile them again into this email. We bought our house in 2011 and have enjoyed living in Oro Valley. After 15 years of visiting AZ, we choose this location due to the mountain ranges around Tucson and our home specifically because of the view of the Catalinas over the golf course. We are still playing golf, but now support the Views and El Conquistador. However, we still are enjoying our view, our neighbors and our Oro Valley community. Please take the time to walk the course and view it from our homeowners' perspectives. Have you as council members been on the course, walked the paths, viewed the wildlife, etc. Please preserve this open space and do not let our area be developed. We have enough development and new development....on Vistoso Highlands, 1st, Oracle, LaCanada, Tangerine...and many more in the immediate vicinity. Please do not force us to move again to a community where we trust the community to preserve what is precious to us.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Plan	04/21/2020	04/21/2020			

Initial Comment / Request

From: Mary Stecklein, 1149 W. Mulligan Dr., OV 85755 - Fairfield Vistoso

Again I am compiling another couple of emails that I do not think reached you. This one is to ask, plead, beg you as council members to postpone this process due to the interesting, stressful time we are currently living in. We, as homeowners and community members deserve fairness and deserve the opportunity to meet face-to-face in public meetings with council members. We deserve the right to voice our opinion in person. You deserve the right to respond in person and not just virtually. Please postpone public hearings until next fall, specially October as more second homeowners will be back. Do not continue this process virtually because of the pandemic. Let our VOICES be heard!!!

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Plan	04/21/2020	04/21/2020			

Initial Comment / Request

Sent by Mary Stecklein, Fairfield Vistoso homeowner on behalf of my friend in Sun City:

I have some concerns over the high-density homes and nursing home that are going in on the old Vistoso golf course. I don't believe we need another nursing home and high density homes in an area that has been used for community recreation. This does not benefit Oro Valley. Bike and walking trails would be an asset to our community-not another nursing home and high-density housing which would only mean more traffic on Rancho Vistoso. Has Oro Valley done any studies on the impact of traffic on Rancho Vistoso? From Janet Word, Sun City resident

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/21/2020	04/21/2020			

Initial Comment / Request

Oro Valley officers,

As residents of CenterPointe in Summit North we oppose the proposal to change the General Plan from Recreational to Residential of any sort (low, medium or hi density)for the Golf Club at Vistoso property. This property is perfect for a desert Preserve which can be used by all of Oro Valley residents to enjoy the desert plants and wildlife. The already established cart path is a perfect walking/biking 8 mile route. As I know from the recent Oro Valley survey regarding future of Parks and Recreation, there was a vast majority who wished to have more walking and biking paths as well as open space in the area. We already know that park space in north Oro Valley is lacking, and it would be a tragedy to allow this to be developed in any way.

What good is a General Plan if it can be changed willy-nilly? How many other changes to the General Plan have been approved since 2016 when it was approved?

Karen Vigeland
George Vigeland

Sent from my iPad

Karen Vigeland

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Preserve vistoso	04/21/2020	04/21/2020			

Initial Comment / Request

We were transferred to this area with Roche 2 years ago and chose to live in Oro Valley due to its wonderful family life and open spaces to enjoy nature!

We chose to live in Centerpointe due the golf course and open spaces. However, with the possible changes going on we are saddened to see the negative changes you are considering by building on the golf courses and causing so many problems ahead for us all. The traffic issues and areas becoming more unsafe will cause us to leave Oro Valley and move else where.

Everyone who is getting transferred out here sees the negative changes in Oro Valley and will chose to live in other areas if this continues.

Please preserve the golf course so everyone can enjoy Oro Valley and the nature we are blessed with here.

Best Regards,

Bonnie and Keith Lennon

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	RE: Vistoso Golf	04/21/2020	04/21/2020			

Initial Comment / Request

Town of Oro Valley:

I am writing to express my concerns and disagreement over rezoning the Vistoso Golf Course. The proposed rezoning plans would negatively impact my home/ investment, our mountain view, wildlife we watch from our backyard, and traffic around our children’s school. We are asking for the following topics/ questions to be addressed in the upcoming April 30th response to residents.

Topics/Questions to be addressed:

1. *Financial Impact Study for Homeowners –* What is Romspen’s plan to analyze the financial impact to home owner property values in the area? How will Romspen conduct as-is property appraisals, communicate results to residents (specifically those directly impacted by development) and compare estimated future appraisals based on development? Many home owners paid premiums for lots that have mountain views, golf course/ open space views. Home values have already declined because of Romspen’s poor management and ultimately closure of the course. How will The Planning Center and Romspen ensure/ prove to residents home values will not further decline due to their proposed plan. The Planning Center commented on how this plan will be a win-win. What data can they provide to support this statement? How does Romspen plan to remedy the destruction of homeowner value in the community?
2. *Traffic Studies –* Which company will be responsible for traffic studies, and what is their relationship with Romspen and/ or The Planning Center? The third-party responsible for conducting traffic studies should be unbiased, and transparent when directly present findings to the public. Additionally, our children attend Innovation Academy and we have concerns regarding traffic safety in this area.
3. *Medium-High Density 4-Unit Townhomes –* The proposal calls for 14 medium-high density 4-unit townhomes to the North of Pebble Creek and 7 medium-high density 4-unit townhomes to the South of Pebble Creek. This will directly impact our property. This area of the proposal was vaguely discussed in the video. Do the plans call for 2 or 3 story townhomes? Placing 2+ story units in our backyard without an appropriate buffer will not only allow for tenants to look down into our homes, but will also

obstruct the view we purchased at a premium.

4. *Grant Process and Partnering with OV Parks and Recreation –* We ask the town to provide residents with additional options for this property.

What state and/ or local grants are available for the purchase and maintenance of this property? Will the survey data being collected by OV Parks & Recreation be made available to the public, and how will this be considered as a parallel option to Romspen's proposal?

5. *Senior Care Facility –* Romspen / The Planning Center should be required to provide analysis supporting the need for additional senior care facility in the area.

6. *Preserve Vistoso –* How does the town plan to use and consider all Preserve Vistoso member input and the recent survey data collected by a leading conservation group (The Trust for Public Lands)? Oro Valley is near the bottom of the list when it comes to easy access to a park or recreational area.

Over the last several years my family and I have enjoyed viewing the wildlife from our backyard and have enjoyed the beautiful path along the golf course. Oro Valley is already short of recreational space and to rezone any part of the golf course property would devalue the community. Adding more medium-high density properties would affect wildlife, traffic, and property values and we seek to understand how Romspen plans to mitigate/remedy these concerns.

We hope you take our questions and comments seriously to work together on a solution that is best for the Vistoso Community.

Regards,

The Parker Family

Donald (Joey) & Heather Parker

13554 N. Silver Cassia Pl.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course Rezoning	04/21/2020	04/21/2020	CENTER POINT VISTOSO	Allycyn and Rex	Jacobs

Initial Comment / Request

We are deeply concerned with the proposed re-zoning of the Vistoso Golf Course.

During the informational video, narrated by Michael Spaeth, Ms. Morales mentioned that this zoning plan is a win-win for both Rompsen and the surrounding neighborhoods. We fail to see any "win" for the people living in Rancho Vistoso.

We moved to Oro Valley in 2004. Our move to Center Pointe Vistoso was partially due to the fact that it was surrounded by beautiful views, the golf course, and natural habitat. Where will the wildlife go if the re-zoning is approved? Not only that, but our roads are not designed to support the traffic that will result from the new builds.

We live in Summit South in Center Pointe Vistoso, near hole #14. We realize that Rompsen is hoping to get an easement granted to allow access to build in this area. We strongly oppose their attempt to cross the property lines to build near hole #14. Does Rompsen realize the impact that traffic and construction will have on the school directly across Desert Fairways? Rompsen needs to remove the proposed rezoning of hole #14 from the official application.

What we want is not what developers want. Please uphold the general plan and do not allow anymore development on the golf course property.

Thank you,
 Allycyn and Rex Jacobs
 13233 N. Fluffgrass Place

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	proposed rezoning of golf course	04/21/2020	04/21/2020			

Initial Comment / Request

To Whom it May Concern:

I recognize that you have received many lengthy e-mails. This will be short. My wife and I think the general plan should stay as it is. We bought our home at 1071 W. Rock Daisy Lane because of the lifestyle that Oro Valley supports. I see no reason to change this now.

I would even support slightly higher taxes for Oro Valley to make this a simple natural preserve.

Thank you.

Sincerely

Alan Leffler & Doretta Allen

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course General Plan/Pad Amendment	04/21/2020	04/21/2020	CENTER POINT VISTOSO	Carol	Brown

Initial Comment / Request

Please review my questions and provide answers. Included in my letter opposing the amendment/rezoning.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/21/2020	04/21/2020	NO CHOICE	JOSEPH	WEISS

Initial Comment / Request

I am writing to express our concerns regarding proposed amendments of the General Plan and Zoning changes for the Vistoso Golf property. I urge the town to reject both of these.

The Town of Oro Valley is significantly below if not at the bottom of the national averages for accessible parks. This is one of the last opportunities for the Town to boost this number. Our first choice would be for the town to acquire and develop this property as a nature trail.

The proposal does not indicate who would be responsible for maintenance of the green space. Any plan/zoning changes should include a requirement for maintenance of the open space and the walking path funded entirely by the NEW HOAs as a condition of approval.

The pond is cleverly left out of the discussion. The pond has been an iconic setting for wedding, graduation and prom photos for decades. It is a landmark and serves as an entrance feature for all the developments along Vistoso Highlands Drive.

Finally, the proposal for a Senior Care facility buried in a single family residential area is completely inappropriate. The traffic generated by a 24/7 operation would be a nuisance at best and a danger at worst. The Assisted Living market is overbuilt in NW Tucson. It would only be a matter of time that these facilities go the way of many of the golf courses. Bankruptcy and abandonment.

We will be watching closely to see how the Town officials handle this and will vote accordingly.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Golf Club at Vistoso rezoning	04/21/2020	04/21/2020			

Initial Comment / Request

This is a very simple issue for the City Council and Mayor.
 Do you support all of the homeowners who have invested hundreds of millions of dollars in the area based on their reliance on both the zoning and the City's General Plan identifying the golf course property as recreational in nature?
 Or do you bail out a very sophisticated wealthy Canadian institutional investor from a bad business decision they made?
 Rompsen knew exactly what their risk was when they bought the golf course property but through a series of poor management decisions, a changing golf climate and some might say intentional efforts to run the course into the ground towards the end they managed to destroy one of the best golf courses in Arizona.
 Did Rompsen intentionally create a crisis then reject several offers to buy the course at fair market value because their plan all along was to have the Council and Mayor bail them out of their financial conundrum? Rompsen wants you to ignore not only the long time zoning classification for the property but more importantly is asking you to ignore the long term vision for the property as recreational space as stated in the City's General Plan reliance upon which homeowners have invested hundreds of millions of dollars.
 You may need to help small businesses in this difficult time but you surely don't need to help Rompsen. They are big boys and girls who can afford and should agree to take their losses and sell the property for fair market value as currently zoned.
NO BAILOUT OF RICH INSTITUTIONAL INVESTORS!!

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Rezoning	04/21/2020	04/21/2020			

Initial Comment / Request

After doing an internet search of Senior Residential/Memory Care facilities in the OV/Tucson area, nearly every facility I was able to identify is located on or near an arterial street, in a medical district, or surrounded by open space. A facility such as proposed requires 24/7 operation which means increased traffic with visitors, staff, deliveries, emergency services, etc. The streets surrounding this area are already busy with resident and school traffic, walkers, bikers, and construction traffic. This is not a good location for such a facility.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Tree tagging	04/21/2020	04/21/2020			

Initial Comment / Request

Why are trees around the 14 th hole being tagged with white and blue streamers?
Greg CraneStone Terrace

Sent from Yahoo Mail for iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course	04/21/2020	04/21/2020			

Initial Comment / Request

To whom it may concern:

Please do not build more houses on the former Vistoso Golf Course. It is so lovely in there with birds and other wildlife in the natural setting. If it can't stay as it is, develop it as a park or green space. All of us in the area would benefit from having such a place close by. In fact, all of Oro Valley would benefit from additional green space. There are plenty of houses, we don't need more. And when we get ready to sell the present homes, a park or walking trails nearby will be a good way to attract new people to this area.

I ask that you do not rezone the property for houses or commercial use. Rather keep this treasure for outdoor recreation and enjoyment of the existing population!

Gail Ohman
13628 N. Balancing Rock Drive
Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course	04/21/2020	04/21/2020			

Initial Comment / Request

I am against this proposed rezoning. I bought here because it is peaceful and I would like it to stay that way. Construction of this sort will strip the land for the wildlife that is there, increase traffic and will be a general nuisance to the folks who own houses in the surrounding area. We will need more police, schools, etc. for these new inhabitants. Who is going to pay for this? I do not want my taxes to go up and I do not support this.

Chantal Golden
13401 N. Rancho Vistoso #122
Oro Valley AZ 1185755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rompsen Rezoning	04/21/2020	04/21/2020			

Initial Comment / Request

This is our view of the Catalinas. The Rompsen Rezoning plan would put a two story senior living facility directly between our yard and the Catalinas blocking any view. The requested plan goes against most of the tenets of the approved general plan. The city needs to consider a responsible rezoning and development proposal that enhances rather than deteriorates the quality of this Oro Vally neighborhood and fits the requirements of the recently developed general plan.

Al Stecklein
Fairfield Vistoso
Neighborhood 11
[attachment name=IMG_4955.jpeg]

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Preserve Vistoso Golf Course!	04/21/2020	04/21/2020			

Initial Comment / Request

I am totally against the rezoning of the Vistoso Highlands Golf Course!
 My husband and I live in Desert Crest 1, in CPV. We bought a house 3 years ago that backs up to the 11th fairway and we were told then, (by Maracay) that no houses would ever be built behind us and will always remain a golf course. Well we know now, that was a total lie....very disappointing!

Pat Halgren

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen Rezoning	04/21/2020	04/21/2020	CENTER POINT VISTOSO	Stevenson	Crist

Initial Comment / Request

I object to the Romspen rezoning plan on the basis of multiple issues.

How can emergency and construction equipment manage Vistoso Highlands and Pebble Creek which are both two lane roads?

How does Romspen plan to manage the destruction of wildlife habitat and desert landscaping?

What will Romspen do to mitigate light, air and noise pollution?

Does Romspen have any buyers for the land it plans to rezone, given the onset of a significant recession? If not, what will they do?

How will homeowners who were promised golf course views be compensated?

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Project	04/21/2020	04/21/2020			

Initial Comment / Request

Sent from my iPad

We have been property owners in Vistoso for over 20 years. We have enjoyed the beauty and peacefulness of the Highlands in general. The golf course as the main part of the general plan was the centerpiece. The course utilizes the views of the mountains, lush landscape, and established neighborhoods to provide a great place to live. Over the years there has been excessive development to where it has become overdeveloped. These developments resulted in not having enough recreational- desert land. We need the golf course property to be used as recreational land.

It irresponsible stewardship by the Oro Valley Planning to circumvent the Oro Valley rezoning process. We need a face to face open meeting so that property owners can ask questions and follow up. "We need our day in court"

The meeting should be postponed until the Covid-19 pandemic crisis has had time to pass. It should be rescheduled until late 2020 or early 2021 when most owners will be available.

What's the hurry? Is it to give Romspen an advantage? Sometimes smells Romspen and the Oro Valley are not being transparent.

Peter and Phyllis Kessler

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Uphold the General Plan	04/21/2020	04/21/2020			

Initial Comment / Request

As a resident of Oro Valley, the proposed Rompsen development, either senior center or homes, is not in the best interest of the residents. It is NOT IN OUR NATURE. Additionally it is not in the best interest to have these critical meetings during a web call and not in person. The residents of Oro Valley need the Town and Council members to refuse to change the general plan and help keep and improve the livability of Oro Valley.

Thank you. Caryn Hill

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Plan	04/21/2020	04/21/2020			

Initial Comment / Request

From Mary Stecklein, Fairfield Vistoso, 1149 W. Mulligan Drive. I am posting an email from a friend of mine in Sun City who tried to get on your site, but she said it was difficult. Thanks

To Whom It May Concern:

As previous owners of a home on a golf course in Colorado and current home owners of a home along the fifth hole at The Views Golf Course in Sun City Oro Valley, we are very aware of the premium amount a golf course lot view costs and returns. It is hard for us to believe that the golf course views at Vistoso are now proposed to be substituted for views of various densities from multifamily to single family homes. Who is accountable for the loss of the golf course lot premiums to the homeowners? It appears to me Oro Valley is taking a bad situation and making it worse. Has anyone thought of the recourse homeowners may have regarding the significant loss of revenue they will incur when they purchased a home on a "golf course" that now has become a home on "multifamily"? I am shocked these options are under considerations and that better, more creative options, were not pursued and made available.

Regards,

Steve and Paula Wilson

2060 E Bighorn Mountain Dr

Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Re Zoning of Vistoso Golf Course	04/21/2020	04/21/2020			

Initial Comment / Request

To whom it may concern,

I purchased my condo, August 2013, in Oro Valley because of the areas natural beauty, recreational opportunities, less traffic, and a general better quality of life. Since that time I have witnesses rapid growth resulting in, less recreational opportunities, more traffic, and a lower quality of life. The town is beginning to look more strip mall like as opposed to the beautiful planned community it once was. Traffic in my area is now constant, loud, and unsafe. There have been several bicycle relate deaths recently and Hidden Meadows Drive has become unsafe because of the speeding of some residents.

Now there is a proposal to rezone the Vistoso Highlands golf course to include more residential housing and assisted living center. This course of action would again reduce open space, like Center Pointe did, and add more population which would further negatively impact noise, traffic, resources and pollution. In addition it will further strain the areas wildlife.

I have no permanent ties to Oro Valley, since my condo is a seasonal home. I have the ability to move elsewhere to have the quality of life I desire. But I am saddened and disappointed to witness the continued deterioration of this community. Please do the right thing and vote against this proposal and work toward the restoration of our once beautiful community.

Thank you for you consideration,

Joseph Riordan

655 West Vistoso Highland Drive #119

253 759-2752

park. Why hasn't The Town of OV applied...?

Sent from Mail<<https://go.microsoft.com/fwlink/?LinkId=550986>> for Windows 10

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course	04/21/2020	04/21/2020			

Initial Comment / Request

As a resident of Oro Valley, I want to express my opinion that limiting citizen input to e-mails and video responses to questions is no substitute for in person neighborhood meetings. The town needs to pause the Romspen review process until we can have in person meetings. The pandemic is unique and therefore the process should be put on hold. Only in person meetings will permit the depth of the feelings about the golf course to be understood and allow for followup questions. Please give your constituents an opportunity to voice their concerns in person. Thank you.

Susan Flynn

Sent from my iPad
Susan

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course	04/21/2020	04/21/2020			

Initial Comment / Request

I have heard that grants are available from the state of Arizona that would pay 50% of the purchase price of the Vistoso Golf Course to convert it to a park and trail system. I sincerely hope the town will pursue this possibility immediately. There is a need for more accessible recreational area north of Tangerine. Thank you.

Susan Flynn

Sent from my iPad
Susan

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course	04/21/2020	04/21/2020			

Initial Comment / Request

I want the mayor and town council to know that this resident is vehemently opposed to the request to rezone the Vistoso Golf Course from G/R to HD in order to build a senior center. Such a facility would mean more traffic, noise and light pollution and would seriously degrade the quality of life for the surrounding neighborhoods. This project is really a commercial endeavor and should not be located next to existing residential areas. It would ruin our neighborhoods.

Susan Flynn

Sent from my iPad

Susan

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: What to do with the Vistoso Golf Course	04/21/2020	04/21/2020			

Initial Comment / Request

----- Forwarded message -----

From: Gail Ohman <pfoge01@aol.com>

Date: Tue, Apr 21, 2020 at 12:54 PM

Subject: What to do with the Vistoso Golf Course

To: <preservevistoso@gmail.com>

To whom it may concern:

I would love to have the property that was once a golf course turned into a park.

Preserve the green space, cut down on the traffic and pollution and give the residents of the community a place to walk, bike and play. This will attract new people to the area and help with home sales. It will also improve the air quality and encourage birds to make their homes near us.

Please don't turn this lovely area into more housing!

Gail Ohman
13628 N. Balancing Rock Drive
Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Re-zoning	04/21/2020	04/21/2020			

Initial Comment / Request

In regards to the re-zoning of the community loved nature path (that used to be a golf course). Please do not rezone this area. My family and I walk this area all the time. Hundreds of residents use it consistently. It is becoming so pretty all on its own and is a reminder of how beautiful the desert is here.

I would like to ask the city or state to buy it and keep it as is. Something like Honey Bee Canyon. That place is hardly kept up and hundreds of people use it every week. Not asking for a playground or a bathroom or even a drinking fountain. Possible a trash can to clean up after the javelinas droppings, because whoever our HOA is using does an awful job, it becomes a health hazard. I'm willing to take on the RV HOA in figuring that part out. Maybe use some of the money from that sales tax increase to pay for it. I realize it's for the community center but the majority of RV residences don't see any value in said center but we where forced into paying a higher tax anyway. We do see value in this nature path.

Final question how do I even know if this email was read by anyone who can actually help with this decision?

Thank you kindly,
 Amy Beauto
 A tax paying 7 year homeowner in sunset ridge
 520-878-3410

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Citizen Feedback on Vistoso Golf Course Development	04/21/2020	04/21/2020			

Initial Comment / Request

Councilman Solomon:

Regarding the Romspen development proposal for the now closed Vistoso Golf Course, I ask you and the Oro Valley Town Council UPHOLD THE GENERAL PLAN that was voted on in 2016!

I have been a resident of Oro Valley for 14 years. When I purchased my home I was told my beautiful views would remain the same because I am paying a premium for a zoned golf course/recreation property which will remain so in perpetuity. I have a "view fence" in my backyard for a reason. The two proposals by Romspen to develop the now closed golf course are both UNACCEPTABLE.

The property needs to remain as OPEN/RECREATIONAL SPACE. We have a need for park space in this Town; please explore the AZ grant money available to make this happen.

My hope, and my expectation, is that the Town Council members will show leadership and say NO to Romspen. Our property values have already been impacted and will decline further if the General Plan is not upheld. The quality of life of people in Rancho Vistoso will also be impacted negatively.

Respectfully,
Richard Molnar
13628 N Tessali Way
Siena

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Citizen Feedback on Vistoso Golf Course Development	04/21/2020	04/21/2020			

Initial Comment / Request

Councilman Rodman:

Regarding the Romspen development proposal for the now closed Vistoso Golf Course, I ask you and the Oro Valley Town Council UPHOLD THE GENERAL PLAN that was voted on in 2016!

I have been a resident of Oro Valley for 14 years. When I purchased my home I was told my beautiful views would remain the same because I am paying a premium for a zoned golf course/recreation property which will remain so in perpetuity. I have a "view fence" in my backyard for a reason. The two proposals by Romspen to develop the now closed golf course are both UNACCEPTABLE.

The property needs to remain as OPEN/RECREATIONAL SPACE. We have a need for park space in this Town; please explore the AZ grant money available to make this happen.

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Respectfully,

Richard Molnar

13628 N Tessali Way

Siena

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Citizen Feedback on Vistoso Golf Course Development	04/21/2020	04/21/2020			

Initial Comment / Request

Mayor Winfield:

Regarding the Romspen development proposal for the now closed Vistoso Golf Course, I ask you and the Oro Valley Town Council UPHOLD THE GENERAL PLAN that was voted on in 2016!

I have been a resident of Oro Valley for 14 years. When I purchased my home I was told my beautiful views would remain the same because I am paying a premium for a zoned golf course/recreation property which will remain so in perpetuity. I have a "view fence" in my backyard for a reason. The two proposals by Romspen to develop the now closed golf course are both UNACCEPTABLE.

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Respectfully,

Richard Molnar

13628 N Tessali Way

Siena

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Citizen Feedback on Vistoso Golf Course Development	04/21/2020	04/21/2020			

Initial Comment / Request

Vice Mayor Barrett:

Regarding the Romspen development proposal for the now closed Vistoso Golf Course, I ask you and the Oro Valley Town Council UPHOLD THE GENERAL PLAN that was voted on in 2016!

I have been a resident of Oro Valley for 14 years. When I purchased my home I was told my beautiful views would remain the same because I am paying a premium for a zoned golf course/recreation property which will remain so in perpetuity. I have a "view fence" in my backyard for a reason. The two proposals by Romspen to develop the now closed golf course are both UNACCEPTABLE.

The property needs to remain as OPEN/RECREATIONAL SPACE. We have a need for park space in this Town; please explore the AZ grant money available to make this happen.

My hope, and my expectation, is that the Town Council members will show leadership and say NO to Romspen. Our property values have already been impacted and will decline further if the General Plan is not upheld. The quality of life of people in Rancho Vistoso will also be impacted negatively.

Respectfully,

Richard Molnar

13628 N Tessali Way

Siena

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Citizen Feedback on Vistoso Golf Course Development	04/21/2020	04/21/2020			

Initial Comment / Request

Councilmember Jones-Ivey:

Regarding the Romspen development proposal for the now closed Vistoso Golf Course, I ask you and the Oro Valley Town Council UPHOLD THE GENERAL PLAN that was voted on in 2016!

I have been a resident of Oro Valley for 14 years. When I purchased my home I was told my beautiful views would remain the same because I am paying a premium for a zoned golf course/recreation property which will remain so in perpetuity. I have a "view fence" in my backyard for a reason. The two proposals by Romspen to develop the now closed golf course are both UNACCEPTABLE.

The property needs to remain as OPEN/RECREATIONAL SPACE. We have a need for park space in this Town; please explore the AZ grant money available to make this happen.

My hope, and my expectation, is that the Town Council members will show leadership and say NO to Romspen. Our property values have already been impacted and will decline further if the General Plan is not upheld. The quality of life of people in Rancho Vistoso will also be impacted negatively.

Respectfully,

Richard Molnar

13628 N Tessali Way

Siena

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Citizen Feedback on Vistoso Golf Course Development	04/21/2020	04/21/2020			

Initial Comment / Request

Councilman Nicolson:

Regarding the Romspen development proposal for the now closed Vistoso Golf Course, I ask you and the Oro Valley Town Council UPHOLD THE GENERAL PLAN that was voted on in 2016!

I have been a resident of Oro Valley for 14 years. When I purchased my home I was told my beautiful views would remain the same because I am paying a premium for a zoned golf course/recreation property which will remain so in perpetuity. I have a "view fence" in my backyard for a reason. The two proposals by Romspen to develop the now closed golf course are both UNACCEPTABLE.

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Respectfully,

Richard Molnar

13628 N Tessali Way

Siena

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso golf rezoning question	04/21/2020	04/21/2020			

Initial Comment / Request

Hello

I noticed today various trees were being flagged and stakes which appear to indicate property lines were placed along the golf course. It is my understanding this project still has be approved and rezoned by the town, however the individuals marking the course said it's a part of the rompson project plan that is moving forward?

Outside of this concern, my question is what prevents rompson from bulldozing the golf course land now to prepare for their proposed developments? It is my understanding that since they own the land they can do as they please as long as it does not violate how it's currently zoned (recreational)?

Thank you for any clarifications you can provide,

Dr. Eric C. Kutscher, PharmD, MBA, FASHP

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Citizen Feedback on Vistoso Golf Course Development	04/21/2020	04/21/2020			

Initial Comment / Request

Council Member Pina:

Regarding the Romspen development proposal for the now closed Vistoso Golf Course, I ask you and the Oro Valley Town Council UPHOLD THE GENERAL PLAN that was voted on in 2016!

I have been a resident of Oro Valley for 14 years. When I purchased my home I was told my beautiful views would remain the same because I am paying a premium for a zoned golf course/recreation property which will remain so in perpetuity. I have a "view fence" in my backyard for a reason. The two proposals by Romspen to develop the now closed golf course are both UNACCEPTABLE.

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Respectfully,

Richard Molnar

13628 N Tessali Way

Siena

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Money for open space is available and new survey needed about residents needs	04/21/2020	04/21/2020			

Initial Comment / Request

----- Forwarded Message ----- From: TL Wagley <tracyinexit@yahoo.com>To: Joe Winfield <jwinfield@orovalleyaz.gov>; jjones-ivey@orovalleyaz.gov <jjones-ivey@orovalleyaz.gov>; Melanie Barrett <mbarrett@orovalleyaz.gov>; jnicolson@orovalleyaz.gov <jnicolson@orovalleyaz.gov>; rpina@orovalleyaz.gov <rpina@orovalleyaz.gov>; brodman@orovalleyaz.gov <brodman@orovalleyaz.gov>; Steve Solomon <ssolomon@orovalleyaz.gov>Cc: Preserve Vistoso <preservevistoso@gmail.com>Sent: Tuesday, April 21, 2020, 05:08:53 PM MSTSubject: Money for open space is available and new survey needed about residents needs

Dear Mayor and Town Council Members, Please review this response as actual feedback to all of you about keeping Vistoso Golf Course as open space.

Dear Mr. Solomon,

Thank you for your response. Please note all the information available about potential grant money for the Vistoso Golf Course open space. There is a large amount of grant money available to pay for this and other open space. If you are worried about residents not wanting to pay for this Vistoso golf course open space, please review other information. Also, the survey you are talking about, if I understand correctly, is not about this particular open space but generic open space. Residents may have said they didn't want to pay higher taxes in response to a general question about open space. That is very different than surveying residents about the Vistoso Golf Course open space. I suggest if you want to use that argument, you do another survey. Thank you for your time.

Respectfully, Tracy Wagley
Vistoso Golf Casitas Oro Valley

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Environmentally Sensitive Land Ordinance (ESLO)	04/21/2020	04/21/2020			

Initial Comment / Request

Oro Valley Planning Division,

In the video that will produced to respond to residents questions submitted during the 'community feedback' phase would you please include a brief discussion of how Oro Valley's Environmentally Sensitive Land Ordinance (ESLO) will be applied to the Romspen Application? The attached ESLO Map shows the Golf Property is classified as Tier 1 and would require that any rezoned area have a minimum of 66% of the area left as open space.

Also of note is the Tier 1 classification of the golf property connects to the large wildlife corridor to the north of the property. This is apparent to anyone who lives in this area as many deer and other large mammals frequently move through the property. Many of my neighbors and I feel a connection to the wildlife that live on and move across this area and would appreciate hearing how the ESLO will be applied to Romspen's Application.

Thank you,
 Ray Barth
 985 W Golden Barrel Ct
 Summit South
 [attachment name=ESLO MAP.pdf]

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/21/2020	04/21/2020			

Initial Comment / Request

Explanation requested from the Applicant - Rompsen: " "IF" " the Oro Valley Town Council votes to approve your proposed development, and given that you do not have drivable access to the proposed development of the 14th hole, please explain in detail, including your contingency plans, how you plan to obtain access to the 14th hole property.

Terry Hart
 945 W GOLDEN BARREL CT

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed		04/21/2020	04/21/2020			

Initial Comment / Request

Councilman

As a resident of Oro Valley for 14 years, I urge the town council to uphold the general plan and not entertain the Romspen development proposals. What drew me to purchase my house in the Siena development was the fact that the land behind me was recreational and was to always remain recreational.

My property value has declined since the closure of the Vistoso Golf Course and any development would make matters worse. There is no room for negotiation; you must say "no" to Romspen.

The Vistoso Golf Course would benefit the entire community if it remained an open recreational space for all to enjoy. As we all know, Oro Valley falls short in the number of parks offered to its citizens.

Again, I urge you to uphold the general plan.

Lori Molnar

13628 N. Tessali Way

Siena

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Citizen Feedback on Vistoso Golf Course Development	04/21/2020	04/21/2020			

Initial Comment / Request

Mayor Winfield:

As a resident of Oro Valley for 14 years, I urge the town council to uphold the general plan and not entertain the Romspen development proposals. What drew me to purchase my house in the Siena development was the fact that the land behind me was recreational and was to always remain recreational.

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Lori Molnar

13628 N. Tessali Way

Siena

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Citizen Feedback on Vistoso Golf Course Development	04/21/2020	04/21/2020			

Initial Comment / Request

Councilman Solomon:

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Lori Molnar

13628 N. Tessali Way

Siena

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Concerned Bella Vista resident	04/21/2020	04/21/2020			

Initial Comment / Request

Dear Mayor, OV Council, and Romspen,

I am a Rancho Vistoso resident who lives in the Bella Vista neighborhood right off of Desert Fairways. My home doesn't back to the defunct golf course, but I'm still alarmed by Romspen's plan to build what appears to be a medium-density neighborhood on Hole 14.

First of all, have any of you visited that particular plot of land? It's by no means large enough to warrant even just a couple houses, let alone a new neighborhood. Most, if not all, of the land abuts to many already existing homes. Again, my home doesn't back to the course, but if it did I couldn't fathom a developer being given permission to build homes basically in my backyard. I couldn't fathom having (and paying for) a golf course (now desert) view and then suddenly having a view of packed-together homes. Could you imagine that?

Secondly, Romspen's proposed neighborhood on Hole 14 would have its main road spill out onto Desert Fairways right across from Innovation Academy. This area is already congested as it is. More traffic on this small road and directly across from a school would be ill-advised, to say the least.

I urge Romspen to abandon its plan to develop Hole 14. I'm aware that there is already an easement issue there. The Rancho Vistoso Community Association will not grant that easement. I also urge our esteemed mayor and council to not allow rezoning of this particular piece of the defunct golf course. Remember, you are beholden to voters, not to Romspen. Please consider your citizens first!

Sincerely,

Yui J. Garewal

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Citizen Feedback on Vistoso Golf Course Development	04/21/2020	04/21/2020			

Initial Comment / Request

Councilman Nicolson:

As a resident of Oro Valley for 14 years, I urge the town council to uphold the general plan and not entertain the Romspen development proposals. What drew me to purchase my house in the Siena development was the fact that the land behind me was recreational and was to always remain recreational.

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Lori Molnar

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Siena

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Citizen Feedback on Vistoso Golf Course Development	04/21/2020	04/21/2020			

Initial Comment / Request

Councilman Rodman:

As a resident of Oro Valley for 14 years, I urge the town council to uphold the general plan and not entertain the Romspen development proposals. What drew me to purchase my house in the Siena development was the fact that the land behind me was recreational and was to always remain recreational.

My property value has declined since the closure of the Vistoso Golf Course and any development would make matters worse. There is no room for negotiation; you must say "no" to Romspen.

The Vistoso Golf Course would benefit the entire community if it remained an open recreational space for all to enjoy. As we all know, Oro Valley falls short in the number of parks offered to its citizens.

Again, I urge you to uphold the general plan.

Lori Molnar

13628 N. Tessali Way

Siena

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Citizen Feedback on Vistoso Golf Course Development	04/21/2020	04/21/2020			

Initial Comment / Request

Vice Mayor Barrett:

As a resident of Oro Valley for 14 years, I urge the town council to uphold the general plan and not entertain the Romspen development proposals. What drew me to purchase my house in the Siena development was the fact that the land behind me was recreational and was to always remain recreational.

My property value has declined since the closure of the Vistoso Golf Course and any development would make matters worse. There is no room for negotiation; you must say "no" to Romspen.

The Vistoso Golf Course would benefit the entire community if it remained an open recreational space for all to enjoy. As we all know, Oro Valley falls short in the number of parks offered to its citizens.

Again, I urge you to uphold the general plan.

Lori Molnar

13628 N. Tessali Way

Siena

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Citizen Feedback on Vistoso Golf Course Development	04/21/2020	04/21/2020			

Initial Comment / Request

Council Member Pina:

As a resident of Oro Valley for 14 years, I urge the town council to uphold the general plan and not entertain the Romspen development proposals. What drew me to purchase my house in the Siena development was the fact that the land behind me was recreational and was to always remain recreational.

My property value has declined since the closure of the Vistoso Golf Course and any development would make matters worse. There is no room for negotiation; you must say "no" to Romspen.

The Vistoso Golf Course would benefit the entire community if it remained an open recreational space for all to enjoy. As we all know, Oro Valley falls short in the number of parks offered to its citizens.

Again, I urge you to uphold the general plan.

Lori Molnar

13628 N. Tessali Way

Siena

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso course	04/21/2020	04/21/2020			

Initial Comment / Request

The general plan does not need to be amended . Recreational property zoning is the most appropriate for the citizens of Oro Valley. With numerous other development properties already available in Oro Valley why would you destroy what could be the crown jewel of our city and the envy of others? Do the right thing you work for us! You are supposed to do that.

Sent from Xfinity Connect Application

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Preserve Vistoso	04/21/2020	04/21/2020			

Initial Comment / Request

OV Town Council,
I moved to Oro Valley 3 years ago for many reasons. It seemed like a good place for families and there was a low crime rate, and most importantly, the open space OV offers. We could have easily driven our kids to the good schools here, and chosen a 'safe' neighborhood in Tucson, however we would not have gotten to experience the open land/housing density that OV has. After picking our wonderful home in Centerpointe neighborhood, shortly after purchasing, the golf course was shut down. Since then the grass turned to brown and has now turned to natural desert landscape. You may think that living near a dead golf course would be bad, however it is more stunning that you could ever imagine. The natural desert landscape is why we choose to live in Arizona, and specifically OV. It is serene, quiet, and natural. We absolutely love looking at the desert landscape. It offers wildlife viewing that most don't get to experience, and we absolutely enjoy seeing the deer, rabbits, bobcats, coyotes and also owls that live right here. We enjoy walking and biking along the already paved golf course paths. We see many others enjoying the same. We see lots of families enjoying nature. We envision the old golf course restaurant being revived and people sitting out on the deck socializing, playing trivia games or enjoying a great meal. This is a one of kind place and a one of a kind opportunity to preserve Oro Valley. The paved paths are already there. There is little or no maintenance to a desert.

Why is this application being rushed through during the COVID-19 pandemic? There is no urgency to this application, it should take a backseat to any pandemic or national shut downs. Does Romspen deserve the extra efforts made by the Town of OV for this? What is the hurry? What were your campaigns based on when you ran for office? I thought we voted for you to Preserve Oro Valley and bring us more parks and open spaces. ???

There are many OV residents that are not tech savvy enough to handle an all-digital rezoning campaign, let alone capable of sending out an email. I have several neighbors whom do not even have an internet connection. How will OV handle hearing their voices when they are not offering an in-person pre-zoning application town meeting? There needs to be an in-person meeting, and this application should be stalled until it is safe to do so. This is unfair and unjust.

What would happen to the wildlife if the Vistoso Golf Course is rezoned?

Currently this is a wildlife corridor, and the animals would be displaced. There are 2-3 owls that live in a tree right where the nursing facility 'basin' would go, or homes would be in option 2. Yesterday as we were walking along Pebble Creek we saw a herd of deer.

How many times in OV history has the General Plan been amended? Please detail the amendments previously made. Has it ever been amended at the sheer detriment of 400+ homeowners?

Is it viable to put a commercial operation(nursing facility) right in the middle of a residential neighborhood? Can the Vistoso Highlands Rd handle the traffic/vehicle access necessary for such a nursing facility? There is absolutely no precedent for this, as the other nursing facility is on Rancho Vistoso Blvd, which has many commercial properties on it, and is a much larger road that was designed with commercial properties on the sides of it. Vistoso Highlands Rd was never designed/intended for that. It is a side road that connects to only homes, and a former golf course clubhouse that was only in operation from sunrise to sundown and limited vehicle access through staggered tee times.

How would Farmer/Spectra Properties/Nursing Facility handle all the delivery trucks and ambulances coming through day and night? Seeing parking lot lights mixed with ambulance lights through the night is certainly NOT what we want to have a view of from our backyard. What the developers are asking for, is not what we want.

Why is this change needed at this time? Romspen has not been a friend of the community, so there is no urgency to rezone this property. What value is Romspen offering the community right now? I don't see anything of value from their rezoning application. How soon does Romspen plan to rezone the rest of the former golf course property? Are you putting Rompsen above the citizens of Oro Valley?

The section of land off Desert Fairway Dr is directly across from Innovation Academy(elementary school). Can an access road even be allowed there given the traffic during the schools dropoff and pickup times? We have teachers and parents in our neighborhood who are very concerned about this being near a school.

Northern OV has very limited offerings in terms of parks, and that is a shame. I hear that the state of Arizona offers grant programs to help buy property to turn into parks. Why has Town of OV not applied for this yet? It seems like a great way to not only uphold the General Plan, but to also continue the wonderful experience of Oro Valley living. The only park like this near my home is Catalina State Park and that's a \$7 per day fee and a \$70 plus dollar yearly membership. We need to preserve this desert area before it is gone and overdeveloped. Again, I ask is this not what you told us you were campaigning for? Did you not say you wanted to slow

development? And provide us more parks and recreation?

We bought our property in Centerpointe, near a golf course knowing full well that it was zoned Recreation, with the intent that it would be extremely hard to rezone given the General Plan OV has. Please uphold the zoning and keep OV beautiful! There are plenty of other commercially zoned places for Spectra property to build on that won't impact the natural desert in the middle of a residential community. My husband and I are active voters and voted for all the elected officials listed in this email. You all ran on a platform of anti-development, and we look forward to our votes having counted towards that.

Sincerely,
Sherri Vandermyde
Lyle Vandermyde
13527 N Trailing Indigo Court

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/21/2020	04/21/2020			

Initial Comment / Request

A question to Oro Valley Town Council:

I understand that you have an obligation to review this and all rezoning requests in our community. What I would ask is that you honor a major plank in your election campaign platforms. Controlled growth, preserve the beauty of our Oro Valley environment, concern for our desert habitat, addition to safe outdoor parks and recreation, and improved respect for our wildlife that is such an important asset to our community.

My question: Why should the residents of Center Point Vistoso, and other neighborhoods that surround the failed golf course, have to shoulder the burden of a poor investment made by a multi billion dollar investment group. By their petition of rezoning, that is exactly what they are asking us to do. The very reason why I, and many other families purchased homes in this area, is because of the open environment. We knew the zoning, we viewed the open spaces, and purchased what made sense to us environmentally and economically. I am certain that most knew the risk of housing ebbs and flow in value, but had never counted on a company's bad decision being required to be borne by our community.

We have a huge need, particularly in this area of the city, to develop additional and casual hiking areas, community parks, trails, and open spaces that embrace our natural riparian areas.

I would hope that you, as our council members, will show support and respect for your constituents, and the Oro Valley community as a whole, and turn down the petition for rezoning the golf course property.

Respectfully,

Robert Barnard

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/21/2020	04/21/2020			

Initial Comment / Request

Did Romspen propose the alternative method for public outreach?

This is important for the community to know, since the Town code gives no authority to the Town to initiate an alternative process.

When I asked the Town to cite their authority to do this, they cited OVZCR Section 22.15.D.4. This section of the zoning code states that “The applicant [Romspen, in this case] may propose an alternative process if it is designed to include key stakeholders in a meaningful way, and is consistent with subsection A” This section goes on to say “[a]ny alternative proposal is subject to Planning and Zoning Administrator approval.” (This is from the Zoning Code as published at <https://orovalley.town.codes/ZC/22.10>.)

So only Romspen may propose an alternative. All the Town can do is approve or disapprove what Romspen proposes.

At OVprojects.com, the Town implies that it was their initiative to establish an alternative process under the authority of the zoning code: “...the Zoning Code enables the Planning and Zoning Administrator to approve alternative methods” No mention is made of a Romspen proposal, and the Town makes no mention of any authority for an alternative process other than the provisions of the zoning code.

If Romspen proposed this alternative, which clearly is more favorable to them than to the community, it would appear that they are using the COVID-19 pandemic to the advantage of their proposal.

If the Town acted on its own to establish the alternative process, then it appears that the Town is in violation of the Town code.

Subsection A, mentioned above, identifies the purposes of promoting public participation. The first one listed is: “Build trust through effective public outreach and communication.”

Whether Romspen or the Town initiated the alternative process, Section A is being violated.

No “trust” is built when the Town or Romspen act in this way.

Thank you for your consideration and response to this comment.

Stan Riggerbach
13086 N Toucan Dr

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments: Revision of General Plan, Re-zoning, No in-person Meeting	04/21/2020	04/22/2020			

Initial Comment / Request

Even if the letter-of-the-law is met by having a professionally produced video on a town website, followed by emailed questions, there is no substitute for that All-American phenomenon, the face-to-face town meeting. A sea of faces in an overflow crowd, most of whom have some identification regarding a cause, can greatly persuade the elected officials in attendance that there is great sentiment about a subject, in this case, the request to revise a popularly-voted-for General Plan. I object to the substitution of video and email for the spirit-of-the-law open-meeting. A significant number of the town residents are also technologically challenged and thus denied the right of hearing.

Additionally, a slickly produced and edited video can easily present a slant that is difficult to detect, something not present in an in-person meeting. Facial expressions, timing, and real-time questioning can produce a completely different result.

David Smoler

13873 N Stone Gate Place

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments: Revision of General Plan, Re-zoning - Implied Covenants	04/21/2020	04/22/2020			

Initial Comment / Request

Perhaps no specific covenants appear in the purchase of homes around and adjacent to the closed golf course guarantying that the course land would remain “recreational” in perpetuity. The appearance of the beautifully maintained common land in Rancho Vistoso, the overwhelmingly voted 2016 General Plan stressing “Our Nature,” plus the large number of builders who showed the course on their neighborhood plans, was enough to convince the average buyer that the open land was there to stay. I am opposed to any change in the General Plan that would allow change of the classification of any of the golf course.

David Smoler

13873 N Stone Gate Place

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments: Revision of General Plan, Re-zoning - Traffic Hazard	04/21/2020	04/22/2020			

Initial Comment / Request

The proposed 32 Lot Development between Richmond America and Stonegate (golf course holes #6 & #7) is both inconsistent with adjacent development density and would present a traffic hazard on Rancho Vistoso Boulevard. The actual density in the adjacent (built-out) Stonegate subdivision of Stone Canyon is less than 1/ac and is shown on the proposed plan to be back-to-back with 5000 sq-ft lots. Due to the proximity of West Saguaro Arm Trail and Tortolita Mountain Drive, it will not be possible to make left turns off Rancho Vistoso into the development, nor left turns out of it. The additional U-turns thereby required at Tortolita Mountain Circle will present a traffic hazard, and eventually, increased accidents. Any mitigation, such as traffic lights, would be expensive and an unwarranted impediment to traffic flow.

David Smoler

13873 N Stone Gate Place

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments: Revision of General Plan, Re-zoning - Safety Hazard	04/21/2020	04/22/2020			

Initial Comment / Request

Any excavations of the area encompassed by golf course holes #6 and #7 would likely create untenable noise and a safety hazard to surrounding developments in Stonegate and the Richmond America plot at Vistoso Highlands Drive. The proposed 32 acre plot sits above a granite dome. When the adjacent Richmond America area was excavated and prepared for utilities, it took an entire year of 6:30am to 3:30pm continuous hammering to penetrate and pulverize the plot. My Stonegate plot a few hundred feet north, required blasting before leveling.

I believe a possible chemical residue hazard may be present on the closed golf course, especially at tee boxes and greens. Many years of high levels of fertilizer and noxious weed-control chemicals may exist in those areas as well as other places on the course. As long as the ground is undisturbed, there is no problem, but excavations may release poisonous dust.

David Smoler

13873 N Stone Gate Place

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments: Revision of General Plan, Re-zoning - Purchase Only for Development	04/21/2020	04/22/2020			

Initial Comment / Request

It should have been readily known by a sophisticated purchaser such as Romspen at the time of purchase at auction, that the current cost of water and anticipated increases alone, made unsubsidized operation of a desert golf course in our area impossible. That is borne out by the need for subsidization in the nearby city-owned and Sun City courses. In short, the auction purchase by Romspen was done purposely to obtain re-zoning and turn the land to housing, even if took a long time to do so. That is why there was “no credible (purchase) offer.”

Additionally, any “donation” or similar phrase describing Romspen giving the non-developed land to the Town or other entity is not altruism, but is due instead, to the lack of access or narrowness of the plots making them impossible to develop, and thus useless to Romspen. It is not altruism, but a means to avoid the need to pay tax on that land or maintain it.

I object to rezoning any portion of this fine potential parkland. There is no remaining open space in the northern end of Oro Valley that can provide paved trails without steep grades and magnificent views, and is accessible to a large population. Purchase of the land by local entities which may include grants by the state and/or nature-oriented organizations is within reach if the land remains valued as “recreational.”

David Smoler

13873 N Stone Gate Place

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/21/2020	04/22/2020			

Initial Comment / Request

Mayor, Town Council, Staff,

#1. At 12:20p today I had the opportunity to meet two employees from The Planning Center (Rompsen's Agent) just behind my home's fence on the 14th hole of the proposed development. The two were conducting an environmental tree count study – because “it's part of the process”. I found this ironic, because while we're at home following CDC guidelines and the Mayor's recommendations regarding social distancing, they (Rompsen & The Planning Center (obviously an 'essential business')) are just continuing to Steamroll. For them – just conducting business as usual. And today, their business was almost literally in my backyard. God forbid, or state law forbid, that a Town's Development Application process ever get put on pause due to a health pandemic. For us though, and our neighbors, and the residents of Rancho Vistoso, we're left with our emails, another upcoming video on the 30th, and the first “in person neighborhood meeting – if safe and possible” scheduled forAUGUST. But I know that all of you are 'listening'. My wife and I have had 6 of the 7 Town Council members, including the Mayor, respond to previous communications. Very much appreciated.

#2. A common topic of conversation in Rancho Vistoso over the past three plus weeks has been - Why would a company such as Rompsen continue to push forward with such an unprecedented development proposal in Rancho Vistoso – by continuing to dump more money, more time, and more resources here, IF:
a. they weren't already certain their development proposal would be approved; b. they're almost certain their proposed development will be approved or; c. they're really confident in their negotiating and persuasion skills and abilities. I'll be posing that question to them .
That leads to #3.

#3. All property owners have a right to 'request' changes regarding their property – a given. Rompsen Investment Corp is looking for a profitable way out of a 'bad situation' that hasn't worked out them – at OUR expense, the residents of Ranch Vistoso. Rompsen put themselves into their situation. Nobody did it for or to them. You make an investment – you know and accept all the risks going in (or you don't invest/purchase) – and you accept all the consequences – positive or negative. Now Rompsen wants to change their situation and change their risks for their sole benefit – NOT OURS . And you, the Town Council, get to decide this. We, the residents of Rancho Vistoso and also your constituents, will bear all the

costs of the Rompsen benefits. Why should any of us have to be burdened, or have our lives and retirements ruined, because of a business decision Rompsen made ? Any changes to: the Your Voice Our Future General Plan; land use designations from RGC to Residential, or; to rezoning - would be to our, the residents of Ranch Visotoso, detriment. That list of detriments would fill several pages as noted from the comments on the ASKOV site. That said, it would be unconscionable for OUR Town Council to vote and approve Rompsen's proposed development plans. Please deny the Rompsen Development Proposal.

Terry Hart

945 W GOLDEN BARREL CT

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Proposed General Plan Amendment and Rezoning	04/21/2020	04/22/2020			

Initial Comment / Request

My husband and I have lived adjacent to the 17th hole of the Vistoso Golf Course for 15 years. My husband used to golf on the course a couple times a week. It saddens us to know the area will no longer be used for golfing. And now we are currently saddened to see and hear the plans Romspen has for the once beautiful acreage and pond. I could have so easily sat down and cried after listening to the report from The Planning Center. Romspen's plans will certainly ruin the neighborhood. We do not want or need more condo buildings or single-family homes built in this area. Nor do we want an assisted living facility with nearby independent units both of which would increase the first responder traffic as well as traffic from staff and family members.

We used to have a nice quiet, peaceful area to live in until Center Pointe arrived with only two roads leading in and out of the subdivision. We now have cars, school buses, sanitation trucks, etc. creating noise and pollution. Vistoso Highlands Drive is the only road for service trucks and construction vehicles to use to access Stone Canyon. Please, please do not bring our area more traffic and pollution from added vehicles.

Many residents now use the defunct golf course for walking and biking which is wonderful. I am in my 70's and love to walk on the cart paths as well. We only have one car, so I can easily access the area for exercise. The idea to have a continuous loop walking path sounded great. More accessible areas like this are needed in Oro Valley. We do not need more multiple high density condos or homes built 10 feet from each other. I sincerely hope the town of Oro Valley does not approve Romspen's plans to rezone the area.

Patricia Faust
655 W. Vistoso Highlands Dr.-#131
Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Proposed General Plan Amendment and Rezoning.	04/21/2020	04/22/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Donna	Williams

Initial Comment / Request

In a video posted on April 10th concerning this project Linda Morales, a representative of property owner Romspen LLC, presented two development proposals she declared as “win/win.” I thought she was kidding, but of course she was referring to a win for Rompson and a win for potential developers.

The homeowners surrounding the golf course, the residents in remaining Rancho Vistoso neighborhoods, as well as the City of Oro Valley will be the losers and acutely affected in no positive manner. Since Rompson’s closure of the property it has lost almost all resemblance to the stunning golf course it was. However, it has almost inadvertently become a back to nature reserve. The amazing desert plant life is prolific. Myriad animals and birds share the space with copious walkers and bikers. Even the unhealthy and hideous pond on #8 (once the signature hole) seems part of an almost mesmerizing scheme to redefine its place in this plan.

In the Oro Valley General Plan most of the 202 acres under consideration are designated as Recreation Area/Golf Course, ratified as recently as 2016. Thus a request to drastically modify this property seems absurd. While it is far from, and probably will never again be, a beautiful golf course, it is meant to be preserved and developed only as recreational with careful consideration of its natural abundance of life and beauty.

Sincerely,
Donna J. Williams
Fairfield Vistoso

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Question on Vistoso Project and Oro Valley General Plan Amendment	04/21/2020	04/22/2020			

Initial Comment / Request

According to Ordinance No.(O)17-01, the General Plan was ratified by voters on November 8, 2016. Less than 3 months later, Mayor Hiremath and the Town Council at the time changed the General Plan Adoption of Amendment Procedure (22.2.D.3) for major/type 1 amendments from:

The disposition of the General Plan amendment proposed shall be based on consistency with the vision, goals, and policies of the General Plan, with special emphasis on compliance with the following criteria:

- a. The proposed change is necessary because conditions in the community have changed to the extent that the plan required amendment or modification; and
- b. The proposed change is sustainable by contributing to the socio-economic betterment of the community, while achieving community and environmental compatibility, and
- c. The proposed change reflects market demand which leads to viability and general community acceptance; and
- d. The amendment will not adversely impact the community as a whole, or a portion of the community without an acceptable means of mitigating these impacts through the subsequent zoning and development processes.

To:

On balance, the request is consistent with the vision, guiding principles, goals, and policies of the General Plan as demonstrated by the following criteria. The request shall not:

- a. Significantly alter existing development character and land use patterns without adequate and appropriate buffers and graduated transitions in density and land use.
- b. Impact existing uses with increased infrastructure without appropriate improvements to accommodate planned growth.
- c. Impact other public services including police, fire, parks, water and drainage unless careful analysis and explanation of anticipated impacts are provided to the Town for review.
- d. Impact the natural beauty and environmental resources without suitable mitigation.

Would the Town Council consider applying the criteria in place when the General Plan was ratified? Or better yet, revert the Town Zoning Code back to the original guidance which stressed the need to show the change is *necessary*, the change contributes to the *socio-economic betterment of the community*, and the amendment will *not adversely impact the community*.

Make the General Plan mean something again.

Michael Bilodeau

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso golf	04/21/2020	04/22/2020			

Initial Comment / Request

I was reaching out to ask why this is project is even being considered especially in this area the traffic is horrendous enough already after the school was slapped down in the middle of it and now adding more houses this is a true nightmare oro valley doesnt need more houses if this pandemic has taught us anything the open areas to be able to walk run and ride has saved our sanity.Sent from my Verizon, Samsung Galaxy smartphone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	General Plan Rezoning	04/21/2020	04/22/2020			

Initial Comment / Request

When my husband and I retired, we chose to live in the family community of Oro Valley. We liked Oro Valley's commitment to their General Plan, and we chose a home in Summit North that backed up to the golf course.

Now we have a group of business men who are asking us to change our General Plan and rezone a plot of land so that they can be successful. I am sincerely sorry that they did not possess the business acumen that they needed in order to successfully run the golf course. But I fail to see how their business failure becomes our problem.

They are basically coming to the town of Oro Valley and asking for a bail out. They want us to change our General Plan for the benefit of their business. They will swoop in, develop the land and leave. They have no thought or concern for the residents of Oro Valley.

They are simply greedy business men looking to be bailed out from their inability to run their business. We should turn them down and not give any consideration to their request for rezoning. Our General Plan should stand.

Thank you to the City Council for fairly representing the people of Oro Valley.

Jack and Rebecca Jones
854 W. Chrysanthia Ct.
Oro Valley, AZ

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments on the Proposed development of the Rancho Vistoso Golf Course	04/22/2020	04/22/2020			

Initial Comment / Request

To the Town Council members:

I ask that you all respect the wishes of your constituents regarding the zoning request made by Romspen regarding the Vistoso golf course property. Based on the MANY responses posted to the OV website asking for questions and feedback, it seems loud and clear that almost no one wants any development of the golf course. I ask that you vote to maintain the golf course as recreational/open space.

We all know the games and tactics being used by the owner of the property and "others" to suit their desires. Submitting two proposed development plans and attempting to have Zoom meetings with "representatives" of individual neighborhoods, for example. The fact is, this property issue should have been dealt with when the course closed; we need to get some closure here due to the loss of property value we have already seen. Let's not keep the Rancho Vistoso homeowners in limbo any longer.

I ask that you vote to uphold the General Plan of 2016. If the General Plan is not upheld and the Golf Course is not maintained as recreational/open space, who knows what the developer will ultimately do to make as much profit as they can at the expense of the Rancho Vistoso and Oro Valley residents.

The beautiful views we enjoy, the peace and quiet we now enjoy, and the ability to see the abundant wildlife on this property will be lost if the property is developed. There is no win-win here with any development.

Our Town motto is "It's in our nature." I respectfully request that you vote to keep our nature intact and execute what your constituents desire-no

development of the golf course property.

Respectfully submitted,

Richard Molnar

13628 N Tessali Way

Siena

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

How many failed golf courses have Romspen run?

Stephen Wallace
Oro Valley

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

Please to not change the zoning of the existing Vistoso Golf course property.

This is an area that should be preserved as a wildlife and recreational area for the enjoyment of all Oro Valley residence.

Your serious consideration of this request is appreciated.

Dennis and Mary Guettler
Fairfield Vistoso

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

One thing I neglected in an earlier comment is that due to increased density and traffic - in particular from the commercial type senior care and transient rentals - property values in the area will decline. Developers will profit; property owners will lose and the general character of the entire Vistoso area will suffer. The guidelines presently on the books were put there for this very reason.

Pat Tebo

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen Rezoning Application	04/22/2020	04/22/2020			

Initial Comment / Request

My name is Debbie Drysdale. I am a homeowner in Vistoso Highlands I. I live on the golf course and paid well over \$100,000 premium in 2002 for a full custom home on the golf course with views of the Tortalita and Catalina Mountains. I am fortunate to be on the large protected wash and these plans will not block our views, however, there are no circumstances under which I would support this plan. It is an attempt to destroy the property values of over 90 single family homes and golf villas for the sole purpose of enriching Romspen who made a bad business loan. Romspen wants innocent bystanders to not only pay for their mistake but deliver them significant profits.

I have listened to the presentation by Romspen's representative from the Planning Center and have several comments and questions.

Destruction of Property Value:

Centerpoint is the newest development around the course. The premiums for living on the course are recently documented and were anywhere from \$50,000 to over \$100,000. There were similar premiums paid by homeowners all around the course over the years. For those homeowners that would lose their views with the Romspen plan, the loss in the value of their home is significant. In looking at the plans from Romspen, there are roughly 90 single family homes and virtually all the golf course facing golf villas that would lose their view and, subsequently, their premium value. For just the 90 single family homes using an average loss of 75,000 that equates to \$6,750,000 in lost value to homeowner, many of whom are retirees. I do not know the cumulative loss in value for the golf villas, but it would likewise be in the millions. Ten homeowners funded an appraisal by Breken, Nova, Allen Group on the property values impact to homeowner on course and across all of Oro Valley from losing this asset. The appraisal stated the loss was steepest at approximate 18% for on course owners but affecting the community beyond at varying degrees from 10 - 4 % depending on proximity. We are happy to provide that report to the town. How can the town even consider approving a plan that costs community homeowners millions of dollars in property value and does not enhance the community in any way?

Precedent Set by the Town of Oro Valley:

The Town of Oro Valley recently voted to keep operating all 36 holes of the El Conquistador Golf Course at significant losses to preserve that asset for the community and the property values for the very vocal community members that live on or near the course. At one of the public meetings where the council members expressed their opinions, one of the women council members cited research that had been done by the town. I do not know her name, but she said that the current losses on the El Conquistador golf course EXCEEDED THE CUMULATIVE LOSSES OF ALL OTHER MUNICIPAL GOLF COURSES IN THE STATE OF ARIZONA COMBINED, yet the town council voted to continue to support that asset with our tax dollars. I understand the council would like to improve on those losses. Regardless, how can the town council vote to preserve the El Conquistador homeowners views, property values and recreational asset at the expense of significant tax dollars and turn around and consider destroying the way of life, property values and recreational asset of the homeowners around the former Club at Vistoso Golf Course? Does there not need to be some consistency in treatment of taxpayers in the community?

Oro Valley Your Voice Our Future 10 Year Plan:

This 87-acre rezoning application requires the amendment of both the current zoning as well as the 10-year plan for the town. It is one thing to change current zoning, but it is considerably more to say that the town would consider changing the 10-year plan for the town. That plan is supposed to be the guiding document for decision making. Where in the past has the town changed both the current zoning and the 10-year plan for such a large parcel with such high cost to current homeowners? I would like a clear understanding how this town utilizes and respects the 10-year plan, Your Voice Our Future.

Romspen's Claim to Have Offered the Property for Purchase:

Romspen has claimed since the closure of the course and again in their video that they professionally marketed the course for years and had no takers. The fact is Romspen held the price at \$3,500,000 which is over twice its appraised value. It is not surprising that they had no "takers" at twice the appraised value. The Rancho Vistoso HOA commissioned a professional appraiser, Z Gordon Davidson & Associates, to appraise the entire golf course property including the 6-acre high density parcel. That information is available through the VCA Board of Directors. Even at the inflated price of \$3.5M, there were more than one attempt by Alan Mishkin of Parks Legacy Projects to purchase the property. Parks Legacy Projects' proposal included minimal development to fund the rehabilitation and reconfiguration of an operating 18-hole golf course. Can the town push back on Romspen's clearly misleading statements about attempting to sell the property and respond during the zoning process that until there are actual attempts to market the property at the appraised value for the current zoning, a proposal that destroys millions of dollars of property values for current homeowners will not be considered?

Memory Care and Assisted Living Proposal:

Placing a commercial entity in the middle of high-end single family, single story homes seems impossibly inappropriate. To go from a beautiful, award winning golf course outside your backyard to parking lots, tall lighting poles, and two-story commercial buildings and ambulance sirens is a ridiculous request. Homeowners that would about that part of the development would surely lose far more value than just their original premiums. In addition, vehicle traffic on Vistoso Highlands will skyrocket. Why would the town even consider this aspect of the proposal?

Three Story Apartments:

The Romspen presentation talked about taking the HDR parcel where the current clubhouse and parking lot are and turning that in to three story apartments. That seems completely inconsistent with the rest of the community. We have two story golf villas on Vistoso Highlands and nice single-family homes in the rest of the development. I certainly do not want to drive out every day and look at some eye sore of three-story apartments there bears no resemblance to any development in the area. Does the town have any power to make sure development is in keeping with the rest of the community?

Winners and Losers:

It appears the current proposal would benefit Romspen with massive returns and the town with increased property tax, but not the community in ANY way. When Alan Mishkin was looking at selling roughly 40 acres of rezoned property completely undeveloped, the profits on the land were in excess of \$8,000,000. Much of those revenues were going to be plowed back into the redevelopment of the golf course restoring value to the community for

minimally invasive development. If that was the profit on 40 acres, Romspen appears to be looking to make in excess of \$20,000,000 on this proposal. Those are round numbers as I don't have all the data, but I would expect the town to clearly understand this profit model and ask the question why would the town approve the destruction of \$7,000,000 - \$10,000,000 in Oro Valley Community member's home values to enrich a foreign bank with \$20,000,000 in revenues for their bad business decision and false attempt to sell the property. I would think your duty is to protect the community and the homeowners that reside here.

Oro Valley Trajectory:

When we moved to Tucson in 2002 from Tempe, the Club at Vistoso golf course was ranked the number 1 public golf course in Southern Arizona year after year. It was a pristine property. The Ritz Carlton had plans to build in Oro Valley and The Club at Vistoso Golf course was going to become the resort course. The town was building beautiful, high end homes. Then the tide turned. The town lost the Ritz. The course went through successive ownership. The town started approving smaller and taller houses, cheapening the quality of the town. Chain restaurants and fast food popped up everywhere. The town went on a steady decline until it has become a place I would not consider for home ownership if I had to make that decision today. Oro Valley has become a Gilbert or Mesa, Arizona kind of town instead of a Foothills or Scottsdale kind of place. I voted for the new Mayor and town council members on the hope that we would put quality over quantity once again. I hoped there was some way to stem the downward slide. I hope there is some creativity that can be applied by this town council along with the new Vistoso Homeowners Association Board of Directors to find a collaborative solution that benefits the community and not a Canadian Bank. I have given up on this being a golf course again but would love to see it be a walking trek for the town. It has some of the prettiest views in town and 6 miles of walkable cart path. Deer, javelina, rabbits, bobcats and an abundance of birds live on the course. I believe there is some sustainable solution that adds value to our community instead of lining Romspen's pockets.

I look forward to the town's response to my and other homeowners questions.

Regards,

Debbie Drysdale

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

We live in the Pinnacle community at Centerpointe. We are writing this email to request that the rezoning request be denied by Rompsen. Our house would not be directly affected but it would change the whole dynamic of our community. All of the communities have been built around this golf course. Views would be lost. The master plan of Oro Valley would be comprised. Rompsen knew what they were getting themselves into when they bought the golf course. It didn't work out for them so they are planning on throwing the town and community under the bus and move on. This is the opportunity and the obligation of the town and the community to not allow this. Also what a great opportunity for us to have a nature area for all of Oro Valley. We have seen the increased foot traffic on the pathways with the virus keeping everyone at home. We think it's a wonderful thing. So many people are enjoying this space that is really lacking in Oro Valley. Let's keep it that way and reject Rompsen's self serving rezoning request.

Casey Heyer
13442 N Silver Cassia Pl
Oro Valley, AZ 85755
808.217.2255

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

I am writing to express my concerns about the re-development plans for the Vistoso Golf Course. The Golf Course had been a valuable asset to our community and it is truly devastating to see what has become of this property.

Ideally, this property would be maintained as a community park where the path system could be used for multiple purposes.....hiking, biking, rollerblading, etc.. If that turns out to be financially impossible, in no way should an adult living facility be allowed to build on the property. Our community was not created to accommodate this type of facility nor do we need any more of these facilities in Oro Valley! Next, you will want to erect a traffic light where the current stop signs are now to accommodate the almost certain increased traffic levels, especially medical and emergency vehicles. In addition, this will be a visual blight on our community, as will a multitude of new homes. What about the long-term impact to our water system, too??!!

I was supportive of the first developer's plans to maintain a re-designed golf course while allowing a minimal number of new homes. However, this new plan is just plain untenable.

We trust that our elected officials will do what is right for our community.....the ball is now in your court!

Sincerely,

Tom Sakorafis
13874 N. Open Green Drive

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

My name is Mary Fischer. I am a resident of Rancho Vistoso. I *OPPOSE* the amendment is to convert the Vistoso Golf Course property to residential use.

The 2016 Oro Valley General Plan indicates it is zoned for and should be preserved for recreational purposes.

Mary Fischer
12928 Salt Cedar Drive, OV.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

As a legal resident of Arizona and Oro Valley I am opposed to the rezoning request. It is inconsistent with the character of the neighbor. It will distract from the views and aesthetics of the area. It will negatively impact existing property values. The golf course was meant to provide open space to support the existing high density. To remove open space to add more density would be detrimental and contrary to good planning. This area needs to be preserved as open space/recreational space for the benefit of the current residents. The Parks department is conducting a comprehensive study of Oro Valley to determine if more parks are needed. It would be premature to remove this property from consideration before their work is completed.
Barb Young

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

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Barb Young

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course	04/22/2020	04/22/2020			

Initial Comment / Request

Good Morning,

I would like to express my concern for the proposed rezoning of the previous Rancho Vistoso Golf Club.

We have a young family and are residents of Centerpointe Vistoso. We enjoy the beautiful wildlife and desert surround so much. We moved from D.C. where green belts, parks, riparian preserves, lakes, and walking paths were plentiful. Our biggest surprise moving here was the lack of such spaces.

It has been my impression of the town of OV that they cater towards the older population. Memorials are picked over ball fields, storage facilities are built over more kid friendly attractions, Medicare clinics open overnight, yet restaurants like Street Tacos take months to get through bureaucratic red tape, and now a proposed 2 story retirement home (plus other housing), may be picked instead of preserving our beautiful desert and keeping it a recreational space for families? It really feels like the younger demographic of families of Oro Valley are not being considered in these planning decisions.

I understand the need for development and money but this just doesn't seem like a win-win for the current residents or the vast amount of animals that inhabit the desert space.

Please serve the younger population of OV, and keep the golf course zoned for recreational use. The demographic that contributes to commerce in Oro Valley is not going to be found in a 2 story retirement home.

Due to the current restrictions with Covid-19, the town is putting the residents of this community at a huge disadvantage in getting their respective voices heard. Please consider that in your decision.

I saw a planner from Rompsen out on the golf course yesterday literally "staking their claim". What do they know that the residents don't?

Please do the right thing for our community and preserve the desert!

Respectfully,
Jennifer and Vincent Garcia

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen Rezoning of Vistoso	04/22/2020	04/22/2020			

Initial Comment / Request

To Whom it May Concern:

I own a home on Bowcreek Springs Place just south of the 5th hole of the Vistoso Golf Course. I am 100% against the rezoning plans that are being presented to you for turning the golf course into the profiteering opportunity by the owner.

As a businessman/investor, I understand the desire to maximize the value of the investment they have made so they can make their bundle, get liquidity, and then move on to the next investment. However, they bought a golf course years ago zoned to be a golf course for a VERY long period of time and knew that going into this. They had an opportunity to sell this to a golf course owner preserving the zoning and neighborhood. Instead, they have chosen to decline that offer, swing for the fences, and try to leave us with a high traffic, high density, value destroying congested development greatly diminishing the amenities we currently enjoy. If this rezoning is allowed, we lose quality of life and property value. Romspen would receive millions of dollars and leave town without a care in the world of what they did to our neighborhood.

As a homeowner, I moved here for the peace and beauty. The notion of a big assisted living center being on the end of my street, clearly visible from everywhere, blocking views and hundreds of additional homes increasing traffic, noise, and congestion to the area are not palatable. The zoning is the law. To change the law in this way, I will not agree with. I am OK with the golf course being sold to another operator (supported by the neighborhood), this being preserved as natural walking/nature trails (maintained by the neighborhood), or even a high end development of luxury homes resulting in only a small increase in traffic and a preservation of value of our homes.

In addition, to my opposition to rezoning, I believe there should be some requirements on Romspen to maintain this property! They are not being responsible property owners and I believe this is intentional to try and make the neighborhood uncomfortable and willing to be flexible to rezoning. I can't let my house run down and weeds grow on my property without repercussions. They shouldn't have this freedom of irresponsibility. They got themselves into this golf course investment. A sex change operation to the property to our detriment isn't reasonable.

Thanks for your consideration.

Best,

Tim

Tim Wilcox

Sonora Investment Management, LLC

2343 E Broadway Blvd., Suite 116, Tucson, AZ 85719 ☐ Phone: (520) 624-4554 | Fax: (520) 624-1401 | Toll-Free: (877) 468-6468

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twilcox@invmgmt.com<mailto:twilcox@invmgmt.com> | www.invmgmt.com<http://www.invmgmt.com/>

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Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

I live in Oro Valley. You have an important decision to make regarding the golf course. I am strongly opposed to developing the property into anything other than a preserve/park. If you have taken the time to visit the old course you will notice people out and about enjoying the beauty of the desert environment. What a delight to have this for all to use and enjoy! This is a fantastic opportunity to do something for the folks who live in this community. I urge you in the strongest possible way not to let this go to the hands of a developer (s). We have so much of that already in Oro Valley and slowly the sprawl is spreading like a cancer. Do the right thing!

Daniel Glode
655 W Vistoso Highlands Dr. #243
Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

Town of Oro Valley governing board:
I am a concerned citizen of Oro Valley regarding the upcoming proposal of zoning changes. Our General Plan was created to protect our community from being overdeveloped for a reason!
Please retain the Vistoso Golf area as recreational space.
Thank you for your consideration of this request.

Sincerely
Mona Glode
655 W Vistoso Highlands Dr
Oro Valley, AZ

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso property	04/22/2020	04/22/2020			

Initial Comment / Request

I have lived across the street from the Vistoso golf course parking lot for eight years. We bought in this neighborhood because we wanted a quiet place to spend our retirement. We are disappointed in all the zoning changes the city has made over the years. Changes that have made our community another one with tract after tract. What are zoning laws for, if not to protect from urban sprawl? The land that Rompsen wants to develop is for the most part zoned recreational use and in my opinion it should continue to be so.

Rompsen had opportunities to sell this property but their greed makes them want to destroy this small habitat and turn it into more tract housing . Please don't let that happen.

Thank you.

Etta Hartog

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Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

My question is Where's the fire?

Why is there such a rush to push the Romspen rezoning through so quickly? Why can't we have a meeting where we can all talk together and not by video and get all of our questions answered. You know that when one question is asked another may come to mind. I also like to see people's body language. I don't know that this can happen via a video conference.

Although for the moment, I won't have building going on behind my property, that's not to say it won't happen in the future.

I voted for a new Mayor and City Council because I thought they couldn't be bought by the big real estate investors and turn Oro Valley into a big city with lots of houses, traffic and water issues like their predecessors. I hope I wasn't wrong.

I would like to see the studies made on how this additional building in Rancho Vistoso will impact all of these areas.

I find it sad that people are taking the land away from the natural habitat for the animals and then complain because they have wild animals in their yards. and we have to drive to parks to be able to walk around.

I can't add any more than what the rest of the citizens of Rancho Vistoso have stated.

I'm just asking for the Oro Valley Mayor and Council follow the rules set forth in listening to the citizens of Oro Valley regarding the impacts rezoning this community will have on the traffic, water, animals in the area.

Thank you,

Linda Loding
Desert Crest 1
Center Point

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rancho Vistoso golf property	04/22/2020	04/22/2020			

Initial Comment / Request

Over the past 20 years we have been part of the golfing community and retirement community in Oro Valley.

Playing golf at Rancho Vistoso was always a HIGHLIGHT to our vacations and now 6 months of the year. The last few years, however, with changes beyond anyone's imagination, CHANGE has come upon us.

According to the CITY OF ORO VALLEY GENERAL PLAN has designated the area as a recreational area. There are wildlife communities within the area. Twenty years ago a very large population of jack rabbits occupied the area where now houses stand. ***Bicycle paths and open areas for wildlife need to be preserved for our community. The PLAN was written to insure green spaces for people. The golf course is now not feasible for recreational use due mainly to a huge water bill to keep it going.***

GREEN SPACES are necessary for human mental health, physical exercise, and visual beauty. THEREFORE, I am behind keeping a part of the area available for human recreational use.

I understand the buyer of the property is from CANADA. Has he taken the time to visit the area, talk with residents and actually see THE BEAUTY OF THE AREA. It's a mammoth undertaking to coordinate with people to protect this recreational area and to rezone part of it to compromise. Most residents were informed of the golf courses stability, but due to water resources, that is no longer the case. ***HOWEVER, alternate uses can be put into a new plan and allow some building in areas where there is less impact upon the current residents.

COLLABORATION WITH LOCAL PARKS & RECREATION people needs to be part of this process. The area is used by many and during this virus situation it's become more apparent that the area needs to have recreational usage as part of its Plan by the Buyer.

Having been through a very similar, yet not so mammoth, an undertaking in Boise, Idaho, I totally understand both sides and promote COOPERATION between them to create a beautiful, useful and profitable plan for the new buyer. AND a BEAUTIFUL, USEFUL AND LIVABLE PLAN FOR THE CURRENT RESIDENTS.

I remain a concerned citizen of Oro Valley.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

I am a resident in Bella Vista with our back yard overlooking old 14th hole on golf course and will be directly affected by the proposed rezoning plans by Rompsen of which my wife and are completely are against for many reasons.

The first is the apparent complete disregard by Rompsen to have any plans to make this as stated in their 1st video presentation to have this a win/win plan when in their eyes it is only to reap as high of profit on original investment as they can. They have in the proposed plans to develop 24 homes some which would be directly out our back yard with very narrow buffer between. In addition, they plan on cutting road off Desert Fairway Dr for proposed development of 14th hole area of which they do not even have any legal access to complete?. Do they have an inadequate team working for them or do they feel being a powerful foreign investor can just try and push there way thru the process. This part of the proposed plans by Rompsen should be denied as soon as possible as they have no legal merit to even be considered.

Second point is in the initial presentation Rompsen gave limited commentary as to their reason or justification on amending the General Plan which is to be for the benefit of citizens but to only discuss how they want to develop proposed acreage for large financial gains and appear to retain owner ship of undeveloped land for future proposals to develop.

Final point is if the mayor and city council members what to see further the need for open space and further parkland area for city residents, you should all come out and spend a day to see how many young families, couples, runners, bikers, ect are using the current old golf cart path daily even though this is private property and they are trespassing as obviously they have no place nearby to do so other than public roadways/sidewalks of which lack the desert views and wildlife.

As a city do your duty as elected officials to listen to citizens of city and denied this proposal and retain this area of nature and abundant wildlife. Driving thru city, it is very apparent that we area not lacking in new housing developments.

Kevin Bohman
13084 N Toucan Dr

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Rezoning	04/22/2020	04/22/2020			

Initial Comment / Request

I am a full-time Oro Valley resident having purchased a home here in 2018. I am appalled that the Town is waiving the public meeting requirement for the proposed rezoning AND General Plan amendment regarding the Vistoso Golf Course and replacing it with videos. This is not acceptable. The Town needs to postpone any actions on this topic until open public meetings are once again allowed. This is the only way to allow the citizens of Oro Valley to be heard and not swept under the rug. This is too important a matter not only to Rancho Vistoso residents but all of Oro Valley. Do the right thing and postpone!
Doug Imshaug

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

Please! A little slice of Oro Valley is being beautifully reclaimed by nature. Let us preserve this space for our future generations and not turn it into more roofs. It's already becoming more and more crowded here, let's not follow in the footsteps of Tucson and ruin our lovely little town. Enough development! Life is not all about money, it's about quality.

Sincerely,
Kelly F. Lupton
Oro Valley, AZ

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

We moved here to Oro Valley from the Northshore of Chicago almost two years ago. What has impressed me (in addition to the friendly people) is the beauty of the town. Even the sidewalks and parkways are so well-cared for. We thought about locating closer to relatives, down in "the city," but the open spaces drew us up to Oro Valley.

I hope that open space is maintained as you consider what to do with the Vistoso Golf course property. As I walk around the 14th hole with my chocolate lab, I am dismayed to think that there might be homes developed on this open space. Please, let's maintain the beauty and integrity of Oro Valley and not over-develop the golf course. Please keep it an open area for all to enjoy.

Thank you, Diana (Dinny) Cosyns
12920 N. Yellow Orchid Drive

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rancho Vistoso golf property	04/22/2020	04/22/2020			

Initial Comment / Request

Over the past 20 years we have been part of the golfing community and retirement community in Oro Valley.

Playing golf at Rancho Vistoso was always a HIGHLIGHT to our vacations and now 6 months of the year. The last few years, however, with changes beyond anyone's imagination, CHANGE has come upon us.

According to the CITY OF ORO VALLEY GENERAL PLAN has designated the area as a recreational area. There are wildlife communities within the area. Twenty years ago a very large population of jack rabbits occupied the area where now houses stand. ***Bicycle paths and open areas for wildlife need to be preserved for our community. The PLAN was written to insure green spaces for people. The golf course is now not feasible for recreational use due mainly to a huge water bill to keep it going.***

GREEN SPACES are necessary for human mental health, physical exercise, and visual beauty. THEREFORE, I am behind keeping a part of the area available for human recreational use.

I understand the buyer of the property is from CANADA. Has he taken the time to visit the area, talk with residents and actually see THE BEAUTY OF THE AREA. It's a mammoth undertaking to coordinate with people to protect this recreational area and to rezone part of it to compromise. Most residents were informed of the golf courses stability, but due to water resources, that is no longer the case. ***HOWEVER, alternate uses can be put into a new plan and allow some building in areas where there is less impact upon the current residents.

COLLABORATION WITH LOCAL PARKS & RECREATION people needs to be part of this process. The area is used by many and during this virus situation it's become more apparent that the area needs to have recreational usage as part of its Plan by the Buyer.

Having been through a very similar yet not so mammoth an undertaking in Boise, Idaho, I totally understand both sides and promote COOPERATION between them to create a beautiful, useful and profitable plan for the new buyer. AND a BEAUTIFUL, USEFUL AND LIVABLE PLAN FOR THE CURRENT RESIDENTS.

I remain a concerned citizen of Oro Valley.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	no to general plan change	04/22/2020	04/22/2020	RANCHO VISTOSO	Gary	Wicker

Initial Comment / Request

The General plan should not be changed!
The Vistoso golf course should be established as open space

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Proposed revision to General Plan	04/22/2020	04/22/2020			

Initial Comment / Request

Do not approve Romspen's proposed revision to the General Plan.
 Stay true to your campaign platforms that you ran on when elected.
 Say no to this proposal and show the citizens of Oro Valley that you support them rather than a Canadian investment firm that made a bad business decision.
 Keep our desert free of excessive developments that adversely affects our property values.
 The need for more parks and open spaces is greater than a bailout for Romspen.
 Greg Crane
 Stone Terrace

Sent from Yahoo Mail for iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

Question for the Applicant - Rompsen: Why would a company such as yours, continue to push forward with such an unprecedented development proposal in Rancho Vistoso ? Do you already have a deal done ? Or are you that confident in your negotiating and persuasion skills and abilities that you will get your proposal approved to the detriment of the thousands of Oro Valley residents living in Rancho Vistoso ?

Terry Hart

945 W GOLDEN BARREL CT

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Proposed re-zoning by Romspen	04/22/2020	04/22/2020			

Initial Comment / Request

The Vistoso golf course should NOT be re-zoned. Romspen took over a golf course, not a vacant tract of land that they could then use for a housing development. Romspen should be strictly limited to the zoning in existence at the time of their purchase/acquisition. We support all efforts to oppose the re-zoning petition.

If Romspen can't or refuses to operate the property as a golf course, then they should sell the land to someone who will operate it as a golf course or in some other way the community feels is desirable. The community is under no obligation to make Romspen's investment profitable.

I believe that this land should be used ONLY for recreational purposes as it was always intended as such - - for hiking trails, a wildlife preserve/wildlife observation, cycling paths, pitch and putt or mini-golf, archery, tennis, or any other combination of reasonable and desirable recreational uses the community thinks will be popular and appropriate. Putting a housing development on the golf course land is undoubtedly financially good for Romspen but certainly not good for the surrounding community.

I believe that the lack of a golf course or other suitable recreational facilities has devalued all of our properties. Even though our condo is on the pool/exercise casita side of the street and doesn't abut the golf course, the golf course being situated within walking distance of our condo was a major selling point for us when we bought our unit #123 at Vistoso Golf Casitas I in November, 2000.

Adding additional homes to the area will create more congestion. It would also guarantee that our community will lack any nearby recreation facilities forever. It is a disastrous outcome. If Romspen loses the request for re-zoning, they will either have to do something good for the community or sell the land.

Sincerely yours,
Elizabeth Z. Herman
Home/Office: 718-360-4584
elizabethz.herman@gmail.com <lizherman@nyc.rr.com>

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

To our elected officials,

It has become clear to me as I look through the OVProjects website that there is profligate construction taking place in Oro Valley. The wonderful natural areas for hiking and biking have been taken up with houses and retail buildings. There once were ways to hike into the Tortalitas East side that now have been closed due to "private" gated communities. At least if you grant construction, allow a "right of way" so residents can continue to use these paths.

My specific concerns about Romspen plans include the following:

There are already two requests for "age in place" facilities. This will be a third request. Have any studies been done to see how many Oro Valley needs or wants? (OVProjects website).

I did not see any notes about single or multi-storied homes. These housing lots will already block the views of those behind them who bought a lot on the golf course for a reason. Do not allow more than one story homes or better yet, no building.

Do we really need more apartment buildings? The ones that are already there have very few cars in them. Also, the traffic load with a nursing home and apartments will probably require better and possibly wider roads. Who is going to pay for that?

What "right of way" will these developments allow for continued hiking for those seeking a linear hike without traffic? Currently I can walk directly from Hole #14 past the Clubhouse and Practice Range through to Hole #1 and continue to Hole #7 green and exit out to Rancho Vistoso Blvd and continue to Honey Bee Park. The developers plan to build in many of these areas. Will I still be able to walk through and past new buildings to get to Holes 1-7 and exit out to Rancho Vistoso? Please include access through these new developments for continued hiking from all around the current golf course.

The current homes on the course have wrought iron fences. What will these wrought iron fences look out to now? Some new homeowners cinder block wall? Or a new homeowners side wall? Will there be any provision for the current homeowners to retain some buffer zone of natural area to retain some privacy.

I personally think that LDR would be much better than MDR or HDR construction. Can the infrastructure of OV support all these new properties and residents? Is the Town Clerk and City Manager and their offices sufficiently able to satisfy the growing and continuing demand of all the growth?

We don't need homes, apartments and nursing homes. We need to take care of what we have and prosper.

Mina Sady

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course/Romspen Rezoning	04/22/2020	04/22/2020			

Initial Comment / Request

Oro Valley Board,

The rezoning of a beautiful and fully developed open space for wildlife and community enjoyment would be a grave loss. The maintenance would be slight compared to the gigantic expense of expansion of roads and utilities for overpopulation. What happen to the Oro Valley Master Plan?

The loss of a fabulous view from my house negatively impacts my master plan and diminishes the value of my property. I planned my retirement around this home on the golf course. The loss of scenery and income and the increase of traffic will impact my security for the future.

Jo Ann Huette
1009 W. Mulligan Dr. #2
Oro Valley, AZ. 85755
Rancho Vistoso Neighborhood No. 11
Fairfield Rancho Vistoso No 1

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Plan	04/22/2020	04/22/2020			

Initial Comment / Request

I am forwarding comments from Nancy Sopwith of Sun City. Thank you, from Mary Stecklein. Over the past 20 years we have been part of the golfing community and retirement community in Oro Valley.

Playing golf at Rancho Vistoso was always a HIGHLIGHT to our vacations and now 6 months of the year. The last few years, however, with changes beyond anyone’s imagination, CHANGE has come upon us.

According to the CITY OF ORO VALLEY GENERAL PLAN has designated the area as a recreational area. There are wildlife communities within the area. Twenty years ago a very large population of jack rabbits occupied the area where now houses stand. ***Bicycle paths and open areas for wildlife need to be preserved for our community. The PLAN was written to insure green spaces for people. The golf course is now not feasible for recreational use due mainly to a huge water bill to keep it going.***

GREEN SPACES are necessary for human mental health, physical exercise, and visual beauty. THEREFORE, I am behind keeping a part of the area available for human recreational use.

I understand the buyer of the property is from CANADA. Has he taken the time to visit the area, talk with residents and actually see THE BEAUTY OF THE AREA. It’s a mammoth undertaking to coordinate with people to protect this recreational area and to rezone part of it to compromise. Most residents were informed of the golf courses stability, but due to water resources, that is no longer the case. ***HOWEVER, alternate uses can be put into a new plan and allow some building in areas where there is less impact upon the current residents.

COLLABORATION WITH LOCAL PARKS & RECREATION people needs to be part of this process. The area is used by many and during this virus situation it’s become more apparent that the area needs to have recreational usage as part of its Plan by the Buyer.

Having been through a very similar, yet not so mammoth, an undertaking in Boise, Idaho, I totally understand both sides and promote COOPERATION between them to create a beautiful, useful and profitable plan for the new buyer. AND a BEAUTIFUL, USEFUL AND LIVABLE PLAN FOR THE CURRENT RESIDENTS.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Plan	04/22/2020	04/22/2020			

Initial Comment / Request

Happy Earth Day on April 22nd. At least we can still see the earth behind our house in Fairfield Rancho Vistoso, and it is beautiful. Birds are singing, baby ones are learning to fly and cactus are blooming. This is the way our properties should be, and should be kept in the future. OV council please delay this rezoning process so that we can all meet together and voice our opinions, share pictures and just be together as a community. We need to keep this property a preserve not only for us but for all of nature's creatures. DO NOT vote to rezone into a development with concrete and mortar. Keep this property the way it was intended, a beautiful desert scape with glorious views of the best mountain range in all of AZ; the Catalinas.

From Mary Stecklein

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf course	04/22/2020	04/22/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Carol	Surowiec

Initial Comment / Request

About two years ago I attended a presentation by Romspen representatives and recall the arrogance that was demonstrated by this company regarding getting the property of the Vistoso Golf course rezoned to fit their plans. It was clear to me that there was no interest in working with the residents in the community. I was truly surprised when their position was stated as "we will get the rezoning done; it may take two years it may take 10 years; but we will get what we want." Well it's been two years since that meeting and their plan of action is taking fold. After that meeting I did some research on Romspen and discovered an interesting relationship that existed between Silverstein and Romspen "businesses". The business connections in several states always had a pattern. During the management under Silverstein there were offers to the members of a golf course to help financially with the payment of upfront fees in exchange for unlimited play for a set number of years. In several of the cases as in the case of Vistoso Golf that arrangement was voided by the bankruptcy filled by Romspen and members were notified of the cancellation as of a specific date short of the agreed upon arrangement.

. I suspect that the upfront fees were used to pay Silverstein but not many of their employees. The course condition had improved I'm sure so that the members would be comfortable making a financial commitment to this agreement. I do know that there were offers by charitable and other groups to Vistoso to increase play and these were ignored. I believe that there was no intent to ever make this golf course profitable because then Romspen's plan for filing bankruptcy and to obtain the property for future development wouldn't have been viable. The proposal to rezone portions of this property will surely satisfy the Canadian company but it will destroy what could potentially be one of Oro Valley's greatest opportunities to make sure that such schemes will not work here thanks to the refusal of our elected representatives to deny any rezoning. The way to proceed with this property is to work with Preserve Vistoso and preserve this land for the benefit of all the Oro Valley community by converting this area to a place where families can enjoy the beauty of the views, the beauty of a desert landscape and the preservation of one of the few pieces of land that will for generations be enjoyed by the residents of this community and not sacrificed to development for the benefit of a Canadian company looking to grab land.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	No to Rezoning	04/22/2020	04/22/2020			

Initial Comment / Request

To Whom It May Concern,

This is just to reiterate my concerns emailed to you on 4/19/20. I am strongly opposed to the rezoning of the Rancho Vistoso area.

After living on the east side of Tucson since 1987 I moved to Oro Valley two years ago. The move was to primarily get away from the congestion and urban sprawl of the that area. To have that (needlessly) happen here would be a travesty. My main concern is what used to be the sixth fairway of the Rancho Vistoso golf course. The homes would literally be smashed in an area that is currently lush and beautiful as well as a wonderful habitat for deer, javelina, coyotes, snakes (yes, snakes!...there is a need for them to keep the common pack rat away), gorgeous birds and people!

Please, let the seller and developers make their money elsewhere!!!!

Sharon Neihart

sneihart@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Re: Vistoso Golf Course Rezoning issue	04/22/2020	04/22/2020			

Initial Comment / Request

To Whom It May Concern,

I read a letter posted to the NextDoor app from Oro Valley resident Daniel Petrovich (4/20/20) regarding several concerns he has for the proposed rezoning of the Vistoso Golf Course by the Canadian-based company Rompsen. Although my wife and I do not live on a property that directly faces the golf course, we both enjoy the beautiful nature preserve it has become. We also truly sympathize with the homeowners who purchased homes under the auspices of a master-planned community with the golf course being the central feature and are now facing the prospect of having to contend with the development and construction of medium to high-density residential building, rental properties and a senior assisted living facility. I urge this Town Council to please read Mr. Petrovich's eloquent letter and take his cost-benefit analyses into account. My wife and I are both particularly concerned about the following:

1. The impact of traffic and increased congestion
2. The impact of construction on the quality of living for surrounding neighbors (*this sounds like a very time-consuming and labor-intensive development plan)
3. Oro Valley residents shouldering the burden, especially economically, for a Canadian-based company with no interest in the community other than to cut losses (or possibly make a profit)
4. The environmental impact of this plan on the existing landscape, particularly the wildlife who have settled and enjoy OV as much as us

I realize I have not made a decision in this email. I am simply asking the Town Council to please proceed with caution and take into account the environmental impact of this plan before moving forward on a decision. This plan will impact the quality of life for a significant amount of Oro Valley residents and it is one that I hope this Council exercises prudence and sound judgment. Thank you very much for your attention to this matter.

Sincerely,

Tim Kennedy
Stonefield resident

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Plan	04/22/2020	04/22/2020			

Initial Comment / Request

April 22 from Mary Stecklein, Fairfield Rancho Vistoso.

As the opportunity for comments officially ends tomorrow, I will take this opportunity to summarize previous emails with two points. However, I am getting use to emailing one or two a day, so will probably keep going with them as I find more things to talk about. My main goals are:

- 1) POSTPONE and delay the rezoning process until we can meet face to face with council members and voice our opinions instead of writing them virtually. This is not a fair process at all and must be changed due to our extraordinary times. Does everyone realize we are in the midst of a PANDEMIC? This is truly something that I and probably all us could not never have conceived or visualized a few months ago.
- 2) PRESERVE this property as a natural habitat. Let the thousands of homeowners help decide with your Parks and Rec Committee how to best make this a recreational area for walkers, bikers, and hikers. Interest in using this property for recreation has increased and multiplied daily. I have seen at least a dozen walkers during this time of writing this post from my home office looking at the old number one hole.

Lastly, I hope to meet each of you as OV council members and look forward to responding to the next round of planning. Thank you in advance for your support of current homeowners in your community.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

Greetings:

I wish to share my concerns as an Oro Valley homeowner and resident regarding Romspen's proposed redevelopment plan for the former Vistoso golf course. I have reviewed their proposal and watched the video supplied by their development firm on the Oro Valley website.

My concerns are:

1. The entire world is in turmoil due to Covid-19. Elections have been cancelled, sports are on hold, and the Olympics postponed. Postponing the normal public forums required for rezoning and repurposing property is inappropriate and only plays into the hands of Romspen's hopes for a quick (and dirty) sale.
2. Romspen did nothing to enhance/support the golf course after they purchased the property and their claim that they did so is disingenuous.
3. The already built golf course apartments (high density housing) were justified to support the golf course. No golf course = no further high density housing. The proposal for additional high density housing development should be rejected out of hand. The Marketplace at Oro Valley is being converted to living space/residential area including apartments. There is no need for additional high density apartments in the middle of established neighborhoods.
4. Vistoso Highlands Drive cannot be enlarged and is not designed for high traffic volumes.
5. There are many other locations in Oro Valley better equipped for additional senior care facilities. Creating another one in the middle of established neighborhoods is inappropriate and irresponsible.
6. Oro Valley north of Tangerine Blvd is green space deficient. All of Oro Valley is paying for the city's acquisition of El Conquistador. What about green space for those of us north of Tangerine Blvd?

In summary, the proposed golf course redevelopment is a major redevelopment that will directly effect the lives and property values of thousands of Oro Valley residents. It is not a matter to be rushed into and the current Romspen proposal is terrible for the city and residents of Oro Valley and should not be accepted.

Joseph and Julie Mnuk
1004 West Lone Mesquite Drive
Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

> ----- Original Message -----

> From: Sharon Neihart <sneihart@comcast.net>

> To: ask@orovalleyaz.gov

> Date: April 19, 2020 at 2:40 PM

> Subject: Vistoso Golf

>

> After living in the Ventana Canyon/Tucson area since 1991 I decided to move to Oro Valley. My main reason for the move was to get away from the "urban sprawl" I had been dealing with in the last few years. After looking at several areas I was impressed with the Oro Valley. I felt their city planners were logical and organized the way they went about growing the OV community, keeping in mind that it's important to grow yet keep the integrity of the area. I now see a plan for more housing in an area that is already becoming congested with new housing negating everything that I think Oro Valley stands for. I've watched hundreds of homes go up along Rancho Vistoso Blvd in the last two years and now the idea is to squeeze in even more...I say NO. I believe there are other options for housing besides trying to cram a bunch of homes in an area that was not meant for that. Let's stop with the almighty dollar and look at this logically...it is wrong!!!

>

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Preserve Vistoso	04/22/2020	04/22/2020	VISTOSO HIGHLANDS	Heylie	Eigen

Initial Comment / Request

Dear Town Council,

As a 20 year plus resident of Rancho Vistoso, and now almost 20 years living by the now defunct Vistoso Golf Course, I believe converting this property into a nature preserve with hiking trails, bike paths and walking paths. We built here for the beauty and the strong community around us. Please reconsider turning our course into a commercial enterprise.

Thank you,

Heylie Eigen

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Preserve Vistoso	04/22/2020	04/22/2020			

Initial Comment / Request

Dear Town Council,
 As a 20 year plus resident of Rancho Vistoso, and now almost 20 years living by the now defunct Vistoso Golf Course, I believe converting this property into a nature preserve with hiking trails, bike paths and walking paths. We built here for the beauty and the strong community around us. Please reconsider turning our course into a commercial enterprise.
 Thank you,
 Heylie Eigen

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Golf course rezoning application	04/22/2020	04/22/2020	VISTOSO GOLF CASITAS	David	Younkin

Initial Comment / Request

- 1) Romspen absolutely does not deserve a return on their investment. They knew it was zoned golf/recreational when they acquired it and of the established Oro Valley Planned Area Development. They only deserve to receive a price for it based on the current zoning. They should not be rewarded for causing great harm the community just to enrich themselves.
- 2) Within a reasonable time frame, the community could definitely find a way to purchase the property at a fair price.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rompsen rezoning application	04/22/2020	04/22/2020			

Initial Comment / Request

Good Morning

My name is Mike Woods and I am a resident of Oro Valley and a Home Owner in Vistoso Highlands. 13812 N Javelina Springs Place. I am sending a quick note to let you know that I am opposed to the Romspen rezoning and proposed changes to the town general plan. After spending some time reading through the proposed changes after the signs were posted in our neighborhood I am overwhelmed with the size of the proposed changes and can't believe that such a large development would be allowed around our area. I would like to say that my first choice would be for the golf course to be reopened but understand that this is very difficult given the number of options for golf around the area. I feel that keeping the open spaces and not developing would be best for the community and town of Oro valley.

I hope that in looking at the amount of development that is being proposed the planning board takes into consideration traffic congestion, Services that will be required to maintain this ,Fire and Aid service, and impact to the open space that all of us strive to have more of in Oro Valley.

In closing I would like to repeat what I have said earlier that I am Opposed to the Romspen rezoning application and changes to the towns general plan. Thank you for your time and if you have any questions please feel free to contact me.

Regards

Mike Woods

Michael L Woods

Puget Sound Hydraulics Inc.

206-283-0966

206-456-7541 Direct Fax

206-283-1026 PSH Fax

[attachment name=image001.png]

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Proposed Vistoso Golf land for developmen	04/22/2020	04/22/2020			

Initial Comment / Request

I just heard of the plan for redevelopment of the Vistoso Golf Course land to include Senior facility, housing, etc. What are you thinking!!!! Someone has sneaked this thru without the complete picture of our wonderful Oro Valley. I live in Sun City , bought here because of the pristine landscape and uncrowded area. I understand that development is always an issue but one thing we do not need is more houses and senior facilities. Rancho Vistoso is getting more crowded each year with less open space available. How much more tax revenue can you push through!!!

I am very against this development and hope you shelve this until at least the pandemic is over so we can have an actual town meeting about it.

Thank you
Carol Guibert

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Opposition to Rezoning Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

Sent from my iPad

Begin forwarded message:

From: Robert Grossman <RGrossman@prkalaw.com>
 Date: April 22, 2020 at 10:39:36 AM MST
 To: ask@orovalleyaz.gov.
 Cc: "CopyPreserveVistoso@gmail.com" <CopyPreserveVistoso@gmail.com>
 Subject: Opposition to Rezoning Vistoso Golf

?To Whom it May Concern,

I am a homeowner living in Stone Gate overlooking the former 6 th fairway of Vistoso golf course. There is currently a large residential development being built on opposite side(south side) of 6 th fairway. To squeeze a row of houses in between us would be a total destruction of the integrity of the neighborhood.

I checked the current Planned Area Development (PAD) plan to see what the standard is for our neighborhood. The PAD calls for the area to maintain and enhance the physical, social and economic values of an area. Building a row of houses in our backyard that ruins our pristine view of the open land and mountains certainly dramatically reduces the value of our neighborhood. It also does not " enhance" the physical beauty and value of our homes. Next, the PAD prescribes the specific uses for the property covered by the Plan. It states " to produce a living environment, landscapes, quality and lifestyle SUPERIOR (emphasis added) to that of existing standards while maintaining sensitivity to surrounding land uses." There is absolutely no argument to be made that squeezing in a row of medium density houses will create a superior living environment to the surrounding land uses, or home owners. The Plan also provides that the development of the area must respect the integrity of the existing residents views of the desert and mountains. This proposed plan will crush the views of the desert and the mountains.

Rejecting this rezoning proposal should be a no brainer for the decision makers. There is nothing about it that conforms to the development plan. The existing home owners bought beautiful lots with gorgeous views and the proposed plan will destroy that, as well as the value of our properties. Please reject the proposed General Plan Amendment and the Rezoning.

Respectfully submitted, Bob Grossman

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	preserve vistoso	04/22/2020	04/22/2020			

Initial Comment / Request

To the City of Oro Valley,
 I recently purchased a house in Rancho Vistoso, coming here from Santa Fe NM. I have participated in the HOA meetings and became interested in the residents concern over the development plans for the now closed golf course. I was quite shocked to see that the city was going forward with plan meetings when the residents, who will be affected by this, could not attend in person due to the virus restrictions. Actually, this seems illegal to me, but what do I know. What I have experienced in Santa Fe NM, when a development situation was in the forefront for the city, was the success of the total development, for all concerned, due to the city taking the time and care in inviting the local residents to participate fully not only in its "vision" but in the implementation. The project known as the "Railyard" is now considered one of the highlights of the city, a total success and a "win-win" for the citizens and developers. It has only added to the "life" of Santa Fe. It is for this reason that I encourage another look at waiting until residents can meet in person before going forward with any development plans. It will probably be worth it. I chose to buy a home here because of the lush nature being part of every neighborhood and the intimacy of the city. That can be ruined very easily!
 Sincerely,Irene Swain

Irene Swain NonDenominational Minister/Wedding OfficiantPO Box 69402Tucson AZ 85737505-983-1799<http://www.tucsonazweddings.com><http://www.memorialsoftucson.com>irene@tucsonazweddings.comirene@memorialsoftucson.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

Dear Oro Valley Gov:

We haven't lived here long but we love Vistoso Highlands as is. And 'as is' is how it was when we bought our property. We don't think it's fair to us, or to any of our many neighbors that the Vistoso Golf Course property be altered; we bought in this neighborhood because of its recreational nature, the focus of which was the open space represented by the course; and to allow that to change is patently unfair to all of us who have a financial and emotional stake in our homes, and, by extension, Oro Valley. Also, our town is severely lacking in recreational opportunities and if the town saw fit to acquire the gold club property and turn it into a park for all its citizens to use for recreational purposes—biking, hiking, picnicking, dog walking etc.—that would represent a huge asset for the community, and make up somewhat for the current deficiency in that area!

Let's hope that the town sticks to its guns and, for the good of its residents, denies the zoning changes the developers are asking for; we need the open space here to preserve the lifestyle we were convinced we were getting when we purchased our property here; the last thing we need in the neighborhood is more building, which will only lead to more traffic, and noise, and, God forbid, an unwelcome and unsightly change in the character of the neighborhood!

Sincerely,

Donnie (and Connie) Johnston
13791 N Javelina Springs Place
1st Gate off Vistoso Highlands Drive

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Zoning change request at Vistoso	04/22/2020	04/22/2020			

Initial Comment / Request

I am writing to express my disapproval of the request by Rompsen and the developer to change the zoning of a portion of the former Vistoso golf course.

I have spent a lot of time home lately due to COVID -19 . This event has allowed me to really take a look at what this community has to offer including the golf course, desert flowers and the wildlife! It's amazing how many people of all ages use this existing course as a source of exercise, relaxation and a community meeting space. I watched the video from the Planning Department and it was very disappointing, especially from a Center Pointe Vistoso stand point. I'm a builder and understand what this could do to our community, more is not better! Oro Valley needs to pay attention to what current residents want, not what the developers demand.

As a resident living in Oro Valley very near this proposed development area, we moved here for the quiet, open area and views. I believe that developing this area would drastically alter its beauty and go against what we believed to be the goal of this Town. If this rezoning is approved we will quickly become just another suburb on Phoenix. The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, especially as the area north of Tangerine lacks Oro Valley recreational facilities.

Rompsen had NO INTENTION in selling the property for the fair market value the course was worth at the time of closure. Their entire plan was to wait and bide their time to get rezoning for the property. Thus, hopefully, getting more dollars for the property and changing the entire purpose of the land [i.e. such as a proposed assisted living facility]. This property was designated as golf course or park area [except for a few acres]. Rezoning without neighborhood meetings before a formal submission is accepted is NOT acceptable. With the current COVID-19 pandemic affecting the city, county, state and country it is NOT the time for these decisions to be made as the neighborhood residents are unable to attend meetings enmasse and voice disapproval.

Limiting citizen input to emails and video responses to questions should not be a substitute for in-person neighborhood meetings. The Town needs to pause the process until we can have in-person meeting!

Bill Kastner
13598 N Palo Brea Way
Center Pointe Vistoso

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Preserve Vistoso	04/22/2020	04/22/2020			

Initial Comment / Request

Dear Oro Valley Mayor and Town council members,
 We know what benefit would be achieved by Romspen if the council rezoned the gold course property. What possible benefit accrues to the current residents of Oro Valley? Clearly, none. In fact, we, the residents, will suffer decreased home values, more traffic and a diminished quality of life. Given these circumstances, on what grounds could the council justify a rezoning?
 Sincerely, Tracy Wagley 755 W. Vistoso Highlands Drive #226 Golf Course Casitas Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Request does not meet the criteria	04/22/2020	04/22/2020			

Initial Comment / Request

Dear Mayor and Town Council Members,
 As stated here: Many of us do not feel that the criteria has been met to rezone or change the general plan. In the video of the rezoning process, Town official Michael Spaeth said that certain criteria are used to judge any application to rezone or change the General Plan. The criteria include: compatibility to the neighborhood; impact on views; appropriate transitions; traffic considerations. Preserve Vistoso believes that the proposal by the applicant, Romspen, fails all four of those categories. Preserve Vistoso also believes that the requirement for Oro Valley community input is seriously jeopardized by precautions in place to protect citizens from the spread of the COVID-19. The Oro Valley Public Code states that neighborhood meetings are set up to promote fair and open dialogue between stakeholders, applicants, and staff. We do not believe that emails and videos provide fair and open dialogue.

As someone's granddaughter said, "ARE YOU FOR REAL??"
 With all of the comments being shared in favor of preservation of this little bit of open space that is still left in the community, how can you even consider development? Romspen, a Canadian Company, would be the BIG winner and Oro Valley residents would all be the BIG losers. What could possibly be in it for us??
 Please consider the wishes of the community that voted the mayor and council members in on a no growth platform!
 Sincerely, Tracy Wagley Vistoso Golf Casitas Oro Valley

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Preserve Vistoso	04/22/2020	04/22/2020			

Initial Comment / Request

To Whom It May Concern:

Having just returned home to the West after many years of living surrounded by breath taking nature on the rugged Maine coast -- I was crestfallen to learn of the so-called demise of the once beautifully cared for Vistoso golf course and the projected plans of the current owners to turn it into a residential housing development. I would think based upon all we are witnessing and enduring today -- it is evident how much our beautiful outdoor spaces are necessary. Another and very important factor to consider also -- the extended Western drought situation. Additional residential development in a drought stricken West -- isn't the brightest thing from my humble perspective. A constant reminder to us all is the rapidly disappearing water in the Vistoso "lake". How soon into the future before we turn on the tap and there is no water? This may sound like an exaggeration. It isn't. Water covers two thirds of the earth and yet accessible potable fresh water is only a mere 0.002 of the mix. We most certainly need to be proactive in protecting, restoring, and promoting sustainable use of our Oro Valley terrestrial ecosystem and halt and reverse land degradation and important biodiversity loss. Land degradation alone impacts the well being of people and community. Suffice it to say -- additional residential land development in the Vistoso Highlands area will only bring short-term benefits to the present owners of said golf course and will have substantial long-term costs to the residents of the Vistoso Highlands and Oro Valley.

Theodore Roosevelt, a champion of the great outdoors, said so succinctly over 100 years ago (& it is applicable even more so today) -- "Here is your country. Cherish these natural wonders, cherish the natural resources, cherish the history and romance as a sacred heritage, for your children and your children's children. Do not let selfish men or greedy interests skin your country of its beauty, its riches or its romance."

Lastly, Henry David Thoreau on walking in nature -- "Wildness is the preservation of the World." We all know with this pandemic that has touched each of us -- walking, cycling, et cetera....surrounded by the Vistoso Highlands great desert beauty....has been our saving grace. Preserve Vistoso! Let it be a crown jewel for Oro Valley -- one of the best little cities in the USA. Bring Vistoso to its former glory as a park not just for now -- but for the future. It shouldn't be about the money. It should be about what is the right thing to do for all.

Respectfully submitted,Susan FernauVistoso Resort Casitas

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Open Area	04/22/2020	04/22/2020			

Initial Comment / Request

To: Officials Elected by the Voters,

When my wife and I were considering purchasing a home in Oro Valley, we asked if there was ANY chance that the Vistoso Golf Course could be sold and houses built on the open areas. The Real Estate Agent guaranteed us that the voters of Oro Valley had voted on and passed a law that those open areas could not be rezoned and built on. How can something that the voters passed be changed without the voters being required to vote on it again? Politicians should be required to listen to the voters and abide by their will. That is the way a democracy works. You can't just change the zoning just because someone with big bucks comes in and wants to lower our quality of life so they can make a big profit. The buyers of that property knew what it was zoned for and should be required to abide by the Oro Valley voters desires. Rezoning that open area will lower our existing quality of life and should be considered a crime.

Bill and Pat Stichka
13218 N Amberwing Pl
Oro Valley, AZ 85755
(619) 254-4766

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course	04/22/2020	04/22/2020			

Initial Comment / Request

(Note: Solomon and Rodman not included because of their builder/developer leanings)

I get that the town \$\$\$ benefits from houses, apartments and senior facilities - but what of the wants of your constituents? Our town already has many residential areas still under construction can't you wait till those houses are sold? *2008 anyone?* And what of the wonderful views? You know the ones, the ones that the "Come to OV" magazines tout as tourist bait. And rightfully so. But the wants and needs of the constituents come first I would think. Did you not, when taking office, swear to listen to and respond to the constituents? And so far your record is in the toilet.

Yes the Golf Course needs help, the dry, weed filled area looks like garbage, but could the (benevolent) developer turn the space into a park like area, performance space, perhaps 9 holes (w/a small fee attached), a walking / bike path, perhaps one *small *apartment building or a few (higher end) houses surrounding the park area - maybe rent / lease the performance space for a small revenue stream. (I do get that builder/developers are in it for the \$\$) Your constituents like and use park spaces; they are a vital part of this active community, can you not come to a middle ground? When you're ready for re-up you could tout it as working closely with your community. Just sayin.

Kathryn Hull-Butkus

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Concerns over re-zoning proposal for former Vistoso Golf Course	04/22/2020	04/22/2020			

Initial Comment / Request

To Oro Valley

I wanted to express my concerns over the "proposed" development of the former Vistoso Golf Course Property.

There are many of us, that specifically paid a premium (and subsequently taxed on that premium by Oro Valley) to purchase a property in Vistoso and on the golf course to enjoy the peace and tranquility that such a property enables.

However, it is with grave concern that Romspen has refused to sell the property (even at a premium) to other golf course investors that would have returned the property to it's former glory.

It was obvious even then, that they had no interest to sell the course but to attempt development on the property that rightfully has been zoned for a golf course or other park-like use.

This re-zoning application is now full evidence of this fact and will not only eventually impact all the surrounding real-estate in a negative way which will devalue properties in the millions of dollars, but also impact the many animals and reptiles that call this property home as well as key migration routes.

Everyone, is currently enjoying the golf course as a nature trail and walkway and is supportive to continue this effort as a Vistoso park which allows some green-space in what is becoming a very densely populated region.

The proposed plan would ruin our neighbor hood and change the intent of the general plan. The only reason we moved to Vistoso was the golf course and the green animal friendly environment that was adjacent to our property.

We are strongly opposed to this application and resulting loss of natural parkland and increasing the density in this region.

Also, the fact that we cannot even verbally express our views and perspectives in person during this COVID-19 outbreak is another issue that has the optics of trying to jam this re-zoning without proper public consultation.

On behalf of my wife (Angela Lamb) and I, we are very strongly opposed to this re-zoning application.

Regards, Robert Lamb (Vistoso Casitas owner)

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf - Happy Earth Day 2020!	04/22/2020	04/22/2020			

Initial Comment / Request

Good Morning, Oro Valley Town Leadership,

Happy Earth Day 2020! On this special day, I want to respond to the Romspen development proposal as an advocate for Mother Earth and all of her precious inhabitants that are affected by human activity.

We humans did not create the Earth, but we are charged to be the stewards of it. Recently, geologists have declared a new Epoch beyond the Holocene. It is called the Anthropocene Era, or, "recent age of man". This new Era in Earth's history is a period in which our collective human activities dominate the planetary machinery for better or worse. All other creatures we share the Earth with are subject to our activities.

Our eco-system and all Earth's living occupants depend on us to share resources under our stewardship. How are we doing in Oro Valley? Not well.

The case for better land management in the Sonoran Desert is laid out in detail in April's issue of Tucson Lifestyle magazine. This is a must read for our town leadership elected to steward our land. Arizona scientists (read article) calculate that we are down to our last 10 percent of native vegetation within our urban areas. Species loss is another culprit of our development activities. "Shrinking and splintered habitat, water depletion, invasive species, and pollution, each is like an axe blow to the trunk of our biome. Enough blows and eventually the tree is felled".

Several of the aforementioned "axe blows" will occur if you approve Romspen's development plan. Arizona land managers estimate that new construction devours 10 square miles of the Sonoran desert every year. Is it necessary that the old Romspen development plan add to the onslaught? We have a rare nature corridor in our midst today that is enjoyed by so many inhabitants today. Why destroy it? You know our native animals, cannot keep us from plowing under their homeland, but you can. Will you be their best advocate, too?

Approving Romspen's 97 acre development plan has many dreadful consequences for humans and native flora and fauna. alike. The assisted living facility and high-density apartments proposed will splinter animal habitat - another "axe blow". It will devour more than 9 years of Sonoran desert loss for the entire state of Arizona.

So on this Earth Day, my ask of you is to take a breath, slow down, look around and give thanks for all of the living beauty that makes the Town of Oro Valley so special, and then, with great courage, vote to advocate for its preservation.

Sincerely,

Richard Beam
Retired Chief Environmental Officer
Providence St. Joseph Health System

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

Mayor Winfield

I am writing this email to show my support of keeping the Romspen Golf course an open area.

I am a Democrat and voted for you because during your campaign you promised not to approved of every request for expansion. From what I reading though is that you have not lived up to that promise.

Oro Valley has the least amount of open area that is needed for people to remain active. Just think if the coronavirus strikes again and people need a place to walk keeping safe distances from one another the closed golf course is a perfect place for citizens of Oro Valley to get fresh air and remain active

I am a disabled veteran and am unable to walk 100% of the trails and I also am showing signs of macular degeneration and cannot always discern a natural bump in the trail and stumble causing extreme pain. The cart path around the golf course is perfect for me to get some exercise by walking.

Again Mayor Winfield I implore you to keep the golf an open area

Dave Hall

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Letter regarding Romspen Rezoning Proposal	04/22/2020	04/22/2020			

Initial Comment / Request

4/22/20

Dear Town Council,

Regarding the Rezoning Proposal for the Vistoso Golf Course;

A couple of weeks ago I wrote a letter sharing my initial thoughts on this proposal. Since then I was able to view the video with Ms. Morales giving more detail about the Romspen proposal and I'm writing again to respond to that video.

The proposal as presented is a complete degradation of the community of Rancho Vistoso, and the entire town of Oro Valley, and I would urge the Council to reject the proposal in its entirety.

The community of Rancho Vistoso was master planned around the open space of the golf course to provide beauty, recreation, and a flow to the community. The course failing is a fact of life, and the Romspen's investment loss, the risk all investors take when they engage in that type of business. To recoup their losses by destroying our community is unacceptable.

Their proposal for the clubhouse area takes what was planned as a golf center, with the quiet traffic that entailed, and turns this into a senior facility, with all of the resident, employee, truck delivery and visitor traffic, AND a cluster of rental homes, AND a new development of apartments or other housing. All of this traffic and congestion will have to funnel along Vistoso Highlands Drive and spill out onto Rancho Vistoso Blvd. The congestion and chaos this will cause, will be significant. The degradation to the roads will be significant. How does the builder plan to mitigate this? How can we justify doing this to our town?

The same problems will occur on the southern end of the property with the building of an untold number of homes on an unclear number of acres near the Innovation Academy. Destroying the habitat of the golf course to build new homes in an area planned as open space, and stressing that area's roads and other infrastructures for Romspen's benefit would be a travesty.

The infusion of that many people into these two small areas will put new pressures on the schools, fire, police, and every other part of our infrastructure. How does the builder plan to mitigate that? And how does the town recover from or justify this to us?

I've lived in many areas of Tucson and have made Oro Valley my permanent home due to the friendly people, the real neighborhood feel, the open spaces, the master planning that has gone into the town's development, the lower crime, the responsive police, fire, ambulance, the quality of our medical facilities which are not so overwhelmed that they are unable to care, the less congested and better quality roads, the mountain views, and so much more.

This proposal for rezoning would degrade ALL of that for the profit of a foreign company trying to recoup their losses. Their loss is not our problem and we do not need these developments for our town. This is clearly not a "win-win" as Ms Morales purports, but a win for them and pure destruction for us.

I urge the Council to deny the rezoning proposal from Romspen.

Sincerely,

Shannon D. Petrovich
13038 N. Woosnam Way
520-909-4740

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

I am writing on the issue of preserving Vistoso Golf as a common green space. In this era of contagions, the last thing we need is more congested housing---rather it be low, medium, or high density housing.This decision will be felt for many years into the future.With the recent economic impact of this crisis, we do not need to be over-extending our natural resources to accommodate a developer's selfish plans to prosper.I would hope that common sense has a place at the table in this regard.

Yours sincerely,Douglas F Reed

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

Why does the community need less open space?

Changing the town vision plan should require benefits to the community. What benefits WILL the community receive by changing the plan? I am not asking for speculation but would like to know the tangible benefits of reducing our open areas.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Traffic problems from Romspen	04/22/2020	04/22/2020			

Initial Comment / Request

To the mayor and council members:

After reviewing Romspen's development concept, I have many issues, but I am most distressed to see they are proposing a high density memory care facility that will be accessed solely from W. Vistoso Highlands Drive. This would be in addition to the other parts of their development that would also be accessed from this road.

I live off of W. Vistoso Highlands Dr. and can assure you that it is already overburdened under current conditions. Does the town have a current vehicle count? Is there an estimate of how many trips a day would be added by the proposal and at what hours? Since the facility would require rotating shifts 24 hours a day, it would not only add traffic, but would totally change the current use pattern. Assuming the facility will have a dining service, delivery truck traffic will also increase.

Currently, it can be challenging to pull out of the communities located along W. Vistoso Highlands Dr., as well as from N. Hidden Springs Dr. Adding more traffic to this area will make these roads hazardous.

Every other senior facility in the area is located on a major road. I have noticed large tracts for sale on La Canada and Oracle Road that would be far better suited for this purpose.

While you are required by law to follow a timeline to review the rezoning request, you are certainly under no obligation to grant the rezoning. Romspen purchased a note on a property that was zoned recreational, they knew what they were getting. Can you say the same for local residents if you rezone? A rezoning would be a windfall for Rompsen at locals' expense.

Please do not benefit this Canadian development company at our expense. I urge you to protect our community and reject the request for rezoning.
 Thomas Jacobson
 755 W Vistoso Highlands Dr.
 Oro Valley, AZ 85755
 Unit 226

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	General plan	04/22/2020	04/22/2020			

Initial Comment / Request

I think that that any amendment to the General plan and the 2016 vote would be a grave error for the people of rancho Vistoso. Taking what is zoned as recreational which is the least obtrusive type of zoning and changing it to the most obtrusive zoning is not what people who have moved here want. Please remember you work for the people, not greedy developers who will destroy the lifestyle of all course adjoining properties as well as light, noise, traffic, ambulance sirens and buildings that can be 35 feet high! Please this is why you were elected. Vote for the people. Thanks Timothy Biebelhausen

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	General plan	04/22/2020	04/22/2020	NO CHOICE	TIMOTHY	BIEBELHAUSEN

Initial Comment / Request

I think that that any amendment to the General plan and the 2016 vote would be a grave error for the people of rancho Vistoso. Taking what is zoned as recreational which is the least obtrusive type of zoning and changing it to the most obtrusive zoning is not what people who have moved here want. Please remember you work for the people, not greedy developers who will destroy the lifestyle of all course adjoining properties as well as light, noise, traffic, ambulance sirens and buildings that can be 35 feet high! Please this is why you were elected. Vote for the people. Thanks Timothy Biebelhausen

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Concerns with Vistoso Rezoning Proposal	04/22/2020	04/22/2020			

Initial Comment / Request

Dear Oro Valley,

We wrote initially to express our feelings on proceeding with the zoning process virtually given concerns around COVID19, but our complaint fell on deaf ears and was closed. We'd like to follow up with other concerns that we have after viewing the video that was uploaded 4/10.

Regarding the properties planned for the 14th hole – these don't fit at all with the neighborhood. The developer is proposing densely packed track homes when the neighborhood consists of large lots with semi-custom homes. This will clearly do nothing for the property value of existing home sites. Right now, our backyard has beautiful views of the mountains, wildlife, and nature. Moving forward with the development would eliminate any natural view in our backyard, which is why we purchased the house in the first place. Additionally, many families with small children have relocated to the neighborhood surrounding the 14th hole. Kids are playing in cul-de-sacs, sidewalks, and walking to and from the excellent Innovation Academy. Adding more homes and roads will put our children at risk in an already high traffic area. Lastly, we've heard Innovation Academy already has a waiting list to get in. We plan to register our children when they are old enough to attend but I'm wondering what adding more homes to the area would do for wait lists on schools? Kids will now have to be bused out of the neighborhood to attend school which just adds more traffic and congestion.

In response to the memory care facility, as others have alluded to, we have memory care facilities all over Oro Valley. Has the town or developer done an occupancy study of the existing memory care centers? This sprawling set of buildings is completely out of line with the composition for the rest of the neighborhood. The existing infrastructure wasn't built to accommodate 24/7, 365 day a year traffic. The construction equipment required to develop, build and maintain such a property will tear up the city streets, pose a hazard to pedestrians and create dust that has the potential to lead to negative health conditions for the surrounding population.

To summarize – compatibility with existing neighborhoods is poor, there is no continuity or transition, the impact on views will be devastating, and the increased traffic will pose a hazard to everyone that already lives here. I understand that developers have traditionally ruled in Arizona, but I hesitate to even call what was outlined in the video a plan. It looked fragmented and disjointed. We are trying to picture some of the positives for the community but are coming up woefully short. Building parks, cafes, beer gardens, walking paths, splash pads, pickle ball courts, disc golf, outdoor exercise equipment, community garden plots, outdoor farmers market, equestrian paths, a community center or almost anything other than densely packed homes and a memory care center would have gotten our family excited and optimistic about the future of Oro Valley. Let's think creatively and go back to the drawing board on this one. Oro Valley can do better.

Kind Regards,

Alex and Rachael Meyer

13135 N Booming Dr

Hole #14

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments on the Potential Rezoning of the Vistoso Golf Club Acreage (Romspen)	04/22/2020	04/22/2020			

Initial Comment / Request

*We (John and Karen Gatlin) live in Stone Terrace, near the southeastern portion of the closed Vistoso Golf Club area, at 13415 N. Regulation Drive.
*

We adamantly oppose the future rezoning of any of the 208 acres for developmental purposes, including the potential upcoming attempt to target a rezoning of 109 acres. We are aware that 6 acres in the vicinity of the golf clubhouse area are already zoned "Commercial and High Density Housing." Our comments relate to the remaining acreage currently zoned "Recreational," although we would certainly support a subsequent plan to rezone said 6 acres to "Recreational" as well.

1) We support keeping the property zoned "Recreational" and subsequently converting it to a nature preserve. In every area where we have vacationed or lived over our lifespan, the decisions made to provide areas for dedicated biking and hiking trails and to maintain existing nature landscapes have always been viewed years and decades later, as forward-thinking decisions contributing to, and enhancing the quality of life of the region.

*2) The possible rezoning to a higher or high density development, in addition to causing an increase in traffic to multiple narrow streets which were not designed to handle that volume, will reduce practical walking areas adjacent to the 208 acres. In addition, approving the denser development and increased traffic, would result in many safety conscious bikers simply deciding not to ride to established biking trails. We would not take the risk to negotiate the crowded streets just to get there. *

*3) By converting the Vistoso Golf Course to a walking and/or biking area, the 5,000 or so homes, residents, would have a safer place to recreate, in addition to preserving existing habitat for the diversity of wildlife that we see daily in our backyard. *

*4) These are the types of decisions that cannot be undone, once greater development is approved. While we all recognize that our homes had to be built in undeveloped areas in the past, in this case, it is a matter of how much density will maintain the quality of life for this area. It is our

opinion that increasing the density will lower the quality of life for the existing residents and the beautiful desert landscapes and habitats.*

Thank you for your consideration in listening to our concerns.

John and Karen Gatlin

13415 N. Regulation Dr

Oro Valley, AZ 85755

303-395-0150 (Landline)

Jmackgatlin@gmail.com <Jmackgatlin@gmail.com>

Karenlougatlin@gmail.com <Karenlougatlin@gmail.com>

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

April 13, 2020

RE: Romspen Re-Zoning Application for the Former Vistoso Golf Course

Dear Oro Valley Representatives,

I am writing to express my opposition to the re-zoning plans for the Vistoso golf course property as proposed by Romspen. The reallocation of this valuable property from recreational status to residential housing development is simply wrong on several fronts.

First of all, the Vistoso golf course was the centerpiece of the Vistoso Master Plan from the outset. Homes and neighborhoods were developed in conjunction with and surrounding the golf course. Further, many home buyers were attracted to the Vistoso community due to the beauty and open spaces created by the golf course. Altering the original intentions of the Vistoso Community would permanently degrade the physical beauty of Vistoso, as well as have an adverse effect on the economic value for the homeowners who purchased their homes in good faith based on the original Vistoso master plan.

Secondly, the General Plan was approved by Oro Valley citizens in 2016. This plan assures the citizens of Vistoso that development of the Vistoso area occurs in a reasonable fashion that does not harm the beauty of the area or the property values for current property owners. The Vistoso citizens need to be assured that changes of the magnitude of the Romspen proposal cannot occur.

Thirdly, while I respect their rights as property owners, Romspen knowingly purchased a golf course property, not a future residential property. Romspen purchase the Vistoso golf course for the present value of a golf course property at that time. They also assumed the known risks of investing in the golf industry, especially since Vistoso had already been in bankruptcy prior to their purchase of the property. Had Romspen purchased develop-able property zoned residential, the purchase price would have been ten times over what they paid for the golf course property. Through rezoning of the property, Romspen would receive an undeserved economic windfall in property value and future development profits.

Lastly, open space and recreational areas are grossly lacking in Rancho Vistoso. The former golf course property will provide the perfect solution for this need. Paths and rest rooms are already in place and can easily be maintained at minimal cost. The property provides open space and a natural desert landscape essential for native flora and fauna. The intrinsic value of the property to the community as recreational open space cannot be measured simply by dollars.

I strongly urge that you deny the request by Romspen to rezone the Vistoso golf course property. The citizens of Rancho Vistoso deserve to know that the open space and their property values will be protected for perpetuity based on the original master plan.

Thank you for your consideration and for your hard work in behalf of all Oro Valley citizens.

Respectfully,

Jamie and Shari Barney

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	General plan	04/22/2020	04/22/2020			

Initial Comment / Request

This is not a 20 year old General Plan. In 2016 we voted for a recreational use zoning for Vistoso golf course The people who live and work and socialize here voted that. Thats what they want. Why would anybody think we now want to destroy that? If you want us to vote again we will, but do not take away the people's vote! No rezoning for greedy developers. Lotsa other property already properly zoned....go there. Voting For the people and with the people is why we elect public officials. DO THE RIGHT THING! TIMOTHY BIEBELHAUSEN

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

I am opposed to acceptance of Romspen's application to change Oro Valley's general plan without fair public input. Having the authority to devise alternative means for public input doesn't make it right for Planning and Zoning to do so. Putting the desires of non resident developers ahead of local residents desires seems wrong.

B Nilsson
N Woosnam Way
Oro Valley

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Copy of My Comments Regarding Romspen's Proposal	04/22/2020	04/22/2020			

Initial Comment / Request

I am in support of the rezoning of this area for some organization of an area that is consistent with the views and missions of the Town of Oro Valley.

Much appreciated!
Bonnie

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Project	04/22/2020	04/22/2020			

Initial Comment / Request

We watched the video presentation and appreciate everybody's efforts.

Our opinion is that the property owners bought a golf course and knew what the zoning was, so it should stay a golf course or some other recreational area. Now the owner who bought the golf course is trying to bail himself out with an alternative plan to make money at the expense of the Rancho Vistoso community.

When we first moved here 20 yrs ago, it was modestly populated and the 2 best restaurants were Caffe Torino and Harvest. Now, our town is densely populated and the 2 best restaurants are still Caffe Torino and Harvest. So we have only gained housing density, which is a negative if there are no commensurate retail or dining improvements. Added housing only leads to lower overall housing prices in Oro Valley because of the extra supply. Our opinion is that the town is making the decision to lower existing home prices with the addition of new houses, if this General Plan Amendment is approved.

The current Town Council ran on keeping the town's General Plan the same. A change in the Plan would reflect a need for change in the next Town Council election.

Rich & Sarah Ozols

Sent with [ProtonMail](https://protonmail.com) Secure Email.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Golf Course at Vistoso	04/22/2020	04/22/2020			

Initial Comment / Request

We are very concerned with what Romspen is proposing for the former Golf Course at Vistoso!

This is one of the last areas of almost pristine Sonoran Desert in Oro Valley and according to the OV Zoning map, is currently zoned as golf/recreational. The additional plants that the original designers of the golf course planted in the late 1990s only enhance the experience when you walk or bike ride around the course.

Just a couple of quotes from the Oro Valley General Plan that was approved in 2016:

On page 4 “with its scenic natural environment and spectacular views....abundant outdoor recreation areas.... unique Sonoran Desert”

On page 8 “Preserve the scenic beauty and environment •Desert and mountain view
•Desert climate & environment. •Wildlife and vegetation•Open space”

This 208 acres is environmentally sensitive both in its flora and fauna which is very diverse.

It would be an absolute shame to change our General Plan and the zoning to allow for residential or commercial development!

Please work with Preserve Vistoso to find a way to keep this as a natural park so that future generations can enjoy the natural beauty of this Oro Valley gem.

Thank you,
Nancy Olson
Fairfield at Rancho Vistoso Neighborhood 11

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course	04/22/2020	04/22/2020			

Initial Comment / Request

Town Council members, Romspen is not a good neighbor. They are not acting in good faith. Their property is derelict. They should be compelled to maintain their property. The golf course paths, the parking lot and grounds are an embarrassment, a blight on the community. Hire AAA Landscaping to help us out! They are only out for themselves, not the community members. They essentially abandoned the property. I was disappointed to see all the maintenance equipment rolling out of the maintenance building facility recently. Of course all the junk is left. And the building itself- another eyesore Romspen leaves for us. The landscape is a golf course, a park, a peaceful place, not another forced development created for the benefit of a foreign, absentee investment group. The property should be sold to a golf development company. I believe that the Rancho Vistoso community would support a revival of the Vistoso golf course.

Best,
Stephen Conway
Vistoso resort casitas.

Sent from Xfinity Connect App

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

Hello,

I am a home owner and tax payer in Oro Valley. My home borders the Vistoso Golf Course, and I am adamantly opposed to Romsen's request to re-zone this beautiful open space area into residential and commercial property.

Many residents have paid a premium to purchase property adjacent to the golf course to enjoy the open space and beautiful views. It's become clear that Romsen's motivation all along was not to develop the golf course in good faith with it's neighbors, but instead wait until the time was right to develop more of Oro Valley's disappearing prime open space into a money making real estate venture.

To make matters worse Romsen is using our current COVID-19 pandemic situation to shamefully manipulate the rezoning process by not allowing neighborhood voices to be heard in person during while home shelter laws are in effect. Romsen understands that there is large opposition to their proposal, and this is their effort to silence opinion that the town of Oro Valley would otherwise hear in person.

If Romsen's plan is approved it will not only remove a much needed open space park with walking trails, wildlife corridors, and natural desert beauty - it will also seriously impact traffic into that area.

I strongly encourage our leaders in Oro Valley to vote AGAINST this re-zoning proposal by Romsen. Voting against this proposal will allow groups such as Preserve Vistoso additional time to fully explore all options to retain this much needed open space for the Rancho Vistoso area.

Thank You, Ron Sinnema

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Proposed General Plan Amendment and Rezoning	04/22/2020	04/22/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Max	Williams

Initial Comment / Request

After reviewing the plan submitted by Rompsen to the Town of Oro Valley I was shocked that they would think such a plan would be in the best interests of the Town and the residents of Rancho Vistoso. The hired representative of Rompsen stated that this plan was a win-win, she could only be referring to Rompsen and the selected developer. They stand to make considerably more than the approximately \$2.5 million that was the approximate market value of the property at the time Rompsen shut down the golf course operations. Rompsen set an unrealistic sale price of \$3.5 million in anticipation of proceeding with rezoning knowing that they would not receive an offer above market value.

The plan destroys the open space configuration that was part of the General Plan when Rancho Vistoso was first being developed. With the completion of Center Pointe, the entire development surrounding the open space created by the golf course came to fruition. This is just as the original designers had intended. The housing development and the open space are synergistic to each other. The golf course is not a separate piece of property that can be developed on its own such as is the case with other golf courses that have closed.

I should point out that Rompsen was well aware of the zoning restrictions for this property when they accepted it as collateral. When they foreclosed on the property they chose to operate the course in hopes of finding a buyer that would pay enough to cover the amount of the outstanding loan. In hind sight it can be seen that this was not a financially astute decision.

The responsible course of action would have been for Rompsen to accept the best price they could obtain, accept the loss this would create and move on to other profitable investments.

Alternatively, they could have sold the property to a group such as Preserve Vistoso and developed the 6 acres of high density located where the parking lot and former pro shop are. The original general plan seemingly allowed for this possibility in anticipation of a golf course closer or some other change in land use.

As far as the amount of money Rompsen wishes to recover, it pales by comparison to the value of the homes in the Rancho Vistoso community which is in excess of \$1 billion. Just the homes adjacent to golf course property have a value of over \$200 million. The drop in property values and the loss of open space makes this proposal "dead on arrival" as far as I am concerned.

I appreciate that Rompsen has made this proposal as is their right and that the Town Council is obligated to faithfully review it. I believe they can do this in short order.

Sincerely,
J. Max Williams
Fairfield Vistoso #1

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning Vistoso golf course	04/22/2020	04/22/2020			

Initial Comment / Request

I am hoping the proposed developments are NOT approved. They will have a negative impact on the entire comfortable, safe community. Traffic on Vistoso Highlands Drive become unbearable, construction will go on for years and mean all kinds of construction vehicles in a constant stream. It will become another Rancho Vistoso Blvd with a commercial ambiance, to say nothing of the fact that Splendido, a senior living facility, is less than a mile away. Please give consideration to maintaining the current residential community intact, for the present and future. Thank you.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course Rezoning	04/22/2020	04/22/2020			

Initial Comment / Request

As a voter, resident, and tax payer in Oro Valley, I am completely opposed to any rezoning affecting the recreation zoning of the old golf course. Recreation is key to Oro Valley. Any rezoning to the area would be a MAJOR change and unwelcome!
Liane Stark

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course Development Proposal	04/22/2020	04/22/2020			

Initial Comment / Request

Thank you for this opportunity to voice our concerns of rezoning the Vistoso Golf Course.

Neighborhood Meetings are crucial and cannot be substituted with Video meetings on something that has this significant of an impact on our community. The citizens need the ability to personally weigh in during a live meeting. There is no reason to push forward on rezoning so quickly before the pandemic allows us a forum that makes our voices heard.

In November 2016 the General Plan was approved by Oro Vally Citizens and should be respected. We need to maintain the recreational designation outlined in 16 references in the General Plan.

70% of the Vistoso Golf Course is desert habitat and wildlife sanctuary. The national average of parks available within a 10 minute walk is 54%; however, Oro Valley is 15%. The Golf Course already has miles of paths in place, access to the paths in place and 3 bathrooms already in place.

We moved to Oro Valley counting on the General Plan and the protection it provided. One of the reasons we voted in the new town council was because we were greatly concerned with the old town council rezoning record. This park area is necessary for the aesthetics of the town we chose to live in and vote in.

Thank you again for this opportunity to voice our vision and concerns.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Property	04/22/2020	04/22/2020	RANCHO VISTOSO NEIGHBORHOOD 2	Patricia	Miller

Initial Comment / Request

In reviewing the proposed plans by Rompson for the Vistoso golf property I do not agree with a memory care center. It doesn't belong in the middle of a residential/recreation area. Increased traffic to this area plus medical emergency vehicles would be a major disruption to the neighborhood. Any apartment buildings and transient homes/casitas would not be compatible with the surrounding neighborhood profile. Anything that would hamper the mountain views for this area would not be acceptable. Nothing should be decided from Town Council until open neighborhood meetings can be conducted.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

Oro Valley Town Council;

PLEASE listen to your constituents of Rancho Vistoso, especially neighborhoods most directly affected by the Rompsen's proposal!! The citizens who elected the majority of the council on a platform of less commercial and residential development and more open, natural desert space and parks and recreation expect and should receive your pledge.

In my opinion OV is losing the positives that attracted my family to the town 13 years ago. Great views, clean neat tracts of homes with generous desert spaces in between natural wildlife and less congestion. Those amenities have been eroded away to a great extent and that is the main reason I supported candidates who wanted to slow development and preserve the qualities that benefited our lives.

PLEASE SUPPORT YOUR CITIZENS AND VOTE AGAINST ANY FURTHER DEVELOPMENT BY A FOREIGN COMPANY LOOKING TO PROSPER AT OUR EXPENSE AND DETRIMENT.

Sincerely,

Larry and Jeana Marrs
 CPV, Summit South
 937 W Golden Barrel Ct

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rompsen / Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

First, We, Rob and Stacy Quiri, are asking that the Town follow the OV Rezoning Process that requires NEIGHBORHOOD meetings before a formal submission is accepted. As Oro Valley residents we are in favor of upholding the current Oro Valley General Plan and request no zoning changes in regards to the Vistoso Golf parcels.

Secondly, In Rompsen's informational video they indicated that since 2014 they "attempted to sell the Golf Course at Vistoso with a well known industry broker but didn't receive any credible offers." The list price for the property was \$3.5 million dollars, more than double what the appraised value of the golf course based on an appraisal report generated by Z Gordon Davidson & Associates Inc. This appraisal report listed the golf course value on January 15, 2019 at \$1.7 million dollars. Rompsen intentionally listed the golf course at higher than market value to generate no offers they deem credible because they had their eye on development. Peter Oelbaum of Rompsen, himself admitted, that the course price was not listed as fair market value of a golf course, that it was listed for sale with development in mind. There were credible offers made on this property for fair market value of a golf course that fall in line with its appraisal. If Rompsen truly wanted to sell this as a golf course why did they not place the property for sale at a true market value for a golf course?

Thirdly, when did Rompsen Mortgage Investment Fund disclose to their shareholders that they closed The Golf Course at Vistoso? At what point were shareholders informed that the investment property was closed and if they were not informed, why? What obligation does the Rompsen Mortgage Investment Fund have to disclose this to them, especially considering on April 13, 2020 Rompsen froze investor withdraws from their fund, <http://www.theglobeandmail.com/business/article-private-lenders-bridge-financing-and-rompsen-freeze-investor/>

Lastly and most importantly, why should homeowners and The Town of Oro Valley believe that redevelopment of the golf course has not always been their goal, when in the 2015 Rompsen Mortgage Investment Fund annual report states the following:

"In 2015, Rompsen Club Holdings acquired a golf course in Tucson, Arizona. Rompsen Club Holdings is operating and preparing the property for future sale and the potential creation of development tracts of land within the

property with the investment of additional funds, net of repayments of \$7,315, which have been advanced from the Fund."

2015 Annual report page 21 of 26

<http://www.romspen.com/Document/AR%202015%20spreads.pdf>

Rezoning would only be a win for Rompsen.

Thank you for your time.

Rob and Stacy Quiri, CFP®
Silver Cassia Place - Centerpointe

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Proposed General Plan Amendment and Rezoning for the Golf Club at Vistoso.	04/22/2020	04/22/2020			

Initial Comment / Request

For our community, I think the best use of the Golf Club at Vistoso property is to remain recreational. This would encourage repurposing to provide a host of outdoor activities and wildlife habitat. It would also help stabilize home values in the area.

Therefor, I am opposed to the proposed General Plan amendment and rezoning for the Golf Club at Vistoso property.

Jon M. Sievers
13401 N. Rancho Vistoso Blvd, Unit 170
Oro Valley, AZ 85755
jmsievers@comcast.net
520.825.4063

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Subject: Proposed General Plan Amendment and Rezoning for the Golf Club at Vistoso.	04/22/2020	04/22/2020			

Initial Comment / Request

I am opposed to the proposed General Plan amendment and rezoning for the Golf Club at Vistoso property.

I believe the best use of this property for our community is to maintain its recreational zoning. The many potential uses include housing development buffer areas, walking paths, hiking trails, bike paths, picnic areas, exercise stations, wildlife preserve, and a bird pond.

Judith Coopersmith
13401 N. Rancho Vistoso Blvd, Unit 170
Oro Valley, AZ 85755
5208254063

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

I strongly support the proposed change to the land use plan. It is a good compromise between private property rights and accessible public open space.
Fred Bromfeld 13702 N Carlynn Cliff Dr.Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf General Plan Amendment Request	04/22/2020	04/22/2020			

Initial Comment / Request

We are not in support of an amendment to the General Plan for the Vistoso Golf property. Its zoning should remain recreational use.

Returned to a natural setting open space, the property would benefit all OV residents.

We are residents of Oro Valley, but do not live in the Rancho Vistoso area.

Thank you,

Ben and Sandy Wilson

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf - Regards to Rompsen rezoning	04/22/2020	04/22/2020			

Initial Comment / Request

First, We, Rob and Stacy Quiri, are asking that the Town follow the OV Rezoning Process that requires NEIGHBORHOOD meetings before a formal submission is accepted. As Oro Valley residents we are in favor of upholding the current Oro Valley General Plan and request no zoning changes in regards to the Vistoso Golf parcels.

Secondly, In Rompsen's informational video they indicated that since 2014 they "attempted to sell the Golf Course at Vistoso with a well known industry broker but didn't receive any credible offers." The list price for the property was \$3.5 million dollars, more than double what the appraised value of the golf course based on an appraisal report generated by Z Gordon Davidson & Associates Inc. This appraisal report listed the golf course value on January 15, 2019 at \$1.7 million dollars. Rompsen intentionally listed the golf course at higher than market value to generate no offers they deem credible because they had their eye on development. Peter Oelbaum of Rompsen, himself admitted, that the course price was not listed as fair market value of a golf course, that it was listed for sale with development in mind. There were credible offers made on this property for fair market value of a golf course that fall in line with its appraisal. If Rompsen truly wanted to sell this as a golf course why did they not place the property for sale at a true market value for a golf course?

Thirdly, when did Rompsen Mortgage Investment Fund disclose to their shareholders that they closed The Golf Course at Vistoso? At what point were shareholders informed that the investment property was closed and if they were not informed, why? What obligation does the Rompsen Mortgage Investment Fund have to disclose this to them, especially considering on April 13, 2020 Rompsen froze investor withdraws from their fund, <http://www.theglobeandmail.com/business/article-private-lenders-bridge-financing-and-romspen-freeze-investor/>

Lastly and most importantly, why should homeowners and The Town of Oro Valley believe that redevelopment of the golf course has not always been their goal, when in the 2015 Rompsen Mortgage Investment Fund annual report states the following:

"In 2015, Rompsen Club Holdings acquired a golf course in Tucson, Arizona. Rompsen Club Holdings is operating and preparing the property for future sale and the potential creation of development tracts of land within the property with the investment of additional funds, net of repayments of \$7,315, which have been advanced from the Fund."

2015 Annual report page 21 of 26

<http://www.romspen.com/Document/AR%202015%20spreads.pdf>

Rezoning would only be a win for Rompsen.

Thank you for your time.

Rob and Stacy Quiri, CFP®Silver Cassia Place - Centerpointe

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen rezoning application and proposed changes in the Town's General Plan	04/22/2020	04/22/2020			

Initial Comment / Request

To Whom It May Concern:

As a resident of Oro Valley and the Center Pointe Subdivision, I fully support the positions that both Preserve Vistoso and the Center Pointe Vistoso Community Association have taken in opposing the rezoning and general plan amendment proposed by Romspen Investments and Spectra Properties Inc. (together referred to in this email as Romspen). In particular, I am concerned about the additional traffic and ADTs that further development will create in this part of Oro Valley, the impact on views and wildlife, and the loss of some of the limited and precious open space and recreational land that we currently have. I believe that the proposed rezoning or general plan amendment would be detrimental to, and not in the best interests of, the Town and its residents. I further believe that the residents of northwestern Oro Valley have too little open and recreational space as it is, and that it would be a travesty to reduce that space.

The Town has always done a good job of putting the health, happiness and general wellbeing of its residents first, and, in my view, that wellbeing trumps, by far, Romspens economic needs. It is safe to assume that Romspen cares solely about salvaging a poor and ill-advised investment, and doesnt care much (if at all) for the wellbeing of the residents of Oro Valley; but you do care about those residents; and, as such, I encourage you to deny both Romspens application for rezoning and its application for a change to the Towns general plan.

Having said this, I recognize that the Town may be inclined to exercise its discretionary powers in favor of Romspen, and to approve Romspens applications. Should that be the case, and only if that is the case, then I respectfully submit that the Town should do so in a manner that best preserves and maximizes recreational opportunities and amenities for the

residents of Oro Valley. To reiterate, I encourage you to deny Romspens applications; but if you do decide to approve those applications, then, as a retired real estate attorney with extensive experience in real estate transactions and land use, I recommend that you consider, and to the extent possible incorporate, the following d recommendations:

- First, I believe it is essential that you maximize the open space and recreational facilities that will remain after the former golf course property is developed. As little as possible development should be approved (preferably less than 87 acres), while the preservation and enhancement of open space and recreational facilities should be paramount, for the benefit of all the residents of the Town. This recommendation is consistent with Romspens own application, which refers to Goal F (accessible, connected parks and open space), Goal K (conservation and protection of habitats and lands with high scenic value), SD.1 (preservation and management of open space for the enjoyment of residents and visitors), and Goal V (access to open space, recreation, etc.).

- Second, the Town should put in place a protocol for ensuring that that maximized open space and those maximized recreational facilities cannot be affected by future changes in Town policy, by future applications for development or variances, or by future malfeasance by the owners of the developed property. To that end, I propose that the open space area, once designed and agreed upon by the Town and its residents, be set aside in perpetuity for the benefit of the residents of Oro Valley. There are different ways in which this can be accomplished, including by dedication of the open space to the Town or another governmental entity, or by conveyance of that land to a private (most likely non-profit) entity such as, for example, Preserve Vistoso or the Vistoso Community Association.

- o In this regard, to avoid mischief by Romspen or any of its successors in the future (including by the owner of the proposed senior care facility or any new homeowners associations for the developed properties), this dedication or conveyance should occur before, or at the latest concurrently with, the approval of Romspens applications. In Romspens Project Proposal, Romspen states that it wishes to preserve the remainder of the former golf course as a future open space amenity for the residents of Oro Valley so lets make certain that such preservation actually occurs, and cannot be affected by future actions or inactions by Romspen or anyone else. Taking that open space and those recreational facilities out of Romspens control right up front will ensure that such preservation occurs, and that no one can interfere with that open space or its recreational use in the future.

o Further, a part of the proposed senior care facility property should be broken off for open space and recreational purposes, and should be made part of the land that is so dedicated or conveyed. As proposed by Romspen, the trail that crosses the western portion of the senior care facility is just that, a trail. Instead, it should be a separate area of open space / recreational land, that is part of the larger open space area, that is not owned by the owner of the senior care facility, that is planted with trees and shrubs, and that has the effect of both physically and legally isolating that open space and the trail within it from the senior care facility parcel and the noise and operations associated with that facility.

o Moreover, the language of the dedication or conveyance, perhaps with the addition of restrictive covenants and declarations, should make it crystal clear that the land is being set aside for the open space and recreational purposes for the benefit of the residents of Oro Valley, and that written approval must be obtained from at least 75% of the residents of Oro Valley in order for that open space to be used for any purpose other than recreation.

· Third, the open space areas proposed by Romspen should be reconfigured to provide sufficient buffer zones between the newly developed areas and the trails and other recreational facilities within those open space areas. By way of example: (a) with regard to the proposed $\frac{3}{4}$ acre custom lots to the northeast, there should be at least 300 feet between the proposed road (including its cul-de-sac) and the existing residential boundaries, with appropriate trees shrubs, and other vegetation being planted, so that residents who are walking, jogging, biking or otherwise enjoying the open space and the recreational facilities within it can do so without audio or visual interference from that road; (b) the basin shown immediately to the south of the senior care facility should be reconfigured to allow for an uninterrupted open space corridor that is at least 300 feet wide, again with buffering by trees and shrubs; and (c) the same kind of corridor should be created between the existing residences and the proposed 50 by 110 lots adjacent to Desert Fairway Drive at the south. As noted above, these corridors should be dedicated or conveyed so that they are out of the control of Romspen or its successors, and so that they are guaranteed to be preserved and used for recreational purposes.

· Finally, regardless whether the aggregate of the land that is approved for residential purposes or senior housing use is 87 acres or some lesser number of acres, it will in any case be less than the recreational space that currently exists. Put differently, if the Town approves the

proposed rezoning and general plan amendment, it will be allowing Romspen to take existing open and recreational space away from the Town and its residents. This should not be permitted without sufficient compensation by Romspen for that reduction in open space. As such, at least before any building permits are approved for the newly-developed areas, and preferably concurrently with the approval of Romspens applications, Romspen should be required to pay a sum of money into a fund that is under the control of the Town or such private entity, which sum can only be used for the enhancement or installation of recreational facilities within the open space area. In other words, whether that sum is \$3,000,000, \$2,000,000, \$1,000,000 or some other amount, it should be irrevocably paid and dedicated for improvement and installation of a concrete trail, dirt trails and pathways, and other recreational facilities such as park benches, work-out stations, Frisbee golf courses, and other amenities, all to enhance the attractiveness and utility of the open space area.

I appreciate your reading this email and taking its contents under consideration. I also thank you for exercising your duty to protect the residents of Oro Valley and to preserve their lifestyle and the amenities available to them.

David Chanover

This e-mail has been sent to you at the request of:

David E. Chanover
13241 N Rainbow Cactus Court
Oro Valley, Arizona 85755
E-mail: davidchanover@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso golf course	04/22/2020	04/22/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Ronald	ostby

Initial Comment / Request

Romspen and the leadership of Oro Valley should address this: Romspen invested in the Vistoso golf course paying an amount (which I assume) where they expected a reasonable return on their invested capital. Apparently they made a poor investment and/or poorly managed the golf course. Now they want to develop the property and probably obtain excellent returns on their investment at the expense of many citizens of Oro Valley. Why should Oro Valley citizens "foot the bill"(lower home values) because Romspen made a poor golf course investment--- or was it their intent--all along to develop it?

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

I continue to try to rationalize this proposed rezoning and just can't embrace it. First of all the entire process needs to be put on hold until life returns to a somewhat normal rhythm. Secondly this is a huge disaster for this section of Rancho Vistoso. The traffic, disruption to wildlife, light pollution, air pollution and on and on. If I had wanted to move to Phoenix or Scottsdale I would have! I chose Oro Valley because of the beauty, recreation, climate, lower traffic and so forth. Please consider what the current residents want. I have yet to meet anyone that wants to see this rezoning happen. Perhaps it is time for a property tax within the town so this rampant development SLOWS DOWN!

Thank you.
 Cathy Kastner
 13598 N Palo Brea Way
 Center Pointe Vistoso

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	I DO NOT AGREE WITH BUILDING ON THE GOLF COURSE	04/22/2020	04/22/2020			

Initial Comment / Request

Hi. My name is Connor Cesareo. I am 11 years old and I live in Centerpointe Vistoso. I go to school at Innovation Academy. I walk on the trails that go around our subdivision with my family a lot. I saw a sign the other day saying that someone plans to build on the land. This worries me very much. I don't agree that they should be allowed to build. This is why:

(1) ANIMALS AND HABITATS GONE

While building, you will come across animals living in their habitat. I have seen lots of birds, lizards, snakes, javelinas, spiders, tarantulas, scorpions, deer, owls, insects and coyotes. I know there are other animals that live there that I haven't seen myself like bobcats and gila monsters. Destroying their habitat or even moving them so you can build won't do. They might get injured or die. It's not fair. What did animals do to people? They were there first. And all of the awesome desert plants will be destroyed too. The desert is beautiful. I'd rather see the cacti and plants than more buildings and houses.

(2) WALKS AND BIKING OFF LIMITS

Walking and biking are two great ways to get exercise. My family recently moved to Arizona from Illinois. In Illinois, we had lots of walking and biking paths that went through our town. I don't see very many paths in Arizona. This is really the only one that is close to my house and my family and our neighbors use it a lot. If you take these paths away to build, everyone will just have to walk on boring streets and sidewalks and look at houses, not the pretty plants, animals and mountains. I don't like it. Oro Valley doesn't have enough paths. Why get rid of this one?

(3) ONE WAY TICKET TO THE HOSPITAL

They will probably have to build a road right across from my school, Innovation Academy Stem School. There will be more cars and this will put kids at risk who walk to and from school. It will also mean much more traffic at drop off in the morning and pickup in the afternoon. This might also cause crashes, injuries and deaths. It's not worth it.

(4) NOISY DAY AND NIGHT

The nursing home means more ambulance noises going on day and night and some people won't be able to sleep. Students in schools around the nursing home will get distracted from their education because of the sound. People that want to have a peaceful day will be disturbed by the noises.

All of these are good reasons to not let them build on this land. My friends and I are growing up here. Why replace nature that the community uses with more houses, apartments and nursing homes. We already have enough of those. Please leave the land alone so we can all enjoy it.

Thank you,
Connor Cesareo

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

Perhaps our fine neighbors to the north treat property boundaries differently than here in the U.S. The proposed development on hole #14 relies on access from Desert Fairways Drive, which requires crossing property boundaries that Romspen has no rights to cross. I support any legal action needed to prevent such rights being obtained by Romspen. Without access the proposed hole #14 development does not belong in the rezoning application.
Curt Young 977 W. Golden Barrel Ct.

Sent from Yahoo Mail on Android

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning of Vistoso Golf Course	04/22/2020	04/22/2020			

Initial Comment / Request

To: The Town of Oro Valley's Town Council

I object to approving Romspen's request for any rezoning at the former Vistoso Golf Course.

The development of the golf course will decrease the value of our residence while creating value for Rampsen (a Canadian company). As a taxpayer I am not willing to enrich Rampsen at my expense.

Please deny Rampsen's rezoning request.

Bill and Rita Warneke
655 W Vistoso Highlands Drive. Unit 230

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Deny the Rezoning	04/22/2020	04/22/2020			

Initial Comment / Request

Dear Mr. Mayor and council members,

It is disheartening to hear about the plans Rompsen has to develop 86 acres of unique habitat in Vistoso. This project and the way it is being pushed upon the citizens of Oro Valley during a pandemic is unconscionable. I do not believe that emails and videos provide fair and open dialogue in accordance with the Oro Valley Public code.

This project is wrong on so many levels, these 3 are just the beginning: 1. The increase of traffic on one of the most beautiful streets in Oro Valley. Many people walk and bike these sidewalks and bike paths. These roads were not designed for the traffic that will follow with an assisted living facility and high density homesites. 2. The change from recreational to high density is a betrayal to our master plan and citizens of Oro Valley. There are plenty of developable commercial and residential acres available to Rompsen. Plus developers always come in with one plan then make changes once they get the zoning they want and by then they have the upper hand. 3. We are nature's Covid only worse. The birds, reptiles and animals that currently live and are thriving in the proposed area do not get to vote for protections against the developers' virus. This area has an exceptional variety of wildlife and it needs you and us to insure a better future for all life. If the council does not approve Rompsen's rezoning request, there is a reasonable chance that grant money can be found to purchase the property and preserve it for our wildlife and citizens.

I understand that the taxes and fees look attractive right now given the economic situation we all are facing. But the real cost is too great. I would ask the council to do the right thing and do what you promised the voters when elected : Deny the rezoning.

Sincerely, Tracy Wagley
Vistoso resort golf casitas
Oro valley, AZ

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

To whom it may concern,

While we don't live on the golf course we are residents of Vistoso Village and use the golf cart path many times a week for walking. For some time we have been concerned about the density and lack of green space in Oro Valley. The various new housing projects are very dense and offer little quality space for residents to enjoy. The town has been handed a unique opportunity to create a park and open space that will benefit all of our residents. There are many environmental positives for keeping this space open and green. It will help mitigate the increase in temperature and water usage caused by suburban sprawl.

We could go on and on but suffice it to say that we are opposed to developing this area.

Charles Rayhorn, Ph.D.

13401 Rancho Vistoso Blvd., #242, Oro Valley AZ 85755

520.589.4966

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Environmentally Sensitive Land Ordinance	04/22/2020	04/22/2020			

Initial Comment / Request

Oro Valley Planning Division,

My understanding is that all rezoning is subject to the Oro Valley Environmentally Sensitive Land Ordinance. How will the ESLO be applied to the Romspen rezoning application? I see a ESLO map that shows the golf property is classified as Tier 1 which would require that a minimum of 66% of the rezoned land be left as open space. It does not appear that the Romspen proposal is following those guidelines. If they are not, please explain why the rules are different for this rezoning?

Henri Barth
Summit South
>

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen proposal	04/22/2020	04/22/2020			

Initial Comment / Request

The proposal for amending the General Plan should not include the parcel North of Desert Fairways (hole 14) for the safety of school children who attend Innovative Academy. It already is a dangerous location with 5 entry/exits within a 1/4 mile. Parents are already parking on Desert Fairways and in adjoining neighborhoods.

Mayor and council members: we are expecting you to remember your campaign platforms and stop this Rezoning Amendment .

Greg Crane
Stone Terrace

Sent from Yahoo Mail for iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning of Vistoso Golf Course	04/22/2020	04/22/2020			

Initial Comment / Request

I object to approving Rompsen's request for any rezoning at the former Vistoso Golf Course.

We purchased our unit eighteen years ago partially for the great views and the quietness we enjoy from our deck. Both of these features will be diminished by any residential development on the golf course.

Please deny all of Rompsen's rezoning requests.

Bill and Rita Warneke

655 W Vistoso Highlands Dr. Unit 230

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen: Insult to Residents of Oro Valley	04/22/2020	04/22/2020			

Initial Comment / Request

Romspen,

The lot layout in your rezoning proposal is an insult to residents of Oro Valley. You have jammed and crammed as many tiny lots into your proposal as possible. While you will never be successful in your quest to transfer wealth from Oro Valley residents to yourself via this rezoning, the ridiculous buffer sizes that you are proposing will seal the death of your application. You greatly misjudge the character and resolve of our community.

Henri Barth
bode01@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen's rezoning request - I'm opposed!	04/22/2020	04/22/2020			

Initial Comment / Request

I'm opposed to the rezoning request by Romspen in Rancho Vistoso. Romspen, a foreign company, purchased the Vistoso Golf Course for pennies on the dollar. Years later, they close the golf course and want to rezone because they can make more money by rezoning to residential development / senior center rather than retaining recreational zoning.

Why does Romspen get to rezone? If my neighbors and I are losing money on our homes in Oro Valley, can we ask the town to rezone our property to put in an apartment complex or hotel so we can make money on our residential property? Romspen's request should be as absurd as the idea of rezoning my home into a hotel.

General plan zoning should be for the betterment of the community, not for the profitability of a foreign-owned company.

Sincerely,
Lisa Murray, a full-time resident of Rancho Vistoso.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Uphold the General Plan!	04/22/2020	04/22/2020			

Initial Comment / Request

My name is Tom Mateer. I have been a resident of Oro Valley on the Vistoso Golf Course for the past 4 years. My wife and I relocated our winter home from Orlando, FL to this area because we thought it was a beautiful place. Specifically, we enjoy the openness and the single-story structures of the homes in the area. Without a doubt a major consideration was being on the golf course. My family thoroughly enjoys the quietness and the serenity of the area, and the beautiful views of the mountains and desert.

I would never have moved here if I had foreseen the General Plan being amended to include multi-story and high density housing or a senior care center in the middle of the neighborhood. My understanding was that the General Plan, which was approved by the voters in 2016, was to be in effect until 2026. For the life of me I cannot understand why anyone would want to take away what makes this the unique community that it is today for the thousands of residents who live here.

It's troubling to me that it's come to the point that we have to join in a battle with foreign corporations outside our country in order to save the value of our homes and preserve our quality of life.

You have a unique opportunity to stamp your legacy on the town of Oro Valley and our community by doing the right thing and preserving this beautiful place for future generations. I would applaud your decisive action to do right by your friends, neighbors, and voters in this community.

All the best,

Tom Mateer
13853 N. Slazenger Dr.
Oro Valley, AZ 85755

Sent from Mail for Windows 10

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Uphold the General Plan!	04/22/2020	04/22/2020			

Initial Comment / Request

My name is Gayle Mateer and I live in the Fairfield neighborhood on the 2nd hole of the Vistoso Golf Club. My husband and I were thrilled to purchase our home 4 years ago as our winter retreat. We loved the Rancho Vistoso community and were amazed by the beautiful views of the golf course and the mountains from our backyard. We were more than happy to pay the premium required to be on the golf course because we loved the property and we felt that the property value would hold up over time. My husband joined the club and really enjoyed playing golf there because of the beautiful desert layout and stunning views.

Imagine our dismay when the course closed in 2018. And of course now we are faced with the unthinkable – a foreign multi-billion dollar corporate property owner who wants to amend the General Plan and rezone parts of the property to build a senior care center and yet more housing, bringing more traffic, noise, and congestion to the area. As you already know, the General Plan was approved by the voters of Oro Valley in 2016 and was intended to be in place for 10 years. We are only 4 years into it and there should not be any amendments entertained at this time without voter approval.

We are all in a difficult situation with the Covid-19 pandemic, which is limiting our ability as citizens to express our objections. Imagine a public meeting where the room is crammed with people opposed to this proposal and you will get a sense of the community's feelings right now. I have not talked to a single person anywhere in Rancho Vistoso who supports this idea, and most feel the process is unfairly weighted toward the owner and developers due to the Covid-19 restrictions.

This property is our last, and best, chance to preserve a significant piece of Sonoran Desert landscape. We could bow to the wishes of a foreign corporation whose only interest is in making money, or we could do something really forward thinking that could be a model for other cities and towns to emulate while creating a remarkable recreational area that

could be used by everyone in OV.

Please respect our wishes and do not let the General Plan be amended or the zoning changes take place. Save this property for future generations. Its value is priceless and you have the opportunity to help leave a legacy that will endure.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Negative traffic impact on Vistoso Highlands Drive!	04/22/2020	04/22/2020			

Initial Comment / Request

Dear Mr. Mayor and Council Members,
If you grant Romspen, the Canadian company, approval to rezone the golf course, the amount of added traffic on Vistoso Highlands Drive would be unacceptable . The large traffic increase on Vistoso Highlands Drive would have a major impact on residents. This is not a road equipped to handle more traffic!! It is a narrow, windy residential road, made for low amounts of traffic.
I have lived in this town for 15 years. The traffic on this road has continued to grow as the population has grown. It is used faithfully by cyclist, walkers, and already many cars. Please consider the impact of this on people like me who live on this road and people like me who use it for recreational purposes. That is why I live here, because it has been a quiet beautiful place to live and recreate.

Please deny the rezoning request.
Sincerely, Tracy Wagley
Vistoso Golf Casitas Oro Valley

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf - RE Rompsen rezoning	04/22/2020	04/22/2020			

Initial Comment / Request

First, We, Rob and Stacy Quiri, are asking that the Town follow the OV Rezoning Process that requires NEIGHBORHOOD meetings before a formal submission is accepted. As Oro Valley residents we are in favor of upholding the current Oro Valley General Plan and request no zoning changes in regards to the Vistoso Golf parcels.

Secondly, In Rompsen's informational video they indicated that since 2014 they "attempted to sell the Golf Course at Vistoso with a well known industry broker but didn't receive any credible offers." The list price for the property was \$3.5 million dollars, more than double what the appraised value of the golf course based on an appraisal report generated by Z Gordon Davidson & Associates Inc. This appraisal report listed the golf course value on January 15, 2019 at \$1.7 million dollars. Rompsen intentionally listed the golf course at higher than market value to generate no offers they deem credible because they had their eye on development. Peter Oelbaum of Rompsen, himself admitted, that the course price was not listed as fair market value of a golf course, that it was listed for sale with development in mind. There were credible offers made on this property for fair market value of a golf course that fall in line with its appraisal. If Rompsen truly wanted to sell this as a golf course why did they not place the property for sale at a true market value for a golf course?

Thirdly, when did Rompsen Mortgage Investment Fund disclose to their shareholders that they closed The Golf Course at Vistoso? At what point were shareholders informed that the investment property was closed and if they were not informed, why? What obligation does the Rompsen Mortgage Investment Fund have to disclose this to them, especially considering on April 13, 2020 Rompsen froze investor withdraws from their fund, <http://www.theglobeandmail.com/business/article-private-lenders-bridge-financing-and-rompsen-freeze-investor/>

Lastly and most importantly, why should homeowners and The Town of Oro Valley believe that redevelopment of the golf course has not always been their goal, when in the 2015 Rompsen Mortgage Investment Fund annual report states the following:

"In 2015, Rompsen Club Holdings acquired a golf course in Tucson, Arizona. Rompsen Club Holdings is operating and preparing the property for future sale and the potential creation of development tracts of land within the

property with the investment of additional funds, net of repayments of \$7,315, which have been advanced from the Fund."

2015 Annual report page 21 of 26

<http://www.romspen.com/Document/AR%202015%20spreads.pdf>

Rezoning would only be a win for Rompsen.

Thank you for your time.

Rob and Stacy Quiri, CFP®
Silver Cassia Place - Centerpointe

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Golf Course Rezoning	04/22/2020	04/22/2020			

Initial Comment / Request

Hi. My name is Katelyn Cesareo and I'm 14 years old. I was on a bike ride when I saw papers that were typed up about the potential rezoning of the golf course. I think it would be awful if buildings were to be built in that area. It would cause sudden changes to all of the wildlife living there, forcing them to relocate elsewhere. It might even kill some of those animals. If the construction were to start, it would be loud and annoying. The building materials would be everywhere making the air dusty. During the construction, there would also be a lot of traffic like when the roundabout was being built. While the roundabout was being built, it affected when I had to leave for school, how I got to school, and how long it took me to get to school. That construction might take control of that again and cause extra traffic to the roads people have to use. There are also schools around here, whether they are close (Leman Academy, Innovation), or farther (Wilson, Canyon Del Oro, Ironwood Ridge, Coronado, Cross). Having that construction and buildings after the construction is finished would make it more dangerous for kids who walk or bike to school. There would be more cars not watching where they are going and no crossing guards to make sure that kids make it safely too and from school. People love to go on walks and bike rides on the golf course. In Illinois, there were paths everywhere, that allowed you to look at ponds, rivers, creeks, schools, parks, etc. The golf course is the closest thing I have to that. This will be my forever home where I will spend the rest of my teenage year growing up before I am off to college. When I have a family of my own, I would like to bring my kids back here to show them where I used to hang out when I was younger. I spend a lot of time in the golf course and it would be a nice opportunity for my children to see some of the wildlife I grew up around.

Sincerely,
Katie Cesareo

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

1. Why are you violating my rights as a property owner to even consider this incomplete proposal during a pandemic shut down? This process is designed to have 2 way communication in person for the initial presentation. It was designed that way so we can ask questions with an exchange dialogue . Answers to questions lead to other questions. I can't hear anyone else's questions in this scam of a process that you have set up. It's like texting back and forth instead of having a phone conversation. Many people do not have the technology needed to participate. I teach school and 33% of the families in this area had to be provided laptops or internet service to participate in school. It seems that many families are excluded from the opportunity to participate. Just because they have a work computer doesn't mean that they can use it for personal things. I thought our local government worked for the citizens of Oro Valley not a Canadian Company and an out of state developer. Why are they controlling the time table. They were non-responsive in taking care of their property for years and now we have to jump because they want to make a buck at our expense.

2. Does everyone get a 50 ft. set back or just the people in Stone Canyon?

3. Who was asked to help the golf course when they were in trouble, and what did they ask for in terms of help? I live on it and the only person who talked to me for help was Mr. Mishkin. He said he didn't represent Rompspen. He also said he had a proposal and would send all of us more details and information about it but he never followed through.

4. Is it right to have the citizens vote to approve a community plan and then ignore the vote of the community with massive changes?. These are not little changes, these are huge. Why bother having a plan if it is not respected. This is not a little change this is a massive request! Are you misinterpreting the concept of change allowed in the plan. I purchased my property knowing that it was zoned golf/recreation. I also purchased it knowing there was a plan for the community that would protect it. I expect the city to maintain the zoning at least as al habitat area to protect me and my home. I also expect them to protect the wildlife corridor that exists on that recreation space. This plan totally chops it in half at 4 different areas. This will destroy the wildlife that is there.

5. How can the path that exists now continue around the entire course if you put buildings and parking lots up that cut it off?

6. Has anyone done due diligence on the viability of that much rental property and a nursing home?

7. How is rental property in this area good for the community? Other companies can't rent the spaces they have in that area already.

8. As a community of working families and retirees that chose to live in a quiet community away from the hospital supposed to be subject to massive additional traffic and ambulances at all hours of the day and night?

9. I probably have a hundred more questions and concerns? I don't know since I'm being denied a legitimate process. We deserve to have all the in-person discussion that every other zoning proposal has. We deserve not to have this added stress and pressure during a pandemic. Please stop this process, it is not fair. Rompspen should have to wait. If they lose a deal they lose a deal. They made a poor business decision when they lent someone money for the course or did they? They are in the business of loaning money to contractors? Why loan money to someone for a golf course if you didn't already have plans for them to default and build on the land?

Sincerely,
Eileen Rubelmann
13511 N. Flaxleaf Pl
Oro Valley, AZ 85755
563-570-9203

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning of Vistoso Golf Course	04/22/2020	04/22/2020			

Initial Comment / Request

To: the Town of Oro Valley's Town Council

I object to approving Rompsen's request for any rezoning at the former Vistoso Golf Course.

The town of Oro Valley has very few park type areas for walking, riding bikes, and other activities enjoyed in larger parks. The Vistoso Golf Course has the potential to be the only large park for the residents of Oro Valley. Let us utilize it for recreational purposes.

Please deny all of Ronpsen's rezoning requests.

Bill and Rita Warneke

655 W. Vistoso Highlands Dr. Unit 230

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

As a resident of the Vistoso Community and a member of Preserve Vistoso, I have three comments regarding the possible rezoning of the former Vistoso Golf Course:

- 1) This is a very important issue to the residents of the Vistoso Community. We are in the midst of a Pandemic and using untried web-based meetings seems unfair to the residents who have many questions as well as a need for answers. It feels that the town of Oro Valley is trying to “push” the rezoning through without proper representation by the Community.
- 2) Existing ordinances that would need to be changed for the rezoning were originally passed for a purpose. On this Earth Day, we remember how important “green space” is to the community and should continued to be protected.
- 3) Oro Valley already lacks adequate accessible walking paths for its residents. Adding more residents to the Vistoso area while reducing the space for walking paths (paths which already exist on the former Golf Coarse) seems to be moving in the wrong direction.

Sent from Mail for Windows 10

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Golf Club at Vistoso Rezoning	04/22/2020	04/22/2020			

Initial Comment / Request

To whom it may concern;

I am a homeowner in Stone Canyon since 2008, and am now a full time resident of Oro Valley.

I've spent the day reading community comments and the OV 2016 General Plan, "Your Voice, Our Future" to better educate myself. A theme running through the General Plan is one of conservation, protection, and restoration of environmentally sensitive lands, habitats, natural resources, and lands with high scenic values. Providing more parks, recreational opportunities is also frequently mentioned. The Plan is also specific in its requirements for public comment and open public meetings when considering amendments to the Plan or rezoning of land in the Plan.

The former Vistoso GC was planned to provide open space in an area of fairly dense residential development. Many people chose to live in these communities because of it.. Many paid a premium because of it. The many negative impacts of the proposed development (wildlife , traffic congestion, water supply, light pollution) make it imperative to intensely scrutinize the Romspen proposal for rezoning and amending the OV General Plan.

I believe the town could greatly benefit from the open space/recreational opportunity that the abandoned golf course could now provide. There is a need for more open space and walking trails, away from car exhaust and easily accessible to young families and seniors alike. THE LAST THING ORO VALLEY NEEDS IS ANOTHER PIECE OF DESERT SCRAPED AWAY TO ACCOMMODATE ONE MORE CHEEK BY JOWL HOUSING DEVELOPMENT. Parks across America have been shown to be the jewels of most communities. Once the land is gone, it's gone. Parks and open space need to be a forethought.

I am strongly opposed to any rezoning of the former Vistoso GC property. I am strongly opposed to the Romspen proposal as it now exists.

Respectfully,

Shelley Agricola

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning of Vistoso Golf Course	04/22/2020	04/22/2020			

Initial Comment / Request

I object to approving Rompsen's request for any rezoning at the former Vistoso Golf Course.

Building houses or other structures will take away our peaceful evenings on our deck and add noise through-out the day as demonstrated by the development of Center Point residential area. There has been so much residential development in Oro Valley that this area should be preserved.

Please deny all of Ronpsen's rezoning requests.

Bill and Rita Warneke

655 W. Vistoso Highlands Dr. Unit 230

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course	04/22/2020	04/22/2020			

Initial Comment / Request

Rompsen was aware of the zoning on this property he purchased. The residents that purchased their properties here along the Golf course bought with that in consideration not unlike The Canada Hills residents. The rezoning of this property should not be to the detriment of these residents. Oro Valley doesn't need more apartments or retirement complexes. I understand a portion of the property in question has different zoning. Perhaps consider allowing that area of medium density development only? Rompsen may just have to write this as a business loss. Please stick with our general plan.

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

If the Rompsen plans are not approved, what are OV's plans for the property? What, and how would any alternate plan be funded and what would the impact be on property values?

Larry Dow

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

I have several questions about the Romspen plan to rezone the former Vistoso Golf course.

Please explain the steps that will be taken to preserve animal habitat on the GC.

Please explain why some proposed developments have 50' setbacks/buffers and others do not.

What rules guide the traffic study for Vistoso Highlands and Pebble Creek? Both are two lane roads that cannot handle construction and ambulance equipment.

What are the contingencies for expanding the above listed streets?

What contingencies are in place for an upcoming economic recession? What happens if construction is halted by developer bankruptcies?

Have any local developers expressed interest in developing the GC? If not, why?

What rules apply to placing a commercial enterprise (Farmer's Senior Care Facility) within a residential neighborhood?

What rules apply to placing rental units within the GC area?

Are the current rental units in our area failing to serve the needs of their customers?

Are there other options for a senior care facility that would better serve its residents, such as next to OV hospital?

Are there other sites that can better serve the traffic demands of a senior care facility? For example, an area with four lane roads.

I look forward to your answers.

Thank you.

Crist Stevenson, Ph.D.
13511 N. Flaxleaf
Oro Valley, AZ 85755

Centerpointe Vistoso Community

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	I DO NOT AGREE WITH BUILDING ON THE GOLF COURSE	04/22/2020	04/22/2020			

Initial Comment / Request

> Hi. My name is Connor Cesareo. I am 11 years old and I live in Centerpointe Vistoso. I go to school at Innovation Academy. I walk on the trails that go around our subdivision with my family a lot. I saw a sign the other day saying that someone plans to build on the land. This worries me very much. I don't agree that they should be allowed to build. This is why:

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> (1) ANIMALS AND HABITATS GONE

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> While building, you will come across animals living in their habitat. I have seen lots of birds, lizards, snakes, javelinas, spiders, tarantulas, scorpions, deer, owls, insects and coyotes. I know there are other animals that live there that I haven't seen myself like bobcats and gila monsters. Destroying their habitat or even moving them so you can build won't do. They might get injured or die. It's not fair. What did animals do to people? They were there first. And all of the awesome desert plants will be destroyed too. The desert is beautiful. I'd rather see the cacti and plants than more buildings and houses.

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> (2) WALKS AND BIKING OFF LIMITS

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> Walking and biking are two great ways to get exercise. My family recently moved to Arizona from Illinois. In Illinois, we had lots of walking and biking paths that went through our town. I don't see very many paths in Arizona. This is really the only one that is close to my house and my family and our neighbors use it a lot. If you take these paths away to build, everyone will just have to walk on boring streets and sidewalks and look at houses, not the pretty plants, animals and mountains. I don't like it. Oro Valley doesn't have enough paths. Why get rid of this one?

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> (3) ONE WAY TICKET TO THE HOSPITAL

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> They will probably have to build a road right across from my school, Innovation Academy Stem School. There will be more cars and this will put kids at risk who walk to and from school. It will also mean much more traffic at drop off in the morning and pickup in the afternoon. This might also cause crashes, injuries and deaths. It's not worth it.

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> (4) NOISY DAY AND NIGHT

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> The nursing home means more ambulance noises going on day and night and some people won't be able to sleep. Students in schools around the nursing home will get distracted from their education because of the sound. People that want to have a peaceful day will be disturbed by the noises.

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> All of these are good reasons to not let them build on this land. My friends and I are growing up here. Why replace nature that the community uses with more houses, apartments and nursing homes. We already have enough of those. Please leave the land alone so we can all enjoy it.

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> Thank you,

> Connor Cesareo

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Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Golf Course Rezoning	04/22/2020	04/22/2020			

Initial Comment / Request

> Hi. My name is Katelyn Cesareo and I'm 14 years old. I was on a bike ride when I saw papers that were typed up about the potential rezoning of the golf course. I think it would be awful if buildings were to be built in that area. It would cause sudden changes to all of the wildlife living there, forcing them to relocate elsewhere. It might even kill some of those animals. If the construction were to start, it would be loud and annoying. The building materials would be everywhere making the air dusty. During the construction, there would also be a lot of traffic like when the roundabout was being built. While the roundabout was being built, it affected when I had to leave for school, how I got to school, and how long it took me to get to school. That construction might take control of that again and cause extra traffic to the roads people have to use. There are also schools around here, whether they are close (Leman Academy, Innovation), or farther (Wilson, Canyon Del Oro, Ironwood Ridge, Coronado, Cross). Having that construction and buildings after the construction is finished would make it more dangerous for kids who walk or bike to school. There would be more cars not watching where they are going and no crossing guards to make sure that kids make it safely too and from school. People love to go on walks and bike rides on the golf course. In Illinois, there were paths everywhere, that allowed you to look at ponds, rivers, creeks, schools, parks, etc. The golf course is the closest thing I have to that. This will be my forever home where I will spend the rest of my teenage year growing up before I am off to college. When I have a family of my own, I would like to bring my kids back here to show them where I used to hang out when I was younger. I spend a lot of time in the golf course and it would be a nice opportunity for my children to see some of the wildlife I grew up around.

>

> Sincerely,

> Katie Cesareo

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning of Vistoso Golf Course	04/22/2020	04/22/2020			

Initial Comment / Request

To: The Town of Oro Valley's Town Council

I object to approving Rompsen's request for any rezoning at the former Vistoso Golf Course.

The Town of Oro Valley should not put the desire for profits by Rompsen about the wants and needs of many long time tax paying citizens. As a taxpayer I prefer my taxes support a park that provides a place to recreate and have some natural area to enjoy. This area would also facilitate the opportunity to view wildlife as it does now.

Please deny Rompsen's rezoning request.

Bill and Rita Warneke

655 W. Vistoso Highlands Dr. Unit 230

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	PROPOSED RE-ZONING	04/22/2020	04/22/2020			

Initial Comment / Request

My name is Rod McKone. My wife, Ann-Marie, our son Michael and I live in the Summit South neighborhood of CenterPointeVistoso (CPV). We have the distinction of being the longest-tenured residents of CPV, having moved into our dream home in June 2016. We have lived in Oro Valley since 2013 when we moved here because of a job promotion. Our initial plan was to live in Oro Valley for three years and then move back to Flagstaff. We originally owned a home near Moore and La Canada. We enjoyed living in Oro Valley so much; we stayed and found our dream home in CPV. We always hoped to live in a community with nice amenities near a golf course. We truly love our neighborhood and being part of the Oro Valley community.

Prior to moving to CPV, we thoroughly studied the circumstances surrounding the community. We chose the development as the land our home was to be built on was designated Medium Density Residential, was near a golf course, and had mountain views. We carefully reviewed the Your Voice, Our Future, General Plan for the Town of Oro Valley, AZ.

We now find ourselves in a position where the data in which we based our decision is potentially being irreparably altered. We cannot undo the decisions we made in 2016. I am requesting others be held to that standard as well. Altering the Your Voice, Our Future, General Plan invalidates the city's promise to individuals and families, will irreparably damage our quality of life, and diminish our property values.

Prior to taking control of the golf course, Rompsen Investment Corporation knew the Land Use Designations and Zoning Codes that regulate that property. They knew the potential consequences of the business decision. If you make a bad business decision, and it does not work out, you cannot change the decision at someone else's expense. My son and I frequented the golf course and realized they had no interest in making the course viable. It was poorly run, dismally marketed, and they had no business plan in place. After shuttering the golf course, they did not negotiate in good faith with any interested parties, nor did they offer any palatable solution acceptable to adjoining communities.

Today, Rompsen now wants a proverbial mulligan. In preparing this letter, I reviewed what Rompsen has submitted, including Rompsen Vistoso -Type 1 General Plan Amendment and Rancho Vistoso PAD Amendment - Project Narrative. Their request is to allow for a change of rules and establish a new set of rights. The losers are the adjoining property owners who are your constituents. Please do not change the rules and do not abandon the commitment made in the General Plan.

The Town should reject the Rompsen proposal. The proposal to change the land use is contrary to the golf course property's long-standing land use designation. If any land use designation and future development is blessed by Town Council, the Your Voice, Our Future, General Plan for the Town of Oro Valley becomes meaningless and the ratification process will lose any integrity. Do not make a mockery of the ratification process and please your promises and commitments to your constituents.

Sincerely,

Rod McKone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning of Vistoso Golf Course	04/22/2020	04/22/2020			

Initial Comment / Request

To: The Town of Oro Valley's Town Council

It is important to note that the main reason Oro Valley would want more development is to increase the tax base. Do not put the town of Oro Valley's desire for more tax revenue above the wishes of your already tax producing citizens.

Please deny Rompsen's rezoning request.

Bill and Rita Warneke
655 W. Vistoso Highlands Dr. Unit 230

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

As a resident of Oro Valley and one who does not live on the golf course, but in the Rancho Vistoso area, I am dismayed with the plan to build MORE homes in an already overbuilt area. The expansion at Moore Road and additional housing (with more to come) will increase the traffic and overload the current infrastructure in our area.

As a 'transplant' from Minnesota (2014), one of the attractions of Oro Valley was the amount of open, natural desert space which is disappearing slowly but surely. At what point, does the City declare ENOUGH IS ENOUGH? The Rompson proposed use for the now defunct Vistoso Golf Course will only add to noise, traffic, overload on infrastructure, while taking away what could be a natural preserve enjoyed by all Oro Valley residents. Walking trails, playgrounds, bike paths, sport areas, open desert, etc. would be a HUGE benefit to all.

Continue to build on already identified future sites; hands off the golf course! Let's create a balance in our town and continue to encourage outdoor recreation and community.

Sincerely,

Lisa Terfehr

1361 E. Placita Meseta Dorada

Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	RE: Uphold the General Plan	04/22/2020	04/22/2020			

Initial Comment / Request

Subject: Uphold the General Plan

Ms. Jacobs,

My name is Tom Mateer. I have been a resident of Oro Valley on the Vistoso Golf Course for the past 4 years. My wife and I relocated our winter home from Orlando, FL to this area because we thought it was a beautiful place. Specifically, we enjoy the openness and the single-story structures of the homes in the area. Without a doubt a major consideration was being on the golf course. My family thoroughly enjoys the quietness and the serenity of the area, and the beautiful views of the mountains and desert.

I would never have moved here if I had foreseen the General Plan being amended to include multi-story and high density housing or a senior care center in the middle of the neighborhood. My understanding was that the General Plan, which was approved by the voters in 2016, was to be in effect until 2026. For the life of me I cannot understand why anyone would want to take away what makes this the unique community that it is today for the thousands of residents who live here.

It's troubling to me that it's come to the point that we have to join in a battle with foreign corporations outside our country in order to save the value of our homes and preserve our quality of life.

You have a unique opportunity to stamp your legacy on the town of Oro Valley and our community by doing the right thing and preserving this beautiful place for future generations. I would applaud your decisive action in helping the council to do right by your friends, neighbors, and voters in this community.

All the best,

Tom Mateer
13853 N. Slazenger Dr.
Oro Valley, AZ 85755

Sent from
Mail for Windows 10

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Case #: 2000882	04/22/2020	04/22/2020			

Initial Comment / Request

My comments regarding proposed development at Silverhawke, Block 5:

I am a Resident of The Villages at Silverhawke.

The Villages at Silverhawke is a quiet community. I'd like to keep it that way.

My concerns about the proposed 200 unit apartment complex are:

- 1) Way too many people concentrated in that area which would lead to traffic concerns and increased noise from the apartment residents.
- 2) One needs to remember that it is not uncommon to have one vehicle per person.
- 3) The 2 story buildings on a hill would obstruct the view of the houses in The Villages at Silverhawke.
- 4) The lights from the apartment buildings must be able to comply with the Oro Valley dark sky rules.
- 5) Due to the fact that we live in a desert and do not have unlimited water sources, I do not think that any outdoor swimming pools or water features should be allowed.
- 6) There are already proposed apartments in the Oro Valley Marketplace. Do we really need another apartment complex in the area?

My concerns about the Senior Care Facility are:

- 1) Will there not then be a concentration of seniors driving who really shouldn't be driving anymore, thus leading to increased traffic hazards in the area??
- 2) The 2 story building for Assisted Living and Memory Care would mean that the building would have lights on all throughout the night, affecting the Oro Valley dark sky.
- 3) The 2 story building on a hill would obstruct the view of the houses in The Villages at Silverhawke.
- 4) There is already a large Senior Care Facility due to open soon in the area, across from the Oro Valley Hospital. Do we really need another one?
- 5) IF a Memory Care unit is to be built, the rooms should all be private with private bathrooms for infection control and for dignity of the elderly.

My concerns for the Casitas are:

- 1) 167 units looks very crowded! The casitas look to be too close together and therefore not very appealing. I would therefore suggest a smaller number of casitas.

2) It does not look like there is enough parking. Again, it is not uncommon to have a vehicle for every person.

3) Due to the fact that we live in a desert and do not have unlimited water sources, I do not think that any outdoor swimming pools or water features should be allowed.

I do like that Kai Drive would be continued out to E Tangerine Road as this would be helpful with the traffic problems already caused by the development of The Villages at Silverhawke and The Sanctuary at Silverhawke.

Though I am not keen on any of the 3 proposals for housing development on this 13.4 acres plot of land, if something has to be built, the casitas would be the lesser of the 3 evils.

Thank you for giving me the opportunity to express my concerns and opinions.

Sincerely,
Melanie J Brockman
11623 N Village Vista Place

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Rezone	04/22/2020	04/22/2020			

Initial Comment / Request

My husband and I are two of the many residents surrounding the proposed 87 acre rezone of the Vistoso Golf Course. We have owned a home in the Rancho Vistoso Fairfield community for 20 years. During this time we have made many friends and enjoyed the open beauty of the golf course and now the desert. To develop this parcel into either a Senior Citizen/Memory Care Unit or into a housing development would not only decrease our property values, but would diminish the quality of life that brought many of us to Oro Valley. Thank you, Pam Bebout

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

My name is Paul Snyder. I live at 1139 West Sheared Granite Place which is contiguous to the Vistoso Golf course. I am opposed to Rompsen's request to rezone the Vistoso Golf property from it recreational status. Rompsen made a business decision when it decided to loan money to the now bankrupt golf club. It should have known that it was a high risk loan as the golf industry has been struggling for a number of years. It clearly should have been aware of the property's recreational zoning status. It is my understanding that Rompsen received a purchase offer that was supported by an appraisal to continue as a golf course operation. It did not like the offer and rejected it. In essence, it is now asking Oro Valley and its residents, particularly those residents in the Rancho Vistoso community to bail them out through the rezoning process to allow for commercial and high density development. Their request should be rejected and the property should continue to be zoned recreational. Thanks for your consideration of my comments.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen rezoning application	04/22/2020	04/22/2020			

Initial Comment / Request

To the Town Council of the Town of Oro Valley,

We are property owners at 655 W Vistoso Highlands Drive, Unit 230 and have been since 2002. The changes we have seen around Oro Valley have been remarkable: some good and some not so good. The closure of the Golf Club at Vistoso was the worst of these. Now the owner of the property wants to develop medium high density homes in virtually our back yard. We seriously object to the Town Council changing the zoning for the Golf Club at Vistoso for the following reasons:

1. Extreme loss of property values, especially since we paid a premium price to be located on the golf course with clear views to the North and the West.
2. The Town Council seems to have lost sight of the fact that when first developed, Rancho Vistoso's overall planning was to enhance the area and respect the integrity of the residents' view of the desert and mountain areas. With more development the character of Rancho Vistoso is being destroyed.
3. Increased development has increased the noise from traffic to an undesirable level. Pebble Creek Drive has become a huge source of traffic noise ever since Center Point was developed. More residences along the previous golf holes of #16 and #17 would push that noise level well beyond tolerable.
4. The destruction of open space and recreational use would be an enormous loss to the Town of Oro Valley.

While we respect the need for progress and increased income for the Town of Oro Valley we implore you to protect and preserve the value of open space, recreation and peaceful use of the land.

Sincerely,
 William and Rita Warneke
 655 W Vistoso Highlands Dr,#230
 Oro Valley, Az 85755

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Reject Vistoso Golf rezoning plan	04/22/2020	04/22/2020			

Initial Comment / Request

The original plan was approved as an open space golf course. Since that time many housing developments have grown around the course. The impact on traffic, roads and pedestrians would be overwhelming and damaging to the RV community. It would also destroy a wildlife corridor that runs on the upper part of Vistoso, Stone Canyon and the Airpark to the West. People move here for the schools, to enjoy nature, scenery and the habitat of the area just South of the Tortolitas Mountains, the small parks in upper Oro Valley are not sufficient. If this zoning proposal passes, besides the schools, there will be NO reason to move to what is becoming an overcrowded area.

If you have any question about the impact on traffic, try to make a right turn off of Woodburn avenue onto Rancho Vistoso (RV) South bound. Then try to cross 2 lanes of traffic into the left lane to turn east on Tangerine. Doing this any time from 0700am to 0800 on a weekday is nearly impossible on most days, since traffic on southbound RV Lane is near continuous. The right turn from this same spot is impossible (unless it is the middle of the night) thankfully most people are sensible enough to not bother.

The number of serious car crashes has also increased at the intersection of RV boulevard and Tangerine, despite the new opening of a second entrance/exit from the Safeway Plaza there was a serious crash last weekend.

Biking is very dangerous at that same intersection but if you live in RV you have very few choices. At this stage I cannot image crossing that intersection on a bike with more traffic.

This zoning change only helps the Owner/ Developer and the officials that may financially benefit. I understand the owner of this property is not from here or the United States, why would we decrease our quality of life for this owner? We owe them nothing; every business owner takes a risk, purchasing the land was their choice. The owner obviously does not care

about this community only profits.

Vote No on the rezoning proposal. Leave the zoning as it is.

Linda Alvarez

RV resident

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

We strongly object to Any rezoning of the Golf Club at Vistoso golf course. This land has always been presented to the area and homeowners as open space and recreational lands. This open space is critical to the the quality of life in Oro Valley.

It needs to be Preserved as recreational space- as originally planned and specified in the voter approved "Your Voice, Our Future General Plan."

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	NO to Vistos Golf Proposed General Plan	04/22/2020	04/22/2020			

Initial Comment / Request

My husband and I would like to let you know that we oppose the Rezoning request of Vistoso Golf Proposed General Plan Amendment and Rezoning. We recently purchased a home in Center Pointe Vistoso.

At some point Oro Valley will be out of space to build on. The strain on the infrastructure, water, quality of living of neighboring homes is very irresponsible on the part of the Town committee to let this proposal go through the process.

You want to promote healthy living and open space, and yet there are several areas throughout Oro Valley that are asking for development approval. Can the Town of Oro Valley really support that onset of more people living on top of each other? With the Coved-19 that we are recently experiencing, the numbers of cases have been low, thankfully. With all this growth, you could be changing these numbers greatly with the next wave of illness that could affect our community. With several new Senior centers being built in the area, we feel that caution going forward would be the best defense against over building. Over building has happened here in Oro Valley in the ten years and can happen again with the current situtation that we are facing as a nation. Please follow your guidelines that were put in place of not changing zoning for open spaces.

The natural drainage in this area would severely be challenged and create problems down the road. The roads in this area were not built for the traffic that could be forthcoming if the Senior center was built. The defunct Golf course is already zoned for recreational. Oro Valley has already purchased one Golf course. We know how well that is going.

We urge you to deny this rezoning.

Thank You
Annette and Larry Cody

Center Point Vistoso

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning needs to be denied	04/22/2020	04/22/2020			

Initial Comment / Request

We strongly object to Any rezoning of the Golf Club at Vistoso golf course. This land has always been presented to the area and homeowners as open space and recreational lands. This open space is critical to the quality of life in Oro Valley. It needs to be Preserved as recreational space - as originally planned and specified in the voter approved "Your Voice, Our Future General Plan."

Karen Bren
Gerald Bren

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Deny the Rezoning of Golf Course at Vistoso golf course	04/22/2020	04/22/2020			

Initial Comment / Request

We strongly object to Any rezoning of the Golf Course at Vistoso golf course. This land has always been presented to the area and homeowners as open space and recreational lands. This open space is critical to the quality of life in Oro Valley. It needs to be Preserved as recreational space - as originally planned and specified in the voter approved "Your Voice, Our Future General Plan."

Gerald Bren
Karen Bren

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf proposed General Plan Amendment and Rezoning	04/22/2020	04/22/2020			

Initial Comment / Request

My question is about the proposed use of the land for a "senior care facility".

What is the senior care capacity in Oro Valley? Including retirement homes, senior living, assisted living and/or memory care.

How many senior care facilities and senior care beds exist in Oro Valley?
 How many are proposed/planned? How many are approved and delayed/deferred?
 How many are approved and under construction? And how many have been abandoned?

How many of these beds are currently occupied? How many people die in these facilities each year? How many people move into these facilities each year?

Is there enough demand to support the use of this proposed senior care facility?

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Proposal to revise General Plan	04/22/2020	04/22/2020	VISTOSO HILLS	Shaughnessy	Janice

Initial Comment / Request

I vote NO on the proposed change to the general plan and to the rezoning. Open space is important when towns are evaluated for livability. I have witnessed the destruction of Big Wash for another housing development in the flood plan. Oro Valley needs to treasure the remaining open space instead of development.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	In response to possible rezoning plans to be submitted by Rompsen	04/22/2020	04/22/2020			

Initial Comment / Request

Our Voice, Our Nature

Thank you for the opportunity to provide input regarding the property formerly known as the Vistoso Highlands Golf Course. As a twenty year resident of Southern Arizona, we have witnessed Oro Valley blossom into one of the most respected communities in the area. The Town's community involvement and care planning of growth has drawn residents to the area. After much consideration, we purchased property and built a home adjacent the golf property just three years ago. Our home has brought us closer to nature and we value the outdoor recreational space surrounding our development. The existing property has become overgrown poses a fire threat to adjacent properties. For those properties that adjoin the golf course, the proposed revisions to the General Plan for Oro Valley and PAD development proposed by Rompsen directly *threatens* our property and access to *OUR NATURE*. We are extremely concerned that acceptance or approval of the proposed plan will further denigrate property values and force homeowners to relocate. There will be significant financial strain placed on Oro Valley constituents and the HOAs that govern over these neighborhoods.

The presentation by the Town and Rompsen delegates details the Rompsen/developer plans for the northern section or Rezone #1. The plan FAILS to fully detail the plans for southern section or Rezone #2 and in many cases, the plans presented *VIOLATE* Oro Valley Code and existing property owner's rights. The Town of Oro Valley and its constituents cannot allow development within the 50 feet required as a buffer between existing and proposed property. An additional neighborhood at the entrance of a populated school is dangerous in many ways. Rompsen will need to cross property lines off of Desert Fairways Drive to develop Rezone #2. We are fearful legal action will result if Rompsen attempts to execute this plan. For this reason, Rompsen should remove the proposed rezoning of the Rezone area #2 from the official application they will submit on April 30th. The Rompsen plan also FAILS to delineate their intention with the remainder of the 208 acres. For the health and safety of residents that own property juxtaposed to the golf course, no rezoning plans can be accepted that do not address the remainder of the Rompsen property.

OUR VOICE: The Town must decline or disallow the rezoning plans until Rompsen's plans complies with town code and can be harmoniously executed within the existing neighborhoods. Furthermore, Rompsen must present a plan for all 208 acres and should be forced to remediate the remainder of the property.

Misty and Michael Colvin
Summit South, Center Pointe Vistoso

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen intentions	04/22/2020	04/22/2020			

Initial Comment / Request

We do not believe that Romspen intended to do anything but request zoning changes and develop the Golf Club at Vistoso into residential or commercial property from the moment they acquired the land in 2015. They state this in their own annual report of 2015. With this ultimate goal of redevelopment they, of course, would not find a quality golf course operator or acknowledge any overtures of purchase. It was a bad investment on their part and the local citizens should not be penalized. We think you should refuse to rezone the property for this sneaky Canadian investor/developer.

Gerald Bren
Karen Bren

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/22/2020	04/22/2020			

Initial Comment / Request

----- Forwarded message -----
 From: Preserve Vistoso Member Feedback Page <kp.mackay@hotmail.com>
 Date: Fri, Apr 10, 2020 at 4:09 PM
 Subject: Preserve Vistoso Member Feedback Page
 To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

It looks like the congestion of more multi-story buildings will greatly increase traffic along Vistoso Highlands Drive. What plans are there to address this?

Craig MacKay
 13861 N Slazenger Dr. Fairfield
 Oro Valley, Arizona 85755
 kp.mackay@hotmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Opposition to Vistoso Golf Course Rezoning/Development	04/22/2020	04/22/2020			

Initial Comment / Request

We have lived at 602 W. Quiet Springs for 18 years and are adamantly opposed to the Romspen/Spectra proposal to rezone and develop the Vistoso Golf Course into residential/commercial uses. Many of the comments submitted to ask@orovalleyaz.gov <mailto:ask@orovalleyaz.gov> clearly articulate the degradation and destruction of the community environment and lifestyle that will be forced upon us by the rezoning of the Vistoso Golf Course.

In summary, the Romspen/Spectra proposal needs to be dismissed unanimously by the City of Oro Valley for the following reasons:

1. During the April 10, 2020 video presentation, Michael Spaeth, Town of Oro Valley representative, stated that certain criteria are used to judge any application to rezone or change the General Plan. The criteria include: compatibility to the neighborhood; impact on views; appropriate transitions; traffic considerations. The proposal by the applicant, Romspen, fails all four of those categories.
2. The General Plan approved and adopted in 2016 (for the period of ten years) should not be modified to support the Romspen/Spectra rezoning proposal.
3. The Town Council for the City of Oro Valley needs to exhibit the leadership required to deny this rezoning proposal. The current residents came to Oro Valley for the quality of life we have known to this point. Our home values have already deteriorated due to the Romspen strategy to let the golf course fail and that the land be rezoned and sold off for development. The proposed development will further reduce the value of our homes.
4. The comments below from Susann Ventzke (4/20/20) summarize the potential negative construction impact to existing homes off the 6th fairway. Previously, during Stone Canyon development/construction, physical damage was done to properties off the 6th fairway.

5. The Town of Oro Valley needs to focus upon excessive development of senior living facilities. Per Richard Beam in his email submitted on 4/17/20:

"There are 19 assisted living facilities serving the Oro Valley, Marana, and N Tucson area. The Dove Mountain-Tangerine Road facility, under construction is number 20. The newest one to actually begin operations is Brookdale Oro Valley, located on Oracle Highway. My research finds it is operating at about 30% of capacity. All Seasons has had many cancellations of pre-commitments (nonbinding) as people are now fearful of living in such close quarters where viruses have caused more deaths by far than in the general population. They also know that the real estate market has crashed. Many will now not be able to get all of the funds they had counted on to transition to a assisted living lifestyle. It is likely that the Corona Virus pandemic will cause a sustained economic recession, as we see unemployment has Depression Era levels. Many small businesses are struggling to survive. Experts suggest that this may be seasonal. Human nature also suggests that people will not commit to assisted living until there is a vaccine and perhaps not even then. Elderly people, especially vulnerable, now fear living communally." How many of these facilities do we need in Oro Valley? What is the future plan/vision for the City of Oro Valley? To be dominated by these type of senior facilities, rather than single family residences?

6. Please refer to Frank Bernardi's email on 4/18/20 that relays his experience in Golden, Colorado (Molson Coors Brewing). Why can't the City of Oro Valley take a proactive stance and work collaboratively with the Rancho Vistoso residents to develop a similar solution? The Vistoso Golf Course (beautiful Sonoran dessert landscape) is irreplaceable. We have one shot to get this right. The Town Council needs to show this type of leadership.

7. There is currently excessive development along Rancho Vistoso Blvd. -- Pulte Homes off E. Arrowsmith Drive, Vistoso Trails, Richmond America. In addition, there is development going in north of Moore Road along LaCanada, a Senior Living facility at the corner of Innovation Drive and Tangerine as well as a rezoning proposal for another Senior living facility at First Avenue and Tangerine. These are only a few examples - there are many more. Again, WHY is the Town of Oro Valley even considering a rezoning of the Vistoso Golf Course?

8. There have been a huge number of Rancho Vistoso resident emails submitted regarding the required "IN-PERSON PUBLIC MEETINGS" needed to properly and completely address the Romspen/Spectra rezoning proposal. Again, WHY is this being done in the midst of the public health "COVID-19" pandemic? Attempting to do this by video and telephone goes against "THE RIGHTS OF ORO VALLEY/RANCHO VISTOSO CITIZENS". The residents of Oro Valley have been waiting for more than a year to address these issues. All of a

sudden, there is a "constructed sense of urgency" to dispense with this issue, avoiding a full, thorough in-person airing of all relevant issues. AGAIN, WHY? Is Romspen afraid to face the group of homeowners in-person?

Teresa Marro and Jerry Lounsbury
[attachment name=image003.jpg]

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed		04/22/2020	04/22/2020	MARACAY AT VISTOSO	Maryann	Knitowski

Initial Comment / Request

Dear zoning commission,

I am a long-time resident of 45 years living in the Tucson area. Twelve years ago, my son wanted to help us move from a congested area that was staring to go downhill.

Over the years my husband and I had visited Oro Valley, and we knew this was the best place to retire too. We loved all the green corridors along the roads and the fantastic open areas filled with wild flowers, cactus, so many blooming trees in the spring and summer, and, of course the best wildlife in the area. Traffic was light, you had a fantastic police force, and we just knew we loved the area.

Over the twelve years living here I have witnessed more and more sub divisions being built, and traffic ever increasing. We are often now bumper, to bumper on La Canada Drive. It is now time for the zoning commission to slow down the building and concentrate on helping its citizens enjoy what has been built by the fore fathers of Oro Valley.

A senior home and high-density housing are going to just ruin the Rancho Vistoso area and golf course. We do not need more traffic as a result of more housing and an Assisted Senior home.

What we senior, and young families in the northwest area need is a comfortable, safe, walkable space with no fear of accidents. The existing Rancho Vistoso golf course fits that bill perfectly with its winding sidewalks.

Please take the time to explore other possible solutions to the golf course rather than build, build, build more houses!

Please don't destroy this wonderful wildlife corridor. Where are all the deer, javelinas, bobcats, rabbits, ground squirrels, chipmunks, racoons, and the wide assortment of snakes and beautiful birds to go?? The building of all the Maracay homes has done enough to destroy this wildlife habitat.

Maryann Knitowski
13416 N Atalaya Way

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

My wife and I reviewed the various Romspen development plans they submitted. All of them would completely destroy the beautiful Sonoran Desert habitat and gorgeous recreational areas that all of our Vistoso residents enjoy. All of the wonderful wildlife corridors and stunning wildlife will be gone. We frequently walk the golf course and everywhere residents are adamantly opposed to their disastrous plan. Again Oro Valley is woefully lacking in quality recreational zones and the notion that the Romspen plan will somehow augment such areas is bizarrely pathetic. Contrarily it will completely destroy this natural jewel. Romspen doesn't give a damn about our quality of life as their only motivation is profit. We the residents of Oro Valley and Vistoso are not responsible for their stupid decisions. Again I implore the mayor and city council to represent the will of the people and DO NOT rezone the golf course. Keep well. John Medlen MD

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	RE: Uphold the General Plan	04/22/2020	04/22/2020			

Initial Comment / Request

Ms. Jacobs,

My name is Gayle Mateer and I live in the Fairfield neighborhood on the 2nd hole of the Vistoso Golf Club. My husband and I were thrilled to purchase our home 4 years ago as our winter retreat. We loved the Rancho Vistoso community and were amazed by the beautiful views of the golf course and the mountains from our backyard. We were more than happy to pay the premium required to be on the golf course because we loved the property and we felt that the property value would hold up over time. My husband joined the club and really enjoyed playing golf there because of the beautiful desert layout and stunning views.

Imagine our dismay when the course closed in 2018. And of course now we are faced with the unthinkable – a foreign multi-billion dollar corporate property owner who wants to amend the General Plan and rezone parts of the property to build a senior care center and yet more housing, bringing more traffic, noise, and congestion to the area. As you already know, the General Plan was approved by the voters of Oro Valley in 2016 and was intended to be in place for 10 years. We are only 4 years into it and there should not be any amendments entertained at this time without voter approval.

We are all in a difficult situation with the Covid-19 pandemic, which is limiting our ability as citizens to express our objections. Imagine a public meeting where the room is crammed with people opposed to this proposal and you will get a sense of the community’s feelings right now. I have not talked to a single person anywhere in Rancho Vistoso who supports this idea, and most feel the process is unfairly weighted toward the owner and developers due to the Covid-19 restrictions.

This property is our last, and best, chance to preserve a significant piece of Sonoran Desert landscape. We could bow to the wishes of a foreign corporation whose only interest is in making money, or we could do something really forward thinking that could be a model for other cities and towns to emulate while creating a remarkable recreational area that could be used by everyone in OV.

As our town manager your allegiance should be to the community. Please respect our wishes and do not let the General Plan be amended or the zoning changes take place. Save this property for future generations. Its value is priceless and you have the opportunity to help leave a legacy that will endure.

Respectfully,

Gayle Mateer

13853 N. Slazenger Dr.

Oro Valley, AZ 95755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Proposed General Plan Amendment and Rezoning	04/22/2020	04/22/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Donna	Williams

Initial Comment / Request

In a video posted on April 10th concerning this project Linda Morales, a representative of property owner Romspen LLC, presented a development proposal that includes a two story senior care facility and various residential communities requiring high density designations. For years this property has been, and is currently, in the General Plan as Recreation/Golf Course. This would be a change from Zero Density to High Density for some 97 acres, most of which is supposedly on the driving range, but drawings indicate almost complete usurping of the Fairways on Holes 1 and 10. High Density would also allow for three story building to take place.

With COVID-19 I doubt if the development of Senior Care Centers is well received anywhere. I question why such a facility would be considered for this area of Rancho Vistoso. There are numerous existing centers built on major arteries with easy access. That would make sense for residents and visitors both. This plan would have a building tucked away with limited access. Also a negative for emergency vehicles that frequently require entrance. The remaining plan for housing would place enormous pressure on streets and traffic as well as safety concerns near schools.

Is more Senior Care Needed? Rancho Vistoso already has the huge Splendida community at Rancho Vistoso and Vistoso Highlands.that provides senior care at every level from Independent casita living through Nursing Home and Memory Care. Currently on the City of Oro Valley Planning Projects docket there are two more Senior Care developments waiting to be reviewed. They would be located at:

1. El Conquistador Way and Oracle Road Rezoning
 2. Southeast of Tangerine Road and N. 1st Avenue intersection - proposed General Plan Amendment and Rezoning.
- These three facilities would be within 5 miles of one build on Vistoso Golf Course.

In the April 10th video Principal City Planner Michael Spaeth reviewed some of the criteria used to judge any application to change the General Plan or to rezone. They include compatibility to the neighborhood; appropriate transitions and traffic considerations. None of these are met by this proposal and it should not be approved.

Sincerely,
Donna J. Williams
Rancho Vistoso #.1.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/22/2020	04/23/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <tlonglet@gmail.com>

Date: Fri, Apr 10, 2020 at 6:43 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Development of some kind seems inevitable. The entire course as open land is not financially sustainable in my opinion. If the property is developed for residential and/or senior living, with bigger setbacks than the plan suggests, require single story structures on the driving range as mandatory, and the developers endow a fund dedicated to provide substantial maintenance costs of the remaining open spaces, it may be a reasonable compromise for all parties.

Tom Longlet
13849 N Topflite Dr 11
Oro Valley, Az 85755
tlonglet@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/22/2020	04/23/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <llonglet@gmail.com>

Date: Fri, Apr 10, 2020 at 6:02 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live.

The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, especially with the area north of Tangerine lacks Oro Valley recreational facilities.

Is the General Plan a real planning document? Or, is it subject to change by any new development idea?

Most of the Oro Valley recreational areas are in the center part of the town. Rancho Vistoso needs recreational areas and the former golf course would provide a perfect recreational area.

This is a poorly designed plan with little or no transition between existing residential communities and proposed new high density housing.

Limiting citizen input to emails and video responses to questions should not be a substitute for in-person neighborhood meetings. The Town needs to pause the process until we can have in-person meetings.

Linda Longlet
13849 N Topflite Dr Rancho Vistoso Neighborhood 11
Oro Valley, AZ 85755
llonglet@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/22/2020	04/23/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <llonglet@gmail.com>

Date: Fri, Apr 10, 2020 at 6:05 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>

You put a senior citizen community into the middle of a residential community and you will have light pollution, substantial increase in worker, visitor, resident and delivery truck traffic and ambulance noises. You can call a 38-acre senior center as residential, but it really is commercial and should not be built in the middle of a residential neighborhood.

Linda Longlet
13849 N Topflite Dr Rancho Vistoso Neighborhood 11
Oro Valley, AZ 85755
llonglet@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/22/2020	04/23/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <stevewallace@me.com>

Date: Sun, Apr 12, 2020 at 8:15 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

I have a bad back. Doctors have told me I should walk for exercise. I love to walk on the old Vistoso Golf Course. I see deer, quail, Javelina, many rabbits, and a couple of times a bobcat. Please, please, don't take that away from me.

Steve Wallace
13987 N. Stonegate PI Stone Canyon
Oro Valley, Arizona 85755
stevewallace@me.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/22/2020	04/23/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <mckay777@me.com>

Date: Sun, Apr 12, 2020 at 9:07 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>

Why is Romspen asking to change some of the area's zoning from recreational to open space? What do they plan to do with the property that requires open space zoning? Why change the entire area around the driving range to High Density Residential? Shouldn't some of the area close to residents remain recreational or be rezoned to open space to provide buffers?

You would ruin our neighborhoods with a large senior complex and houses and apartments crammed into most areas of the former golf course.

Romspen assumed the mortgage of a failed golf course. Just because the company is changing its business plan doesn't mean that we should have housing crammed into every corner of the former golf course so the company can profit.

Oro Valley needs to pay attention to what we want, not what the developers demand.

The state of Arizona has Grants available to pay for 50% of the Vistoso property to convert it to a park and trail system. Why hasn't the town filed for this Grant?

Doug & Miyako McKay

Douglas McKay
13868 N.Steprock Canyon PI Rancho Vistoso
Oro Valley, AZ 85755-5723
mckay777@me.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/22/2020	04/23/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <patsturmon@comcast.net>
Date: Sun, Apr 12, 2020 at 5:24 AM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

As a senior citizen, I need the former golf course as a community trail. There are more than six miles of wide sidewalks that make a walk through the desert enjoyable. I can't walk in the mountains or through washes. We don't need more housing in Rancho Vistoso.

Patricia Sturmon
13214 N Fluffgrass Pl centerpointe
Oro Valley, AZ 85755-6038
patsturmon@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/22/2020	04/23/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <patsturmon@comcast.net>

Date: Sun, Apr 12, 2020 at 4:59 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live.

Patricia Sturmon
13214 N Fluffgrass PI Centerpointe
Oro Valley, AZ 85755-6038
patsturmon@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/22/2020	04/23/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <tjbiebs@comcast.net>

Date: Sat, Apr 11, 2020 at 11:44 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, especially with the area north of Tangerine lacks Oro Valley recreational facilities.

TIMOTHY BIEBELHAUSEN
13704 N TESSALI WAY Siena
Oro Valley, AZ 85755
tjbiebs@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/22/2020	04/23/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <lauramalicksmith@icloud.com>

Date: Sat, Apr 11, 2020 at 10:19 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

You would ruin our neighborhoods with a large senior complex and houses and apartments crammed into most areas of the former golf course. This area is beautiful, but has enough homes now. If you've ever spent a moment where we live, you would see tons of daily activity of walking, running and cycling. You can't see it, but most of use are enjoying the quiet and Views in our backyards. I've lived near a senior facility. It's constant traffic, ambulances, sirens. Add in apartments with many people that don't have a stake in this area as they are only temporary. This is horribly tragic. People that don't live here and want to build these facilities see dollar signs only. They don't care about the community or this wouldn't even be an issue.

And I haven't gotten to the wildlife. The course has deer, fox, javelinas, coyotes, and tons of birds. The desert cactus with views of the surrounding mountains, this is our home. With more buildings and people means more noise, less wildlife and desert.

As a resident of Centerpointe Summit North, we are being hit the hardest by this rezoning attempt. I have a friend up the street from me that will no longer be looking at wildlife, but instead a huge freaking parking lot. How is that right? We were lied to by Rompsen and Maracay. We want a place where we can walk in nature, kids and parents won't have to worry about excessive traffic.

Oro Valley needs to be better than this or the beauty will be gone in favor of somebody lining their pockets. It's a slippery slope. Once one rezoning happens, these rest of the course will follow. For many of us, we invested in our homes to be forever homes. Is there anybody in Oro valley government

that cares about us? I hope we will make the right decision here and not just see dollar signs. We don't want it. Please support us in this decision.

Laura Smith

Laura Smith
13622 N. Palo Brea Way Centerpointe Vistoso
Oro valley, AZ 85755
lauramalicksmith@icloud.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/22/2020	04/23/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <llonglet@gmail.com>
Date: Fri, Apr 10, 2020 at 6:10 PM
Subject: Preserve Vistoso Member Feedback Page
To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>

The state of Arizona has Grants available to pay for 50% of the Vistoso property to convert it to a park and trail system. Why hasn't the town filed for this Grant?

Linda Longlet
13849 N Topflite Dr Rancho Vistoso Neighborhood 11
Oro Valley, AZ 85755
llonglet@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/22/2020	04/23/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <cathy.kastner@me.com>

Date: Sat, Apr 11, 2020 at 8:35 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, especially with the area north of Tangerine lacks Oro Valley recreational facilities. Please do not bow to the developers. Listen to what the current citizens want!

Cathy Kastner
13598 N Palo Brea Way Center Pointe
Oro Valley, AZ 85755
cathy.kastner@me.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/22/2020	04/23/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <cathy.kastner@me.com>

Date: Sat, Apr 11, 2020 at 8:37 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Limiting citizen input to emails and video responses to questions should not be a substitute for in-person neighborhood meetings. The Town needs to pause the process until we can have in-person meetings. Please. We need in person meetings!

Cathy Kastner
13598 N Palo Brea Way Center Pointe
Oro Valley , AZ 85755
cathy.kastner@me.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen Proposal	04/22/2020	04/22/2020			

Initial Comment / Request

I am a resident of Stone Canyon and have been such since 2007 and have been deeply involved in my community as Co-Chair of the Stone Canyon Community Foundation and a past President of the Transition Board of the Stone Canyon HOA. In my active business days, I was a finance expert and a Venture Capitalist. I am writing today to express my unequivocal opposition to the proposal from Romspen Investments (Romspen) to rezone a substantial portion of the golf course area formerly known as Vistoso. This proposal should be recognized for what it is-a bold and brazen attempt by an alien investor to salvage a business deal gone bad at the expense of the local community and it should be rejected out-of-hand.

At the outset, Romspen is a sophisticated investor in an area of finance often referred to as a "Hard Money Lender." On its web site, it proudly proclaims that it has invested "over \$7.2 billion in over 1000 mortgages" and "has generated an average annualized return to investors of approximately 10% over the past 25 years." This type of performance is typified by those who take risks which are beyond the norm and expect outsized returns on their successes to offset the losses inherent in the high-risk environment in which they deal. Their involvement in our community was undertaken with full knowledge that the collateral for the mortgage they purchased was a golf course and that the property was zoned as Recreational. At no time were any representations made to Romspen that if they were to undertake this investment that the community was obliged or even likely to support their business or to indemnify them if they failed. In short, their business judgment on this matter turned out to be wrong. However, that is no excuse for now coming to the community and asking for a material modification in the ground rules by requesting an exception to conditions on which they entered this market or the 2016 citizen-approved Oro Valley General Plan and Planned Area Development requirements. Simply stated, Romspen undertook a high-risk business transaction, it did not work out well and the community should not accommodate their rescue plan.

Turning to "the plan", others have eloquently made the case that the plan fails many tests, among them congestion, traffic, wildlife while also pointing out the paucity of open space and parkland in the Oro Valley area and also protest the rushed and obscure process you have begun. I will not repeat these thoughts as others have already done an excellent job but I do want to make the point that this proposal, irrespective of the process, is a substantial change in the status quo and the livability of our community to be imposed by an alien corporation who has no real interest in the

community and whose fondest moment would be to be able to see this entire business matter in their rear view mirror. Even if we were to presume that their motives were more balanced, their actions leading up to the current situation have certainly violated any trust with the community. I cite, for example, that they have reportedly turned down offers for the property at amounts at or in excess of appraised values and, of course, the unsightly and potentially dangerous condition that they created when they abruptly turned the Vistoso golf course into a waste land.

Finally, I hope you have heard the resounding voice of "we the people" that the Romspen proposal is an awfully bad idea. It is overwhelmingly opposed and at least some of the political community and Town staff have already seen the intensity of our disapproval at the community meeting on January 23 and in the substantial number of comments submitted in opposition. This is a rescue plan proposed by an investor who, sadly, has had a bad business outcome but the community should not be expected to participate in any way in their attempt(s) to salvage their loss. Say no to the requested parachute!

Sincerely,

Dan Regis

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen: Applicants Proposal is in Contrast with Reality	04/22/2020	04/22/2020			

Initial Comment / Request

Oro Valley Planning Division,

Romspen has written in their application statements which anyone who looks at the proposal in light of the actual site conditions will see is hogwash. They have written a glowing appraisal of their design however it does not match reality. I ask that you consider the following claims by the applicant vs. the truth:

Romspen: provide residents with easy access to a recreational area and community trail.

Truth: If they build over the current VCA parking lot and also build homes in the area off of Desert Fairways Drive there will not be any access points where people from around Oro Valley could park and walk the trail.

Romspen: minimize impacts to existing neighborhoods by grouping like development types and densities

Truth: They plan to pack in as many small lots as possible in every area where they have access (and even places where they do not have access). These small lots will either require two story homes to make them profitable (HUGE IMPACT TO EXISTING NEIGHBORHOODS) or they will be very small single story homes which would be selling for half the price of the existing neighborhood. (IMPACT TO EXISTING HOME VALUES).

Romspen: consistency with existing neighboring homes.

Truth: As noted above the lot sizes they propose are much smaller than the existing neighborhood (NOT CONSISTENT WITH EXISTING NEIGHBORHOODS)

Romspen: restoration of environmentally sensitive lands

Truth: I have heard that Romspen will not be required to conform to Oro Valleys Environmentally Sensitive Lands Ordinance. It appears that they are not because I can see many areas in the what was Golf Hole 14 with large stands of mature trees where the applicant has apparently disregarded and designed streets, driveways and houses where these environmentally sensitive areas exist.

Please recognize that language in the applicants proposal is in contrast with reality.

Thank you,
Henri Barth
Summit South

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/22/2020	04/23/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <tjbiebs@comcast.net>

Date: Sat, Apr 11, 2020 at 11:45 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <:ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Limiting citizen input to emails and video responses to questions should not be a substitute for in-person neighborhood meetings. The Town needs to pause the process until we can have in-person meetings.
Per the Government.

TIMOTHY BIEBELHAUSEN
13704 N TESSALI WAY Siena
Oro Valley, AZ 85755
tjbiebs@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

My husband and I purchased a home in Center Pointe Vistoso Desert Crest 2 in August 2018. We have a lot that borders the Vistoso golf course since we preferred open area behind our home since our neighbors are very close. To rezone the area would be catastrophic and would destroy the beauty of the area that should be used for recreational purposes, park and a nature preserve. Please do not rezone the area, which once was the Vistoso Golf Club.

Thank you for hearing our voices and concerns.

Kathy and Frank Ott

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/22/2020	04/23/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <tjbiebs@comcast.net>

Date: Sat, Apr 11, 2020 at 11:47 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

With a General Plan in place why doesn't the developer just buy properly zoned property for his development? We have plenty in Oro valley at a less expensive price; and we don't need to change a recent voter approved development plan. Let Rompsen sell the course zoned the way he bought it. It's not our fault he's a poor businessman who made a bad purchase.

TIMOTHY BIEBELHAUSEN
13704 N TESSALI WAY Siena
Oro Valley, AZ 85755
tjbiebs@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/22/2020	04/23/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <mrzinkin@msn.com>

Date: Sat, Apr 11, 2020 at 1:43 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Limiting citizen input to emails and video responses to questions should not be a substitute for in-person neighborhood meetings. The Town needs to pause the process until we can have in-person meetings.

MICHAEL ZINIKIN
11520 N. SCIOTO AVE.
ORO VALLEY, AZ 85737
mrzinkin@msn.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/22/2020	04/23/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <kelleygirlck@gmail.com>

Date: Sat, Apr 11, 2020 at 3:48 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Is the General Plan a real planning document? Or, is it subject to change by any new development idea?

Limiting citizen input to emails and video responses to questions should not be a substitute for in-person neighborhood meetings. The Town needs to pause the process until we can have in-person meetings.

It looks like the congestion of more multi-story buildings will greatly increase traffic along Vistoso Highlands Drive. What plans are there to address this?

You put a senior citizen community into the middle of a residential community and you will have light pollution, substantial increase in worker, visitor, resident and delivery truck traffic and ambulance noises. You can call a 38-acre senior center as residential, but it really is commercial and should not be built in the middle of a residential neighborhood.

There are limited or no paths between sections of the land being left for open space. Will animals and trail users need to walk through neighborhoods?

There are restrooms on the course and parking areas that could be used by trail walkers. Why are they being removed?

Why is Romspen asking to change some of the area's zoning from recreational to open space? What do they plan to do with the property that requires open space zoning? Why change the entire area around the driving range to High Density Residential? Shouldn't some of the area close to residents remain

recreational or be rezoned to open space to provide buffers?

You would ruin our neighborhoods with a large senior complex and houses and apartments crammed into most areas of the former golf course.

This is a poorly designed plan with little or no transition between existing residential communities and proposed new high density housing.

Romspen assumed the mortgage of a failed golf course. Just because the company is changing its business plan doesn't mean that we should have housing crammed into every corner of the former golf course so the company can profit.

Oro Valley needs to pay attention to what we want, not what the developers demand.

The state of Arizona has Grants available to pay for 50% of the Vistoso property to convert it to a park and trail system. Why hasn't the town filed for this Grant?

Limiting citizen input to emails and video responses to questions should not be a substitute for in-person neighborhood meetings. The Town needs to pause the process until we can have in-person meetings.

Christine & Dan Fitchett
13399 N. Cottontop Court Desert Crest
Oro Valley, AZ 85755
kelleygirlck@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/22/2020	04/23/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <bschreiber.barb@gmail.com>

Date: Sun, Apr 12, 2020 at 4:35 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live.

This is a great opportunity to add a wonderful park to Oro Valley, accessible to all. It is one of the few last possible wildlife areas, for educating our children and preserving our open space.

barbara schreiber
13765 N Slazenger Dr Fairfield
Oro Valley, AZ 85755
bschreiber.barb@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/22/2020	04/23/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <hart.terry.w@gmail.com>

Date: Mon, Apr 13, 2020 at 7:05 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

For the Applicant - Rompsen. Including you, It would be accurate to state that most home owners who built and/or purchased homes on the former golf course property did so knowing that that property had been designated RGC since the inception of Rancho Vistoso and had again been reconfirmed by Oro Valley residents approving the Your Voice Our Future General Plan in 2016. So now, how can YOU in good conscious, now want to change the land use and zoning for your benefit, knowing that developing the golf course property will ruin numerous home owners lives and retirement ? Please be specific.

TERRY HART
945 W GOLDEN BARREL CT CENTER POINTE - SUMMIT SOUTH
ORO VALLEY, AZ 85755
hart.terry.w@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/22/2020	04/23/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <kp.mackay@hotmail.com>

Date: Mon, Apr 13, 2020 at 10:14 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live.

Kate MacKay
13861 N. Slazenger Drive Fairfield
Oro Valley, AZ 85755
kp.mackay@hotmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Case # 2000844, Vistoso Golf Proposed General plan Amendment and Rezoning	04/22/2020	04/22/2020			

Initial Comment / Request

Ms. Jessica Hynd

Constituent Services Coordinator

Town of Oro Valley

11000 N. La Canada Dr.

Oro Valley, AZ 85737

Ms. Hynd,

I am writing to voice my concerns about Case #2000844, Vistoso Golf Proposed General Plan Amendment and Rezoning.

My wife Victoria and I moved to the Tucson area last June from Upstate New York after having planned our move for almost a year. In that time, we were able to conduct a significant amount of research regarding where we might want to live. After much deliberation, we finally settled on Oro Valley, and Rancho Vistoso in particular. The home we are in now in Center Pointe Vistoso was actually the first one we toured during our home buying process after the move. Needless to say, we immediately fell in love with both the home and the neighborhood. One of the biggest draws for us was the proximity to the old Golf Club at Vistoso, which provides wide open natural areas in a part of town that can sometimes feel a little walled in and cramped. This, coupled with the fact that the space had been zoned for recreation and would likely stay that way in the future, helped to make our decision an easy one.

For this reason, I was dismayed to learn that plans had been proposed to rezone and develop portions of the golf course. I fervently believe that this would be a mistake that would impact not only the families with properties directly abutting the areas to be rezoned, but also those in the surrounding neighborhoods. Those who own property on the golf course undoubtedly made their purchase with the belief that their investment in a view was safe. These people would be directly financially impacted for no one's benefit but Romspen's. This financial impact would presumably trickle outward to affect the surrounding properties as well. In addition, those of us without a direct golf course view would see an increase in traffic and noise, which goes against our reasoning for buying here in the first place. I believe that Romspen will reap the overwhelming majority of the benefit from this project and, leaving me and my Ranch Vistoso neighbors out to dry. As an Oro Valley resident, a homeowner, and a neighbor to so many wonderful people, I feel that I have a responsibility to stand up for our collective benefit and voice my opinion to oppose the rezoning and development plan for the old Golf Club at Vistoso.

Thank you for your time, and please do not hesitate to reach out with any questions or concerns.

Best,
Andrew S. Tenney
1068 W. Desert Firetail Ln.

Oro Valley, AZ 85755

C: (339)227-0482

E: andrew_tenney@icloud.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Regarding the Rezoning Proposal for the Vistoso Golf Course	04/22/2020	04/22/2020			

Initial Comment / Request

No.

That's about it. I know you've gotten more extensive responses along the same lines and honestly I don't think I can put it more eloquently than them.

I vote no to the proposal.

Thank you

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen: No Access to Proposed Rezoning off Desert Fairways Drive	04/22/2020	04/22/2020			

Initial Comment / Request

Romspen,

It is common knowledge that the property off of Desert Fairways Drive where you have proposed development does not have any frontage on Desert Fairways Drive to allow a road to be built into that proposed rezoning area. I'm sure you have already looked at your possible options to gain an easement into this area and you can be assured we have had attorneys examine this situation. Enough said on the legal aspect.

Then there is the matter of an often quoted requirement for a level of acceptance by the 'affected homeowners' before the town would be willing to approve the rezoning. Apparently you do not realize just how mad everyone in this area is with your arrogance to not only jam homes every which way into that space, which requires you to place roads and driveways right our the back fences of existing \$600K to \$700K homes just to fit small lots into this small, triangle shaped area. On top of that the proposed entrance/exit to this rezone is directly across from a school for small children. The traffic confusion from the new development is bad enough but the real issue is the 18 - 24 month of construction traffic moving in and out of this site directly across from the school.

Speaking of the road, you would have to build it over our property. Thats a non-starter.

Sincerely,

Henri Barth
Summit South

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

Oro Valley Government --

Having reviewed the video presentation on Romspen's request to change the town's General Plan and request zoning changes, we believe that this process is flawed as it does not permit interactive, in-person opportunity for a verbal exchange of questions and answers, which would serve to get more information shared and build understanding through the Q & A process.

Specifically, these areas of concern require more explanation:

Buffer areas - what is planned

Traffic Impact at Innovation Academy area on Fairway Desert in the mornings and afternoons

Traffic flow in both directions of Pebble Creek Drive present congestion and sight-line concerns.

Drainage affecting the Pebble Creek area planned as MDR.

While ranges of households within HDR and MDR are defined in the presentation, it is not clear how many buildings/homes will be constructed in these areas. Street layouts, parks, physical land characteristics will all impact the projected numbers. If the residential areas result in several new, small HOAs, the buying public may be negatively affected. In smaller HOAs there is not the volume of residents to share inevitable expenses thus placing a financial strain on the new homebuyers. Additionally, filling HOA Board positions in a smaller HOA is difficult given a smaller population from which to enlist volunteers; volunteers or draftees may not possess the needed skill sets for effective management of an HOA that might be met in larger developments.

The present approach to progressing Romspen's request should be halted and delayed until the regular process can be followed.

Thank you, Cheryl and Chandler Lewis, Center Pointe

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

To Whom It May Concern,

I am a resident of the Center Pointe community with a beautiful home that resides on the former Vistoso Golf Course. I am writing to voice my opposition to the Romspen rezoning application and proposed changes in the Town's General Plan.

Thank you for your consideration,
Erin Tasto

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Proposed addition of numerous houses	04/22/2020	04/22/2020			

Initial Comment / Request

Good Morning,

I will make this very short:

We moved here 11 months ago after purchasing an existing 1994 home with which we are very happy. We chose Oro Valley for a number of reasons not the least of which was that many open spaces are preserved and it appeared the city was well managed. I realize growth is revenue BUT the city's current tax-paying citizens should have input and be able to enjoy the reason(s) they purchased their homes. We are hoping you vote against the Canadian large pockets developers.

Thank you,

Ken and Jane Shipley
Oro Valley Residents

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course	04/22/2020	04/22/2020			

Initial Comment / Request

OV Town Council,

My family and I have lived in Oro Valley for several years. Last April we purchased a home in Center Pointe Vistoso, with a backyard that faces the golf course. We knew that the golf course was in bankruptcy, however, we had high hopes and dreams that the Town of Oro Valley would somehow "save" the property.

Since then the grass turned to brown and has now turned to natural desert landscape. You may think that living on a dead golf course would be bad, however it is more stunning that you could ever imagine. The natural desert is serene and quiet. We absolutely love looking at the desert landscape. It offers wildlife viewing that most don't get to experience, and we absolutely enjoy seeing the deer, rabbits, bobcats, coyotes and also owls that live right here. To this I ask several questions:

Why is this application being rushed through during the COVID-19 pandemic? There is no urgency to this application, it should take a backseat to any pandemic or national shut downs. Does Romspen deserve the extra efforts made by the Town of OV for this?

There are many OV residents that are not tech savvy enough to handle an all-digital rezoning campaign, let alone capable of sending out an email. I have several neighbors whom do not even have an internet connection. How will OV handle hearing their voices when they are not offering an in-person pre-zoning application town meeting? There needs to be an in-person meeting, and this application should be stalled until it is safe to do so.

Will the economic downturn we expect from the COVID-19 situation turn this property into a bladed nightmare similar to the Nakoma Sky project? It is not far fetched that shortly after rezoning, the desert is bladed and graded, then the project will stall and sit indefinitely.

What would happen to the wildlife if the Vistoso Golf Course is rezoned? Currently this is a wildlife corridor, and the animals would be displaced. There are 2-3 owls that live in a tree right where the nursing facility 'basin' would go, or homes would be in option 2.

How many times in OV history has the General Plan been amended? Please detail the amendments previously made. Has it ever been amended at the sheer detriment of 400+ homeowners?

Is it viable to put a commercial operation(nursing facility) right in the middle of a residential neighborhood? Can the Vistoso Highlands Rd handle the traffic/vehicle access necessary for such a nursing facility? There is absolutely no precedent for this, as the other nursing facility is on Rancho Vistoso Blvd, which has many commercial properties on it, and is a much larger road that was designed with commercial properties on the sides of it. Vistoso Highlands Rd was never designed/intended for that. It is a side road that connects to only homes, and a former golf course clubhouse that was only in operation from sunrise to sundown and limited vehicle access through staggered tee times.

How would Farmer/Spectra Properties/Nursing Facility handle all the delivery trucks and ambulances coming through day and night? Seeing parking lot lights mixed with ambulance lights through the night is certainly NOT what we want to have a view of from our backyard. What the developers are asking for, is not what we want.

Why is this change needed at this time? Romspen has not been a friend of the community, so there is no urgency to rezone this property. What value is Romspen offering the community right now? I don't see anything of value from their rezoning application.

How soon does Romspen plan to rezone the rest of the former golf course property?

The section of land off Desert Fairway Dr is directly across from Innovation Academy(elementary school). Can an access road even be allowed there given the traffic during the schools dropoff and pickup times?

Northern OV has very limited offerings in terms of parks, and that is a shame. I hear that the state of Arizona offers grant programs to help buy property to turn into parks. Why has Town of OV not applied for this yet? It seems like a great way to not only uphold the General Plan, but to also continue the wonderful experience of Oro Valley living.

We bought our property along a golf course knowing full well that it was zoned Recreation, with the intent that it would be extremely hard to rezone given the General Plan OV has. Please uphold the zoning and keep OV beautiful! There are plenty of other commercially zoned places for Spectra property to build on that won't impact the natural desert in the middle of a residential community. My wife and I are active voters and voted for the elected officials. They ran on a platform of anti-development, and we look forward to our votes having counted towards that.

It was also brought to our attention that the Rompsen Mortgage Investment Fund states on their website that they never intended to try and run a successful golf course. It was their plan sell for profit.

Sincerely,
The Sexton Family

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Proposed Neighborhood	04/22/2020	04/22/2020			

Initial Comment / Request

Hello,

I am a resident of Rancho Vistoso, we moved to Oro Valley just under 5 years ago, I am also a mother of two students at Innovation Academy for the 20/21 school year. I understand there is a proposal for a new subdivision across the street from IA on Hidden Springs, with the entrance/ exit opening inside the current school zone at the crosswalk, in the area of the "14th green".

I have some concerns regarding this subdivision. The main one being the location and increased traffic that it will bring to an already very busy location, specifically during school pick up and drop off times. With increased traffic comes increased danger for our children.

I'm also wondering, are additional new construction homes really needed in this area? There are two subdivisions both less than five minutes from the proposed location.

Since the Vistoso golf course has closed the land has basically turned back into desert. Animals are enjoying the space. What's wrong with letting the golf course return to its natural landscape? One of the things that drew our family to Oro Valley was the beauty of the natural landscaping, most of which has been replaced by houses in the last almost five years.

I know I am only one resident, one voice, but I'm asking you please, please don't allow a new subdivision to be placed on the Vistoso 14th green across the street from the amazing Innovation Academy.

Thank you,
 Kayleena Rosier

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	It's In Our Nature	04/22/2020	04/22/2020			

Initial Comment / Request

Planning Division,

The Oro Valley motto is 'It's In Our Nature'. That is a wonderful motto for a town. It would be even more wonderful if the town would actually stand by their motto and give consideration to nature. For many decades now animals have been using the golf property as a migration path between various areas, especially with its connection to the major wildlife corridor just to the north of the property. The property also connects to other natural areas via the many washes that run through the property and continue on for many miles in all directions.

While any construction has the potential to disrupt and/or block migration paths, Romspens proposed development on the Hole 14 property is guaranteed to block wildlife migration. Currently many animals (deer, javelina, coyote, bobcat and others) move freely through this area. If there is any need to prove the number and type of animals there are hundreds of photos and videos to prove it. But I know you are aware this area has wildlife that move through the property as part of their migration paths.

My concern is the wildlife migration path will be blocked by the proposed design on what is known as golf hole #14. Specifically Romspen proposes to load so many lots into this area leaving only a narrow 'buffer' on the north side of this area. Having consulted with the Conservation Science Director with the Coalition for Sonoran Desert Protection I can tell you that deer will be blocked by this 300 foot long 20 foot wide path. They will not travel 300 feet on a 20 foot wide path between a gauntlet of walls and fences.

Please take the Oro Valley motto to heart and have a heart for the wildlife that share our town. Do not let Romspen's design for the Hole 14 area that blocks the wildlife migration path get approval.

Sincerely,

Henri Barth
Summit South

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Proposed Romspen Zoning Changes	04/22/2020	04/22/2020			

Initial Comment / Request

Hello -

I understand that Romspen Investments, a Canadian mortgage lender, and Memphis Tennessee based Spectra Properties Inc. are requesting significant revisions to the 1987 Rancho Vistoso Planned Area Development (PAD) and the voter approved 2016 Oro Valley General Plan. This proposal will result in the development of over 40% of the 202-acre, former Vistoso Golf Course. Specifically, this proposal will require a zoning change to 87 of the 202 acres from 'Recreation Area/Golf Course' to 'Medium High Density Residential' (MHDR).

As an Oro Valley resident, I do not support any portion of these proposed changes.

My question to the Oro Valley Town Council and to the Oro Valley Planning Department, Zoning Commission is a simple one: Why? In other words, what could possibly justify such a material deviation from the established plan for the community? Why would the Town of Oro Valley want to lose 87 acres of open space?

I understand that this change would financially benefit Romspen and Spectra. I can even see that there are some benefits to Oro Valley from these proposed changes. Increased residential housing units would mean additional revenue to the town in the form of developer fees and sales tax. Furthermore, approval of the proposed changes would be a way for the town to develop the remaining 115 acres for a lower cost than would otherwise be required.

However, these financial benefits do not justify deviating from the voter approved general plan. A video published on April 9th by Michael Spaeth (Principle Planner for the Town of Oro Valley) indicated that considerations for changes to the PAD and General Plan include: impact on views, compatibility with surrounding neighborhoods and appropriate transitions, impact on open space, and impact on traffic.

The changes that will financially benefit Romspen will certainly have a negative impact on views. Increased medium and high-density housing in this area will be incompatible with the surrounding neighborhood. Open space will decrease. And traffic will increase.

In asking "Why" I am not seeking a cursory statement of general principles. A change of this magnitude, affecting such a large portion of the community in a material manner requires a careful weighing of the financial interests of a Canadian firm and the short-term financial benefit to the town against the long-term impact on the community.

My wife and I very recently purchased property in Oro Valley. We were attracted by the natural beauty of the area, the open spaces, and the town's relatively low density. Oro Valley is clearly a well-planned community. We were however surprised by the lack of easily accessible, large open spaces in Oro Valley. This particular property could be a key resource for all citizens of Oro Valley as well as area wildlife. Keeping this property open and further developing its recreational use will clearly benefit future generations for decades.

These benefits significantly exceed the short-term financial interests of Romspen Investments as well as the short-term financial interests of the town.

Respectfully,
 Jim Maurer
 13044 North Woosnam
 Oro Valley

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	vistoso golf	04/22/2020	04/22/2020			

Initial Comment / Request

Hello,

I would like to thank everyone working on this project. The video presentation was informative, and it is good to know there is a detailed process in making decisions. I realize there is a long way to go, and I look forward to the process and being involved as it progresses.

Bill Buhs
13165 N Booming Dr
Oro Valley 85755

If you wish to give God a laugh, tell him your plans :-)

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Concerning the former Golf Club at Vistoso	04/22/2020	04/22/2020			

Initial Comment / Request

My name is Chuck Fish and my property is located at 13604 N. Tessali Way, Oro Valley, AZ 85755. Our property is in the Siena community that borders the Golf Club at Vistoso. Though the Siena community does not have a HOA per se, we do pay extra assessments to the Vistoso Community Association not paid by other HOAs under its control.

Like all homeowners in the area, my wife and I are opposed to any amendment to the General Plan and rezoning of the property consisting of the former Golf Club at Vistoso. We bought our property specifically for the golf course and mountain views. The closing of the golf course has destroyed one of those views and additional construction especially multi-story structures will destroy the other view, all to the detriment of current homeowners.

From what I have learned, the current property owner of the Golf Club at Vistoso bought the land with no intent at maintaining a golf course on the property. The Golf Club at Vistoso was one of the premier golf facilities in all of the Tucson area. It appears that the golf operations were mismanaged, even to being on purpose, to facilitate closing of the golf course. Closing of the golf course took away a recreational activity enjoyed by many local residents. The property can still provide a benefit to the town and current homeowners as recreational space to be enjoyed by all. The current property owner should not be given a benefit for taking away an important aspect of the area cherished by the homeowners and the reason homeowners bought property in this area.

Moreover, property values have already been diminished with the closing of the golf course. By adding additional homes, where there is already an overabundance in the town, property values will diminish further. The town will be subject to additional traffic flow and, if the coronavirus tells us something, an undesirable increased concentration of residents all to the detriment of safety. Moreover, water flow and flood plane changes would be negatively impacted, resulting in further detriment and danger to homeowners. Oro Valley says it is committed to preserving a safe environment for its residents. Any amendment to the General Plan and subsequent rezoning goes against such commitment.

Accordingly, we are opposed to any amendment to the General Plan and opposed to any rezoning of the property to the most obtrusive outcome with regard to the homeowners in the area. We ask the town council to confirm and protect the General Plan and follow the wishes of their constituents that placed them in office.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Please say no to the rezoning proposal!	04/22/2020	04/22/2020			

Initial Comment / Request

I have lived here by the Golf course for 18 years. We already have plenty of neighborhoods in our area and they have been mostly, well planned. We have a beautiful space that was once a golf course and could now be a family destination, a reason to visit Oro Valley and a possibly a place to hold small scale community fitness events and rent space for small parties and family pic nics.

This could be a gift for many generations to come. It could be planned in stages and could be a reason people would visit and move here, not just another bunch of crowded in homes where they were not planned to be and do not belong. Being physically active and having fun places to do that enhances the health of our community and opens doors for community events that can happen in safer areas- not requiring police and cones and use of busy streets.

We need more paths and places to enjoy the outdoors. If you question if we will use and enjoy a place to walk, bike, walk dogs and run- just look at how busy the new paths we have off Oracle are. There is so much focus on building and profiting but not on taking care of the land and citizens who live here. Obesity and chronic disease and depression are on the rise, and we have an opportunity to create a place for our community to pursue health minded, stress reducing, physical and mental health enhancing outdoor activities. There is abundant wildlife in the area and what was an ugly scene when the beautiful golf course initially died off, has been gradually replaced with some natural desert beauty that would need some work to tame, but would not have to be destroyed to stuff in more homes that we do not need in that area.

I personally do not have an issue with the building of an elderly care center in the mix where the club house was. This could help the company recoup some of their losses and could meet a community need. Though I had wished for a place to hold meetings and small community venues. I thought maybe the Parks and rec could relocate some of their camps and such on the grounds and have space to offer additional community programs. Maybe eventually add a few courts and such- possibly a garden area.

Yes, it would be a challenge to figure out how to manage and maintain, but the community would gain so much in figuring this out. High school students could get involved doing community projects as part of yearly classes. We could utilize low water plants. Girl and Boy scouts could volunteer to clean areas and have a place to have events.

Stuffing in homes where they were not designed to be to allow profit off of the golf course losses is not in the best interest of those who bought homes in this well planned community. It would be such a shame to destroy recreational, health enhancing opportunities that would benefit all ages. Opportunities for those who love to enjoy the outdoors many months of the year would be provided and would enhance the value of our community and increase the opportunities for community programs.

Please say no to a quick fix in our well planned community. We have a gold mine of recreational and outdoor beauty enhancing potential opportunities for those willing to work to make it happen. Tell us how and we will help our community do this.
Amy A Drescher

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/22/2020	04/22/2020			

Initial Comment / Request

I'm very much opposed to any zoning change at the Vistoso GC. We don't need additional housing . Senior care should be closer to the hospital or main roads. We need open space. A nature preserve and biking and walking trails are what we need in my opinion. Not much to do at this end of town.

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Uphold the General Plan	04/22/2020	04/22/2020	NO CHOICE	Thomas	Breadon

Initial Comment / Request

Preserve Vistoso Toms letter to Oro Valley

I moved into the Siena subdivision on Tessali Way. My backyard and pool are directly in the middle of the driving range area. This was a \$90K premium view lot on the golf course driving range with superb view of the mountains. This was the reason I made an investment to move into Oro Valley.

I DO NOT want any building what so ever, as this is ZONED for PARKS & RECREATION. My house value has already been impacted negatively (-\$140K+) since the Golf Course closed.

I am adamantly and against any changes to the General Plan.

A change in zoning would not be good for Oro Valley.

Oro Valley is lacking in Parks / Recreation per our population. We have enough new building going on in our area today.

This council ran on reducing the number of new developments not increasing.

I am outraged that this Council is now considering a change in their position.

I Demand the Council to uphold the General Plan and that you reject any changes to the zoning.

Sincerely,

Tom Breadon

13660 N. Tessali Way

Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Response to PV Pulse Vol 1	04/22/2020	04/23/2020			

Initial Comment / Request

----- Forwarded message -----

From: Howard Herman <hherman@hvc.rr.com>

Date: Wed, Apr 22, 2020 at 10:27 AM

Subject: Response to PV Pulse Vol 1

To: <preservevistoso@gmail.com>

I believe that the golf course should not be re-zoned. When we purchased our property at Vistoso, the golf course being within a short walking distance was a major consideration as we weighed buying our unit. Our condo is on the other side of the street from the perimeter of the golf course.

Romspen is in possession of a golf course, it was never a vacant tract of land designated/zoned for a housing development. This land should be used ONLY for recreational purposes. Should Romspen continue to refuse to operate it as a golf course, their other alternative is to sell the property to someone who will operate it as a golf course. They knew what they were investing in when they entered into their business deal. It is not the zoning board's obligation to make their deal a profitable one by allowing what I believe to be a radical change in usage. If they have to sell it at a loss to recoup some of their investment, that is a risk they assumed when they entered into their business deal. They were well aware of those risks from the inception. The needs of the community need to be considered as paramount.

I felt victimized when the golf course closed. I don't believe Romspen ever made a good faith effort to operate a golf course. Romspen's attempt to build more housing makes us feel like victims all over again. Their zoning ploy is a "bait and switch". They invested in a golf course, took possession of a golf course, refused to operate a golf course, and instead are trying to build far more profitable housing/businesses. Neither the zoning board nor the community has any obligation to change zoning in order to make Romspen's investment profitable. The community would not have shared in the profits if Romspen's original deal had in fact been profitable. We should not be required to bail them out of their losses at our expense. I do not believe they ever intended to be involved in a transaction designed to provide a golf course to the community. They knew that if the golf course failed, the land they would take possession of as a result was far more valuable to them * IF they could get it zoned for housing*. They should be strictly limited to the zoning in existence at the

time of their involvement/acquisition. Their petition is not a minor zoning change.

The land should be used for hiking trails, a wildlife preserve/wildlife observation, cycling paths, pitch and putt or mini-golf, archery, tennis, or any other combination of reasonable and desirable recreational uses the community deems popular or appropriate. The property can be put to some other purpose that enhances the area and the community feels is desirable. Replacing the golf course with businesses/development is undoubtedly financially good for Romspen, but not the surrounding community. I question Romspen's motives, and whether investment in a golf course was ever their true objective. They undoubtedly examined a business plan or books and records exhaustively before becoming financially involved in the golf course. They undoubtedly knew what the zoning was. They certainly knew what the costs of watering, operating, and maintaining the golf course were. They chose to go ahead with the deal.

Yet Romspen whined about water charges and how a golf course wasn't profitable. They refused to make any real effort to operate a golf course, and now are trying to build homes instead. They knew all of the financial circumstances relating to the golf course before they became involved. I believe that acquiring land to build homes was always their real goal. The golf course's profitability or lack thereof was never their real concern. They want to come before the board and use the cover of a "failed deal" to pretend that they were somehow clueless and surprised that they came into possession of the land that I assume was security for the transaction. Now they claim they simply want to use the land in a manner for which it was never intended...all to the detriment of the surrounding owners.

I would wager that the overwhelming percentage of the community was attracted to purchase property in the Vistoso community because of the golf course. I believe that the current lack of a golf course or other suitable recreational facilities has devalued all of our properties. It has also made it more difficult and less profitable for us to do both short and longer term rentals. The golf course was a "selling point" for potential renters. We have to compete with properties that have convenient access to recreational facilities nearby. The only thing our development has now is homes, and Romspen wants to add to that tally. Numerous owners in the affected area have a considerable financial investment. Romspen isn't the only entity with a financial stake. I think that the zoning board should consider the negative impact of the petition on our investments.

More housing will only reduce our property values further. It will create higher density, more traffic/congestion and make the quality of life far worse. It would add additional homes to the local real estate market, depressing prices. It would guarantee that our community will lack any nearby recreation facilities forever. It is a disastrous outcome. No one is stopping Romspen from using their land as it was zoned at the time of

purchase. One novel idea would be for Romspen to actually open up a golf course and perhaps add other forms of recreation and charge fees .

We oppose the re-zoning petition and ask that it be denied in all respects. If Romspen loses their petition for re-zoning, they might actually have to do something good for the community. Or they could sell to someone who will.

Our unit is located at 755 West Vistoso Highlands Drive.

Very truly yours,

Howard J. Herman

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Response to PV Pulse Vol 1	04/22/2020	04/23/2020			

Initial Comment / Request

----- Forwarded message -----

From: Brian Hanson <blhanson-pe@wi.rr.com>

Date: Wed, Apr 22, 2020 at 9:25 AM

Subject: Response to PV Pulse Vol 1

To: preservevistoso@gmail.com <preservevistoso@gmail.com>

This subject has been very annoying for me since it's inception. I was a member and played Vistoso Golf Club since 1999. It's zoning does not permit the occupancy to change, nor should it. The idea of making this property into a park is certainly much better than what is proposed.

I feel very strongly that this rezoning request should be denied.

Sent from Mail <<https://go.microsoft.com/fwlink/?LinkId=550986>> for Windows
10

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Response to PV Pulse Vol 1	04/22/2020	04/23/2020			

Initial Comment / Request

----- Forwarded message -----
 From: Pat Tebo <pbtebo15@gmail.com>
 Date: Wed, Apr 22, 2020 at 7:44 AM
 Subject: Response to PV Pulse Vol 1
 To: <preservevistoso@gmail.com>

One thing I neglected in an earlier comment is that due to increased density and traffic - in particular from the commercial type senior care and transient rentals - property values in the area will decline. Developers will profit; property owners will lose and the general character of the entire Vistoso area will suffer. The guidelines presently on the books were put there for this very reason.

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf rezoning	04/22/2020	04/22/2020			

Initial Comment / Request

The closed Vistoso Golf course is zoned recreation in view of the expectations of the residents of the surrounding area. It is highly valued for its wildlife, its open spaces, its walking paths, and the views provided from its grounds. Since the golf course can not operate profitably, what can the Oro Valley town council do to help Preserve Vistoso acquire and convert the entire property to a park. Doing so is the only way that the quality of life for all Vistoso residents can be retained. Allowing a Canadian vulture investor to rezone and develop the property against the wishes of the vast majority of Vistoso residents would be a great injustice. What can the Oro Valley town council do to protect the interests of all of the Vistoso residents? How can they help Preserve Vistoso acquire and convert the property to a park?

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/22/2020	04/23/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <no-reply@preservevistosoaz.info

>

Date: Mon, Apr 13, 2020 at 11:32 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

If the proposed development of the Vistoso Golf Course is approved, I assume there will be substantial use of the trail/path by pedestrians (some with dogs) and bicyclists.

Will the path be wider than the present cart path?

Will it include bicycle lanes separate from pedestrian lanes?

Will there be restrooms along the path.

Who will be responsible for maintaining the path and the other open areas?

As far as I know, Rancho Vistoso has only the one small dog park. It certainly would be nice to have another one somewhere on the old golf course.

Sharon Crostick
13401 N Rancho Vistoso Blvd. #217
Tucson, AZ 85755
scrostick@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/22/2020	04/23/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <no-reply@preservevistosoaz.info>

Date: Mon, Apr 13, 2020 at 11:33 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

Oro Valley needs to pay attention to what we want, not what the developers demand.

You would ruin our neighborhoods with a large senior complex and houses and apartments crammed into most areas of the former golf course.

We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live.

Most of the Oro Valley recreational areas are in the center part of the town. Rancho Vistoso needs recreational areas and the former golf course would provide a perfect recreational area.

There are restrooms on the course and parking areas that could be used by trail walkers. Why are they being removed?

William Oliveri
13775 N Keystone Springs Dr Vistoso Highlands 1
Oró Valley , Arizona 85755
bill_oliveri@fcp.biz

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/22/2020	04/23/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <no-reply@preservevistosoaz.info

>

Date: Mon, Apr 13, 2020 at 11:33 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

The state of Arizona has Grants available to pay for 50% of the Vistoso property to convert it to a park and trail system. Why hasn't the town filed for this Grant?

Catherine Kastner
13598 N Palo Brea Way Center Pointe
Oro Valley, AZ 85755
cathy.kastner@me.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso	04/22/2020	04/22/2020	NO CHOICE	Mary - Jo	IVerson

Initial Comment / Request

Oro Valley should in NO way be even considering such a disastrous plan for this property. The traffic is horrible as it is on Vistoso Highlands Drive due to Stone Canyon. We have owned for twenty years and as those acres continue to develop so does the traffic. You have made enough poor decisions in the last month do not let this be another.

Mary-Jo Iverson

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Romspen Rezoning Meetings	04/22/2020	04/22/2020			

Initial Comment / Request

Dear Ms. Jacobs,

The planned Romspen meetings for proposed changes in rezoning should be held as originally planned with public meetings held in person. These meetings should be postponed until next January (the next rezoning period for the town). Having teleconferencing and videos at this time is not the proper way to move forward. This proposed online process would suppress our voices about this terrible rezoning plan. Your consideration is truly appreciated.

Charles Brewer

695 West Vistoso Highlands Dr apt 110
Oro Valley AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Please deny Romspen request to develop land	04/22/2020	04/22/2020			

Initial Comment / Request

Dear Ms. Jacobs,

I am writing to communicate concern and opposition to the two proposed plans by Romspen of the Vistoso Golf property. A couple of specific areas of concern are:

1.
Unintended living environment and property values: We moved to this area of Oro Valley and chose this property because of the open areas of land and golf course. This required a premium price for the home, which we valued for this environment. Moving forward with the proposed plans would both change our living environment, and significantly reduce property values. The proposals would remove open space and serenity of the area, fundamentally transforming the area that all property owners in the area bought into. In addition, it would create ruin the views that people expected when they purchased their homes (in the event of a multi-level senior home and/or multi-level single family homes or multi-level multi-family townhomes).

 2.
Traffic, safety and noise both during construction and afterwards: The area is an active area, and I understand that this would be a multi-year construction process with that would increase the level of traffic and pollution and dust from construction vehicles and the construction process, putting many of the residents at greater risk of respiratory events. Post construction, this would significantly increase the traffic on W. Vistoso Highlands Dr., and would result in more noise and safety issues.

 3.
Reduced open land/park space: As Oro valley further develops its land for residential or commercial use, the land initially zoned as parks/open space/golf course is important to maintain. If the residents wanted to live in areas with limited open space, we could have chosen to live in central Tucson or Scottsdale. We cannot continue to allow the valued open land to be developed. This will take away one of the very special traits of Oro Valley. There must be an alternative to have this land acquired to have it preserved. I understand that Arizona offers grants to help for park property. Has this been explored?
- Please reject this proposal. We must preserve our open land; we must preserve what the hundreds of residents who purchased their properties expected.

Regards,
Tom Filar
13841 N. Slazenger Dr.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Fairfield Rancho Vistoso No. 1 HOA	04/22/2020	04/22/2020			

Initial Comment / Request

To: The Town of Oro Valley & The Town Council

From: Fairfield of Rancho Vistoso No 1, Board of Directors

Re: The proposed changes to the General Plan, Rezoning and future development of the Romspen Vistoso Golf Property

Date: April 22, 2020

We the Board of Directors are writing on behalf of the homeowners of Fairfield of Rancho Vistoso. Fairfield is a community of 68 homes of which 42 are directly on the former Vistoso Golf Course. We recognize the Town of Oro Valley's legal requirement to process the Romspen request in the calendar year of 2020. We were concerned the electronic process limits the responses to the request for a General Plan Amendment and PAD rezoning. We certainly hope the COVID-19 quarantine will be lifted to allow the person to person meetings scheduled for August and September to occur.

The two proposed plans for development on the Romspen Vistoso Golf property creates many concerns for our residents. Neither plan is an appropriate addition to the existing properties. The construction of an assisted care facility that is surrounded on two sides by single family homes is completely out of the neighborhood character. This parcel of land is ringed by established neighborhoods, with quiet streets and abundant wildlife. There are numerous reasons why this development is not a good fit for the community of Rancho Vistoso and the Town of Oro Valley; traffic congestion, stress on services, water use, light and noise pollution, infrastructure and bordering neighborhood street water runoff, just to list a few. As this process moves forward, we are certain you will be hearing from many of our individual residents directly. They will be expressing specific issues they are most passionate about. The purpose of this letter is to inform the Town Council of the Fairfield Board's position and to open an ongoing dialog.

Our hope is that The Town of Oro Valley's Council has the vision to take advantage of this unique opportunity to save this rare parcel of desert land, located in the center of Rancho Vistoso. This natural desert, with wild life and walking paths would be an asset for all citizens of Oro Valley and residents of Rancho Vistoso to enjoy for generations to come.

Thank you for your consideration.

The Fairfield of Rancho Vistoso Homeowners, Board of Directors
 Joe Brandhuber
 Fred Wayand
 Susan Wood

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Preserve Vistoso Golf Course	04/22/2020	04/22/2020			
<p><u>Initial Comment / Request</u></p> <p>[attachment name=Preserve Vistoso Golf Course.docx]</p>								

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Rompsen Proposal	04/22/2020	04/22/2020			

Initial Comment / Request

Hello Mr. Mayor and council members,

I am concerned for Oro Valley and the degeneration of the quality of life, character and home values of Oro Valley with the proposed Rompsen development of the golf course.

Oro Valley needs more nature and passive recreational space. Are we going to become a cookie cutter city of housing development after housing development?

I lived in Colorado and the cities and towns that kept development balanced with open space and walkable and biking amenities kept the home values steady in good times and bad. Cities and towns that allowed nonprudent development experienced a decline in home values and eventually the people who could afford to leave did just that, decreasing the value of real estate.

I have to ask why now? We need to stay together as a community and get a handled on the new normal during and after this pandemic. What's the rush? Just because Rompsen wants it? Rompsen is a Canadian mortgage investment and lending firm. Their plan is just a way in the door. Can we trust them?

I think there is a great deal of due diligence lacking for such a major decision:

Traffic Studies

Environmental Impact Study

Long term economic costs of increased infrastructure maintenance and so on

I appreciate your time and dedication to our community, Stay safe and well.

Valerie Wagley
13006 N Eagleview Dr
Oro Valley
719-472-4787

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	14th hole activity	04/22/2020	04/22/2020			

Initial Comment / Request

Why are trees being tagged around the 14th hole today?

Could Romspen as the owner of this property start removing trees, cacti and other plants now?

In that Romspen does not own land immediately adjacent to the 14th hole, how would they bring on site equipment to cut down trees, cacti and other plants and then remove or worse yet leave lying around?

Is Romspen brash enough to simply drive a bulldozer from Desert Fairways on to the 14th hole and when caught claim "Oh I thought that was my property, sorry"? Asking forgiveness later like a spoiled three year old.

As there is no owned access to the 14th fairway by Romspen this part of the application for rezoning should be dismissed by Mayor and Council Members before there is a BIG Oooops by Romspen.

Greg Crane
Stone Terrace

Sent from Yahoo Mail for iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Romspen Vistoso Golf Course General Plan/Pad Amendmnt	04/22/2020	04/23/2020			

Initial Comment / Request

Council Members,

I am apposed to the re-zoning plan that is being proposed by Romspen. There is not enough information in the plan for an understanding of the submittal.

The plan stated, The owner is seeking to redevelop carefully selected portions of the former 208- acre Vistoso golf course while preserving the remainder of the former golf course as a future open space amenity for residents of Oro Valley. WHERE ARE THE DETAILS OF THIS PROPOSED FUTURE OPEN SPACE.

I live on the golf course, at no time in the last two years has Romspen done anything to care for this OPEN SPACE AMENITY. THE SLIGHTEST CARE OF THE CURRENT PROPERTY HAS BEEN FORCED ON romspen BY THE CITY, COUNTY AND GOLDEN RANCH.

1. Is the open space amenity in place until the next re-zoning request ?
2. Who is going to take care of this open space?
3. Please ask romspen to share the details of there future plan !

romspen is a Financial institution they will not walk away from 105 acres.

MY VOTE ON THIS RE-ZONING IS NO! INFORMATION SUBMITTED IS NOT DETAILED ENOUGH. In reading romspen record across the United States I assure you they are interested in \$\$\$\$\$\$\$\$\$\$\$\$\$\$ only.

Thank you
 Richard Surowiec
 13774 N Keystone Springs Drive
 Oro Valley

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Romspen project	04/22/2020	04/23/2020			

Initial Comment / Request

TO Oro Valley elected officials and staff

From Joel and RaeAnn Sigel

Re Romspen Property 4/20/2020

Good day we are the Sigel's and we own property located at 655 W Vistoso Highlands Drive #109.

We are not sure our original e mail went through so we are again submitting our comments to you and all town council members.

It is our understanding the Romspen company has submitted a request to the town to rezone the Viatoso Golf course property, and to amend the towns general plan adopted a few years back.

We believe if the general plan is to be changed the town needs to follow the procedure set out. Now is not the time to modify how property owners can be part of the process.

It would seem a change in the process gives a large advantage to Romspen and minimalizes the amount and presentation process of town property owners. Therefore, please do not adopt a different system for this requested change.

As to the change itself it seems to us that what is being asked does not fit the criteria the general plan sets out. First compatibility to the neighborhood, NO where else along

Vistoso Highlands is there a commercial residential property. Why start now? Second impact on views, for those who were sold property with some type od view this development will violate the original sale understanding. Third, appropriate transitions, one again we are going from basic residential living structures to congregate living, this certainly do not seem like a positive transition. Last is traffic considerations, for now we have plenty of daily traffic to homes along Vistoso Highlands, it is hard to believe that the road was designed for more commercial traffic. (In fact now that Stone Canyon has it own dedicated entrance the amount of commercial vehicles has finally been reduced.)

As to the issue of rezoning, when many of us purchased our property (For us March or 2004) we bought partially due to a golf course open land being nearby. A change in zoning would be a drastic change to our long-term area use of the properties.

Finally, there is the issue of lack of open space and parks in the northern portions of Oro Valley itself. Just take a look at the Town's plans for park improvements this coming year. Only one town park is north of Tangerine, isn't it time to recognize that deficiency and let the open spaces of the golf property remain.

Thank you for taking the time to read this e mail and please feel free to share it with other town elected officials and paid staff.

The best to all of you and stay healthy in these trying times.

Joel and RaeAnn Sigel

655 W Vistoso Highlands Dr

Oro Valley Az 54729

Inkydog72@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Goff Course at Vistoso Land	04/22/2020	04/23/2020			

Initial Comment / Request

Dear Oro Valley Leadership Team,

We strongly disagree with the Romspen proposal to turn the former Golf Course at Vistoso into a combination of senior living, high density and medium density housing. Romspen attempts to spin a positive outlook on the proposal, by identifying 2 Community goals, an Environmental Goal and a Development goal identified in the Oro Valley General Plan. These are only 5 goals that attempt to align with the Oro Valley General Plan - 5 goals out of a 130 page document, and they clearly do not meet the requirements of the General Plan.

Romspens 'plan' proposes keeping some of former golf course as recreational - this is not out of respect for Oro Valley's General Plan, but due to the fact that much of the land is unbuildable. Therefore in order for Romspen to profit, the remaining acres are proposed to have medium and high density housing in an area that already has adjacent new housing builds. We do not need more homes, traffic, and destroyed native desert areas !

As a new resident to Oro Valley and a frequent visitor to Arizona over the past 30#43; years, I would like to share what I I found informative in reading the Oro Valley General Plan, Your Voice, Our Future. This is a plan that strongly speaks to the quality of life in Oro Valley,..... and does NOT speak to changing zoning from recreational to medium/high density housing especially in an area with adequate housing levels right now.

Here are a few of my take-aways directly from the General Plan that focus on quality of life and a need to protect the views / environment, and limited open spaces that remain:

1. We, the residents of Oro Valley, treasure this unique place. There is a strong community feeling and great appreciation for the beautiful environment in which we all live
2. Preserve the scenic beauty and environment • Desert and mountain views • Desert climate and environment • Wildlife and vegetation • Open space
3. Provide more parks, recreation and cultural opportunities for all ages • Opportunities to gather as a community such as festivals and cultural events • Outdoor recreation such as hiking, walking and biking paths
4. Environment Goals K. The proactive conservation, protection and restoration of environmentally sensitive lands, natural resource areas and habitats and lands with high scenic value

5. A high-quality parks, recreation and open space system that is accessible, comprehensive, connected, integrated and serves the community's needs

7. Promote the overall physical and social health of the community. CC.2. Provide appropriate park facilities and services for residents of all ages in the community. CC.3. Link existing and planned neighborhoods with parks and open spaces by incorporating path and trail facilities. CC.4. Provide public open space and park space where there is an existing park shortage or a need to preserve open space, natural areas or scenic view

Comment: after viewing the current parks and recreation map, the northwest quadrant of Oro Valley is currently lacking in connected in bike trails and paths. Keeping the land zoned recreational would allow this piece of land to connect with other OV trails and paths.

8. Oro Valley highly values the Sonoran Desert and strives to conserve and protect its resources. Additionally, the community desires to connect open spaces to establish an environment enjoyable for all.

9. SD.1. Identify, preserve and manage an integrated and connected open space system that protects Oro Valley's natural resources and provides enjoyment for residents and visitors while recognizing our place in the larger ecosystem.

11. Enhancing and maintaining open space, park and recreation facilities and programs through existing and new resources, private and public recreation providers, partnerships, volunteers and others as appropriate

12. Review opportunities to re-purpose land for neighborhood parks by acquiring land or partnering with local stakeholders and agencies.

13. Plan for future trail needs in the community by developing and adopting a trails plan that: • Establishes long-term strategies for trail development, linkages, management and upkeep in cooperation with other local jurisdictions. • Links neighborhoods, open space, environmentally sensitive lands and natural resources

13. Analysis of forecasted needs: As Oro Valley quickly approaches build-out, it is essential that the Town continues to protect existing open space and natural resources and acquires additional open space areas to fulfill the community's value of the natural environment. The conservation element, optional for the Town of Oro Valley, must include: • Plans for the conservation, development and utilization of natural resources. And may include: • Reclamation of land.

Rompsen is a large Canadian corporation with no doubt deep pockets to put the best spin possible on their proposal. It is a lending company that bought the former golf course and made poor due diligence mistakes on the creditworthiness of who they lent to and their management capabilities. Their business errors and mistakes are theirs and theirs alone. Oro Valley and its taxpayers / home owners are under no obligation to come to their rescue and bail them out. It is common and fundamental accounting practice to reserve for loan losses - they happen and Rompsen has mostly likely already written off their loss. The land should remain zoned recreational.

The Town Council has a great opportunity now to invest in the future of Oro Valley by saying no to Rompsen. Instead, assign a committee to determine how much money would be needed

to purchase the property through grants, bonds or other alternative funding options.

We have a unique opportunity to protect the land for future generations versus building more housing. Once the land is gone, it's gone. Let's do the right thing for the community, the home owners / taxpayers, and future of Oro Valley so it remains a desirable place to live.

Sincerely,

Michelle Jarvey
612-730-4944

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	RE: Against proposed General Plan Amendment and zone change to the Vistoso Golf Course property	04/22/2020	04/23/2020			

Initial Comment / Request

Dear Mayor and Council Members and Staff:

My wife and I moved to Oro Valley in 2006 and had our home completed in June 2008. Our home is located at the end of the former Vistoso Golf Course driving range. We chose this site because it had open space and views behind our house. We paid a premium for this location. We did not buy this location to have some developer come in and ruin our view amenities that we expected.

We are extremely against any change in the General Plan that was voted on by the citizens of Oro Valley. Vistoso Golf Course was designed as part of the overall master planned Rancho Vistoso Development. It was and is designed for golf and recreation. It was not designed and meant for additional building improvement development. Everyone adjoining the Vistoso course bought here with full expectations of what the property was designed as and with view expectations.

I am a real estate appraiser and have appraised a wide variety of property types in my long career. As an appraiser, I do in-depth research on each property I appraise. One of the primary factors in highest and best use of a property is its compatibility with surrounding properties. The proposals to change the General Plan Amendment in Oro Valley to allow for changes to ridiculously high zoning codes is a frontal assault on the adjoining property owners. If the General Plan Amendment were to change and allow any of the proposed zoning changes, those changes are permanent. A change to HDR for a senior housing project would be disastrous for all property land owners. If that zone change went through, it would allow for any HDR use in the location right behind our houses. There is no guarantee of a particular use.

With the closure of Vistoso, we have been presented with an unbelievable amount of economic obsolescence that has cost every adjoining property owner a considerable loss in property value. I did some analysis last year that indicates each property owner on Tessali Way that faces the former driving range has lost \$100,000 to \$150,000 due to the course closure. Up to this point that has been due to the uncertainty of what may happen on that land. We'd like to regain what we lost due to the disingenuous actions of the

Romspen owners and their representatives.

After the course shutdown occurred in 2018, I served on committees to oppose the previous developer's proposals. It was obvious that was a sham, and this is no different. It is my understanding that the owners of the property originally purchased the note on the property at a considerable discount. It was part of a multi-golf course property deal. When the former owner stopped payments, Romspen foreclosed on the property. Over the next five years they took perhaps the top public golf course in southern Arizona to a total failure. The actions that we observed and comments from community members suggest that their objective from the very beginning was to eventually close the course and sell it at a profit. The truth is that profit comes out of the "hide" of every adjoining property owner and their neighbors. Talk about a transfer of wealth!

For the good of not only the neighbors but also the whole Oro Valley community, this whole 203 acre property will best serve our community as an open space park. It is even handicap accessible with the existing concrete cart paths. This is irreplaceable land that can remain as part of the fabric of our community in perpetuity. I ask you to provide leadership and real vision for the future of the property as a linear park for the whole Oro Valley community.

I have a lot more knowledge, but I have written enough for now. Thanks for reading. (The attachment is the same as this letter.)

Bruce O. Baier, MAI

13616 N Tessali Way

Oro Valley, AZ 85755

[attachment name=BBaier letter against Plan Amendment change to Vistoso.pdf]

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Letter against General Plan Amendment Change to Vistoso Golf Course	04/22/2020	04/23/2020			

Initial Comment / Request

This letter was sent previously in PDF format only. This is resent to be on open record.

Mayor Winfield, Members of Oro Valley Town Council and Planning Department:

I am writing to protest most strongly and urgently the proposal to change the zoning on the Vistoso

Golf Course from parks and recreational to HDR or MDR.

We live at the end of the driving range, and our property would be most affected. We would lose

significant value to our property. The reason we chose this location was for the mountain views and

the privacy of no neighbors in our back yard. It reminded us of our beautiful mountain views we had

in Colorado.

Vistoso golf course was rated as one of the top public courses in southern Arizona. It was an

extremely busy course. Tee times had to be made well in advance. The driving range always had

golfers practicing and lessons were offered and were always full. The club house hosted dinners and

had live music on Saturday nights. In a few short years the golf course went

from a "first class"

course to an "I don't care about it" course! I believe Romspen purchased the course, not to keep it

as a golf course, but saw potential for development! Their purpose was to develop the property with

no regard to existing homeowners, make a bundle of money and leave town.

There is considerable wildlife living on and around the course. Bobcats, coyotes, deer, rabbits,

birds, javelin, and other creatures would be forced to leave. Oro Valley is lacking in parks and

recreational areas. Vistoso would be ideal for walking, biking and many other outdoor activities.

Maybe the concerts could be brought back! If the property is rezoned, valuable open space will be

lost forever!!

I expect a high degree of judgement and integrity from the Mayor and Town Council in rejecting a

change of zoning for the Vistoso Golf Course. I am confident the right decision will be made for

the benefit of Oro Valley.

Thank you for your consideration and understanding. Vote NO to any changes to the existing zoning.

Virginia Baier

13616 N. Tessali Way

Oro Valley, Arizona 8575

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rancho Vistoso Zoning Changes & Concerns	04/21/2020	04/22/2020			

Initial Comment / Request

To Whom It May Concern,

We live on Tessali Way that backs up to the defunct golf course in Rancho Vistoso. Like my neighbors who could be affected by any future building, we do NOT want further building of commercial or residential properties behind our home. Myself and our neighbors paid a premium to enjoy our views and privacy. Now that could be ruined due to a builder who plans to completely change the zoning of Oro Valley & Rancho Vistoso. Oro Valley MUST uphold the 2016 general plan. We do NOT agree to allow the zoning changes to be made to the general plan from 2016. It is shameful that Oro Valley even let this zoning change possibility take placed during such hard economic times. Also when meetings can not be held with the residents who are most concerned and affected or unaware. We want this land to remain open space to preserve our views and keep our property values. My family as well as many others in the community have enjoyed the cart paths for walking, running, biking & hiking. It is a great appeal to the community of Rancho Vistoso & Oro Valley to keep this as preserved space. We suggest you walk the entire property with us to see the beautiful natural desert landscape that could be taken away. We are willing to meet with you, please let us know what your schedule looks like.

Kindly,

John & Megan Billings

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[http://media.titlesecurity.com/logos/tsa/beware.jpg]

[attachment name=image001.png]

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/23/2020	04/23/2020			

Initial Comment / Request

To the town of Oro Valley

I would like to voice my concerns on the development of the golf corse at Center Point Vistoso. Ask yourself this, how many more homes do we need? Should we not be good stewards of the land we have inherited? Along, what is the purpose cramming more homes in tight spaces? Stop the development, keep Oro Valley open and beautiful, preserve what's left of the natural beauty that we have remaining. Thank you for your consideration.

Sincerely

Dr. Patel

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/23/2020	04/23/2020			

Initial Comment / Request

To whom it may concern:

I live in Centerpoint Vistoso Summit South, and my children are enrolled in Amphi Schools here in Oro Valley. I strongly oppose the proposed development near the fourteenth hole of the golf course, and in particular, I oppose granting an easement for the development traffic to access Desert Fairways. The traffic at that location is already very dangerous because of the curved road and the multiple neighborhood entrances along with Hohokam park traffic and the school traffic. This is not safe for residents and especially children going to school. Moreover, the resulting congestion will be counter to what everyone in Oro Valley loves and values about living here. It would be exceedingly negligent and disappointing for the Town of Oro Valley to ignore the concerns of residents in favor of developers on this issue. Please feel free to reach out to me as I would be happy to discuss this further.

Sincerely,
 Dr. Cristine Oropez
 13298 N Amberwing Place

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Citizen Comments on the Proposed Vistoso Golf Course Development	04/23/2020	04/23/2020			

Initial Comment / Request

Dear Mayor and Council Members and Staff:

My wife and I moved to Oro Valley in 14 years ago. Our home is located at the end of the former Vistoso Golf Course driving range. We chose this site because it had open space and views behind our house. We paid a premium for this location. We did not buy this location to have some developer come in and ruin our view amenities that we expected.

We are extremely against any change in the General Plan that was voted on by the citizens of Oro Valley. Vistoso Golf Course was designed as part of the overall master planned Rancho Vistoso Development. It was and is designed for golf and recreation. It was not designed and meant for additional building improvement development. Everyone adjoining the Vistoso course bought here with full expectations of what the property was designed as and with view expectations.

The proposals to change the General Plan Amendment in Oro Valley to allow for changes to ridiculously high zoning codes is a frontal assault on the adjoining property owners. If the General Plan Amendment were to change and allow any of the proposed zoning changes, those changes are permanent. A change to HDR for a senior housing project would be disastrous for all property land owners. If that zone change went through, it would allow for any HDR use in the location right behind our houses. There is no guarantee of a particular use.

With the closure of Vistoso, we have been presented with an unbelievable amount of economic obsolescence that has cost every adjoining property owner a considerable loss in property value. I am told that each property owner on Tessali Way that faces the former driving range has lost \$100,000 to \$150,000 due to the course closure. Up to this point that has been due to the uncertainty of what may happen on that land. We'd like to regain what we lost due to the disingenuous actions of the Romspen owners and their representatives.

For the good of not only the neighbors but also the whole Oro Valley community, this whole 203 acre property will best serve our community as an open space park. It is even handicap accessible with the existing concrete cart paths. This is irreplaceable land that can remain as part of the fabric

of our community in perpetuity. I ask you to provide leadership and real vision for the future of the property as recreation/open space as a park for the whole Oro Valley community. Oro Valley "It's in our Nature."

Richard Molnar

13628 N Tessali Way

Siena

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rancho Vistoso Golf Course Rezoning	04/23/2020	04/23/2020	HOHOKAM MESA	Dianne	Slotten

Initial Comment / Request

I request that the golf course NOT be rezoned for MDR OR MHDR. It should remain a RECREATIONAL area. A park would be great. There is already too much density in Oro Valley, too much traffic, not enough open space. Thank you.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/23/2020	04/23/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <no-reply@preservevistosoaz.info>

>

Date: Mon, Apr 13, 2020 at 11:43 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

My home backs up to Pebble Creek Drive. Since moving into the home one year ago, the traffic behind us has increased. Most of that happened during the construction of the traffic signal at Moore and La Canada. It would appear that residents, construction trucks and vehicles and others have discovered that this can take them to Rancho Vistoso Blvd and La Canada. If more homes, casitas, duplexes and high density buildings are built that traffic will increase significantly along Pebble Creek Drive. MANY homeowners will be affected. Our community also has a private park, clubhouse and pool facility at the corner of La Canada and Pebble Creek Drive. Through traffic will impact our entire community as we all travel by bike, walking and vehicles to our private community amenities. THIS IS NOT ACCEPTABLE. This land should remain as designated - Resort Golf Course use. Period. Cramming more homes and HDR is not what the town of Oro Valley needs and the residents do not want it.

Cathy Kastner
13598 N Palo Brea Way Center Pointe
Oro Valley, AZ 85755
cathy.kastner@me.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/23/2020	04/23/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <no-reply@preservevistosoaz.info>

Date: Mon, Apr 13, 2020 at 11:53 AM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

I am frustrated and angry that our town's leadership has not done anything to hold Romspen accountable for the hazardous mess they have left unattended in the middle of our community. The weeds are tall and a potential fire hazard. The lake stinks in hot weather, is a skanky eyesore and generates hatches of bugs, too . The abandoned infrastructure is an accident waiting to happen and draws vandals to our neighborhood. Clearly, Romspen in not interested in a respectful relationship with our community. They see us only as an obstacle to future windfall profits and hold us in callous disregard. Sadly, it appears our town leadership is willing to let them move forward without consequences for their lack of stewardship of the abandoned golf course. Why does the town leadership let them get away with it? Why not make it painful for them instead of throwing the community under the Romspen bus? I have heard (street conversations) that Romspen only pays \$80,000 per year in annual maintenance fees to the town. Is that correct? Would you be willing to share with the community what the real amount is and distribute a spreadsheet that shows how this money has been spent to clean up their left-behind-mess? Why not impose a substantial fine or some sort of property assessment on them and make them pay something or have them actually do something positive for the effected community? The town's leadership attitude is foreshadowing what we can expect from them as the Romspen proposal makes its way through this sham video community "meeting" instead of postponing it due to the Coronavirus. Why is the town leadership hiding behind ordinances and administrative rules, which will favor Romspen, rather than doing the right thing for the community? You can and must do better to show us that you deserve our followership come next election.

Richard Beam
13754 Keystone Springs Drive Vistoso Highlands 1
Oro Valley, AZ 85755
cocoakid66@yahoo.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	PLEASE READ - Steamrolled: part 3 - Vistoso Golf	04/23/2020	04/23/2020			

Initial Comment / Request

The following statement was taken directly from Rompsen's 2015 Annual Report, released May, 5 2016, page 38.

In 2015, Romspen Club Holdings acquired a golf course in Tucson, Arizona. Romspen Club Holdings is operating and preparing the property for future sale and the potential creation of development tracts of land within the property with the investment of additional funds,

<http://www.romspen.com/Document/AR%202015%20spreads.pdf>

<https://l.facebook.com/l.php?u=http%3A%2F%2Fwww.romspen.com%2FDocument%2FAR%25202015%2520spreads.pdf%3Ffbclid%3DIwAR39Uu2xS5In_7rQib4NSsN_TNEfQVW3vs-fMbqWVF1VUZ5JwP4mJccOEZg&h=AT1r2d4K_Up-8S06UXX9YIB4HltjfxMz2JvVp9G-dy-7J9qbg-89Q2wyGEQ_B7Vc7uSAararITdaFCMBp2S_y0-nui2g2Hv8WjHA7tHitY4tMzSFekGaUtSgBeU_NnONUmzHqx2glUP7iy0MzVWqObBlyQ>

Link attached and attachment below.

Yet in the April 10th Vistoso Golf Course Redevelopment Video, Linda Morales - The Planning Center, on Rompsen's behalf, tells us that "since 2014, Rompsen has invested significant sums into capital expenditures and maintenance trying to make the golf course profitable". Her statement is totally contradictory to Rompsen's own documents.

Absolutely no where in Rompsen's annual reports do they mention anything regarding investing significant sums in capital expenditures and maintenance trying to turn any golf course property profitable for golf. Rompsen purchased this golf course property with the sole intent of future sale and the potential creation of development tracks of land within the property - and that's what Rompsen communicates to its investors. I seriously doubt Rompsen would lie to its investors in their annual reports. But to ALL of us ???

In 2016, instead of researching the Town of Oro Valley's documents regarding my home's and the golf course property's land designation and zoning, what I should have been doing was reading page 38 of Rompsen's 2015 Annual Report - because all reasonable and intelligent people do that, right ???

Why would Linda Morales not be forthcoming regarding Rompsen's actual past actions and statements regarding the golf course property ? Most likely on April 10 she wasn't aware of this either, just like almost all of us.

We're all being Steamrolled, the residents of Rancho Vistoso, Town Council, Staff, and now, possibly Ms. Morales also.

So who wants to do business with this type of a company that isn't being truthful ? Who wants to do business with a type of company that wants a 'new set of rules' - a 'new bucket of rights' - to solely benefit them - which will ruin our retirement and lives in the process - because their current situation, which they put themselves into, isn't profitable for them ? Who would ever want to appease them ?

Please deny Rompsen's development application. Zero Development !

Terry Hart
945 W GOLDEN BARREL CT
[attachment name=3F392786-AF79-4724-B809-2A477A48C992.png]

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/23/2020	04/23/2020			

Initial Comment / Request

WE NEED A COMPLETE PLAN FROM ROMSPEN. It is impossible to comment intelligently on a piecemeal roll out of the intent of Romspen for the property. For example, so parts of the property are marked as open space or recreational space, we have no assurance that they will remain that way in the final plan since Romspen has stated that all of this can change. If we feel some development is OK because of the open space, that open space can be taken away later.

Bill Murray
1036 W Lone Mesquite Drive
Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso GP Amendment	04/23/2020	04/23/2020			

Initial Comment / Request

Good Morning,

I am a volunteer for Preserve Vistoso and have been gathering concerns and questions from the town's email summary each day. Recently there has been 4-5 emails in which the writer uses a PDF to express their thoughts. The PDF's can't be opened on the town's website. Is it possible for me to get a copy of the content?

I understand there will be an Excel, or other type of document, that the town will summarize all the emails received. Do I need to use a records request to get a copy? If so, how will I know when the document is finished?

Best Regards,

Sharon Jarvis
(206)920-3403

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/23/2020	04/23/2020			

Initial Comment / Request

OPEN SPACE/RECREATIONAL SPACE. What legally binding commitment will Romspen make to ensure that the land that is not targeted as development will remain as recreational space OR open space for the benefit of the community? Is it Romspen's plan to donate that land to the town of Oro Valley, or to the VCA or to Preserve Vistoso? How does Romspen intend for that land to remain as open space or recreational space?

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/23/2020	04/23/2020			

Initial Comment / Request

PARKING ACCESS. The land is zoned as recreational now and should stay that way. It should be used in the best manner possible for as many residents of OV as possible. That will require access to the land from strategically located and easily accessible parking areas. Parking must be part of that access so that people that are not in the immediate area can access that park. There need to be several strategic parking areas.

NORTH: One should be off Rancho Vistoso Blvd between the light at Vistoso Highlands and the main entrance to Stone Canyon. That would be easily visible and accessible to many people. That location is also services by a rest room facility, which would be convenient for the public and more easily maintained from the parking area. There should also be a buffer of trees between the parking area and the park walking trail to preserve the integrity of the park space, separate from the parking area and Rancho Vistos Blvd. It is critical that this area not be developed.

SOUTH: The location off Desert Fairway that is now a proposed housing development would better serve the community as a small parking area providing access from the south.

MIDDLE: The area that is now the parking lot for the former golf course would be ideal to service the central area. If that is not feasible because of current zoning, then part of the area that is now designated as senior housing/assisted living off of Vistoso Highlands should contain a parking area. That parking location would also allow access to the land that is now the driving range and first hole which should be made into an open park and activity center with basketball courts, park benches, Ramada's, etc.

Bill Murray

1036 W Lone Mesquite Drive

Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	RE: vistoso golf course development	04/23/2020	04/23/2020			

Initial Comment / Request

Dear Ms. Jacobs,

Our names are Megan and Lindsey. We are 16 and 13 years old. We are sending this message because we don't want all of the open land where wildlife lives to be turned into houses where people live. We enjoy living in the desert and looking out into all of its beauty. We also enjoy hearing all of the wildlife at night, and if houses are there, where would all of the animals go? We love our parks and open space in Oro Valley. Please save it.

Sincerely,

Megan and Lindsey Filar

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	RE: Romspen land sale	04/23/2020	04/23/2020			

Initial Comment / Request

To Ms. Mary Jacobs,

Please do not allow Romspen to develop the Vistoso Golf property per the proposed plans. There are a couple of reasons for this:

1.
The plan as proposed would ruin all of the neighborhoods in the area and destroy property values. We purchased this house because of the open land. We understood how much of this land was zoned, and due to the peacefulness of the area, we opted to pay a premium for our home.
2.
I understand that the Town developed a General Plan that was ratified by voters. This included the area at question to be open space/golf course. The voters have spoken on this and this area should be maintained.

Please do not allow a company, who has had a number of offers to purchase and maintain the golf course above the Romspen purchase price, to develop this open land simply because they feel they can maximize their profits. I feel the Town has a moral obligation to maintain land, that was planned and zoned to be open/golf. The Vistoso development was built around this zoning, and the residents paid premium prices for this benefit. Please don't allow a non-U.S. company to profit off of the citizens of Oro Valley.

Sincerely,
Christine Coulombe

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/23/2020	04/23/2020			

Initial Comment / Request

Driving Range and first hole should not be made into a Senior or Assisted Living facility. It makes no sense to develop a large, multi-story commercial enterprise with a large parking area in the center of a residential community. To go from recreational space to this type of commercial activity is a flagrant violation of the General Plan and should not be allowed. Nor should it be made into residential housing.

Driving Range and first hole is a large open area that would better serve the community as an open park and recreation area with items such as park benches, picnic benches, shaded areas, basketball courts, etc. The remainder of the park can continue as a natural desert walking trail. This large space is off of Vistoso Highlands where parking can be located providing good access to the entire community. There is no other location within the park that can be devoted to such an activity without disturbing the natural desert area.

Bill Murray

1036 W Lone Mesquite Drive

Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/23/2020	04/23/2020			

Initial Comment / Request

I am opposed to any development of the former golf course because it should continue as recreational space for the community, not as a bailout for a bad business decision made by Romspen. I believe that the town's responsibility is to the people of Oro Valley, not to a Canadian mortgage lender that made a bad business decision. Do with the property what is best for the people of Oro Valley who have elected the town officials.

Bill Murray

1036 W Lone Mesquite Drive

Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/23/2020	04/23/2020			

Initial Comment / Request

The walking trail, even now when there has been no attempt to maintain it, is spectacular. Birds abound, natural desert vegetation is everywhere, mountain views of the Catalina's and Tortolita's are spectacular, and deer, javalinas, rabbits, and bob cats are frequent visitors. There is no other location in Oro Valley that can offer these amenities on a paved trail that is Senior and child friendly, away from traffic, in a natural desert environment. This must be preserved as a natural desert area and walking trail.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/23/2020	04/23/2020			

Initial Comment / Request

This is an opportunity for this Town Council, this Recreation Department, this Zoning Commission to make an important, lasting contribution to the future of Oro Valley for decades to come. It is a truly unique and exceptional opportunity. It is the last remaining large track of land that can be devoted to recreational activity in a natural desert setting in close proximity to many homes in Rancho Vistoso. It is unique and cannot be replicated. It can become a desert walking trail, pocket parks for butterfly's, or hummingbirds, or Petroglyphs, or dog parks, or picnic areas, or any number of additional recreational uses that can be developed over time. Once it is gone, it is gone forever.

Bill Murray

1036 W Lone Mesquite Drive

Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/23/2020	04/23/2020			

Initial Comment / Request

What is our vision for Oro Valley for the decades ahead? Is it to develop residential and commercial enterprises on every square foot of land that can be developed? Or is it to establish a blend of residential, commercial and recreational activities? The land that is now the closed Vistoso Golf Course is the last significant tract of land in Oro Valley that can be devoted to a community park and walking trail that is removed from automobile traffic and is on a paved path through natural desert habitat that can safely be accessed by children, senior citizens, and the general community. There are tunnels under roads, a maintenance facility, rest rooms, and other features already in place that can be easily maintained for the park.

Bill Murray

1036 W Lone Mesquite Drive

Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/23/2020	04/23/2020			

Initial Comment / Request

I believe that given the chance, the citizens and community organizations can raise the funds necessary to purchase the land and, over time, develop it into a wonderful asset for the community -- or your community. But for that to happen, the application by Romspen must be denied.

Bill Murray

1036 W Lone Mesquite Drive

Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/23/2020	04/23/2020			

Initial Comment / Request

I am not opposed to development in Oro Valley. There is much of it taking place now and that will continue for years ahead. What I am opposed to is development on the truly unique property that is the former Vistoso Golf course. That land, which is now zones as recreational space, should continue as recreational space for the enjoyment of the entire Oro Valley community. There is land for a beautiful nature trail with the potential for pocket parks (humming birds, dogs, butterflies, birds, bird sanctuary pond, Petroglyphs, ..) in the future and a large playground area where the old golf course was located. There is space for parking areas to provide access to everyone in Rancho Vistoso and all nearby locations in Oro Valley, and an existing maintenance facility for the park and surrounding areas. This is a rare jewel that must be preserved.

Bill Murray

1036 W Lone Mesquite Drive

Oro Valley, AZ 85755

781-367-6716

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/23/2020	04/23/2020			

Initial Comment / Request

To Whom It May Concern:

I am concerned about the idea of rezoning the Vistoso Preserve that is currently behind my home and allowing it to become anything other than a golf course or nature preserve. I love the current preserve and walk and run on it on a regular basis. It is beautiful and full of so many beautiful birds, wildflowers, plants, and other animals. I would be so sad to lose that beauty and recreation. I am concerned about how any changes may have the ability to alter home values, especially since my home lines the preserve and part of the reason I purchased it was for that reason. I hope that the area will be preserved and even enhanced with additional trees, flowers, and vegetation. I also hope it will be allowed to stay in it's natural state to the extent possible.

Thank you for your consideration,

Wendy L. McHood

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/23/2020	04/23/2020			

Initial Comment / Request

I invite the Town Council, Park and Recreating Staff, Zoning Board and all other town officials to join the citizens of Oro Valley in the establishment of the Oro Valley Desert Park and Community Trail. Together we have an opportunity to create a community park of exceptional beauty that will be a lasting tribute to the foresight of the town officials and town of Oro Valley.

Bill Murray

1036 W Lone Mesquite Drive

Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning Proposal and changes to the Oro Valley General Plan by Romspen	04/23/2020	04/23/2020			

Initial Comment / Request

Ladies/Gentlemen:

We are Marc and Eliese Espinosa. We live at 755 West Vistoso Highlands Drive, Unit 113 in the Casitas I development. We purchased the condo 3 years ago. The reasons for purchase were 1) It fit our needs going forward into retirement, 2) The scenic views from our patio were outstanding as we bordered the 9th Hole of the then Rancho Vistoso Golf Course and looked west toward the Tortolita Mountains. We have about 70 yards of Desert between our patio and the edge of the 9th Fairway. The mule deer that come within 30 - 40 feet and grace us with their presence on a regular basis only add to the charm and great experience of our home. It was what we bought and had no idea the Golf Course was closing a year later and Romspen was proposing development and a rezoning request. I am sure the price we paid included a "site premium", but cannot quantify what that may have been. We did not ask as it was not necessary.

Now we view the rezoning application and development proposals from Romspen and the lovely scenic view and desert appreciation will be all but obliterated. As we look into the history of Romspen this is their motive. Find distressed golf properties and turn them into development. They have done this time and time again throughout the country. It is their hidden agenda and ought not be granted review going forward.

We also cannot help but think that the road infrastructure can begin to support a healthy traffic plan for the area. The noise and the continual traffic flow will not make this a suitable place to live. The open space will be devastated and further take away from the charm of this Oro Valley area.

The Town Council ought to consider the methods and means of Romspen and their hidden agenda, the scenic view destruction of existing homeowners, and the traffic compromise that will come about if approved. This is not a good thing and the right kind of development for this very special place called Rancho Vistoso in Oro Valley.

We respectfully request denial of the rezoning application.

Sincerely,

Marc and Eliese Espinosa

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/23/2020	04/23/2020			

Initial Comment / Request

We are not in favor of a commercial establishment built in the middle of three residential neighborhoods.

Brad and Ann Nuorala
13851 N. Maxfli Dr.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Proposed Vistoso Golf Course project	04/23/2020	04/23/2020			

Initial Comment / Request

To Council and Town staff:

While a property owner has the right to submit proposals for rezoning that also change the Town's voter-approved General Plan, it is up to the Town to recognize when these proposed changes are not in the public's best interests. This proposal is one that is definitely not in the General Plan, and is not the best use of this abandoned golf course.

We chose to build our house in Oro Valley for a number of reasons, but it was an easy decision due to the many factors that made this a great place to live. At the time we made our decision, the property we chose to build on was along the Vistoso golf course, and thus we paid a premium for the lot. But we wanted to be in a town that obviously was looking out for it's citizens, with high marks for safety, schools and leadership. Unfortunately, the leadership was not listening to the citizens, and was providing easy money for developers. We were happy to see that change with this new council.

Please uphold your principles and do what your constituents have asked for and expect - keep the General Plan intact and do not go against the wishes of your citizens.

Tom and Joyce Stegman
13648 N Tessali Way
316-461-5954

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	rezoning proposal	04/23/2020	04/23/2020			

Initial Comment / Request

Hello,

I oppose the rezoning proposal from Ranspan.

I would like the area to continue as a space for wildlife.

Thank you.

Marjorie Sovey
12171 N New Dawn Ave
Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	comments regarding Project number: 2000844	04/23/2020	04/23/2020			

Initial Comment / Request

Please submit this letter for comments on project 2000844

With warm regards,

Peter and Monica Cook

13818 N Slazenger Dr, Oro Valley, AZ 85755

919-818-1811

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Preserve Vistoso Member Feedback Page	04/23/2020	04/23/2020			

Initial Comment / Request

----- Forwarded message -----

From: Preserve Vistoso Member Feedback Page <no-reply@preservevistosoaz.info>

Date: Mon, Apr 13, 2020 at 12:02 PM

Subject: Preserve Vistoso Member Feedback Page

To: <copypreservevistoso@gmail.com>, <ask@orovalleyaz.gov>, <jwinfield@orovalleyaz.gov>, <mbarrett@orovalleyaz.gov>, <jjones-ivey@orovalleyaz.gov>, <jnicolson@orovalleyaz.gov>, <rpina@orovalleyaz.gov>, <brodman@orovalleyaz.gov>, <ssolomon@orovalleyaz.gov>, <mjacobs@orovalleyaz.gov>

We moved to Oro Valley because of the Town's reputation as a well planned community. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live. There is enough traffic congestion on Vistoso Highlands already.

Getting

more dangerous to bike and difficult to be a pedestrian, we are all not of the age of 16 years! Do

not assume that most of us are Snowbirds, that is simply not the case. Most of us in the area

are of retirement age and beyond and chose to live here for positive reasons, it may be the

last living situation for a lot of us. We have all worked our entire lives to live in this lovely

community. You all should be ashamed of yourselves for even considering Romspen's Proposal.

Romspen obviously does not give a darn about us, not even wanting to meet us half way or even

put on their listening ears, For Shame!

Susan Beam-Connolly

13754 N Keystone Springs Dr Vistoso Highlands 1

Oro Valley, AZ 85755

sbeamconnolly@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments on Vistoso Golf Proposed General Plan Amendment and Rezoning	04/23/2020	04/23/2020			

Initial Comment / Request

Dear Sir/Madam,
 The proposal to devote half of the vacant golf course to housing is of great concern to those of us who moved to Oro Valley because of the availability of open space. The proposal not only violates the original vision of the greater Vistoso community, it would eliminate what is presently a lovely, scenic respite from the residential neighborhoods.

The proposed Vistoso Golf plan would essentially add more sidewalks residential neighborhoods while destroying views and open space.

As a resident of the Stone Village HOA, my suggestion would be to 1) reject the rezoning request to preserve the present open space and 2) allot a small amount of the Town of Oro Valley resources to maintain the walking/biking path.

Many thanks for listening to your community!
 Lynn

Lynn Hudson
 981 West Par Four Drive
 Oro Valley 85755
 240-505-7966

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Preserve Vistoso	04/23/2020	04/23/2020			

Initial Comment / Request

To whom it may concern:

I understand that rezoning the golf course is being considered. Please do not rezone this area except to ensure that it will be preserved as either a golf course or a natural preserve or riparian preserve. I purchased my house along the edge of the golf course with the assumption that it would remain a golf course. Now that it has developed into a wildlife preserve I am thrilled and go walking through the preserve with family, friends, and associates all the time. I am so proud to live by the preserve. It really adds to the beauty of the entire area and it would be a huge mistake to destroy the preserve. Do NOT do this! Please! If you are considering anything other than golf or preserve, please be so kind as to send me the details so I can review all statutes, procedural rules, administrative rules and regulations, and any other law in regards to these changes so that I may examine all options. Thank you.

Sincerely Yours,

Pedro Tachiquin

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	RE: Nakoma Sky	04/23/2020	04/23/2020			

Initial Comment / Request

Dear Ms. Jacobs,

The Nakoma Sky Senior Care Facility closed just before I moved to Oro Valley. I have since discovered that 80 acres were stripped of all vegetation before the project was abandoned.

Given our current economic climate, this seems to be a likely occurrence if Romspen is allowed to rezone the Vistoso GC

I would encourage you to consider the fate of residents near the Nakoma Sky project and apply that consideration to the Vistoso community affected by Romspen's plans.

Sincerely,

Crist Stevenson, Ph.D.
13511 N. Flaxleaf
Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Plan	04/23/2020	04/23/2020			

Initial Comment / Request

April 23 – From Mary Stecklein, Fairfield Rancho Vistoso

After reading the Explorer article last night, I have a few more comments. First, it infers that the course closed without financial support from the community. That is misleading as we and many of our neighbors supported the club with memberships including extended memberships that we did not benefit from. Once Rompsen took over, he did not recognize existing memberships, so we lost almost 4 years of our pre-paid membership fees. We also supported the club by eating breakfast and lunches regularly; hosting and attending many special events and purchasing items in the proshop.

As I understand the situation, when Rompsen wanted to sell the property as a golf course, he had at least two serious bidders. One wanted a plan for the community to help out with inflated water costs and pay a flat rate for a certain period of years. That did not go for a vote, as it was perceived or predicted that a 75 to 80% approval by 15 different HOA homeowners' associations would not pass as not all homeowners would want to pay. My husband and I and many of our neighbors were very willing to pay to help support the continuation of a modified golf course plan. Part of our logic was to not see house prices devaluated as is now currently happening.

It also seems like Rompsen only put the golf course on the market to appease homeowners for over a year, when he intended to apply for rezoning originally. Instead of making 3 and half million upon the sale, he will benefit 5 times or more by making millions upon a rezoned developed property.

Oro Valley Council members, Please keep this property as recreational. It would be lovely just to have a 9-hole executive course, but I know that is probably not feasible. So therefore, let's make it the best natural preserve that southern Arizona has ever seen.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments on Proposed Romspen Rezoning Proposal	04/23/2020	04/23/2020			

Initial Comment / Request

OV Government,

Very concerned citizens have compiled a list of issues/questions regarding the Romspen rezoning proposal, which requires your attention. Please see the attached document.

Please respond to the email addresses attached in the document.

Thank you,

Ken McKinley
[attachment name=Proposed Questions for OV 23Apr2020.docx]

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Rezoning Plan Response	04/23/2020	04/23/2020			

Initial Comment / Request

We moved here to Rancho Vistoso in 2018. What drew us to this recreationally zoned area was the beautiful Arizona weather, the wonderful Arizona landscape, abundant wild life and the tranquil and relaxing lifestyle. It was not a difficult to move to one of the Golf Casitas II condominiums. I totally enjoy living here and would not want to leave.

My concern over rezoning this wonderful recreationally zoned neighborhood even partially is very concerning. I am particularly concerned about rezoning to a commercial senior care facility, HDR and MHDR's for those residents both condo and single family home owners that might be located within close proximity to the proposed multifamily developments. Why would any developer want to destroy the lifestyle of so many residents. Their is so much that can be done to make this Vistoso Golf Club neighborhood even more appealing to current and new residents while leaving it on a recreationally zoned basis. The thought of making the proposed Romspen rezoning changes is concerning to all that live here as well as those that want to live here in the future.

Let's do the right thing for all those that have invested emotionally and financially in our homes and neighborhoods and make our recreationally zoned area an even better place to live in the future.

Alberta Thomas695 West Vistoso Highlands Dr # 110Oro Valley AZ 85755

Copies to:

ask@orovalleyaz.gov, CopyPreserveVistoso@gmail.com, jwinfield@orovalleyaz.gov, mjacobs@orovalleyaz.gov

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Preserve Vistoso Member Feedback Page	04/23/2020	04/23/2020			

Initial Comment / Request

The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, especially with the area north of Tangerine lacks Oro Valley recreational facilities.

I cannot support any rezoning from golf course/resort to medium/high/neighborhood commercial.

Sharon Jarvis

1113 W Mulligan Dr Fairfield

TUCSON, AZ 85755-5767

sharonjarvis50@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course - Additional thoughts after learning Romspen's intentions	04/23/2020	04/23/2020			

Initial Comment / Request

Good morning,

I write to reiterate our opposition to the zoning changes proposed by Romspen/Spectra/etc. Neither proposal would be beneficial for Oro Valley residents, particularly those of us who live on/adjacent to the course. Additionally, it was brought to our attention that Romspen, in their internal communications, never acted in good faith to sell the property as a golf course. There is an allegation that they listed the property at twice the appraised value, making it close to impossible to negotiate a successful sale. Rather, rezoning was their plan all along. If true, we have zero confidence they would donate the remainder of the property to the city, as posited in their outline. This issue needs to be investigated and the findings shared publicly. Their entire business plan is focused on their short-term gain and our long-term misery. Please, reject these proposals. Assemble the right people to collaborate on selling the property to the city/state, investigate the appropriate grant and philanthropic funding and share with the residents for collective input. We have a great university nearby who could also use this space to conduct wildlife/bio research studies; perhaps they would be interested in partnering on this purchase, also.

Regards,
Carolyn Smith
Center Pointe Resident

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Preserve Vistoso Member Feedback Page	04/23/2020	04/23/2020			

Initial Comment / Request

My wife and I have been homeowners in Oro Valley, particularly the Rancho Vistoso area since 2009. We purchased here because of the spectacular views, nearby amenities, and the feeling that the houses were not packed right next to each other. We bought our current home in Fairfield Vistoso in 2014, and being on the golf course was a major contributing factor. We were disappointed when the course ceased operations in 2018, and more so when Rompsen failed to negotiate in the sale of the course to a prospective buyer.

This has adversely impacted all the neighboring communities surrounding the course. Property values and sales have stagnated due to the condition of the course, and the uncertainty what would prevail.

People purchasing homes in Oro Valley over the years have made a commitment to be a part of this community. They also contribute to the local community by purchasing products at local stores, shops, etc. Many people near the golf course paid extra because of the properties location. Rezoning this area to suit Rompsen's request would decimate property values for hundreds, if not thousands of property owners. Please do not reward Rompsen for destroying a beautiful golf course, and resulting negative impact it has created in the nearby communities. Rompsen and Spectra have no vested interest in Oro Valley, this is purely about how much money they can make before they leave. Please stand up for the people who have supported Oro Valley throughout the years, and issue a definitive NO to rezoning the golf course to medium/high density residential/commercial.

Jeff Jarvis

1113 W Mulligan Dr Fairfield

Tucson, AZ 85755

s.jjarvis@hotmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Preserve Vistoso Member Feedback Page	04/23/2020	04/23/2020			

Initial Comment / Request

If Town Council ultimately votes 'no' to any land use changes/rezoning/development - a. does Rompsen have an appeal process they could pursue ? and b. Could Rompsen also just re-apply the following year ?

TERRY HART

945 W GOLDEN BARREL CT CENTER POINTE - SUMMIT SOUTH

ORO VALLEY, AZ 85755

hart.terry.w@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Preserve Vistoso Member Feedback Page	04/23/2020	04/23/2020			

Initial Comment / Request

For the Applicant: Please respond to the following - Who wants to do business with a company that, if said company doesn't/can't succeed under the the original guidelines in which all affected parties are subject to and have agreed upon, that said company just gets the rules changed so they are guaranteed to succeed by another means, but this time destroying the other parties in the process ? Who wants to do business with that type of a company ? Your comments ?

TERRY HART

945 W GOLDEN BARREL CT CENTER POINTE - SUMMIT SOUTH

ORO VALLEY, AZ 85755

hart.terry.w@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Preserve Vistoso Member Feedback Page	04/23/2020	04/23/2020			

Initial Comment / Request

Limiting citizen input to emails and video responses to questions should not be a substitute for in-person neighborhood meetings. The Town needs to pause the process until we can have in-person meetings.

We all understand that these are different times. But things will get back to a place when we can have the open in-person meetings that are part of the established Rezoning Process. Please give the people of the community a chance to respond in person before a formal submittal is accepted.

barbara schreiber

13765 N Slazenger Dr Fairfield

Oro Valley, AZ 85755

bschreiber.barb@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Preserve Vistoso Member Feedback Page	04/23/2020	04/23/2020			

Initial Comment / Request

Most of the Oro Valley recreational areas are in the center part of the town. Rancho Vistoso needs recreational areas and the former golf course would provide a perfect recreational area.

It is evident by the number of people and wildlife who are currently enjoying the paths of the golf course that this is a much desired and needed recreational area for Rancho Vistoso. Please do not waste this opportunity to create a lasting "Preserve" for generations to come. If development is allowed, we, the community, can never get back this pristine treasure in the midst of so much development which is already happening.

barbara schreiber

13765 N Slazenger Dr Fairfield

Oro Valley, AZ 85755

bschreiber.barb@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Preserve Vistoso Member Feedback Page	04/23/2020	04/23/2020			

Initial Comment / Request

Is the General Plan a real planning document? Or, is it subject to change by any new development idea?

My concern here is that if zoning changes for part of the Rancho Vistoso community now, there is nothing to prevent other entities from coming back in future years for more changes.

We bought into this R.V. community specifically because of its "plan." Please do not allow rezoning to change the nature of this community.

Barbara Schreiber

13765 N Slazenger Dr Fairfield

Oro Valley, az 85755

bschreiber.barb@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Preserve Vistoso Member Feedback Page	04/23/2020	04/23/2020			

Initial Comment / Request

Dear Town of Oro Valley,

I saw all the signs in the Rancho Vistoso neighborhood. The signs stated that the video would be on the website April 10 2020. It was not!

I looked on Easter Monday, April 13 and it was not working; it worked on April 14, 2020.

Thus, I request you extend the time period.

Oro Valley needs to pay attention to what we want, not what the developers demand. We as homeowners deserve to be heard and listen to you and listened to. Please extend the time for emails to Oro Valley to April 30.

Sincerely,

Maria Nahmias

Maria Nahmias

13195 N. Booming Drive Stone Terrace

Oro Valley, AZ 85755

MariaLynn48@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Preserve Vistoso Member Feedback Page	04/23/2020	04/23/2020			

Initial Comment / Request

Today Vistoso Highlands in one of the prettiest streets in all of Oro Valley. Construction traffic into Stone Canyon has become a problem over the last several years and a danger to walkers and bikers. Construction traffic for the Rompsen rezoning plan would create a major safety issue for this street and adjoining neighborhoods. The added auto, truck, and service vehicle traffic from high density development of the Rompsen plan even after constructions would destroy the peaceful ambience of all of the these adjoining neighborhoods. Any development on the golf course property needs to be an enhancement to these neighborhoods and not the deterioration that would result from either of Rompen's proposed plans!

Al Stecklein

1149 W Mulligan Dr Fairfield Vistoso

Oro Valley, Arizona 85755

astecklein@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Preserve Vistoso Member Feedback Page	04/23/2020	04/23/2020			

Initial Comment / Request

Why is Romspen asking to change some of the area's zoning from recreational to open space? What do they plan to do with the property that requires open space zoning? Is Romspen promising to maintain the land in any way?

For example, will Romspen be responsible for the removal of fire hazards such as dead brush, tumbleweeds, trees, and fallen limbs?

Romspen's plans show trails/paths in their drawings, are they promising to maintain the trails/paths?

SHARON JARVIS

1113 W MULLIGAN DR Fairfield

Oro Valley, AZ 85755

S.JJARVIS@HOTMAIL.COM

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Preserve Vistoso Member Feedback Page	04/23/2020	04/23/2020			

Initial Comment / Request

I urge the town staff and the town council to NOT APPROVE any rezoning that has been proposed by the Romspen Corporation. This large Canadian company purchased the Vistoso Golf Course zoned golf course/resort.

They obviously made a very poor decision. Or they think they made a clever decision by planning to rezone and make millions. If any of the General Plan Amendment or Rezoning is approved it will have grave effects on homeowner's property value and quality of life.

Sharon Jarvis

1113 W Mulligan Dr Fairfield

TUCSON, AZ 85755-5767

s.jjarvis@hotmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Preserve Vistoso Member Feedback Page	04/23/2020	04/23/2020			

Initial Comment / Request

From: Michael Bilodeau

Sent: Thursday, April 23, 2020 10:41 AM

To: Hynd, Jessica

Subject: Fw: Preserve Vistoso Member Feedback Page

----- Forwarded message -----

There are limited or no paths between sections of the land being left for open space. Will animals and trail users need to walk through neighborhoods?

Donna Turner

742 W LANCASTER BLVD # 3

LANCASTER, CA 93534-3130

dturner320@hotmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Preserve Vistoso Member Feedback Page	04/23/2020	04/23/2020			

Initial Comment / Request

The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, especially with the area north of Tangerine lacks Oro Valley recreational facilities. This general plan is what we as home owners signed up for...recreation and golf . We did not buy our home to have a development behind us. Keep the status quo of golf course/recreational and NO development!!!

Mary Stecklein

1149 W. Mulligan Dr Fairfield Vistoso

Oro Valley, AZ 85755

msteckle@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Preserve Vistoso Member Feedback Page	04/23/2020	04/23/2020			

Initial Comment / Request

For the Mayor and Town Council: In order to enhance Oro Valley's Brand, to improve Oro Valley's (and Town Council's) image, to enhance the “fabric” of Rancho Vistoso – the reasonable and common sense course of action would be to leave all the RGC designated land as such. That's what the residents of Oro Valley overwhelmingly want – that's our Voice ! Changing the General Plan and approving any development on the RGC designated property, or rewarding a Canadian mortgage investment company at the expense of Oro Valley's residents (YOUR constituents), would have just the opposite. Agree ? Disagree ? Your thoughts and comments please.

TERRY HART

945 W GOLDENT BAREEL CT CENTER POINTE VISTOSO - SUMMIT SOUTH - 14th Hole

ORO VALLEY, AZ 85755

hart.terry.w@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Preserve Vistoso Member Feedback Page	04/23/2020	04/23/2020			

Initial Comment / Request

Mayor Winfield and Members of the Oro Valley Town Council:

I will be brief.

The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, it must be UPHELD. The redevelopment plans are BOTH unacceptable.

There are ways that the property can remain open/recreational space for ALL members of the community. The state of Arizona has Grants available to pay for 50% of the Vistoso property to convert it to a park and trail system. Why hasn't the town filed for this Grant?

Further, limiting citizen input to emails and video responses to questions should not be a substitute for in-person neighborhood meetings. The Town needs to pause the process until we can have in-person meetings.

Richard Molnar

Siena
Richard Molnar

13628 North Tessali Way Siena

Oro Valley, AZ 85755

rtmolnar@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Preserve Vistoso Member Feedback Page	04/23/2020	04/23/2020			

Initial Comment / Request

In considering the Rompsen rezoning proposals how much weight will be given to the obvious deterioration of property values bordering the golf course? The plans as presented would make any bordering neighborhoods much less desirable places to own a home!

A;fred Stecklein

1149 W Mulligan Dr. Fairfield

Oro Valley, Arizona 85755

astecklein@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Preserve Vistoso Member Feedback Page	04/23/2020	04/23/2020			

Initial Comment / Request

We are totally against the plan to rezone the Vistoso Golf Course. It is or WAS a beautiful stamp of how a community should be. The density of homes now proposed in this rezoning is just horrible and will hurt current home owners in their property values. The rezoning is a total bail out coming from the Town of Oro Valley, and a picture of greed of the developer. STOP this proposal immediately.

We propose that the town of Oro Valley buys the land itself and convert it to a recreational and parks area. You have bought worse projects. Buying the property yourself would preserve the beauty of the area and allow property owners to retain their home values.

Arlin (Skip) Beatty - Judith D. Beatty, 605 W. Quiet Springs Dr. Oro Valley, AZ 85755

Vistoso #1 Owners

Arlin (Skip) Beatty

605 W. Quiet Springs Drive Oro Valley, AZ. 85755 Vistoso #1

Oro Valley, Arizona 85755

BASECOco@aol.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Preserve Vistoso Member Feedback Page	04/23/2020	04/23/2020			

Initial Comment / Request

We purchased our home in Fairfield specifically to be on the golf course with open space and a great view of the course and the Catalinas. We are opposed to the Rompsen rezoning proposal that would be a two story senior care facility and it parking lot right behind our home and blocking our line of sight of the mountains. We paid a premium for our lot with the unobstructed views, have already seen a decline in the value of our home, and are deeply concerned about the bigger hit that our home/property will take with the planned construction. Anything that is done in the form of development must not exceed single story construction. This will totally change the character of what are a great set of neighborhoods along Vistoso Highlands.

Al Stecklein

1149 W Mulligan Dr Fairfield Vistoso

Oro Valley, Arizona 85755

astecklein@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Preserve Vistoso Member Feedback Page	04/23/2020	04/23/2020			

Initial Comment / Request

Recognizing that property owners have the right to the reasonable use of their property, it appears as though Romspen's long term strategy may have been to increase the value of its initial investment by circumventing the adjacent and nearby property owner's rights to rely on the reasonable restrictions to Romspen's use. Those restrictions being the zoning that all Vistoso property owners relied on when purchasing their properties. Romspen's video presentation stated that after Romspen foreclosed its loan it put lots of dollars into upgrading the golf course. Having been a Vistoso resident since 2013, I did not see any of those upgrades. On the contrary, the course deteriorated until it was closed. We must know what Romspen's investment is before we can determine the enormous profits it stands to gain by a re-zone. My questions are: what was the original loan amount, what was the loan balance at default, and what proof is there of the money used for upgrades?

James Olson

13850 N BOWCREEK SPRINGS HIGHLANDS #1

xORO VALLEY, AZ 85755

aimlessjim@myfastmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Preserve Vistoso Member Feedback Page	04/23/2020	04/23/2020			

Initial Comment / Request

We moved to Oro Valley in 2011 because of the Town's reputation as a well planned community. We also chose to buy on a golf course as our dream in retirement. Putting a senior center and more houses into an area that is zoned recreational will ruin the Town's reputation as a great place to live. It will also force us to reconsider another place to relocate and take our financial ability to support Oro Valley businesses elsewhere.

Mary Stecklein

1149 W Mulligan Dr Fairfield Vistoso

Oro Valley, AZ 85755

msteckle@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fw: Preserve Vistoso Member Feedback Page	04/23/2020	04/23/2020			

Initial Comment / Request

The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, especially with the area north of Tangerine lacks Oro Valley recreational facilities.

Most of the Oro Valley recreational areas are in the center part of the town. Rancho Vistoso needs recreational areas and the former golf course would provide a perfect recreational area. Since Rancho Vistoso makes up about 40% of Oro Valley, it only makes sense to keep this area as recreational land.

The state of Arizona has Grants available to pay for 50% of the Vistoso property to convert it to a park and trail system. Why hasn't the town filed for this Grant?

What's the rush on this project. Give the community time to pursue grants and purchase the land adjacent to existing homes. Only develop the land that sits on current roads to minimize the impact of homes.

Lance Windon
862 W Chrysanthia Ct.
Oro Valley, AZ 85755
lawindon@msn.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf General Plan Amendment	04/23/2020	04/23/2020			

Initial Comment / Request

To the Town of Oro Valley Mayor, Council Members and Staff,

The Vistoso Golf course as we know it today may have more to do with just housing density numbers. I believe The Golf course is a source of Flood Control and wildlife management as well. Much of the master planning that has gone on in and around Oro Valley has used these open spaces for the purpose of flood control and wildlife control. Mitigating the impact of flooding to the surrounding properties, streets and buildings along with allowing the wildlife a way to migrate to and from their habitats.

Please include a study of Flooding and Wildlife corridors when considering any changes in use, changes to the housing density and reduction of our open spaces and Golf Courses. The fact is we are surrounded by the Catalinas to the East and the Tortolitas to the North. Both these Mountain ranges and the wildlife that inhabit them are an important part of what makes The Town of Oro Valley unique and a desirable place to live, work and play. With every change that is made upstream an effect is created downstream.

I appreciate your consideration in these matters.

Karen Stratman
1707 W. Placita Caracol
Oro Valley, AZ

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/23/2020	04/23/2020			

Initial Comment / Request

Dear Oro Valley Council,
I oppose rezoning the golf course. Why change the approved General Plan for the benefit of developers and to the detriment of those who live here- the people you were elected to represent.

Thank you,
John Lacika
Stone Canyon

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/23/2020	04/23/2020			

Initial Comment / Request

Oro Valley is lacking in park land. Arizona State offers grants to pay for 50% of parks as grants. Why hasn't the city of Oro Valley applied for such? The area has infrastructure (bathrooms and clubhouse) that could be easily adapted for the community. The city presently lacks space for pickleball courts and other recreational activities in high demand. This is an opportunity that should not be ignored.

Nancy Lacika
Stone Canyon

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/23/2020	04/23/2020			

Initial Comment / Request

To whom it may concern,

We are home owners in the Siena development on Tessali Way. We would like to express our concern to the Town of Oro Valley and all it's council members regarding the rezoning proposal by Romspen of the 203 Golf Course Acres in Rancho Vistoso. We Are strongly against this rezoning proposal for the Rancho Vistoso Golf Course. It will devastate our property values and the equity we've recognized from our home. Property values have already dropped significantly over \$100k due to the turmoil over the closure of the Golf Course in 2018. We as residence that live next to this gorgeous land with breath taking views, have invested so much into our properties to enjoy the peaceful, quiet, and tranquil scenery.

It is our understanding that the Town of Oro Valley has spent roughly \$1 million dollars to keep the El Conquistador and the Oro Valley Recreation Center up and running. Furthermore, the \$2.6 million dollars spent to place power lines underground on Oracle Rd. All for the betterment of the "entire" Town of Oro Valley community. We are simply asking the Town of Oro Valley to give the Rancho Vistoso Golf Course 203 acres the same, by upholding the general plan and keeping the 203 acres as recreational/park space. We are not asking to keep this space as a golf course, however we are demanding that the general plan be upheld by keeping this space zoned for recreational/park space.

We can not stress and implore enough, how much we are opposed and against this rezoning proposal by Romspen. We do not want any development on that land what so ever. We are not willing to devastate our property values and give up our beautiful views or tranquility, just so someone can make a buck at our expense. NO TO REZONING PROPOSAL BY ROMSPEN!

Regards,
Siena Home Owners,
Chris & Debbie Orwig

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/23/2020	04/23/2020			

Initial Comment / Request

As a resident of Rancho Vistoso I am concerned about how many housing units are being proposed for an area (golf course land) that was originally planned as open green space. Can the proposed density of population to be added, according to the new zoning plan, be accommodated in this area. How much added traffic will be created by the addition of so many residents. Increased water usage is a great concern. Large housing developments are currently under construction in this section of Rancho Vistoso. Adding another large area of residential development is unnecessary. The need for open recreational space is needed in this section of our community. Please consider the wishes of current residents who do not want to see this amount of development.

Susan Silver
13194 N Humphreys Peak Drive
Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf GPA and PAD rezoning	04/23/2020	04/23/2020	RANCHO VISTOSO NEIGHBORHOOD 7	Shirl	Lamonna

Initial Comment / Request

I am a resident of Rancho Vistoso, but do not live near the Vistoso Golf course. Nevertheless, I oppose the General Plan Amendment and PAD rezoning that would destroy one of the few remaining open space/golf course areas in the town for more tract homes and another Senior Living project. This area would make a beautiful park and nature preserve – an area with flat walking trails for the many seniors throughout Oro Valley who cannot hike to enjoy the beauty of Catalina State Park.

Further, I find this modified process during the Covid Emergency restrictions to be biased in favor of the applicant/developer as residents are unable to hear the answers to ALL questions posed by fellow residents. An attempt by the Town to split people into groups and prevent people from hearing all questions and answers was totally rejected by OV residents at the Main Streets Open House. This issue is furthered by the small invitation-only meetings being held by the applicant. This is a “divide and conquer” technique, pitting neighbors against each other in an already divided town and limiting full disclosure of the details of the project.

My questions are:

1. What is the minimum and maximum number of dwelling units for each proposed option?
2. The lot size was provided in the video but what is the size of the backyards?
3. How much of the land proposed for the walking loop is in the 1. flood plain 2. a wash or 3. area that cannot be built on due to the Town’s setbacks or buffer zones? (Basically useless to the developer)
4. Where is parking for the walking trail or will it be open only to residents abutting the former golf course?
5. How many of the proposed dwelling units are in the flood plain?
6. Were the homes platted as golf course lots with lot premiums?
7. The video indicated the Traffic Impact Analysis could not be done until later due to the pandemic and residents who leave for the summer months. The latter generally return late September or October. It seems like a viable TIA cannot be done until November. Why would the town conduct Planning and Zoning meetings without this crucial information?
8. Who is responsible for improving/widening or building additional roads common to the area? (Such as Vistoso Highlands Drive)
9. What is the estimated cost for town maintenance for the new roads within the proposed project area going forward?
10. Can existing school buildings accommodate additional school children for this project or will OV residents face increased school taxes due to constructing new schools?
11. How many acres will be bladed and graded for Option 1 and 2? Can this be conditioned so that applicant cannot come back for grading exceptions?
12. Will the Town condition GPA and rezoning such that owner cannot change the approved site plan to another use? (Such as a bait & switch from Senior living to apartments)?

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course	04/23/2020	04/23/2020			

Initial Comment / Request

According to the video Rompspen plans on having the cart path continue entirely around the course. What a great idea to help Rompspen find contractors to apply for those 8% loans to sell lots of property. Who is going to pay for the upkeep of that land? Gift the bill to the community. Is there a plan to leave a large endowment to maintain in in perpetuity or do they plan on abandoning it? As a community member I am more than willing to help support a park that is unique for our residents. This is very special land. It is fairly flat, and has partially endangered owls, rare giant scorpions (close to a foot long), Helodermatidea aka Gila monsters over 2 ft long, Coyote packs, Havana, 2 types of Deer (Mule and There is some unusual large golden colored deer -- they are huge possibly Coues Deer?.) Jackrabbits, Roadrunners, Rattlesnakes, Vermillion flycatchers, and many more. However, I do not support any development on this land. I would like to see the already zoned land they own converted to recreation area also. If any of this is developed it would destroy this animal preserve and I would not contribute economically to any left over walking paths.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Rezone	04/23/2020	04/23/2020			

Initial Comment / Request

Regarding Rompspen's Plan B for the 87 acres: Filling the 87 acres with medium high density housing will cause the area to be overly congested and will diminish our quality of life (let alone property values) that many of us moved to this area to enjoy. I can't think of another area in OV that would be as congested if all this development were allowed to proceed. One of the nice things about Oro Valley is that we have many of the amenities of a larger city without the traffic and congestion. Let's not let that slip away!
Fairfield Ranch Vistoso resident

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/23/2020	04/23/2020			

Initial Comment / Request

Does Town Staff 'fact check' the information, especially information being provided from an outside party, BEFORE it is posted to the Town's website (video) for public viewing/reading ?

Terry Hart
945 W GOLDEN BARREL CT

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course	04/23/2020	04/23/2020			

Initial Comment / Request

Hi All— we just noticed from our patio that there is a sliver tag #176 along with a white/blue ribbon attached to a tree next to the tee box on hole #17. Since we don't have a clear explanation as to what is happening in our area, we would like to know what they mean. We also asked for a better explanation as to what is proposed in the area that would affect the Vistoso Resort Casitas on hole #17, and we received no reply.

We certainly believe that any development whatsoever should be single story to lower the impact on these beautiful views,

Pam and Tom Tweed
Vistoso Resort Casitas
655 W Bistoso Highlands Dr #130
Oro Valley, AZ 85755

[attachment name=IMG_6553.JPG]

[attachment name=ATT00001.txt]

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Course Redevelopment Concerns	04/23/2020	04/23/2020			

Initial Comment / Request

Good afternoon, I am writing today to share my concerns of the impact adding homes to hole 14 area will have on my family as well as my community. I am a parent that walks my child to and from school at Innovation Academy every day for the past 2 school years. We live on the north side of Desert Fairways in Stone Terrace. We use the crosswalk and on at least 2 occasions, even with all the signage and crossing guard we have almost been hit by cars not paying attention. Adding a street to intersect Desert Fairways across from IA would be disastrous. The area is already congested during school pick up and drop off, the impact of adding more infrastructure to funnel into that area is a bad decision. We often walk/bike/skate our neighborhood; a great neighborhood, we have seen countless wildlife in and around that area. The javalina travel the washes into the 14th hole area. We once saw a Bobcat laying in wait on the green, surrounded by 5 rabbits. We have seen Mule Deer families and countless coyotes and Bobcats, all traveling that corridor. We feel any development of residential is not wise right there as it would chase this life away, and spread the javalina into neighborhoods further. From a community member standpoint, I understand and accept growth. However, this golf course area is a huge property, we feel this can be planned differently to not impact the school, wildlife and traffic on Desert Fairways in a better manner. We do appreciate keeping the trail system available for public use and hope you will seriously consider our concerns and the safety of our children and all of our future. Sincerely, Cris Gosz13184 N. BOOMING DR.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Preserve Vistoso	04/23/2020	04/23/2020			

Initial Comment / Request

Hi-
 We have lived happily here on Regulation Drive, in Stone Terrace for approximately 8 years. Innovation Academy our child attends has a lot of traffic already thus building care homes, more properties, etc. would increase traffic, making it dangerous for children and other drivers. Also, these changes will decrease several homeowner's property values, affecting economy. Construction noise, Emergency vehicles, and more congestion will create more noise, making our area of solace not as peaceful.
 Please preserve Vistoso. At the very least, make trails and walkways preserving the wildlife of Oro Valley that we enjoy.
 Thank you for listening and understanding what matters most. Our community.
 The Blume Family

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf plan	04/23/2020	04/23/2020			

Initial Comment / Request

To PRESERVE VISTOSO

We are John and Karen Meslow and live at 588 West Quiet Springs Drive, on the 6th fairway of the Vistoso Golf Course. We are deeply angered and disturbed by the current proposal from Romspen Properties.

While we are learning of the scope and impact of this entire proposal, our message at this time is brief, and is specific to the plan that directly affects our property. When we purchased our home 20 years ago, the lot had been chosen for its prime proximity to the golf course and was complimented by the spectacular view of the Catalina Mountains. Romspen's proposed development on the 6th fairway on the Vistoso Course indicates a road and cul de sac immediately behind our exterior wall! The reality of garbage trucks, delivery vehicles, homeowner cars turning around just feet from our back wall is completely unacceptable. This is not a well thought out plan. . . and certainly one that has no regard for the present homeowners!

We are in total support of Preserve Vistoso's mission and activities to protect the existing golf course as recreational and open desert spaces and to uphold the present zoning ordinances. Thank you for any and all work you do on our behalf.

John and Karen Meslow j.meslow@comcast.newmeslowk@aol.com.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Proposed development on former vistoso golf course	04/23/2020	04/23/2020			

Initial Comment / Request

Dear friends,

We appreciate the time and effort you are expending generally to preserve and protect our homes and environment in this beautiful corner of AZ. We have lived in our condo at 214, 695 W. Vistoso Highlands Drive for 12 years. And we love the area.

We were disappointed when the golf course closed. Though not golfers, the green space provided an oasis in the desert and added charm and beauty.

We have grown accustomed to the course growing back to nature. We take long walks through the area and, especially during these most trying times, find such walks essential to our physical and emotional well being. We know you understand.

We have watched the video and have a basic understanding of Romspens current proposals. We would urge you to block these developments based on the following criteria:

1. The area is already overbuilt, and is plagued by sluggish sales of residences at very low prices. The adjoining development of free standing homes just north of the pond on Vistoso Highlands Drive is a prime example. The project was stalled and was left with no activity for quite a while. Then, slowly, homes are being built based upon presales of lots. Apparently the developer and its lenders will not take the risk of spec homes.
2. We are already in a recession based on the coronavirus pandemic and the economic carnage that it has caused. There is no denying that it will be deeper and longer than anyone could predict. Given the limited, if any, demand for housing in the proposal, and the likelihood of delays, stoppages, or worse yet, project abandonment (through foreclosure, bankruptcy, or sale), the area will be left in worse shape than it is now.
3. Romspen is only interested in maximizing its return on an investment that has gone very sour. We understand that. But it's not the problem of Oro Valley or the home owners. Whether it was a bad decision on Romspens part or unforeseen, it is not the obligation of Oro Valley or the home owners to bail it out.
4. Preserve Vistoso, staffed by dedicated volunteers, has done a great job of keeping us informed, and tried for months to do a deal with Romspen that would have saved the property for the community. We hoped that Oro Valley would have supported those efforts and/or taken over the property, as was done at El Conquistador. We still urge you to do so.
5. People are under stay home orders. People are trying to stay free of the virus. People are working day and night in capacities that protect all of us: first responders, health care workers, other essential services. People are financially strapped by all that is going on, including a marked diminution in the value of their homes. People do not need further problems to handle because a developer wants to push through a project that will benefit it, but only hurt the surrounding areas. We look to you to protect us.
6. The process for meaningful community input on this important matter has been subverted to the timetable and will of the developer. That's not fair. There is NO rush from the community standpoint about this proposal. And, we verily believe, as stated above, that the project will falter due to the lack of demand and the economic distress that our nation is facing and will have to cope with.

In closing, we urge you to reject this proposal based upon the forgoing and the views expressed by Preserve Vistoso on behalf of all home owners.

Thank you for your consideration.

We are available as below to discuss further.

Fruman and Marian Jacobson,
695 W. Vistoso Highlands Drive, Unit 214
Oro Valley, AZ 85755
520-638-5585

[http://logo.dentons.com/dentons_logo.png]

Fruman Jacobson
Retired Partner

Our COVID-19 Client Resources Hub<<https://www.dentons.com/en/issues-and-opportunities/covid-19-coronavirus-hub>> is available to the public, part of Dentons' global commitment to help our clients and our communities navigate this pandemic's legal and business challenges.

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Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso GP Amendment and Rezoning	04/23/2020	04/23/2020			

Initial Comment / Request

Dear Town of Oro Valley,

We greatly oppose the Romspen Vistoso pre-application for development of the former Rancho Vistoso Golf Course. While we do not live on the course, we believe this proposal will have a deleterious affect on those landowners and Oro Valley at large.

The density of this proposal is not in keeping with the current zoning. It will negatively affect surrounding property values. Furthermore, to place senior housing directly in the middle of a neighborhood will seriously impact the quality of living of that neighborhood. It was not built for a continual flow of large trucks and service vehicles and high density of traffic.

What's more, the town badly needs more recreational and open spaces for its citizens to enjoy. The town should have the vision to turn this space into something that everyone in the community can enjoy.

We urge you not to change the current zoning laws and allow a developer to negatively impact the property owners in the area.

Sincerely,

Karen & Greg Birsky

14086 N Hemet Dr

Oro Valley

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen Effect On Home Values	04/23/2020	04/23/2020			

Initial Comment / Request

I'd like to know what Romspen thinks is going to happen to the home values of taxpayers with homes on the golf course where Romspen wants it rezoned, so they can put in more homes. The homeowners who purchased along the recreationally zoned golf course, spent significant money for the mountain and natural views. For many, these purchases were their dream or forever homes. If those values suffer serious declines, what happens to all of the closely surrounding homes ? Answer - they are affected and get hit too.

There is not a homeowner who wants to look at additional homes and/or roofs, and watch their home value suffer significant declines. It is simply unacceptable and unfair to the citizens that invested thinking their views would not be obscured by homes right in their backyard.

We have already heard in the Romspen infomercial that they have planned " thoughtful" development, with buffer zones and landscaping. Nowhere do they speak to what proposed 'landscaping' would consist of. Fifty (50) foot set backs are nothing - no one bought along this property planning to listen to daily verbal discussions in their own backyard.

If rezoning were approved (and it should not be) Romspen sells the property to a developer, walks away with their cash never to be seen in Tucson again, and god knows what happens at that point with the developer(s). Meanwhile the taxpaying citizens see their views deteriorate and their home investments plummet. Should Oro Valley allow this to happen for a Canadian lender who made bad business decisions ? Romspen needs to sell the property at its appraised value to Preserve Vistoso and/or Oro Valley.

Bill Jarvey(new resident to Oro Valley)

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen & Preserve Vistoso	04/23/2020	04/23/2020			

Initial Comment / Request

Why is Romspen not actively working directly with Preserve Vistoso to sell them the golf course property ???

Preserve Vistoso has over a thousand citizens from all of the HOA's surrounding the golf course, who are actively opposing rezoning and putting in unneeded housing of various types. Preserve Vistoso has stated they wish to purchase the property and is a viable entity to do so.

Given the significant opposition Romspen is aware of, why would they not first undertake an effort to sell to Preserve Vistoso, before pursuing other options ??? Their current strategy seems shortsighted and does not make sense.

I've heard Romspen has thrown out various figures for what they want for the property, that have changed significantly in value. I've also heard that Preserve Vistoso engaged an independent land consultant and appraiser to get a fair market value for what it's worth.

Maybe I am not aware of the pertinent details, but why not get Romspen working directly with Preserve Vistoso to reach a fair and equitable solution that preserves the Sonoran Desert and the town's serious need for recreational and nature areas ?

What's the history so far: what is the price Romspen is seeking, and what is an accurate cost they have in the property to date ? Will they be forthright in disclosing transparent (and verifiable) data , or is this a close to the vest, covert type of thing that is all about grabbing the most money possible, and then quickly leaving Oro Valley behind with significantly less recreation land, unhappy citizens, more traffic, and diminished housing values ?

I guess I sound tainted and suspect, but I have seen this happen before with failed golf courses. Thank you.

Bill JarveyOro Valley Resident

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Does our General Plan Guide Us ?	04/23/2020	04/23/2020			

Initial Comment / Request

The General Plan was approved by Oro Valley citizens a scant four years ago after a thoughtful and significant period of development. The Romspen 'plan' of rezoning recreational land into housing is totally inconsistent with the blueprint laid out by the city's General Plan. Look at what the plan says: The Oro Valley community recognizes the importance of natural, scenic and cultural resource conservation in sustaining Oro Valley's identity as a desired place to live, work, and visit. (Much more could be added) Taking recreationally zoned land in an area which is already recognized as being deficient in such, and putting housing in its place is wrong on multiple accounts. Let's not let a Canadian company influence Oro Valley into solving THEIR problem at the expense of the will of the people, as manifested in the General Plan. Romspen is audacious in their approach when they can clearly see the ground swell of opposition. There HAS to be a better way of solving this situation than allowing them to cash out at the expense of the Sonoran Desert, recreational needs of the citizens, the General Plan's direction, and the multitude of homeowners, who will watch their financial investments in homes get hammered.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	public meeting rezoning golf course	04/23/2020	04/23/2020	VISTOSO GOLF CASITAS	Bev and Jerry	Young

Initial Comment / Request

In our opinion, scheduling of the public meeting for discussion of the rezoning of the Vistoso golf course should be postponed until January, 2021 for several reasons: The owners of homes and condos are mostly seasonal residents and will be otherwise disenfranchised. Secondly, the Covid-19 pandemic is also an excuse for delaying the public meeting. Signed, Jeremiah and Beverly Young, Vistoso Golf Casitas 1

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course Rezoning Concerns	04/23/2020	04/23/2020			

Initial Comment / Request

Dear Oro Valley planning commission,

As a owner/resident of Vistoso Casitas at 655 West Vistoso Dr, #226, I am concerned about the Vistoso Golf Course re-zoning. Here are my concerns:

1. The reduction of undeveloped space; the main attraction of Oro Valley and the Vistoso community is the hiking, jogging, and biking, and that's why I moved here, so losing the naturalized wildlife preserve will diminish the attractiveness of the area for myself and any prospective residents.
2. The increased traffic; the streets are already busy, and the current traffic is already being stressed by new developments, so more development will create more traffic issues.
3. The environmental impacts; light and sound pollution, and habitat impact. With the golf course property still intact, it's able to accommodate natural wildlife. Any infringement on that habitat's flora and fauna and animals will diminish it's ability to sustain them, and the quality of life they provide for local residents.
4. The pandemic impact; people and resources are unavailable while offices and businesses are closed. I would like the conversation postponed and the proposal withheld until the pandemic has passed.
5. The real estate impact; I am concerned that the construction and reduced green space will decrease property value along with quality of life.

I support conserving the Vistoso golf course property as a public park/green space, to maintain the attractiveness of the city, and maintain the quality of life for current and future residents.

Sincerely,

Dan Dalton
drdandalton@daltonassociates.ca<mailto:drdandalton@daltonassociates.ca>
519-823-3247

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/23/2020	04/23/2020			

Initial Comment / Request

Sent from Mail for Windows 10

I walked through part of the golf course last week, and I believe it should be left the way the constituents voted several years ago. It is a rare occasion to be able to walk through the natural area on a paved path—almost seems like you are way out in the desert. If you ruin it by allowing development, you will never get an opportunity like that again. Leave it alone for now. Timothy Goodwin atalaya way

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Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso	04/23/2020	04/23/2020			

Initial Comment / Request

Dear OV Council and Staff,

The old golf course Vistoso property has been stunningly beautiful. Even now you can walk or bike the trails. Breathtaking views. This is a “lateral park” waiting to happen.

When the current council was debating whether or not to uproot the El Con golf courses into a lateral park, several of those options were millions and millions of dollars. There were issues of access, environmental issues, police and fire concerns, property values and the like. It was a hard decision but one that ultimately made sense since the entire Community Center and golf courses were operational. There was revenue potential there.

Since Vistoso golf course has already shut down, there is opportunity to take advantage of the existing infrastructure for a park that everyone in Oro Valley could enjoy. With the shut down restaurants, snack bar, bathrooms, irrigation system, parking lot - this would be an ideal place for people to enjoy the outdoors. Would it cost money? Of course. Would there possibly be fewer revenue opportunities? Perhaps. But what a lovely place for picnic areas, baseball fields, soccer fields, walking trails, shade structures....and my understanding is that there isn't a park of this kind north of Tangerine.

If it is not cost prohibitive here is an excellent opportunity to develop the park that some of the council members might support. Additional development is not a good option for this area.

Thank you,

Nancy Peterson

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Resident Opinion on the proposed Vistoso Golf Course Development	04/23/2020	04/23/2020			

Initial Comment / Request

To the Mayor and Town Council members:

For the benefit of all Oro Valley residents, do not change the General Plan of the Vistoso Golf Course, but rather, keep the land as open/recreational space.

I paid a significant lot premium for a house with a backyard bordering the Vistoso Golf Course driving range. I was told the land would always remain recreational, which sealed the deal for my decision to purchase.

It is not acceptable to lose the open space to any type of building/construction. Not only would changing the general plan decrease my property value drastically, but development on such precious land inhabited by vast amounts and varieties of wildlife would be disastrous.

Lori Molnar

13628 N. Tessali Way

(Siena)

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Input on golf course proposal	04/23/2020	04/23/2020			

Initial Comment / Request

The plan needs to take into account:

1. The main road through Vistoso Highlands cannot possibly handle the traffic for all the new high density housing and a senior care facility, and

2. In a world where Covid-19 is currently killing over 30% of residents in senior care facilities, it seems unconscionable that the city would allow such a facility to be built right in the middle of a high density neighborhood.

However long it may take to have an in-person, public meeting in the future, the final zoning decisions should be delayed.

Sincerely,

Robert Rapiejko

13804 N Keystone Springs Drive

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Proposed Romspen Zoning Change	04/23/2020	04/23/2020			

Initial Comment / Request

I am writing to you, the leadership of Oro Valley, to express my strong objection to the proposed zoning changes proposed by Romspen for the Rancho Vistoso neighborhood. Please allow me to provide some background.

My wife Lori and I are native mid-westerners, and we have lived in Ann Arbor MI since before we were married in 1991. However, as a powertrain development engineer for 29 years with Ford, I have travelled to Arizona nearly a hundred times for hot weather testing, and with those visits I quickly grew to love the Arizona desert landscape and scenery. Lori accompanied me on many trips and immediately loved Arizona as well.

Fast-forwarding to 2016 - our daughter started her freshman year at the University of Arizona, and given our frequent visits we decided to pursue property ownership in the Tucson area. Based upon feedback from locals (and the internet), we were directed to Oro Valley. We were immediately impressed! Oro Valley embodies a very unique combination of spectacular natural beauty, numerous retail and entertainment options (tastefully integrated into the desert environment), and many attractive neighborhoods that demonstrate the area's natural beauty.

Based on our needs, we gravitated to condos in Rancho Vistoso and ultimately purchased an end unit on the border of the Golf Casitas neighborhood. The interior of the condominium is very nice, but the most significant driver to purchase that unit was the spectacular view and peaceful setting right behind our patio.

Our unit abuts a desert environment with the golf course behind that and mountain views in the distance. We spend many hours outside enjoying the beauty and tranquility of the desert vegetation, the birds and small mammals that visit, and even our tarantula friend who comes out at night, the latter captivating all of us mid-westerners, especially our 23 year old son! And the view of the sky at night is amazing - we can't see nearly as many stars in Michigan. All this would be significantly impacted or completely lost by the medium high density units that Romspen is proposing due to the lost desert environment, additional traffic and noise and light pollution from the proposed units behind ours.

As an employee of a major corporation, I support Romspen's initiative to make a profit, but this must be within the boundaries of the original agreement when the property was developed - that the golf course and

adjacent property be zoned as recreational. By allowing the zoning change, the basis of our purchase and that of all other property owners adjacent to the golf course would be fundamentally altered. I believe this would set a poor precedent for the town of Oro Valley. If prospective property purchasers cannot be assured that the physical surroundings, view, and peaceful nature of the property will be guaranteed for the duration of home ownership, that property desirability (and thus value) will be diminished.

Therefore, I respectfully request that the Romspen's request for re-zoning be denied. Thank you for your time and consideration.

Sincerely,

Brian and Lori O'Neil

695 W. Vistoso Highlands Dr #105

Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Retain Recreational Space	04/23/2020	04/23/2020			

Initial Comment / Request

Romspen is in a high risk high reward business. In 2015 Romspen informed their investors that they intended to develop the golf course, generating an excellent return on their investment.

The Town of Oro Valley has an obligation to its residents to respect and uphold the General Plan. The Town of Oro Valley has NO obligation to grant Romspen the opportunity to generate a huge profit by eliminating recreational space.

Do your job. Just say NO to rezoning and retain recreational space.

Gayle Lopez
Vistoso Hills
520-306-6660
Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Proposed Vistoso Golf Rezoning	04/23/2020	04/23/2020			

Initial Comment / Request

I write today in opposition to the proposed amendment to the General Plan and the rezoning of the Vistoso golf course. In addition, I strongly object to the use of web based neighborhood meetings as a substitute for the REQUIRED neighborhood meetings.

My wife and I purchased our home on N. Tessali Way nine years ago. After months of searching, we were attracted to Oro Valley and to the Vistoso area in particular. Our house sits on the golf course and the open space behind our house and the wonderful views were among the many reasons we bought here. We and our neighbors have one thing in common with Romspen. When we invested in our property we were all fully aware of the benefits and limitations the Vistoso Master Plan and the Oro Valley General Plan put on our property. Now, Romspen, a Canadian entity, is asking the town to change those plans, a change which will benefit Romspen, to the detriment of the residents and voters of Vistoso.

In the posted video, Romspen contends that they invested “millions of dollars” in the golf course in an attempt to make it profitable. I’m sure that statement was a surprise to those of us who played that course during the years Romspen operated it. The maintenance was shoddy at best with the course deteriorating significantly during their time in control. During the failed negotiations with The Legacy Project, it came to light that the entity negotiating to buy the course from Romspen would have to totally replace the irrigation system and that Romspen had stripped out all the equipment in the clubhouse kitchen. Still, Romspen refused to budge from their price. It is obvious to me, from their actions and their own company materials, that Romspen always viewed the Vistoso property as a real estate play and never about keeping a vital part of the area, the golf course, intact.

As to the proposed use of web-based meetings as a substitute for the required neighborhood meetings, I find it ironic that an administration which was voted in because the previous administration was perceived to be in developers' pockets, would now change the rules to benefit a Canadian, non-resident, non-voting developer. For that matter, where is the sense of community if the rules are changed so that a foreign investor can profit while Oro Valley residents see their homes' values decimated?

I ask that the town deny Romspen’s request to rezone, after holding the required neighborhood meetings!

Bill O'Donnell

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vitoso Golf Course	04/23/2020	04/23/2020			

Initial Comment / Request

My comments regarding the rezoning of Vistoso Golf Course
 From Gary Hendricks
 Fairfield Vistoso
 Lot 44
 13820 N Maxfli Dr.
 Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Opposition to rezoning of Vistoso Golf Course	04/23/2020	04/23/2020			

Initial Comment / Request

To: Zoning committee, Town of Oro Valley

Those who live on the north side of Tangerine Ave have very limited access to a nature preserve cum walking trail. Yet a huge number of Oro Valley residents live in this area without such privileges. It is the responsibility of the city to make sure all neighborhoods are treated fairly. The closure of Vistoso Golf course has provided the city with an opportunity to fix this inequality. The location and openness of the golf course are unique. This can easily be converted to a nature preserve without major structural changes.

Residents at Rancho Vistoso in Oro Valley are united. We are opposed to any changes to the existing Vistoso golf course zoning plan. The city under any circumstances cannot give in to demands of the developers. Now is the time for city to act and act decisively in favor of the residents.

Dr. B. De
 Ms. M. De
 Residents of Rancho Vistoso since 2007

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rompsen Rezoning Plans	04/23/2020	04/23/2020			

Initial Comment / Request

My wife and I decided to move to Oro Valley full time last year after spending winters here for 4 years. We we're attracted to the Vistoso Highlands area specifically because of what it had to offer in terms of safety, open space, beautiful views, low traffic, quiet neighborhoods, wildlife, excellent walkability, great biking, and the overall beauty of the area. It seemed to us to be the perfect place for our retirement and we are very happy with our decision. We now find much of this threatened by Rompsen's request to rezone and develop much of the previous golf course property.

I am opposed to the rezoning of the property and believe the city needs to look at other options to maintain the property as it is currently zoned. There are many new subdivisions which have recently been developed and many which are currently being developed in Oro Valley. This piece of property represents a unique opportunity for the city to follow the guidelines set out in Town's General Plan (approved by the citizens in 2016) and to maintain the qualities that make Oro Valley a desirable place to live.

Respectfully,
Eric Tollefsen
971 West Lone Mesquite
Stone Village

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf property	04/23/2020	04/23/2020			

Initial Comment / Request

I hope that the city council and I can agree on one thing... the most important thing in our law is that transparency is the core of legality and that government must remain accountable to it's citizens.

The current proposal to have the zoning and General Plan changes as requested by Romspen, will proceed with altered requirements as to how the residents will be allowed to review and comment on this proposal. The schedule proposed for future meetings is and additional concern since the required meetings are set conveniently when many seasonal residents will no longer be in our area. The proposed changes to the zoning and General Plan will have a detrimental affect on the residents life, their property and their prosperity in addition to detrimental consequences to the desert environment. I would hope that the council members take a good look at the business practices that Silverstein (the manager of Vistoso and other courses) and Romspen have had since 2014 and before. I doubt that it is a coincidence that after Silverstein's management of these courses, a financial situation evolved whereas bankruptcy followed and the property was taken over by Romspen the lender. Was this part of a "business" plan to acquire land and then repurpose that land by rezoning? Hard to believe that under Silverstein Golf Club members were offered deals to pay upfront fees at an attractive price to help 'Save' the course and then those memberships were voided when bankruptcy was filed... legal but suspicious since time and again the same plan was executed. I would wonder if the law and rule of transparency applied to these business plans ending in bankruptcy and then obtained by Romspen.?? Seems strange that after several courses failed after being managed by Silverstein , the same lender always was there to finance another deal with him.

I would hope that council members take into consideration the credibility of the property owner requesting a zoning change and change to the General Plan . The General Plan was voted on by residents in Oro Valley and these requested changes will in fact nullify our vote. Remember transparency is the core of legality and government must remain accountable to it's citizens.

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso GP Amendment & Rezoning	04/23/2020	04/23/2020	MONTERRA HILLS	Bob	Semple

Initial Comment / Request

To consider a major modification to the General Plan without the in person voices of those affected is crazy

We are in the midst of a National Emergency that is changing millions of plans and creating lots of health issues. Certainly when the plan to consider OV General Plan changes was drafted no consideration was given for a Pandemic of this order. Change the rules!

Postpone the live meetings until they can be held responsibly - even if that means postponing into 2021!

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen Rezoning Plan	04/23/2020	04/23/2020			

Initial Comment / Request

Hello,

I am a newer homeowner in Centerpointe Vistoso. I have been sick to my stomach ever since we moved into our home in March. Hearing and reading all the community concerns regarding what is taking place to our open space/ golf course land is so incomprehensible! I, my husband and my 2 children purchased this home because of all the good news we heard about Oro Valley, their schools and open spaces. We were told the Mayor and city council voted in all ran stating they wanted to keep the building down to Preserve the open spaces for all the wildlife and to keep Oro Valley beautiful.

My husband called the zoning Dept. Before we purchased and they eased any concerns regarding the open land behind us. It is zoned recreational. So we went ahead and closed on our home.

After moving in we heard of a meeting of homeowners and the Preserve Vistoso group. We started reading about Romspen and hearing how upset those around us are, especially some who paid premiums for the lots on the golf course/ open space. They were sold to these owners letting them believe this land zoned recreational would stay recreational. They all went through the General Plan process, just 3 short years ago, which is supposed to be for 10 years. Voting and solidifying what this area would look like. None of which was to turn this open space into residential use. Nobody was led to believe there would be the wall of another home staring them in the face one day. What Romspen, a Canadian Company, is doing is just sickening. Especially with all we, as a country, are going through with the Corona Virus. They are not stupid. They know applying now is to their advantage. No in person meetings taking place. This is not their first rodeo. Even their Annual Report from 2015 states they had no intention to keep up the golf course when they took it over. This information is all coming out in the open now. The homeowners in Rancho Vistoso were duped. We are all writing these letters to you the City Council pleading you follow through with why you were elected. To stop these rich corporations from coming in and changing our environment and ruining our own investments, our homes. We who work hard all our lives to support our families and provide a roof over our head. We search for just the right location. Our homes are OUR investments. We look to our cities and towns to do what's best for us. Which is why we are careful of who we elect. You should be looking out for what we the people are stating and not some outside, heartless corporation. Just looking to make their investors richer.

There are many other recreationally zoned projects Oro Valley can do with this land to Preserve the vegetation and wildlife currently residing in these spaces.

I just hope my children and those Children of the many other families that live here get to hear and see what is meant by a Government for the People. I know my two 14 year olds are watching and listening to see what their Council is going to do.

Please Deny Rompsen's development application. No Development.

Sincerely,
Lori Piccininni

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso rezone	04/23/2020	04/23/2020			

Initial Comment / Request

Good afternoon,

Have the council members and Mayor/Vice Mayor walked, or do they plan to walk the course with Romspen's plan in hand to see how drastically this will affect the homeowners and neighborhoods nearby? While you're out there, take a look around and enjoy the view. If you approve this, it will be gone...Forever.

Please say NO to the Romspen rezoning request.

Thank you,

Jeff and Sharon Jarvis

Fairfield Vistoso

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rompsen Rezoning Request	04/23/2020	04/23/2020			

Initial Comment / Request

I've heard that if the the Rompsen rezoning request is not approved and the plan to preserve the Vistoso golf course as a natural area goes through, then the City of Oro Valley will need a sales tax. Is this true? If so, how much of the current Oro Valley budget is spent on development and maintenance of infrastructure for housing developments? How much additional taxes will be needed in the future after the proposed residential and senior housing is built and inhabited to provide city supported infrastructure and other services? It seems possible to be caught in a loop were new development is continually needed to support the resources needs of past developments. The city would never be able to develop its way out. What other options has the City Council considered as possible funding sources to meet current needs? Are we being forced into a false dilemma- given only a choice between a natural area or new development?

Janvier Slick
zslick@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rompsen Rezoning Request	04/23/2020	04/23/2020			

Initial Comment / Request

I've heard that if the the Rompsen rezoning request is not approved and the plan to preserve the Vistoso golf course as a natural area goes through, then the City of Oro Valley will need a sales tax. Is this true? If so, how much of the current Oro Valley budget is spent on development and maintenance of infrastructure for housing developments? How much additional taxes will be needed in the future after the proposed residential and senior housing is built and inhabited to provide city supported infrastructure and other services? It seems possible to be caught in a loop were new development is continually needed to support the resources needs of past developments. The city would never be able to develop its way out. What other options has the City Council considered as possible funding sources to meet current needs? Are we being forced into a false dilemma- given only a choice between a natural area or new development?

Janvier Slick
zslick@comcast.net

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments on Vistoso Golf Property Rezoning Request	04/23/2020	04/23/2020			

Initial Comment / Request

Vistoso Golf Property/ Feedback to TOV

There are a number of issues concerning the Romspen request for rezoning of the Vistoso Golf Property.

Background & Concerns

- TOV does not have significant park facilities north of Tangerine
- The property being considered for rezoning is located in the heart of Rancho Vistoso
- Rancho Vistoso residents represent 25%++ of TOV voters
- TOV ranking of park availability to residents is far below towns of similar size

Issues

- TOV capability to provide an appropriate public forum meeting for consideration of a major multi-zone rezoning request for the Vistoso Golf Property which in addition requires a General Plan amendment while complying with current public gathering constraints of the Covid-19 issue.
- The Romspen request for rezoning does not include an official comment on future plans for the remaining acreage not included in this request.

Requests

- Maintain the current zoning on the entire Vistoso Golf Property which allows Romspen to build on the 6+ acres zoned high density along Vistoso Highlands Drive.
- TOV should work with Preserve Vistoso group to find an alternate use of the Property within the current zoning and General Plan such as a Public – Private agreement to acquire and manage the property.

Patrick Straney 4/19/2020

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Preserve Vistoso Comments	04/23/2020	04/23/2020			

Initial Comment / Request

Our original interest in moving to Oro Valley was the Vistoso Golf Course and the natural habitat that it's design offered. We believe that with the closing of the Golf course, the City of Oro Valley is offered the opportunity to create a wonderful Nature Preserve and Community trail. Creating a park-like environment and protecting the existing wildlife should be a priority for our community.

Prior surveys have noted the lack of park and recreational facilities which is certainly a detriment to current and future generations. There are both economical and cultural benefits to a community having park and/or greenbelt properties scattered throughout the community. There is very little space left within a comfortable distance for access from our neighborhoods and the Vistoso Golf property would move us up from the near bottom of the list of communities providing easy access to a park or recreational area.

The current Video Conferencing craze created by the Covid-19 virus points out the importance of face to face meetings - most especially when input from many interested parties is necessary and should be heard. This discussion needs to be done in person. Or, as an alternative, our city officials need to sustain the current zoning and keep the property or a large portion of it as a community asset/park, recreational and animal habitat.

Of course, with a large percentage of the population of Oro Valley being Snowbirds and having returned to their homes in other states, a meeting should NOT be scheduled during the late Spring, Summer and early Fall. January of 2021 would be desirable offering the opportunity of attending. Please keep in mind that many of these older residents may not have the ability for the Video Conferencing offered.

Dan and Pat Brotherton
755 W Vistoso Highlands Dr #107
Residents since 2007

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen rezoning request	04/23/2020	04/23/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Matthew	Wood

Initial Comment / Request

See the cut and paste article from the Tucson Business Journal. They certainly thought a deal for the course had been made! So much for the claim there were no credible offers.

https://www.insidetucsonbusiness.com/news/golf-club-at-vistoso-to-reopen-after-3-5-million-acquisition/article_86be41e0-a72a-11e8-9ad2-9bcc10402783.html

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf/Romspen Rezoning	04/23/2020	04/23/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Nancy	Moses

Initial Comment / Request

Personal Statement:

When looking for a retirement home three years ago, the Oro Valley area presented us with a unique opportunity to invest in a lifestyle that provided privacy, beautiful mountain scenery, quiet neighborhoods, abundant wildlife, minimal traffic and congestion. We invested in a home in Oro Valley on the golf course in Fairfield within the VCA, because it provided privacy and open space. We trusted that the Town of Oro Valley (TOV) would ensure that our investment in this open space would remain as such, since Oro Valley had designated it as an environmentally sensitive open space per the Environmentally Sensitive Land Map (ESL map).

Romspen's plan, as presented, breaches this trust and in effect, will destroy the lifestyle we envisioned and invested in. I assume that for us and many of the retirees in this area, we have a limited number of future years to enjoy the lifestyle this community provides (15 years +/- 5). Do we really want to spend the next third to half of those years listening to blasting, the noise from construction and dealing with the increased traffic from construction equipment in and out of the neighborhood? I enjoy biking in this area; increased traffic and large equipment will certainly decrease my safety on the road. It is hardly the "quiet sanctuary" that we thought we invested in.

I am disappointed with the closure of the golf course but particularly disappointed with this plan to rezone the area. Many residents invested in homes with premium views and now will possibly be looking at a two to three story development in lieu of the Catalina Mountains. Despite the loss of the golf course, it has been encouraging to see the vast utilization of the trails and open spaces by a variety of the community, both young and old. I think the TOV is short sighted if this area is rezoned as it offers the potential for many recreational opportunities and would be an asset to the community at large. This is sad but will be disappointing if the Town of Oro Valley allows a Canadian company to develop this property at the expense of the resident's lifestyle and investment.

When investing in a home here, I avoided a town burgeoning in development--I did not want to live in a mini-Phoenix. The Town of Oro Valley seems soon to become the "City" of Oro Valley, given the increased population and explosion of development. I am concerned about the increasing cost and demand for water that increased developments will bring and I hope that the Town of Oro Valley also shares that concern.

Concerns:

1. A Continuing Care Retirement Community (CCRC) will increase traffic flow onto Vistoso Highlands Drive. Developing 250 residences plus the senior facility along with it's staff, visiting medical personnel and families will contribute to increased traffic. I would estimate that, it could possibly add an additional 400 to 500 vehicles just from this development, not to mention additional developments currently underway.
2. Increased noise will prevail from the shear traffic not to mention the ongoing construction for the next 5+ years. This does not meet TOV's goal of minimizing the impact to existing neighborhoods, but does quite the opposite.
3. If the TOV approves rezoning, there is NO guarantee that the eventual developer will abide by the promises (number of stories, widths of buffer zones, etc) made by Romspen at this juncture.
4. Is the TOV aware of the current need in Oro Valley for another CCRC-type facility? Does the TOV require any type of certificate of need to identify

that such a facility is needed? Given the recent events with Covid-19 in numerous CCRC-type facilities, one wonders if this will be a desirable/viable living option in the future given the high risks and consequences that have permeated these type of facilities.

5. Does TOV look at the prospects of high density residential developments being overbuilt within the community? Romspen's plan proposes 114 multi family units in the High Density Residential (HDR) development. World Mark Resorts has 130 one and two bedroom apartments and provides short term stays for visitors attracted to the area by the golf course. Since the golf course no longer exists, World Mark Resorts could potentially convert these resort apartments into a condo or apartment development.

Questions:

1. Rezoning and reclassifying the designated "Open Space", as opposed to just designating it as an open space, is imperative to prevent further development of this area at a future time.

Will TOV rezone and reclassify it as "Open Space"?

2. Who will be liable if an accident occurs on the trails of the "open space" property?

3. Who will be responsible for building and maintaining promised "planned trails/recreational areas"? Are these promises for planned trails and recreational areas binding?

4. Will "open spaces" be donated to VCA, TOV or to a non-profit entity? If they are just designated as "open spaces", what prevents Romspen from developing and rezoning "open spaces" in the future?

5. Romspen plans to have 3/4 acre custom lots at golf hole #6. Why not rezone this area as Low Density Residential (LDR) and NOT Medium Density Residential (MDR)? Rezoning this area as MDR, only opens up the possibility of future 2 story houses and small lots in lieu of custom homes on 3/4 acre lots.

6. It is my understanding that the golf course is classified as a Resource Management Area - Tier 1, based on the Environmentally Sensitive Land Ordinance (ESLO). If it is to be rezoned per the ESLO, 66 % of it must be preserved as "Open Space" per the ordinance. This means that 133 acres must be preserved and rezoned as "Open Space" based on the total of 202 acres (87+ 115=202). Romspen's plan violates this ordinance by 18 acres. Only 69 acres, not 87 acres, can be rezoned and developed.

Will TOV enforce the ESLO and allow only 69 acres to be rezoned?

Respectfully Submitted,

Nancy T. Moses
1168 W. Titleist Drive

Location: Fairfield Rancho Vistoso No. 1

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rompsen Request to rezone Vistoso Golf Course	04/23/2020	04/23/2020			

Initial Comment / Request

My name is Greg Zurbrugg and I own property in the Vistoso Golf Casitas 1 on W. Vistoso Highlands Dr, Oro Valley.

The former golf course at Vistoso presents an opportunity to have a world class Sonoran Desert nature preserve that is in the middle of our community.

We have as monetary, planning, and ongoing maintenance resources:

the State of Arizona—they have stated that they have funds for about half of the property and the maintenance of it.

The Nature Conservancy

The Audubon Society

the Tohono O’odham Nation—many petroglyphs on the property. Native Americans lived here from 500-1200 A.D. This could be a wonderful cultural site for exploring the human history of our area.

University of Arizona College of Architecture, Planning and Landscape Architecture

Walking the preserve daily now for some while, it is apparent how many people are enjoying it for their daily exercise, for bird watching (I see more birds and more types of birds here than I have seen in Catalina State Park), for wildlife viewing (cottontail rabbits, deer, coyotes, javelina, bobcats). This is a community treasure, not just for the people of Oro Valley, but also for the wild birds and animals that need open spaces and corridors for movement.

The former golf course is zoned for recreation, save the clubhouse area and driving range. All of the houses built and sold surrounding the golf course were marketed and bought specifically to be next to and have a view of recreational property. What a terrible message rezoning would send to these people. Essentially: “Oro Valley does not care about you sucker! We only care about endless development.”

And speaking of the clubhouse area and driving range, these areas could be purchased from Rompsen and repurposed for the nature preserve. Imagine an environmental educational center that would attract people from the greater Tucson area and farther. This would greatly enhance the value of the existing properties in the neighborhood.

Rompsen purchased property that was mostly zoned for recreation. That is what is should remain.

Period....

Thank you for the opportunity to have input.

Sincerely,

Greg Zurbrugg

gzurbrugg1@comcast.net <mailto:gzurbrugg1@comcast.net>

755 W. Vistoso Highlands Drive #218

Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Response to PV Pulse Vol 1	04/23/2020	04/23/2020			

Initial Comment / Request

----- Forwarded message -----

From: Geri Miller <geri.alison.miller@gmail.com>

Date: Thu, Apr 23, 2020 at 2:56 PM

Subject: Response to PV Pulse Vol 1

To: <preservevistoso@gmail.com>

Whatever happens to the golf course, I would sure like to see the whole 8 mile path preserved for recreation. The path would be a wonderful addition to the Oro Valley or Vistoso parks. Thanks, Geri Miller

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Case 2000844 Proposed Rezoning of the Golf Club at Vistoso	04/23/2020	04/23/2020			

Initial Comment / Request

Dear Council Members,

I have lived at my current location since 2004 and have seen many changes to Oro Valley, some good some not so good, but overall I feel that this community is a very good place to live. Up until now any changes/rezonings have been transparent to the community and allowed for thorough review. This process does not!

I am strongly opposed to the proposed rezoning of the Golf Club at Vistoso for a number of reasons but especially feel that now is not the time to be making a decision that could impact thousands of property owners near the area of proposed change. Changes of this magnitude should thoroughly be examined and discussed freely before a decision is made. The video format that has been set up severely inhibits the exchange of ideas and questions. It has been stated that legally a decision must be made on proposals within the year they are proposed. That works fine for normal times but this is anything but normal times. We are experiencing a PANDEMIC not seen in this country for over 100 years. Surely an extension could be granted to allow for thorough consideration of all implications such a big change could bring about.

Some of my concerns are:

1. The change from recreational to high/medium density housing isn't compatible with the surrounding area.
2. There are already several senior living facilities in Oro Valley and one being proposed nearby. Is there really need for another?
3. There is no mention of the height of the proposed senior

facility.

4. There are virtually no trails and recreation areas north of Tangerine.

Recently I took a walk along the cart path on what used to be the front nine of the golf course. It is a lovely place to walk on a very good paved path with many attractive plants and views of the mountains. As I walked by the old clubhouse and restaurant I remembered how nice the outdoor patio at the restaurant was and how much I loved having a light meal there. It occurred to me that with some small changes this area which already has walking paths, native plants, restaurant and rest room facilities could be modeled after the Tohono Chul Gardens and Tea Room. The clubhouse could be an information/teaching facility. The possibilities are endless and could be an asset to the community, something to enhance all our lives and provide a place for relaxation and exercise as well as for education about our desert environment. Compare this to yet another endless conglomeration of houses and the umpteenth senior care facility.

Please consider giving the community the chance to truly evaluate and respond to the proposed changes. The process currently planned does neither.

Respectfully,

Charlene Welsh

Stone Canyon Neighborhood 1 South

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	re-zoning of Golf Club at Vistoso	04/23/2020	04/23/2020			

Initial Comment / Request

I've just finished watching the presentation on OVprojects.com about the proposed re-zoning of the Golf Club at Vistoso.

I am happy to see that much of the proposal would leave significant undeveloped open area for parkland.

But I am still concerned about increasing the population density of that area any more than it has already been increased. Specifically, I worry about increased traffic on both Vistoso Highlands Drive and Desert Fairways. Both of those streets, but especially Vistoso Highlands Drive, are used significantly by residents for walking. It seems very likely that new development could significantly increase traffic on Vistoso Highlands, depriving residents of a relatively peaceful street for walking, and probably increasing the likelihood of pedestrians being hurt by automobiles.

I would also like to note that this is an opportunity to maintain significant open area in the Rancho Vistoso area, and I believe that we should retain as much of that as possible. Once one has lost the opportunity to preserve such space, chances are that possibility will be gone for good.

Thanks for your attention, Steve Dyer
655 W. Vistoso Highlands Drive, Unit #112

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/23/2020	04/23/2020			

Initial Comment / Request

The Romspen video does not provide an explicit rationale for a General Plan amendment. I request that Romspen clearly describe their argument for a General Plan amendment in the next iteration of information.

The Informational Handout describes the General Plan Vision “to be a well-planned community ... working together ... with a government that is responsive to its residents.” I request that Romspen describe its claim to “residency” in Oro Valley, and how this claim establishes its credentials for arguing that its proposal is in the interests of the community.

It appears that Romspen’s argument for a General Plan amendment is that this will allow them to make much more money on this property. This is not a justifiable reason for amending the General Plan.

Thank you for your consideration and response to these comments.

Emilia Riggerbach
13086 N Toucan Dr

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	vistoso course general plan	04/23/2020	04/23/2020			

Initial Comment / Request

Hello I wanted to ask you if you, or any of your relatives, friends, or others in your sphere of influence, have any vested interest financially or otherwise in having the general plan amended to change the zoning from recreational? Regards, Timothy J Biebelhausen

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf - Hole 14	04/23/2020	04/23/2020			

Initial Comment / Request

In the video, the Romspen representative begins her presentation by saying “I truly believe this will be a win-win situation.” This statement is apparently made to demonstrate that Romspen is a good neighbor and wants what’s best for all.

My home backs onto hole #14. I currently see a precious and spectacular desertscape, home to the many world-famous flora and fauna of the Sonoran Desert. I also enjoy a view of the Tortolita mountains, with ample distance between me and the nearest building. I ask Romspen: how do I “win” by having the applicant clear this desert, destroy my view, and build a home that may be as near as 20 feet from my property line?

Isn't the “win-win” better described as “divide and conquer”: get permission to develop some holes now, and come back in the future to get permission for the others. Over time, the result is that the applicant wins all, and the current residents lose all.

How can Romspen say with a straight face that this is a "win-win"?

Thank you for considering and responding to these questions and concerns.

Emilia Riggerbach
13086 N Toucan Dr

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf - Hole 14	04/23/2020	04/23/2020			

Initial Comment / Request

I request that Romspen remove the proposal for Hole 14 from their application. It endangers school children, school employees and hundreds of neighbors.

This land was a golf course for many years. Golf courses, when they're maintained, look pretty because huge amounts of fertilizer and herbicide are deposited over the years. The chemicals in these products are retained in the soil. The disruption caused by preparing the site for residential development would disturb these chemicals and release them into the air.

Development of the property near Hole 14 would endanger the health of the 500 students and the teachers and staff at Innovation Academy, as well as the health of the residents of the many homes near the property. That danger would be worse during construction, but would continue long after. Dirt and dust containing dangerous chemicals, like Roundup, would lay like a film of toxins on the area for years, working their way into our homes and classrooms.

There is no way to mitigate this danger to the health of the community. The area must remain undisturbed, as golf/recreation.

Emilia Riggerbach
13086 N Toucan Dr

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf - Hole 14	04/23/2020	04/23/2020			

Initial Comment / Request

I am writing to ask Romspen to remove the proposed rezoning of Hole 14 from the official application they will submit on April 30. Their proposal shows a road accessing this site, and Romspen does not own the land the road would have to cross. They fail to mention this fact in their application, including the video, even though they have acknowledged in meetings that they are fully aware of it.

I am a part-owner of the land that Romspen wants to build on. This land belongs to the Vistoso Community Association, of which I am a member.

If Romspen persists in leaving the Hole 14 proposal in its application, I ask that the Town reject that part of the application immediately and give it no further consideration. Romspen has no right to ask the Town for permission to build on property they do not own, and the Town should not give formal consideration to a request from one property owner to build on property owned by someone else.

If Romspen believes that they can obtain permission to build on someone else's property, the Town should inform them to resubmit another application once they have secured that permission.

The Town of Oro Valley should refuse to take part in this attempt to violate my property rights and those of my fellow homeowners in the Vistoso Community Association.

Thank you for your consideration and response to this comment.

Emilia Riggerbach
13086 N Toucan Dr

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course rezoning ~ VOTE NO	04/23/2020	04/23/2020			

Initial Comment / Request

Hello

Both of our kids, Connor and Katelyn, took the time and initiative to write all of you to express their concern regarding the proposed Vistoso Golf Course rezoning yesterday. I do appreciate a couple of you taking the time to articulate some responses, so I figured I would resend the letter we initially sent on 4/10 regarding our family's opposition to the rezoning. Main reasoning was to ensure our initial letter was seen, read, and heard; as we didn't receive ANY responses from that submission.

I also hope the group will review/take into account one of our neighbors recently found with respect to Rompsen NEVER intending to have a successful Golf Course. Documents found from Rompsen's December 2015 statement/communications to their shareholders clearly states the purchase of the Vistoso Golf Course was purely for the intention of future sale and the potential creation of development tracks of land within the property. I urge the group to review all communications from the residents that will be negatively affected by Rompsen's rezoning application, and vote to PRESERVE this land as the community is requesting.

Below is the original message I had sent on 4/10.

Regards,
Vince Cesareo

Hello,

We are STRONGLY AGAINST the proposed rezoning of the Vistoso Golf Course. We moved specifically to Oro Valley, Center Pointe Vistoso Neighborhoods, because the exhausting wildlife, land, and amenities. Maracay Homes was openly marketing these beautiful amenities, which included the golf course and restaurant. It was also communicated that these amenities COULD NOT be sold or changes, which was a lie.

Rezoning as proposed will significant decrease the safety of our children, outdoors families, and avid bikers. This is due to the fact that the current streets and neighborhood/elementary school layout CANNOT accommodate the additional traffic. The current proposal will make it essentially IMPOSSIBLE for Innovation Academy (the elementary school off Desert Fairways) to efficiently and safely function during school drop off and pickup periods. It will also make it extremely difficult for the school to continue its outdoor functions and field trips due to the safety concerns created by the rezoning.

Additionally, the current leadership within ORo Valley were elected in the fact that they WOULD FIGHT to keep our community SAFE and REDUCE/ELIMINATE future development that would negatively affect our communities and "nature space". Oro Valley is critically low/far behind our neighboring communities, and the rest of the Nation, when it comes to outdoor recreation. This land MUST remain zoned for recreation use, so that our vast community can continue to use it as such.

We not only owe this to every homeowner living within Rancho Vistoso, but we owe it to our children now and into the future.

PLEASE DO NOT allow for the rezoning.

Regards,
Vince and Meghan Cesareo

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen Plan for Golf Club at Vistoso	04/23/2020	04/23/2020			

Initial Comment / Request

To whom it may concern,
 When we bought in Oro Valley in 2001, we, like many other residents, invested lifetime savings in our property. Romspen (a Canadian company) made their investment in the Golf Club at Vistoso in 2015. They knew it was zoned as golf/recreational and had every intention to develop it as evidenced in their 2015 annual report to shareholders:
 "In 2015, Romspen Club Holdings acquired a golf course in Tucson, Arizona. Romspen Club Holdings is operating and preparing the property for future sale and the potential creation of development tracts of land within the property with the investment of additional funds, net of repayments of \$7,315, which have been advanced from the Fund".

They wanted the land to get rezoned and develop it! The area zoned golf course/recreational should remain as the wonderful recreational area it is with wildlife and beautiful views of the Catalina Mountain Range.

I read the well written 10 year General Plan made 4 years ago and have highlighted a few of the quotes that are mentioned:

Pg 6 Make plans and decisions that are important to the voters.

Pg 9. Provide more parks, recreation and cultural opportunities for all ages

Outdoor recreation such as hiking, walking and biking paths

Pg 10 The overall purpose of the act is to help Arizona communities plan for growth, protect open space, and manage growth-related issues.

Pg 14 Community Goals: E. A high-quality parks, recreation and open space system that is accessible, comprehensive, connected and serves the community's needs.

Environment Goals

K. The proactive conservation, protection and restoration of environmentally sensitive lands, natural resource areas and habitats and lands with high scenic value.

Pg 32 The people of Oro Valley strive for:

K. The proactive conservation, protection and restoration of environmentally sensitive lands, natural resource areas and habitats and lands with high scenic value.

Pg 105 As Oro Valley quickly approaches build-out, it is essential that the Town continues to protect existing open space and natural resources and acquires additional open space areas to fulfill the community's value of the natural environment.

Theformer Golf Club at Vistoso would fit this perfectly!

The Preserve Vistoso group has some wonderful ideas to enhance the land for all in the area to use. If the Town Council or the Planning Commission has not visited the property, they should, and see what a wonderful gem we have. Please walk or ride the 6 miles of cart paths that already have 3 sets of bathrooms at holes #1, #7 and #15.

I will put my money where my mouth is by offering to pay an increase in my Rancho Vistoso quarterly dues to keep the zoning as is and protect it as a recreational area.

So I ask the Town of Oro Valley to do the right thing and not change the zoning. Please follow our General Plan and keep this wonderful open space for the benefit of the residents of Oro Valley. Don't allow a Canadian investment company and a Memphis builder to blade more of our beautiful desert to just make money while those of us that are left here will have to put up with diminished property values, increased traffic and light pollution. I can totally see the benefits to Romspen and the builder. What are the benefits to the residents of Rancho Vistoso and Oro Valley???

Walter Olson
Fairfield and Rancho Vistoso Neighborhood
111053 W Mulligan Dr
Oro Valley, AZ 8575651-261-6357

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/23/2020	04/23/2020			

Initial Comment / Request

A picture is worth a thousand words.

A glance at the the Land Use Map on page 51 of the General Plan (GP) shows that Oro Valley land is overwhelmingly residential. The golf/recreation areas show on the map as precious slivers of green in a sea of residences.

The land use map can be viewed at
<https://www.orovalleyaz.gov/sites/default/files/media/docs /2017/general-plan-land-use-map.pdf>

Given the GP goal of preserving natural and scenic beauty, what argument can be made for amending the GP to increase the already extensive amount of land that can be developed as residences, at the expense of the small amount of land that provides natural and scenic beauty? If this is allowed for one golf course area, what justification could the Town use to deny it for any others in the future?

It would be a violation of the Town's values, expressed in the General Plan, to increase the amount of land where residences can be built, while much residential land remains to be built on and so little scenic green space (such as golf course land) is available.

Emilia Riggerbach
13086 N Toucan Dr

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Please uphold the Oro Valley General Plan / Objections to Romspen's rezoning	04/23/2020	04/23/2020			

Initial Comment / Request

I object to changing the Oro Valley General Plan and urge council members to reject rezoning plans filed by Romspen. I moved to Rancho Vistoso 20 months ago. If I'd known then what I know now about how easily the General Plan can be amended and how some pro-development council members feel about rezoning, I never would have moved here.

Romspen could sell the land as a golf course or donate it as park land. Why do they get to rezone and make money off of residential or commercial development? *Why should Oro Valley residents be penalized for Romspen's bad investment?*

Also, why are there plans for a senior living community on the driving range? I believe there are better locations in Oro Valley for a senior living community as several new facility locations have been approved by the town. *Why do you want to build a senior care facility deep in a residential community and not within walking distance of any services? *Why doesn't Spectra consider the property that was approved for the cancelled Nakoma Sky Senior Living project in 2018 (planned for First Ave & Lambert)?

Please uphold the Oro Valley General Plan.

Sincerely,
 Lisa Murray, a full-time resident of Rancho Vistoso.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Highlands/Rompse n Project	04/23/2020	04/23/2020			

Initial Comment / Request

We are snowbirds from Colorado, and have lived in and bought three properties in Rancho Vistoso over the past eight years. The first was a 2nd story golf casita at 755, with stunning mountain views. We fell in love with this special neighborhood. Next we lived on Javelina and enjoyed an amazing neighborhood with great neighbors, beautiful landscaping, lovely outdoor living experience. We next moved over to Azure Springs also next to Vistoso Highlands Drive and continued to enjoy this great neighborhood that was just what the Rancho Vistoso master plan was all about from the beginning. We notice traffic in the mornings and later afternoon with Stone Canyon construction, general labor, and some traffic in the evenings when the golf course employs would all leave at once, annoying sometimes but we adapted.

This new proposal from Rompsen Vistoso is just another example of this Canadian company's total disregard to the original master plan that has made this area so special from others in Oro Valley. The homeowners who chose this area did so knowing their city government was aware of why they chose to live here since 1999 or so. Many residents still live in the original home they built.

In the past two plus years since The Club at Vistoso closed, it my understanding that Rompsen Investments has made it abundantly clear they have total disregard for the community at large, the natural environment, the investment so many people have made by deciding to purchase home in this area. It is a developer who could've cared less about maintaining at least some part of the golf course property for the property owners home values. When made aware of the non-compliance as a Rancho Vistoso HOA member, the response was "go ahead and sue us, we will file bankruptcy". This is a company who CARES NOTHING about Rancho Vistoso and the homeowners' concerns!!!

While we understand something has to be done to the surrounding property in terms of future development, DOES ORO VALLEY really want to let this company be the developer to do it when we risk more undermining of the neighborhood by Rompsen Investments to depreciate/sacrafice the current homeowners' lifestyle they are entitled to.

The proposed development will greatly strain the lifestyle and integrity of this neighborhood with a wide array of concerns:

Over population to the general vicinity along Vistoso Highlands Drive

Additional traffic would create a safety concern to everyone in the area who currently deals with the Stone Canyon construction and homeowners who have little regard for the speed limits

Increased noise level

Loss of wildlife and natural beauty of the surrounding environment

Loss of home values to the entire Rancho Vistoso community

Risk of Rompsen defaulting AGAIN on development investment, leaving current owners to worry about home values. Homeowners are already upset. Why would Oro Valley city government want to do business with someone who has no one best interest except their own. Had Rompsen Investments shown any effort in stewardship of the property, maybe there would be some willing collaboration to approve this plan. It is important for Oro Valley city government to think carefully before approving any project with Rompsen Investments/Spectra Properties.

In the eight or so years we have been coming to Oro Valley, we have seen the housing population explode along Rancho Vistoso Boulevard. Traffic and safety are a huge concern for everyone. Senior citizens, cyclists, families, schools, and the environment in Rancho Vistoso should be a major concern for Oro Valley city government in considering this developer/development.

Thank you for your efforts in reaching out to Rancho Vistoso homeowners to make appropriate decisions in the future of our neighborhood.

Tom and Donna Swineford

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/23/2020	04/23/2020			

Initial Comment / Request

In the video, the applicant's representative states that analyses will be done for traffic, hydrology and environmental impacts of the proposals.

Who will select the firms performing the analyses? If the applicant selects them, clearly the applicant will get the overall results that they pay for. We all know how this works. If the Town government and the community are to have any confidence in the analyses, they must be performed by firms of the Town's choosing, and representatives of the affected community in Rancho Vistoso must be allowed to participate as fully in the process as the applicant, and not presented with a final report that has been massaged to satisfy the paying customer.

Thank you for considering and responding to these concerns.

Emilia Riggerbach
13086 N Toucan Dr

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf - Hole 14	04/23/2020	04/23/2020			

Initial Comment / Request

I live in the neighborhood near Innovation Academy, on Desert Fairways, a school in the midst of a full neighborhood that is built to capacity.

Additional traffic brought by building more houses across from the school poses a severe hazard to the K-5 students attending the Academy. As a STEM school, the Academy attracts students and families from outside the neighborhood, and a large number of parents choose to drive their children. Many park on Desert Fairways and walk their children across Desert Fairways.

I oppose approval of a General Plan amendment and rezoning of the land across from Innovation Academy. We citizens of Oro Valley owe our children and ourselves better than this ill-considered Romspen proposal. It serves the financial interest of non-residents, but fails to serve the interests of the residents of Oro Valley.

Thank you for considering this input.

Emilia Riggerbach
13086 N Toucan Dr

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Save RecreationSpace	04/23/2020	04/23/2020			

Initial Comment / Request

Romspen assumed the mortgage of a failed golf course. Just because the company is changing its business plan doesn't mean that we should have housing crammed into every corner of the former golf course so the company can profit.

Gayle Lopez
 12744 North Running Coyote Drive Vistoso Hills
 Oro Valley, AZ 85755
 gayle.lopez@comcast.net <mailto:gayle.lopez@comcast.net>

<<https://u10298288.ct.sendgrid.net/wf/open?upn=aBqhZaWbfKksXT6HS-2BHGgygailNKE7Z0JHXXjtA85OsSvSaGHsyiq-2F9yzvjrAigJTIVW2y5WsWhwPJCbdIZFJ7vEZN8z0nTB-2F0e3tqUIBxidZvE4QY8i5rChlQpXY0UTMrKw-2Feg3lO5lxpPZajYWSSSHBhqQxytKyxzioIFRHOZOuNuiKKi7JjCk8lrzbySW0Tn4iWa1>>

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	FW: Preserve Vistoso Member Feedback Page	04/23/2020	04/23/2020			

Initial Comment / Request

Why is Romspen asking to change some of the area's zoning from recreational to open space? What do they plan to do with the property that requires open space zoning? Why change the entire area around the driving range to High Density Residential? Shouldn't some of the area close to residents remain recreational or be rezoned to open space to provide buffers?

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<<https://u10298288.ct.sendgrid.net/wf/open?upn=aBqhZaWbfKksXT6HS-2BHGgygailNKE7Z0JHXXjtA85OunsE9Hc3f20LJclbPY6hY-2FA3pJTGSSbPws3Glzi5nlgIA70UC-2BoYEGAJJVH-2FINW-2Bur74BIRrE9SxSc4dC5agwAFiv1WylelihOIkM9GZJd9oETM4M2dZZe8uJSLG8rm-2F0ELLoe1DI6miUFcXgRNw6YbY0KO>>

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	FW: Preserve Vistoso Member Feedback Page	04/23/2020	04/23/2020			

Initial Comment / Request

You put a senior citizen community into the middle of a residential community and you will have light pollution, substantial increase in worker, visitor, resident and delivery truck traffic and ambulance noises. You can call a 38-acre senior center as residential, but it really is commercial and should not be built in the middle of a residential neighborhood.

Gayle Lopez
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 gayle.lopez@comcast.net <mailto:gayle.lopez@comcast.net>

<<https://u10298288.ct.sendgrid.net/wf/open?upn=aBqhZaWbfKksXT6HS-2BHGgygailNKE7Z0JHXXjtA85Osc-2BibljPiTUKDTuJ1Rb7Xh7tTDDuqv6fl8LmbDwLLiKi6P7O5WxsUI2kc-2BSx7Ilnl-2B3pB8KhiZCGdUzuUvZkDXRPai5AHkGaeO-2B4ze6a8cypo7boQbxlguukfGQTBTHttptvi21w97fM3KwXlv-2B4jiFS9N>>

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	FW: Preserve Vistoso Member Feedback Page	04/23/2020	04/23/2020			

Initial Comment / Request

The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, especially with the area north of Tangerine lacks Oro Valley recreational facilities.

Gayle Lopez
 12744 N. Running Coyote Drive Vistoso Hills
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 gayle.lopez@comcast.net <mailto:gayle.lopez@comcast.net>

<<https://u10298288.ct.sendgrid.net/wf/open?upn=aBqhZaWbfKksXT6HS-2BHGgygailNKE7Z0JHXXjtA85OuCAJHZP9EjLG-2Bte7DgRKtqbbx4S8YQp70JvtWTAO4sJqLkFwWwWt0a6OborgOPwkSnwBfKSCBpsnZbHHI57tBWV3q-2F2nlM460X5uq1YzfkYMaobKSPopSSoCPDgFHJfr73lBiNk4NYnEaf6BHGRz9wW6p-2BRQ2qU>>

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso GP Amendment	04/23/2020	04/23/2020			

Initial Comment / Request

Dear Town Council,

Are you aware of a recent study by The Trust for Public Land that puts Oro Valley near the bottom of the list of communities that provide easy access to a park or recreation area? Are you aware the national average of percentage of land used for parks and recreation is 15% and Oro Valley sits at 3%. I know the previous Vistoso golf course is owned by Romspen, however, it is zoned golf course and that is recreation. It may never be a golf course again but it is perfect for open space, walking, biking, and enjoying the Sonoran desert and magnificent Catalina Mountain views. Romspen had a credible offer for the golf course and Preserve Vistoso tried to work with Romspen for a solution to Romspen's poor business decisions. Romspen never truly attempted anything except their ulterior motive of development of the land for MDR/HDR. Please say no to any General Plan Amendment or Rezoning that includes more residential.

Best Regards,

Sharon Jarvis
Fairfield Vistoso

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Development concern	04/23/2020	04/23/2020			

Initial Comment / Request

Sir/Madam,

I oppose Any change to the General Plan regarding the property formally known as The Golf Club-at Vistoso. I believe the property should be Open Space or a Park, both needed.

Every day, it is apparent how many people are enjoying the property for daily exercise, wildlife watching, and the sonorán desert views. We moved to Oro Valley to see the beauty of the desert. And certainly we chose to live in Rancho Vistoso because of the golf course property that lent beautiful views and open space.

Rezoning this property would send a message to the home owners like me that your request for input on parks and recreation was just for show and that you do not really care about keeping Oro Valley special or how this would impact the homeowners. Rezoning this property would diminish the beauty of Oro Valley.

I will appreciate contact by the Town Council to discuss this concern.

Debra Carleton
520-284-5947

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Rezone	04/23/2020	04/23/2020			

Initial Comment / Request

Perhaps Romspen could just donate the land to a conservancy group and take a tax write-off. Many people would be happy! Fairfield Resident

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Oro Valley did not create Rancho Vistoso - Let Rancho Vistoso Residents Decide	04/23/2020	04/23/2020			

Initial Comment / Request

To a great extent, Rancho Vistoso created Oro Valley, because it made the town much bigger, extending its northern boundaries from Tangerine to the mountains.

Rancho Vistoso existed before Oro Valley. It was then and is now a master planned community. It has its own codes. It has its own vision. It has many homeowner associations that watch over it.

Oro Valley was lucky to induce Rancho Vistoso to join the community. And Rancho Vistoso joined because of improved police presence. They did not join because of Oro Valley's zoning codes and procedures.

Let the residents of Rancho Vistoso decide if they want to rezone recreational space to residential space. More houses, traffic, light, and noise adds no value to Ranch Vistoso.

Gayle Lopez

<mailto:gayle.lopez@comcast.net> gayle.lopez@comcast.net

12744 N. Running Coyote Drive

Oro Valley, AZ 85755

(520) 306-6660

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Proposed Romspens/Rezoning Plan - Former Vistoso Golf Course	04/23/2020	04/23/2020			

Initial Comment / Request

To All Interested Parties,

I am a home owner in the Stone Terrace subdivision and a proud resident of Oro Valley. As we all know, Oro Valley is a special community/city in a number of ways including but limited to the diversity of it's citizens, its natural beauty, its good schools, low crime, and *well thought out and thoughtful development *to name a few. OV is in my opinion the most desirable city in the Tucson metro area to live and it should be each of our priority to keep it this way.

With that said, I appreciate this opportunity to share my thoughts about the latest proposal (1&2) to rezone and develop portions of the former Vistoso Golf Course. I understand or at least can relate to why Romspen wants to secure rezoning, I would too if in their shoes. However as I suggest above whatever it is we/OV are presented with needs to be in our/citizens best interest first and foremost, as we are the ones who live with the consequences good and bad, long term.

Because I live in one of the neighborhoods directly impacted by either proposal, the majority of my comments will be directed towards the proposed development which borders Desert Fairways Dr. otherwise known as Hole #14. This is the area I know best. My first concern about this area being developed is it's proximity to Innovation Academy Elementary School. The proposal includes adding 24 or 16 lots, possibly duplex units, directly across from a school housing 500 PreK-5th graders and dozens more facility and staff on an already busy area. I already routinely see vehicles parking on the street, backed-up getting into or out of the school parking lots, folks making illegal U-turns and/or using the entrances into adjacent neighborhoods & park to head in the opposite direction or otherwise park when dropping off or picking up children. Adding more homes, thus more cars, thus more traffic, noise, congestion and yet another entrance off or Desert Fairways which already has 6 intersecting streets within yards of the school, *is NOT well thought out or thoughtful development*. I question why this partial was selected for development at all, not only because of the school being directly across the street, but also because there are already (2) storm water culverts and/or small wash passing to and under Desert Fairways in the immediate area. To me it seems more about convenience to Desert Fairways that drove choosing this spot for

development than anything else. If immediate access to a roadway is the driver, there are at least 2-3 other locations (1 off La Canada and 2 off Vistoso Highlands) that wouldn't present near the challenges to develop and certainly wouldn't threaten the safety of young children at an elementary school. I also think it's important to point out how this particular area is used as common pathway for plenty of wildlife including quail, roadrunners, javelina, coyotes, and even bobcats which utilize the culvert and/or small wash to travel under Desert Fairways to neighboring open space. Then there's the obvious, squeezing in more homes infringing on existing homeowners who in large part bought their homes because of the surrounding nature and open space. Oro Valley promotes the phrase "It's In Our Nature", in my opinion developing this particular area contradicts this mantra. Lastly it's my understanding that developing this area would require granting Romspen an easement of what's currently a common area of Stone Terrace & Bella Vista, which I believe requires VCA to grant which I hope they wouldn't do for many of these same reasons.

In closing, I want to make it clear I'm not against responsible growth or development and it's apparent some of what's been proposed seems to be trying to do just that. I for one certainly appreciate the 6+ miles of paved path and the surrounding abundance of nature and open space, *so let's not screw this one up folks, let's get this right and forever be glad we did.* Whatever is ultimately decided should for the most part be based on and driven by the true stakeholders and that's the neighborhoods surrounding the former golf course and secondly the citizens of Oro Valley and NOT the special interests of the few.

Thank you in advance for your serious consideration of this important matter.

Paul Gosz
13184 N. Booming Dr.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen request for rezoning Golf Club at Vistoso	04/23/2020	04/23/2020			

Initial Comment / Request

To whom it may concern,

I understand with COVID19 Oro Valley is not allowed to have open meetings. While we appreciate you sending out the video regarding the Romspen plan for the Golf Club at Vistoso, and allowing us to respond, we feel that open in-person meetings must be held later in the Fall (October). This is when most of the home owners that Summer in other states have returned.

I object to Oro Valley making a decision without this process!

Respectfully,

Wally Olson

Fairfield Rancho Vistoso Neighborhood 11

1053 W Mulligan Dr

Oro Valley, AZ 85755

651-261-6357

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/23/2020	04/23/2020			

Initial Comment / Request

Question for the Applicant - Rompsen: One of the possible outcomes when the OV Town Council eventually votes is a denial/rejection of your development proposal. If that were to happen, and given that Rompsen was previously attempting to sell the golf course property for \$3.5 million (at least that's my understanding), what price would Rompsen now consider selling property for (and also knowing that the buyer would have the property designated PARK/Recreation/OpenSpace in perpetuity) ?

Terry Hart
945 W GOLDEN BARREL CT

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	It's time the town invest in park space in Rancho Vistoso	04/23/2020	04/23/2020			

Initial Comment / Request

Given the history, it is clear that the decision on whether the Vistoso Golf property should become homes and a senior care facility should entirely be the decision of the residents of Rancho Vistoso. The rest of Oro Valley residents don't live there. You don't share their wonderful view of the Catalinas. You don't travel our roads.

But, indeed, the town should share the vision of Preserve Vistoso. Their vision is for the Vistoso Golf Course property to be an open space for the entire community to enjoy. It would be the only town run park in Rancho Vistoso. One that all of us could enjoy.

It's time the town invest in park space in Rancho Vistoso. ~40% of the Oro Valley population is north of Tangerine.

Gayle Lopez

<mailto:gayle.lopez@comcast.net> gayle.lopez@comcast.net

12744 N. Running Coyote Drive

Oro Valley, AZ 85755

(520) 306-6660

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Against Vistoso Golf Course General Plan Amendment Request	04/23/2020	04/23/2020			

Initial Comment / Request

Vistoso Golf Course General Plan Amendment Request Response to One Council Member:

One of the Town of Oro Valley council members answers emails on this subject with what appears to be his standard response.

My Response is to Ask@OroValley.gov to put this on notice for the owner's process for requesting a General Plan Amendment change to the Vistoso Golf Course property.

The council member's standard letter speaks from his point of view as a developer.

It speaks of resolution and Romspen working with the homeowners.

He does not get it.

This whole idea of development on a great parcel of land that is a part of the fabric of the community as open space for the community is not available elsewhere in the heart of a significant residential area.

This is part of the overall Rancho Vistoso development that is part of the Town of Oro Valley.

There will never be another chance to make the right decision for the Town of Oro Valley to have a real "gem" as a linear park. The land does not exist.

The council member, as a developer, and the Romspen owners and developers are like hammers. Every potential to make money is a nail, and you want to hit it and drive it home.

Listen to the homeowners who you answer to. not to another developer!

This is not a negotiation point.

Bruce Baier

13616 N Tessali Way

Oro Valley, AZ 85755

(The attachment is the same letter.)

[attachment name=Vistoso Golf Course General Plan Amendment Request Response to One Council Member bbaier letter against.pdf]

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Oro Valley has no obligation to reward Romspen	04/23/2020	04/23/2020			

Initial Comment / Request

Romspen wants the town to grant a general plan amendment that will certainly make Romspen tens of millions of dollars

They've counted on the town making them rich starting the day they bought the property.

"In 2015, Romspen Cub Holdings acquired a golf course in Tucson Arizona. Romspen Club Holdings is operating and preparing the property for future sale and the potential creation of development tracts of land within the property." (Source: Page 39 of the 12/31/15 annual report to shareholders.) Romspen never planned to operate a golf course when they purchased the property in 2015. Indeed, they planned to either sell the land or develop it. Selling or developing it requires that the zoning and general plan land use be changed.

They are counting on the The Town of Oro Valley to make their dream come true. Romspen purchased a failing golf course for a dime. Now they want the town to rezone it so that they can make millions by selling the property to someone who will split it into little lots and build lots of residences.

Sounds like what land speculators have been doing in Oro Valley for years. Why new leadership was voted in and Hiremath and his por-development bias out.

You have an obligation to help homeowners retain property values and not build a nursing home or apartments in their back yards.

VOTE NO! Retain Recreational Space.

Gayle Lopez

<mailto:gayle.lopez@comcast.net> gayle.lopez@comcast.net

12744 N. Running Coyote Drive

Oro Valley, AZ 85755

(520) 306-6660

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Proposed Romspen rezoning	04/23/2020	04/23/2020			

Initial Comment / Request

To the Town Council and Town Manager of Oro Valley:

My husband and I began visiting the Oro Valley area in 2014. We stayed at the Worldmark Rancho Vistoso in 2016 and 2017. When we began shopping for a condo in Arizona, we first looked in Mesa (as my mother and sister reside there), but we kept coming back to the Oro Valley area in our search because of how much we had enjoyed our previous visits. Ultimately, we bought a 3-bedroom condominium overlooking the 7th hole at 695 W Vistoso Highlands (Golf Casitas II) in March 2018. Three months later the golf course closed.

I understand that Romspen would like to recoup the financial investment it made when it purchased the golf course in bankruptcy, but the City of Oro Valley has a unique opportunity to preserve an open space teeming with desert flora and fauna with spectacular views of the Catalinas and the Tortolitas. The golf cart paths are perfect for people with limited mobility to enjoy without the difficulty of the more arduous trails of Sabino Canyon, Saguaro National Parks, etc.

On my daily walks I have seen bobcats, javelinas, rabbits, desert prairie squirrels, coyotes, snakes, lizards and all manner of birds. We see many local residents walking and cycling the paths throughout the day while maintaining good social distancing. The variety and beauty of native desert plants is comparable to the Saguaro National Parks. As I cycle (and drive) around Oro Valley, I see more and more of the open spaces that have made Oro Valley so livable being lost to housing developments.

I worry about the impact of significant development on the groundwater levels, particularly in light of recent restrictions from the Colorado River. Is there an articulated need for a senior living facility, apartment buildings, multi-housing units or additional luxury homes that outweighs the fragility of the ecosystem and the water system?

We urge the City to preserve this unique open space for this generation and the generations to come.

Thank you for your consideration.

Jamese Rhoades and Don Dickey

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Golf Club at Vistoso Property	04/23/2020	04/23/2020			

Initial Comment / Request

To Whom it May Concern:I am writing this letter to express my passionate opposition to the proposed General Plan Amendment and Rezoning of the Golf Club at Vistoso.

- First of all, this is not the right time to make decisions like this with a major pandemic going on, nor should the meeting be scheduled when many residents are not here.
- Romspen has shown zero concern or respect for the neighbors of the golf course. These residents bought property with specific zoning for a golf course.
- It appears that Romspen decided they could make more money developing and selling the real estate rather than running a golf course. They proceeded to do a poor job resulting in the golf course failing.
- What part of any of this is good for the residents? It seems their intention is to cash out, be gone, with no regard or concern for the residents. This needs to be good for us too!!!
- A senior care facility should be built on commercially zoned property with an already populated roadway, not in the middle of single family homes, particularly the homes in Fairfield along Mulligan Lane, resulting in lowering their property values.
- This property was zoned recreation and should stay recreation.
- Please go back to the drawing board and consider building parks.

Sincerely,

P Stephen Green13864 N Open Green Dr.Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	What about the Parks and Recreation Master Plan	04/23/2020	04/23/2020			

Initial Comment / Request

The town is creating a Parks and Recreation Master Plan. Think big, 200+ acres big. Think open space for the community. Think of having an amenity that over 2700 home can access in less than a 10 minute walk. Make the Vistoso Golf property a preserve or a park. A designation that fit current zoning. The town spent \$1mm on a failing golf course and are giving \$750k/yr to operate it. Rancho Vistoso deserve some town sponsored and supported recreational space.

There are grants available to help purchase and maintain the property.

Send Romspen packing. Do not rezone. Retain recreational property and property values. Invest in the community north of Tangerine. Make that part of the Parks and Recreation Master Plan.

Gayle Lopez

<mailto:gayle.lopez@comcast.net> gayle.lopez@comcast.net

12744 N. Running Coyote Drive

Oro Valley, AZ 85755

(520) 306-6660

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/23/2020	04/23/2020			

Initial Comment / Request

We purchase our dream house above and overlooking the beautiful fairway and approach to the green of Vistoso Golf's Hole #6 in 2017. Of course we considered the recreational/golf zoning adjacent to our lot as a significant factor in determining the value of the property at the time of purchase, and likely would not have purchased the property if we had known there would be development just beyond our backyard.

Now Romspen Mortgage and Investment Fund is asking the City of Oro Valley to rezone and develop the Vistoso property, which will very negatively and irreversibly impact the value of our property and that of more than 500 of similarly situated property owners surrounding the former Vistoso Golf Course. That impact is in addition to the negative impact on another 1,500 owners who own properties nearby.

Before retiring I was a principal in an investment and development firm that owned and operated close to \$1B of real estate in properties located throughout the U.S. The properties included apartments, office buildings, hotels and residential condominium developments. In some cases we were owners and in others we were lenders, particularly following the bank meltdown and Troubled Asset Relief Program (TARP) initiated in 2008. In either case, as a potential owner or as a lender, we carefully considered the zoning of the property and local authority's General Plan as determining factors in our decision to invest in a property either as an owner or as a lender.

When Romspen loaned moneys to the Vistoso Golf Course it presumably considered its options in the event that it took title to the property in a foreclosure sale or otherwise. Its collateral for the loan was property zoned specifically for recreational use. Apparently, it either valued the property incorrectly or perhaps, as some have suggested, it funded its loan with the expressed intent to let the property decay into oblivion and then request/demand a rezoning in the event that it took title. As noted in the excellent letter to the City from fellow property owner Walt Rogers on 4/14/2014, Romspen has at least 8 other golf course rezoning requests in progress in other locations throughout the country. Rezoning at the expense of the Community as a whole seems to be the basis of Romspen's business plan!

Romspen has the right to request a rezoning of the property, and the City has the right to deny that request.

In conclusion, since I can state it no more clearly, with his approval granted, I will simply quote from Mr. Walt Rogers' letter:

“Where does the allegiance of the Oro Valley Mayor and Council lie? With the residents of Oro Valley or a predatory mortgage investment company from a foreign country. As a resident, I am asking the Mayor and Council to remember and support the residents of Oro Valley, especially those of us that live on the former golf course. Please end this rezoning nightmare now and VOTE NO! DENY A CHANGE TO THE GENERAL PLAN AND A REZONING OF THE PROPERTY. As stated in the Oro Valley General Plan, the document embodies the values and goals of the community and its residents. As Mayor and Council, you have a golden opportunity to work for the people of Oro Valley.”

Sincerely,

John Dixon

(520)338-2026

jdixon@tiburoncapital.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning Rancho Vistoso Golf General Plan Amendment and Rezoning	04/23/2020	04/23/2020			

Initial Comment / Request

To Whom It May Concern:

I am not in favor of virtual meetings. Given this pandemic like the rest of us any decision should be put on hold until a public meeting can be held.

When a public meeting can be held the city should present a cost benefit analysis to the town of Oro Valley and residents property values of the all proposed amendments, rezoning and development by Romspen or Preserve Vistoso. The analysis should also include other unintended consequences to traffic, water use, views etc.

Rob Wanczyk

Oro Valley Resident

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Proposed General Plan Amendment and Rezoning.	04/23/2020	04/23/2020	RANCHO VISTOSO NEIGHBORHOOD 11	Donna	Williams

Initial Comment / Request

In a video posted on April 10th concerning this project Linda Morales, a representative of property owner Romspen LLC described the second proposal plan as thoughtfully selected to minimize impacts to existing neighborhoods. This is achieved by grouping like development types and densities and by providing access to existing residential collector streets.

Where is this to be seen on the site plan? Numerous developments are proposed to be crowded into area one near the driving range with one street entrance. She refers to developing the driving range with “generous setbacks” and the site plan shows the development extremely exceeding the boundaries of the driving range completely usurping the fairways on #1 and #10. There appears to be no setback whatsoever.

Further description of the redevelopment proposal claims preserving open space and connectivity throughout over 115 acres of former golf course land. Thanks to Rompson’s ineffective management and sudden closure of the course, then further disinterest in having anything to do with it, it needs a lot of attention. It will take extensive energy, a lot of time and much money to have it become anything close to an enhancement in the community. Who is going to accept this responsibility and where is the plan for that?

Sincerely
Donna J. Williams
Rancho Vistoso #.1.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: golf course	04/23/2020	04/23/2020			

Initial Comment / Request

----- Forwarded message -----

From: <lorainecatena@aol.com>

Date: Thu, Apr 23, 2020 at 3:37 PM

Subject: golf course

To: preservevistoso@gmail.com <preservevistoso@gmail.com>

To whom it may concern:

Please let the golf course become a park for us locals. We don't have anything like it around. My husband cannot use the Honey Bee Park because of his walking issue. Please consider this for people like us.
Thank you.

Lorraine

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen- Vistoso Golf Club	04/23/2020	04/24/2020			

Initial Comment / Request

Has any member of the town council received political contributions from Romspen, Romspen's representatives, developers, or developer's representatives involved in developing the land of the old Golf Club at Vistoso? Would any town council member be involved in the development, as proposed by Romspen, receive any monetary value, or other benefit as a result of rezoning this land?

Stephen Wallace, M.D., J.D.
Stonegate, Oro Valley

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen plan for Golf Club at Vistoso	04/23/2020	04/24/2020			

Initial Comment / Request

In 2001 we bought one of the Golf Casitas at 755 W. Vistoso Highlands Dr. By 2005 we knew we wanted to make Oro Valley our “forever place” and bought our home on the 1st fairway of the Golf Course at Vistoso in the Fairfield at Rancho Vistoso Neighborhood 11. Several years ago we totally remodeled our home and made our primary residence in Oro Valley.

I’ve heard people say that Romspen needs to “protect their investment”.

Don’t the voices of hundreds of Oro Valley residents with our combined investments (totaling hundreds of millions of dollars) in Oro Valley matter more than a Canadian company who bought the property on speculation?? Or, the out of state builder?

We homeowners made a conscious and deliberate decision to live in Oro Valley. We are the ones that live here, Vote, pay taxes, and support Oro Valley restaurants and businesses. We are the ones that chose to live here for the sense of community, wonderful scenic views, wildlife and dark night skies.

When Romspen made their investment in the Golf Club at Vistoso they knew it was zoned golf/recreational but they had every intention of selling the land for development as evidenced in their 2015 Annual Report:

“In 2015, Romspen Club Holdings acquired a golf course in Tucson, Arizona. Romspen Club Holdings is operating and preparing the property for future sale and the potential creation of development tracts of land within the property with the investment of additional funds, net of repayments of \$7,315, which have been advanced from the Fund.”

Please note this comes directly from their 2015 Annual Report-not in 2018 when they closed the course with little notice.

I personally know of several people who tried to assist in increasing the golf usage at GC at Vistoso. They tried to work with golf management (OB Sports) to assist in starting leagues and even someone who offered to meet (for free) with several of the builders/salespeople in the newer developments nearby to promote the Golf Club at Vistoso.

These people were all rebuffed by statements of “We don’t do that sort of thing”.

If you look at the OV General Plan Map, the area North of Tangerine (about the Northern 1/3 of OV) has minimal area set aside for Parks.

Doesn’t it make more sense to leave the zoning golf/recreational? That is in line with the wishes of the Oro Valley residents.

How many of the 45,000 Oro Valley residents are in favor of changing the zoning vs how many are in favor of the Preserve Vistoso plan of keeping the 209 acres as parkland for all in Oro Valley to enjoy?

Respectfully submitted,

Nancy Olson
1053 W. Mulligan Dr.
Oro Valley, AZ 85755
Fairfield at Rancho Vistoso Neighborhood 11

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Comments Regarding Vistoso Golf Course Development Proposal	04/23/2020	04/24/2020			

Initial Comment / Request

Thank you for allowing comments.....our main concern would be the density and size of the building planned for seniors so close to existing homes. We appreciate that the trail or cart path will remain...that is good for everyone. We just hope you are able to come to an equitable decision for as many people as possible.

Thanks,
Jack and Doreen Etter

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course Rezoning	04/23/2020	04/24/2020			

Initial Comment / Request

Here are some arguments against rezoning the former Vistoso Golf course as the current owner desires:

- * OV need MORE, not less open space.
- * Reduced property values, not just the lots facing the course.
- * Reduced wildlife access.
- * Increased traffic

While using the former golf course as a walking trail has these advantages:

- * Added walking trail access*
- * Wildlife friendly
- * "Loop" alternative:much shorter circuit for seniors/youngsters.

Mike Parr
Lot 55

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/23/2020	04/24/2020			

Initial Comment / Request

We think that the plan proposed will give the developer more than twice what they are owed on the mortgage and expenses to date.

Do the Mayor and his supporters think that they should support this.

They took a risk and we should not be bailing them out.

William Thomas

13500 N Atalaya Way, Tucson, AZ 85755

Watii1930@gmail.com

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso rezoning	04/23/2020	04/24/2020			

Initial Comment / Request

Good evening,
 I keep getting responses from you acknowledging that I created a ticket, and the case is closed, although I did not get an answer. How can you close the ticket without answering the question? This is the venue you choose, not us. You should answer the question, or give the information requested before you close the ticket.

Jeff and Sharon Jarvis
 Fairfield Vistoso

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	FW: Vistoso Golf	04/23/2020	04/24/2020			

Initial Comment / Request

Heather Wilcox response to rezoning ideas...

Tim Wilcox

Sonora Investment Management, LLC

2343 E Broadway Blvd., Suite 116, Tucson, AZ 85719 ☐ Phone: (520) 624-4554 | Fax: (520) 624-1401 | Toll-Free: (877) 468-6468

11220 N Tatum Blvd., Suite 103, Phoenix, AZ 85028

twilcox@invmgmt.com | www.invmgmt.com

-----Original Message-----

From: Heather <thsjw@comcast.net>

Sent: Thursday, April 23, 2020 6:30 PM

To: Tim Wilcox <twilcox@invmgmt.com>

Subject: Vistoso Golf

Hello,

I am a resident of Vistoso Highlands and would like to give an opinion about the proposed rezoning of the golf course. The current proposal to rezone the golf course for an assisted living center seems to be one of the worst possible outcomes that could happen to the property. To put a 24 hour facility in the middle of a our residential neighborhood would be a big negative. Some reasons:

1. It would be lit up all night long, which would be a nuisance to all if us in the evenings who moved out here to avoid city lights.
2. Increase of noise from Sirens from emergency vehicles related to patients/residents 24 hours a day
3. Increase of vehicle traffic into our neighborhood. Vistoso highlands is a popular walking and biking route because of its quiet residential feel and safety of low traffic. This facility would bring Tons of employees and deliveries 24 hours a day.
4. Houses sit close to the road because its a low traffic street it would increase noise to these homes because of increase commercial and resident traffic.
5. There is a high end retirement/assisted living facility a mile away across the street on busier road Vistoso Blvd. We don't need to cannibalize Splendido and over saturate this market with another facility so close to destroying its success the way we did by over building golf courses in Oro Valley. And ultimately causing them to fail.

We all bought our homes in this area because we were told there was a healthy golf course. Some of us enjoyed the peace and tranquility it provided others the recreation and social it gave us.

Rezoning for this kind of thing should never be allowed. It was previously zoned for things that residents agreed to, And that is why all the neighborhoods surrounding it exist. It was an agreed upon contract between neighbors and land owner. The owner of the golf course property had the

opportunity to sell it as a golf course a couple of different times they have chosen not to do it. They have also chosen to allow it to be an eyesore for the community by not following property maintenance rules that all other property owners follow in this area. I wouldnt mind it staying nature trails and some high end single story housing comparable to the other neighborhoods on Vistoso Highlands. Views need to be considered as home owners paid for their home lots with view premiums. Some golf course land is to narrow to transition to new neighborhoods.

Please do not allow this rezoning plan to happen. It doesn't enrich Oro Valley it benefits only the corrupt current golf course owner who has no stake in Oro Valley other than this property. Their company is not headquartered here and they do not live in this community.

Thank you

Heather Wilcox
 Property owner on Bowcreek Springs
 Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Former Rancho Vistoso Golf Course	04/23/2020	04/24/2020	CENTER POINT VISTOSO	Jack	Paliokas

Initial Comment / Request

I strongly encourage the Town or Oro Valley to help preserve the land as recreational space for residents to enjoy the outdoors. It is a ready made trail system with spectacular scenery, some of the best in Oro Valley. Since the golf course closed I have seen daily an abundance of walker and bikers using the over 5 miles of cart paths for exercise and enjoyment. The wildlife present within the acreage is an added feature worth preserving. A most unique setting for a park in Rancho Vistoso.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/23/2020	04/24/2020			

Initial Comment / Request

Question, after all the emails, comments, questions, etc. that are received by ASKOV regarding the Vistoso Golf proposal, would you please let me know a.) the total NUMBER submitted and b.) how many of that total submitted are in favor/support of developing the golf course property ? Thank you.

Terry Hart
 945 W GOLDEN BARREL CT

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rancho Vistoso Golf Course Zoning Amendment	04/23/2020	04/24/2020			

Initial Comment / Request

Good afternoon,

1. Could I have you add my email address to the distribution list for any information?
2. As a home owner in the neighborhood I would like to see a few changes to the pad amendments at the Vistoso Golf area. The General Plan Amendment AND Rezoning should keep a consistent path through the neighborhood that remains Residential/Golf Course to protect the long term interests of those using the area for recreational use. By allowing the owners to change the use to MDR or HDR, we will be giving the new developments a right to restrict access or diminish the value of the property. I understand that the new MDR/HDR areas will still have a path, but I think it's important that the length of the path remains zoned at RGC, not MDR/HDR. I would like to see a wide allowance on either side as well for natural landscaping.

Thanks,
Jose Gross

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Re-Zoning Proposal for Vistoso Golf Course	04/23/2020	04/24/2020			

Initial Comment / Request

Dear Oro Valley Council,

When I recently became a resident of Oro valley with a home opposite the Vistoso golf course I was immediately struck by the beauty of its location and the degree to which it currently benefits, and has the potential to increase its benefits to the community.

Because the area of Vistoso is heavily populated by seniors the Vistoso Golf Course's easy access is important. Not only is it important to seniors, but to mothers pushing strollers and particularly to people with limited mobility. It has excellent paved paths which are wheelchair accesible and stroller pushable, and a huge parking area, which obviously means that people for whom walking a distance is difficult, can drive right up to the park. It has the remains of a club house and a restaurant which could provide a range of services for visitors. A small area could be used as a playground thus enabling elderly grandparents to be out enjoying nature with their young grandchildren. This would also provide an opportunity to educate young children about their natural environment

In Oro Valley there are no urban natural parks (as far as I'm aware). So all the more reason to preserve this strikingly beautiful setting for local residents to enjoy. It would be extremely unfortunate and a great loss to the community to waste what already exists, and lose the opportunity to develop its potential..I sincerely hope Council will respect what appears to be the desire of the majority of residents of Oro Valley. This would mean postponing negotiations with the company which wishes to redevelop the Golf Course, until public meetings can once again be held.

Jennifer Shifrin

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/23/2020	04/24/2020			

Initial Comment / Request

As Oro Valley residents, we ask that you not re-zone the Vistoso Golf area. Please let's try to make this beautiful area a permanent part of the Oro Valley park system. Let's try to get a grant and raise money for the purchase of the land; let's engage our residents to work on maintaining trails. This is a beautiful spot left in OV--where green space is dangerously endangered. As older, life-long walkers, we treasure going to this space with its beautiful vistas, animals and birds, and natural settings. The trail is already paved and therefore much appreciated by those of us who are now unable to hike as we once did. We enjoy seeing the families together biking or walking along the paths. This spot has bathrooms already installed, a parking space, and a space that could easily be rented out to groups and weddings. Crazy to not take advantage of this place, Oro Valley. Please do not re-zone. We need to think of the long-term consequences to our town. Barbara and Bruce Abbett

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course	04/23/2020	04/24/2020			

Initial Comment / Request

My concern is related to the proposed assisted living facility proposed for the driving range in Romspen's submittal. I do not support this option. The proposed medium density housing is my preferred option

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course	04/23/2020	04/24/2020			

Initial Comment / Request

I would prefer that the existing golf/recreation be maintained for the property to provide more recreation opportunities for the residents and wildlife corridors.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	FW: Golf Club at Vistoso conversion to SFR	04/23/2020	04/24/2020			

Initial Comment / Request

Resending my comments.. It seems we did not use the correct email address earlier today. All the information in my note still applies. Thank you, Melani Pyland

From: mrp810@aol.com <mrp810@aol.com>
 Sent: Thursday, April 23, 2020 5:24 PM
 To: 'ask@orovalley.gov' <ask@orovalley.gov>
 Cc: 'Copypreservevistoso@gmail.com' <Copypreservevistoso@gmail.com>
 Subject: Golf Club at Vistoso conversion to SFR

Dear Sir/Madam~

We are in receipt of a letter plus a post card regarding the proposed General Plan Amendment and Rezoning of the Rompsen property, known as the Golf Club at Vistoso.

We are one of many families who purchased our homes next to the Golf Course because of the free space behind the home which would give us the right to quiet enjoyment. Although we would see golf carts moving past the home, that was fleeting and did not disturb the quiet mornings nor evenings.

Since the Town of Oro Valley, the local paper and local rumors started up regarding the Golf Club foreclosure we have seen the following..

Young individuals hanging out on the trail, not walking, not moving, smoking and using the buildings as their private "hang out"

We can sometimes smell a sweet smoke which we assume is Marijuana

Early on we saw individuals peeing next to the bathrooms that have been locked for years. In fact we and our neighbors chased off middle-aged individuals on more than one occasion.

We have seen one persistent middle-aged individual,

around 6 feet, 220 lbs, Caucasian about 50-65 years old

walking up to our fence line to peer over and talk to our dog. dog starts barking, interrupting the quiet enjoyment

and bothering the neighbors who have complained to us

We mentioned to this individual that the golf course path is private property and he responded, "that's okay, I live here".

I mentioned again it was private property and he does not have the owner's permission to use the land every other day.

I won't repeat what he then said as it is crude and rude

Since the COVID-19 self isolation / Stay at Home order we were told all the parks in Oro Valley and indeed many in Tucson, have been closed. However, we have seen an increase in the number of trespassers using the golf cart path. So much for safety of our families and social distancing.

In the last 2 weeks, we received the proposed amendment and some documents pertaining to the rezoning. We are extremely upset that the proposed allocation for MDR-19+ ac will be removing the green space behind our home. No other areas under consideration are being built in such a small space. Especially since it looks like it will now replace the existing Bathrooms that are visible from our home.

We do not agree with the proposed plans. We feel that the previous Town Council knew that the Rompsen property was available but instead purchased the Golf Course from HSL properties. We object to the rezoning because our property value will be impacted. In addition, since Amphitheater Unified School was allowed to trade their property on Moore for a public park, the area has become a traffic nuisance. People do not drive to the end of Desert Fairways to make a U-turn, but rather turn into our neighborhood streets, not watching for us as we exit our property. And now you propose to build additional homes across from Innovation School-STEM which will increase the chaos during the school year, which is 10 months of the of the year! You are destroying the reason people move to this area of the

metroplex and indeed to Rancho Vistoso.

Last but not least, as you aware, Pima County has increased our taxes the last 3 years because we live "next to a Golf Course", which as you know is no longer open. When we submitted a review of the Assessor's increase, Pima County specifically mentioned our location as the reason for their 25% increase in our assessed value. This is true of our neighbors up and down the street so we are not happy to hear this amendment will add to our financial burden. We are retired, and like half our neighbors, are on a limited budget. There has to be something that can be done to preserve the equity in our property. I have been studying the value of homes on a golf course versus those that share a wall with their neighbors and the impact is 8-10 percent of the market value. This can be verified by any number of Residential Property Appraisers who are subject-matter experts. According to two Appraisers, this could amount to a loss of value between \$50,000 - \$75,000. The reasons they gave is that the proposed plan increases density and traffic, it removes the privacy of living on a green belt, not to mention the noise that will be heard once construction begins and the new homes are in closer proximity to our yards.

We therefore ask that you honor the green space allocation that was approved when these homes were originally built in 2000-2006. At the very least all the proposed building into the future should include attractive open green space so we do not lose the concept that was originally support and approved. This is especially important to property owners who purchased their homes specifically because there was a green belt behind the home and pay a premium for that privilege. And, we ask that consideration be given to us that have lived here for years, paid Oro Valley and well as Pima County taxes. The governing bodies of this county and city represent us, their constituents, and we hope that decency will prevail.

Sincerely,

Jim & Melani Pyland

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rompsen 2015 individual holdings	04/23/2020	04/24/2020			

Initial Comment / Request

Re additional documentation of Rompsen mortgage fund individual holding in 2015. Only Arizona property listed in 2015 was Vistoso golf course, see attached pdf page 3.

"In 2015, Romspen Club Holdings acquired a golf course in Tucson, Arizona.

Romspen Club Holdings is operating and preparing the property for future sale and the potential creation of development tracts of land within the property with the investment of additional funds,

2015 Annual report page 21 of 26

<http://www.romspen.com/Document/AR%202015%20spreads.pdf>

Sent from my iPhone

[attachment name=56e308243d02d.pdf.pdf]

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	vistoso	04/23/2020	04/24/2020	DESERT SKY	nary	hahn

Initial Comment / Request

Please leave the golf course as it is. The natural areas are so nice to see in this area where everywhere else is under construction with high density home building and no open spaces. Natural wildlife areas and open spaces in city and those of us who have come here are very important to us tax payers.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Development by Romspen	04/23/2020	04/24/2020			

Initial Comment / Request

1. You need to give Preserve Vistoso 1 year to obtain funding to turn the golf course into alternative facilities.
2. The nursing care/ long term care/ senior housing facility as a 3 story facility will not be cohesive the surrounding homes. These, for the most part, are single story. The commercial vehicle traffic servicing a senior housing facility are not in concert with the general feel of the community and severely impact home prices. This is a commercial enterprise in the middle of a residential zone.
3. There will be an economic downturn and given the deaths in long term care facilities the demand for these types of facilities will go down. Just don't even consider it. I would never want to be placed in one or put any loved ones in a "Splendido" environment.
4. The second option of homes on the driving range could be considered after 1 year of allowing Preserve Vistoso to find alternatives.
5. The second option has homes very closely spaced together. Let's compromise and allow more space between existing homes and new homes, such as 50', and limit them to single story homes

In summary:

Allow Preserve Vistoso 1 year to find funding and have Rompsen resubmit in a year.

After a year, allow the second option with a compromise of much more spacing between existing homes and the new homes.

Alyssa Roberts

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Citizen Feedback on Vistoso Development Proposal	04/23/2020	04/24/2020			

Initial Comment / Request

Mayor Winfield and Members of the Oro Valley Town Council,

I am a resident of Siena and have lived on Tessali Way for the past 14 years. Along with my wife, I have raised my children here and contributed to this community both with my time and money. I do not rely on this state, county, or community for my income. Rather, I choose to live in Oro Valley, where my support of local businesses generates taxes that directly fill the coffers of this town.

I will keep my comments brief and relevant to my profession.

I have been a computer engineer and consultant for NASA my entire adult life, and, therefore, I am immersed in a culture which routinely accomplishes what may seem impossible.

At NASA, we have a motto I think the council could use as it makes an important decision that will impact so many citizens:

/Anything less than 100% is a good as failure. /

What this means relative to the opportunity to protect **/all/** of the recreational property that was once the Vistoso golf course is you have one chance to get this right.

This mission hinges on your critical vote concerning a request to alter the citizen-approved General Plan. How you vote should be based on the data that is irrefutably negative, and—thanks to COVID 19—recorded for posterity on the zoning communication portal ask@orovalleyaz.gov.

Then, you must use the tools unique to your profession to ensure the former Vistoso golf course is able to serve the greater good, a vision at the heart of every awe-inspiring endeavor.

Your mission will not be complete until you **/_Preserve Vistoso._/**

We have confidence in you. After all, we selected you for this mission with **/our/** votes.

Respectfully,

Chris Dailey

13680 North Tessali Way

Oro Valley, AZ

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Re: Development by Romspen	04/23/2020	04/24/2020			

Initial Comment / Request

Romspen's plan of building a senior care facility - Seriously, given the current pandemic, I don't think the demand is going to be very high by those who have a choice. Given that the youngest of the baby boom generation is about 58-60 years old and will remember the pandemic in 20 years and of course, there may be more pandemics in the future, I don't think the long term outlook is bright for long term care facilities, assisted living facilities, or other similar senior housing situations. The bank funding may not be available for construction of many of these facilities in the future.

On Thu, Apr 23, 2020 at 8:25 PM lkermits <lkermits@gmail.com> wrote:

- > 1. You need to give Preserve Vistoso 1 year to obtain funding to turn > the golf course into alternative facilities.
- > 2. The nursing care/ long term care/ senior housing facility as a 3 story > facility will not be cohesive the surrounding homes. These, for the most > part, are single story. The commercial vehicle traffic servicing a senior > housing facility are not in concert with the general feel of the community > and severely impact home prices. This is a commercial enterprise in the > middle of a residential zone.
- > 3. There will be an economic downturn and given the deaths in long term > care facilities the demand for these types of facilities will go down. Just > don't even consider it. I would never want to be placed in one or put any > loved ones in a "Splendido" environment.
- > 4. The second option of homes on the driving range could be considered > after 1 year of allowing Preserve Vistoso to find alternatives.
- > 5. The second option has homes very closely spaced together. Let's > compromise and allow more space between existing homes and new homes, such > as 50', and limit them to single story homes
- >
- > In summary:
- > Allow Preserve Vistoso 1 year to find funding and have Rompsen resubmit in > a year.
- > After a year, allow the second option with a compromise of much more > spacing between existing homes and the new homes.
- >
- > Alyssa Roberts
- >

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen plan for Golf Club at Vistoso	04/23/2020	04/24/2020			

Initial Comment / Request

To The Town of Oro Valley,

We are very concerned with both of the plans that are being proposed by Romspen for the Golf Club at Vistoso property. Romspen knew when they acquired this property back in 2015 that it was zoned as golf/recreational.

Yet, in their 2015 Annual Report, (not in 2018 after the golf course had closed) they state:

> "In 2015, Romspen Club Holdings acquired a golf course in Tucson, Arizona. Romspen Club Holdings is operating and preparing the property for future sale and the potential creation of development tracts of land within the property with the investment of additional funds, net of repayments of \$7,315, which have been advanced from the Fund".

>

I have looked through The Oro Valley General Plan "Your Voice, Our Future"

<<https://www.orovalleyaz.gov/sites/default/files/media/docs/2016/yourvoiceourfuturegeneralplan.pdf>>which was created and reviewed by residents during a multi-year process. The Plan was ratified by voters just 3 1/2 years ago in November 2016. We realize that this is a "Blue Print" for future land use, but when we read again what we as Oro Valley residents said was very important to us we have a hard time thinking that the Town of Oro Valley would seriously consider changing the zoning and allow development of this property.

Do the statements from "Your Voice, Our Future" <<https://www.orovalleyaz.gov/sites/default/files/media/docs/2016/yourvoiceourfuturegeneralplan.pdf>> really matter?? Or is it more important to allow a Canadian investor and an out of state developer to make millions of dollars by blading one of the last few open areas of our Sonoran desert that has scenic natural beauty and magnificent views of the Catalinas?

I have cut and pasted quotes from several pages of The Plan.

Quotes from the Oro Valley General Plan approved in 2016

>>>> Pg 4 Oro Valley, with its scenic natural environment and spectacular views....abundant outdoor recreation areas.... unique Sonoran Desert

>>>>

>>>> Pg 5 strong community feeling and great appreciation for the beautiful environment

>>>>

>>>> Pg 6 Make plans and decisions that are important to the voters.

>>>>

>>>> Pg 8 Preserve the scenic beauty and environment •Desert and mountain view

>>>> •Desert climate & environment. •Wildlife and vegetation•Open space

>>>>

>>>> Pg 9. Provide more parks, recreation and cultural opportunities for all ages

>>>> Outdoor recreation such as hiking, walking and biking paths

>>>>

>>>> Pg 10 The overall purpose of the act is to help Arizona communities plan for growth, protect

>>>> open space, and manage growth-related issues.

>>>>
>>>> Pg 14 Community Goals: E. A high-quality parks, recreation and open space system that is accessible, comprehensive, connected and serves the community's needs.
>>>> Environment Goals
>>>> K. The proactive conservation, protection and restoration of environmentally sensitive lands, natural resource areas and habitats and lands with high scenic value.
>>>>
>>>> Pg 17 Complete neighborhoods include: • Parks other outdoor space • Recreational facilities
>>>>
>>>> Pg 19 The people of Oro Valley strive for: A high-quality parks, recreation and open space system that is accessible, comprehensive, connected, integrated and serves the community's needs.
>>>>
>>>> Pg 21 Policies
>>>> Healthy Lifestyles
>>>> CC.1. Promote the overall physical and social health of the community.
>>>> CC.2. Provide appropriate park facilities and services for
>>>> residents of all ages in the community.
>>>> CC.3. Link existing and planned neighborhoods with parks and open spaces by incorporating path and trail facilities.
>>>> CC.4. Provide public open space and park space where there is an existing park shortage or a need to preserve open space, natural areas or scenic views.
>>>>
>>>> Pg 28 Oro Valley's greatest assets are its natural environment, resources and beauty.
>>>>
>>>> Pg 29 Oro Valley's exceptionally rich wildlife & vegetation are a big part of the region's appeal.
>>>> We cherish Oro Valley's open space & strive to focus development in appropriate areas.
>>>>
>>>> Pg 32 The people of Oro Valley strive for:
>>>> K. The proactive conservation, protection and restoration of environmentally sensitive lands, natural resource areas and habitats and lands with high scenic value.
>>>>
>>>> Pg 33 4.5. SONORAN DESERT RESOURCES FOCUS
>>>>
>>>> This section addresses environment goals related to open space, natural resources and views. Oro Valley highly values the Sonoran Desert and strives to conserve and protect its resources. Additionally, the community desires to connect open spaces to establish an environment enjoyable for all.
>>>> Policies
>>>> SD.1. Identify, preserve and manage an integrated and connected open space system that protects Oro Valley's natural resources and provides enjoyment for residents
>>>> and visitors while recognizing our place in the larger ecosystem.
>>>> SD.2. Protect and provide connections between
>>>> contiguous, environmentally sensitive lands within the Town, including key habitat areas and significant natural resource areas.
>>>> SD.3. Conserve Oro Valley's natural resources in a comprehensive manner.
>>>> SD.4. Protect and conserve healthy native vegetation during the development process.
>>>> SD.5. Provide information to the public, including businesses and developers, on means to protect and conserve resources.
>>>> SD.6. Protect scenic corridors, public park and trail view sheds, and the distinctive
>>>> visual character and visual appeal of Oro Valley.
>>>> SD.7. Enhance, protect, create and restore native biological habitats, especially along washes, groundwater basins, recharge areas and wildlife corridors, in order to benefit native plant and wildlife habitats and species movement, minimize the negative impacts of invasive species and provide protection from flood risk.

>>>> SD.8. Encourage development project designs that connect wildlife habitat areas,
>>>> avoid disturbing significant wildlife habitats and minimize the overall impacts on
>>>> wildlife habitat areas.

>>>>

>>>> Pg 41 The Oro Valley community recognizes the importance of natural, scenic and cultural resource conservation in sustaining Oro Valley's identity

>>>> Policies

>>>> Conservation of Natural Resources

>>>> Promote land use development practices and programs that conserve and minimize impacts to natural and cultural resources.

>>>>

>>>> Pg 66 • Identifying target locations for needed community recreational amenities.

>>>> • Periodically reviewing and updating the Parks Master Plan. • Developing and integrating strategies that address park shortages, preservation needs and safety upgrades into the Parks Master Plan.

>>>>

>>>> Pg 67 Address the adequacy of Town parks and recreation programs and facilities by:

>>>> • Periodically assessing the availability of recreation opportunities for all residents within the Town.

>>>> Enhancing and maintaining open space, park and recreation facilities and programs through existing and new resources, private and public recreation providers, partnerships, volunteers and others as appropriate.

>>>> Considering the affordability & availability of existing & future parks & recreation programs to residents

>>>> Develop a strategy to acquire property for larger recreational

>>>> and community use of sufficient size and location that access

>>>> can be shared equitably by multiple neighborhoods and all residents

>>>>

>>>> Pg 105 As Oro Valley quickly approaches build-out, it is essential that the Town continues to protect existing open space and natural resources and acquires additional open space areas to fulfill the community's value of the natural environment.

>>>>

>>>> Pg 108 Conserve significant natural resources and open space areas in the growth area and coordinate their location to similar areas outside the growth area's boundaries.

>>>>

>>>> Pg 109 Encourage conservation of open space by various means.

Please consider what the voters in "Your Voice, Our Future"

<<https://www.orovalleyaz.gov/sites/default/files/media/docs/2016/yourvoiceourfuturegeneralplan.pdf>> agreed were so important to their lifestyle and some of the reasons they choose to live in Oro Valley.

Please use these words as a guide as you consider Romspen's proposals to change the General Plan and re-zone for development.

Specifically please look at the quote from page 105: "As Oro Valley quickly approaches build-out, it is essential that the Town continues to protect existing open space and natural resources and acquires additional open space areas to fulfill the community's value of the natural environment."

Please work with Preserve Vistoso, with its large membership of Oro Valley residents, to save this exquisite piece of property for all of us in Oro Valley to enjoy, especially those North of Tangerine Road where there are too few parks.

Respectfully submitted by a 20 year homeowner, tax payer and voter in Oro Valley,

Nancy Olson

Fairfield at Rancho Vistoso Neighborhood 11

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso golf course	04/23/2020	04/24/2020			

Initial Comment / Request

Hi my name is Morgan Quiri , I'm 14 years old. Three years ago my family moved into a house on the golf course at Vistoso. I was excited because my dad grew up playing golf and I thought I would be able to learn in our backyard. 18 months after moving in the golf course closed. I was disappointed.

Soon I realized how much fun it was to ride bikes and walk on the old cart path and see all the wildlife in the area. Although I've gotten my legs scraped up from the prickly overgrown weeds, it is still lots of fun. Family bike rides are one of my favorite things to do.

I am disappointed they didn't try harder to keep this great course open. Now Rompsen sounds greedy. I cannot believe they are trying to build in the middle of the golf course.

I hope Oro Valley continues to be a great town and for future generations to come!

Pinnacle - Centerpointe

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf - Rompsen rezoning	04/23/2020	04/24/2020			

Initial Comment / Request

Hi my name is Ashlyn Quiri. I am 11 years old,I was very sad to hear that the golf course was closing down because I loved to go to the course and hit golf balls. Once the golf course closed my family and I go on bike rides and we enjoy the nature and the wildlife. My friend and I also go walk the course and find ancient Hohokam pottery shards you see all along the golf course path.

Please don't allow homes on this land. Please do not let this happen to my town, our town! Let's stop them. We can do better. We should continue to be proud to call this our home. I love beautiful Oro Valley!

Pinnacle - Centerpointe

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rompsen history	04/23/2020	04/24/2020			

Initial Comment / Request

From a fellow Oro Valley resident who is a Canadian snowbird. One should research Horseshoe Highlands closed golf course in Horseshoe Valley Canada. We were told Rompsen held the mortgage but were also entwined with the company running the resort. They closed a golf course and built homes on the course.

Additionally upon a quick google search you also find Rompsen is proposing development on different courses owned in other states.

This billion dollar fund and company seems to make millions by developing and closing once prestigious golf courses. Lets not get steamrolled.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Golf Club at Vistoso rezoning	04/23/2020	04/24/2020			

Initial Comment / Request

>
>
> To whom it may concern,
>
> I am very concerned with both of the plans that are being proposed by Romspen for the Golf Club at Vistoso property. Romspen knew when they acquired this property back in 2015 that it was zoned as golf/recreational.

> Yet, in their 2015 Annual Report, (not in 2018 after the golf course had closed) they state:
>> "In 2015, Romspen Club Holdings acquired a golf course in Tucson, Arizona. Romspen Club Holdings is operating and preparing the property for future sale and the potential creation of development tracts of land within the property with the investment of additional funds, net of repayments of \$7,315, which have been advanced from the Fund".
>>
>
>
> I have looked through The Oro Valley General Plan "Your Voice, Our Future"
<<https://www.orovalleyaz.gov/sites/default/files/media/docs/2016/yourvoiceourfuturegeneralplan.pdf>>which was created and reviewed by residents during a multi-year process. The Plan was ratified by voters just 3 1/2 years ago in November 2016. We realize that this is a "Blue Print" for future land use, but when we read again what we as Oro Valley residents said was very important to us we have a hard time thinking that the Town of Oro Valley would seriously consider changing the zoning and allow development of this property.

>
> Do the statements from "Your Voice, Our Future"
<<https://www.orovalleyaz.gov/sites/default/files/media/docs/2016/yourvoiceourfuturegeneralplan.pdf>> really matter?? Or is it more important to allow a Canadian investor and an out of state developer to make millions of dollars by blading one of the last few open areas of our Sonoran desert that has scenic natural beauty and magnificent views of the Catalinas?
>
>
> I have cut and pasted quotes from several pages of The Plan.
>
> Quotes from the Oro Valley General Plan approved in 2016
>
>>>>> Pg 4 Oro Valley, with its scenic natural environment and spectacular views....abundant outdoor recreation areas.... unique Sonoran Desert
>>>>>
>>>>> Pg 5 strong community feeling and great appreciation for the beautiful environment
>>>>>
>>>>> Pg 6 Make plans and decisions that are important to the voters.
>>>>>
>>>>> Pg 8 Preserve the scenic beauty and environment •Desert and mountain view
>>>>> •Desert climate & environment. •Wildlife and vegetation•Open space
>>>>>
>>>>> Pg 9. Provide more parks, recreation and cultural opportunities for all ages

>>>>> Outdoor recreation such as hiking, walking and biking paths

>>>>>

>>>>> Pg 10 The overall purpose of the act is to help Arizona communities plan for growth, protect open space, and manage growth-related issues.

>>>>>

>>>>> Pg 14 Community Goals: E. A high-quality parks, recreation and open space system that is accessible, comprehensive, connected and serves the community's needs.

>>>>> Environment Goals

>>>>> K. The proactive conservation, protection and restoration of environmentally sensitive lands, natural resource areas and habitats and lands with high scenic value.

>>>>>

>>>>> Pg 17 Complete neighborhoods include: • Parks other outdoor space • Recreational facilities

>>>>>

>>>>> Pg 19 The people of Oro Valley strive for: A high-quality parks, recreation and open space system that is accessible, comprehensive, connected, integrated and serves the community's needs.

>>>>>

>>>>> Pg 21 Policies

>>>>> Healthy Lifestyles

>>>>> CC.1. Promote the overall physical and social health of the community.

>>>>> CC.2. Provide appropriate park facilities and services for

>>>>> residents of all ages in the community.

>>>>> CC.3. Link existing and planned neighborhoods with parks and open spaces by incorporating path and trail facilities.

>>>>> CC.4. Provide public open space and park space where there is an existing park shortage or a need to preserve open space, natural areas or scenic views.

>>>>>

>>>>> Pg 28 Oro Valley's greatest assets are its natural environment, resources and beauty.

>>>>>

>>>>> Pg 29 Oro Valley's exceptionally rich wildlife & vegetation are a big part of the region's appeal.

>>>>> We cherish Oro Valley's open space & strive to focus development in appropriate areas.

>>>>>

>>>>> Pg 32 The people of Oro Valley strive for:

>>>>> K. The proactive conservation, protection and restoration of environmentally sensitive lands, natural resource areas and habitats and lands with high scenic value.

>>>>>

>>>>> Pg 33 4.5. SONORAN DESERT RESOURCES FOCUS

>>>>>

>>>>> This section addresses environment goals related to open space, natural resources and views. Oro Valley highly values the Sonoran Desert and strives to conserve and protect its resources. Additionally, the community desires to connect open spaces to establish an environment enjoyable for all.

>>>>> Policies

>>>>> SD.1. Identify, preserve and manage an integrated and connected open space system that protects Oro Valley's natural resources and provides enjoyment for residents

>>>>> and visitors while recognizing our place in the larger ecosystem.

>>>>> SD.2. Protect and provide connections between

>>>>> contiguous, environmentally sensitive lands within the Town, including key habitat areas and significant natural resource areas.

>>>>> SD.3. Conserve Oro Valley's natural resources in a comprehensive manner.

>>>>> SD.4. Protect and conserve healthy native vegetation during the development process.

>>>>> SD.5. Provide information to the public, including businesses and developers, on means to protect and conserve resources.

>>>>> SD.6. Protect scenic corridors, public park and trail view sheds, and the distinctive

>>>>> visual character and visual appeal of Oro Valley.

>>>>> SD.7. Enhance, protect, create and restore native biological habitats, especially along washes, groundwater basins, recharge areas and wildlife corridors, in order to benefit native plant and wildlife habitats and species movement, minimize the negative impacts of invasive species and provide protection from flood risk.

>>>>> SD.8. Encourage development project designs that connect wildlife habitat areas,

>>>>> avoid disturbing significant wildlife habitats and minimize the overall impacts on

>>>>> wildlife habitat areas.

>>>>>

>>>>> Pg 41 The Oro Valley community recognizes the importance of natural, scenic and cultural resource conservation in sustaining Oro Valley's identity

>>>>> Policies

>>>>> Conservation of Natural Resources

>>>>> Promote land use development practices and programs that conserve and minimize impacts to natural and cultural resources.

>>>>>

>>>>> Pg 66 • Identifying target locations for needed community recreational amenities.

>>>>> • Periodically reviewing and updating the Parks Master Plan. • Developing and integrating strategies that address park shortages,

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>>>>>

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>

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>

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>

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>

> Respectfully submitted by a 20 year homeowner, tax payer and voter in Oro Valley,

- >
- > Walter Olson
- > Fairfield at Rancho Vistoso Neighborhood 11
- >
- >
- >
- >

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Deny Rezoning	04/23/2020	04/24/2020			

Initial Comment / Request

Dear Mayor and Council Members,
 By now you have heard all of the many positive reasons to deny Romspen, the Canadian Company, the change of zoning request that they conveniently asked for during a pandemic. Please consider all of these reasons as you move forward. This is coming from a home owner, who lives at the golf course and will have my housing values decrease exponentially by all of the traffic that will be on Vistoso Highlands Drive, not to mention all the other negative factors that will affect our quality of life. Great gift for Romspen, bad deal for all Oro Valley residents. Please do what you were voted in to do, apply Smart Growth practices in Oro Valley, our home. Thank you for your consideration.

Sincerely, Tracy Wagley Oro Valley

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen Development Filing	04/23/2020	04/24/2020			

Initial Comment / Request

Councilmen and Planning Commission of The Town of Oro Valley,

I writing to object strongly to the proposed Development Plan filed to change the use of the property known as the Vistoso Golf Course. The current plan was approved by voters in 2016. Many of us if not all of us have purchased our homes in the Vistoso area because of the security of the Protection provided by the Master Plan.

By way of reference, I was born and raised in Tucson and graduated from the University of Arizona. Tucson has been a place I have returned to over the years and frequently the past 12 years. Five years ago my wife and I started to look for a second home that would become our primary home in our future. After several years of looking at many different areas we were drawn to the beauty of Rancho Vistoso, the wide well landscaped streets, the comfortable pace of traffic, and desert vegetation. We ultimately purchased a home in Center Pointe three years ago. We selected a home site with a desert buffer and a golf fairway behind us. The site was important enough to us to pay a premium to have the vistas in our back yard. Further not being a permanent resident for several years, my wife and I felt our home's value would be protected by the Master Plan. Our story is one that is common by the over whelming majority of the current Vistoso home owners.

The rational that Romspen is entitled to make a profit on their investment is a measure of their risk when making an investment, in this case an off balance loan at a premium interest rate. Romspen is an experienced investor and they knew financials of the golf course and the zoning on which the golf course is located. To put hundreds of home owners at risk because of a failed investment is not home owners responsibility nor is it the Town of Oro Valley responsibility. Not every real estate investment makes a profit, it's a risky business.

There is strong support for maintaining open space and walking paths throughout the community. With proper planning the land could be a valuable asset to the Rancho Vistoso Master Planed Community.

Christine and Dan Fitchett

Dan L. Fitchett, Jr.
VP / Managing Broker - Vail, Beaver Creek, Edwards

LIV Sotheby's International Realty
26 Avondale Lane Suite 119
Beaver Creek, Colorado 81620
Mailing: PO Box 539, Edwards, CO 81632
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dfitchett@livsothebysrealty.com<mailto:dfitchett@livsothebysrealty.com>

[LIV-Mag_Vol-5_Issue-2_Signature_Resort-1[1]]<https://issuu.com/livsir/docs/liv_mag_vol_5_issue_2_-_resort_issu?e=15074235/70646970>

[cid:image004.jpg@01D619BB.EE5FE8D0]

LIV Sotheby's International Realty will never ask you to wire money or provide wiring instructions. Beware of phishing emails or fraudulent phone calls requesting a bank wire. Please call your lender, title company, or closing attorney to confirm any wiring instructions over the phone.

[attachment name=image002.jpg]

[attachment name=image004.jpg]

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf	04/23/2020	04/24/2020			

Initial Comment / Request

I have lived in Arizona for the past 63 years (mostly Tucson region), and my wife is a native of Tucson. We have lived in Rancho Vistoso for over 20 years and I have worked in Oro Valley for the past 15 years. We live across the street (Rancho Vistoso Boulevard) from the demised golf course. We purchased in this location for several reasons. Some of those relate to the beauty of the area, the solitude compared the other locations in the Tucson, the streets, sidewalks, bike paths and the future limited growth in the region. The landscaping along RanchoVistoso between morning Vista Drive and Vistoso Highlands Drive is a valuable asset to the area.

I have taken the opportunity to review the information that has been posted online concerning the future of Oro Valley golf club and believe the proposal would significantly harm the beauty of the area, lower home values, and diminish the quality of life that we have come to appreciate in Oro Valley. It is interesting that there are some large homes proposed adjacent to the homes in Stone Canyon with smaller homes and lots more closely associated with Rancho Vistoso. I do not see specific markings on the map for roadways onto Rancho Vistoso from those homes but it appears there would be two additional roads entering RanchoVistoso. If I am correct, that would put five roads entering RanchoVistoso between Morning Vista Drive and Vistoso Highlands Drive which is only a distance of approximately 1/5 of a mile. This would increase traffic in this area along with raising the risk of accidents and resulting in increased pollution and noise.

There are not many areas in Rancho Vistoso for residents (especially the elderly) to access easily for the type of outdoor activity this area could support if left unmarred by more development.

I am opposed to the current proposal and suggest the area be kept as open space along with walkways, bike-ways and areas for family utilization.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen's plan for GC at Vistoso	04/23/2020	04/24/2020			

Initial Comment / Request

In the past 15 years that we've had residences in Oro Valley we've seen the widespread blading of the desert and massive development. Looking at the Town of OV maps we note that there are very few parks North of Tangerine Rd. Oro Valley significantly lags behind the National average in the percentage of our population that has access to park or nature within a 10 minute walk.

Within the former GC at Vistoso's 218 acres there are already over 6 miles of paved cart path trails and 3 sets of restrooms at holes #1, #7 and #15. There is only one place walkers or bikers would need to cross a road and that is between former holes #3 and #4 near the back entrance to Stone Canyon where the low amount of traffic has slowed dramatically for entry.

What would it cost TOV to pour even one mile (let alone 6) of concrete walking/biking paths elsewhere? How much would it cost TOV to build 1 set (let alone 3) of M/W restrooms elsewhere?

Would you seriously consider going against the wishes of the thousands of Oro Valley residents who thoughtfully contributed to and gave voice to the 2016 General Plan?

Don't our combined investments (totaling hundreds of millions of dollars) in Oro Valley matter more than a Canadian company who bought the property on speculation?? Or, the out of state builder?

We homeowners are the ones that live here, pay taxes, vote and support Oro Valley restaurants and businesses.

Please turn down Romspen's request to change the Your Voice, Our Future General Plan and turn down their request to rezone this property.

Please work with Preserve Vistoso and their more than 1,300 Oro Valley members to save this beautiful property for the enjoyment of current and future Oro Valley residents and visitors.

Respectfully,
Nancy Olson
Fairfield at Rancho Vistoso Neighborhood 11

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Response letter.pdf	04/23/2020	04/24/2020			

Initial Comment / Request

See attached attorney letter essential how Rompsen wasn't willing to maintain or upkeep the golf property. They play dirty. It went from one of Oro valley most scenic location to an embarrassment to down Vistoso Highland drive. Do not give an inch.

“While it is still unclear to us whether there is any express deed restriction requiring your client’s property be used as a golf course, the case law unequivocally provides an implied deed restriction limiting the use of the property to a golf course. See Shalimar Assn. v. D.O.C. Enterprises, Ltd., 142 Ariz. 36, (App. 1984) and the recent judgment in Swain v. TTLIC Ahwatukee Lakes Investors, LLC, copies of which are attached for your convenience. At a minimum, there is an implied restriction benefitting all of the adjacent owners to restrict the use of the land to a golf course in addition to the Declaration’s express requirement to water, fertilize, and mow the grass. “

RusiNG LoPEZ

& LIZARD! ATTORNEYS AT LAW

Via Electronic Mail

Carpenter Hazlewood

Attn: Jason Smith

333 North Wilmot, Suite 180

Tucson, AZ 85711-2631 Jason.smith@carpenterhazlewood.com

Re: Rancho Vistoso Dear Mr. Smith:

Pat P. Lopez III Direct Dial: (520) 529-4278 plopez@rllaz.com

June 20, 2018

Our firm represents Rompsen Golf, LLC. ("Rompsen"). I am writing in response to your June 18, 2018 letter to Peter Oelbaum of Rompsen. In your letter, you mention that your firm

represents Vistoso Community Association ("Association"). On behalf of the Association, you have advised Rompsen that the Declaration of Covenants, Conditions, Restrictions, and Easements for Rancho Vistoso ("Declaration") applies to all property owners within Rancho Vistoso, and that section 5.4 of the Declaration requires property owners to maintain all landscaping on their lots. You further note that "all lawn areas shall be timely mowed as needed to keep an even, well..:groomed appearance and shall be watered and fertilized at such times and in such quantities as required to keep the grass alive and attractive and free of weeds."

You go on to assert that the cited language in the Declaration requires Romspen to "immediately restart watering and otherwise maintaining the golf course," and state that "[t]he fact that it might be financially impractical is not an excuse under the law for your failure to comply with your contractual obligations." You then go on to threaten that the Association will seek a Temporary Restraining Order compelling Romspen "to turn the water on and maintain [its] property."

We agree that the Declaration is a contract, but that is likely all we agree upon. If your interpretation of the Declaration is correct, no landowner that has installed grass on their property could ever remove that grass; no landowner who has ever landscaped their property could ever alter that landscape; every landowner who has installed landscaping, and finds that that landscaping is economically unfeasible, is required to maintain the landscaping even though it will result in the landowner's financial ruin.

As you know, all contracts are interpreted so as to give effect to the parties' intent.

Additionally, the parties' course of dealings is considered when interpreting a contract. Rancho The Firm has one or more attorneys admitted to practice in Arizona, California, Colorado, Maryland, Nevada, New Hampshire, New York, and Washington, D.C.

Rusin_g_Lopez & Lizardi, P.L.L.C. 6363 1\1ortf1 Swan Road" Suite 151 Tucson, Arizona 85710

Telephone (520) 792-4800 Facsimile (520) 529-4262 www.rllaz.com



Town of Oro Valley

Specific Issue Summary For Vistoso Golf Project

04/24/2020 Through 04/30/2020

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Proposal	04/24/2020	04/24/2020			

Initial Comment / Request

As a Rancho Vistoso resident, I am submitting a brief set of comments to be considered as input to the Town's CED Dept's review and consideration of the proposed development for the now defunct golf course.

In 2011, we bought our first AZ home along the west side of the golf course, because we loved the views, the wildlife, and the open quiet area behind us --- the golf course. Sortly after buying our home, we learned that there was development being considered for what is now Centerpointe, and that changed our views, etc.

We bought our next home in 2017 in Stone Terrace again adjacent to the golf course for the same reasons, and though the Centerpointe development is still a distraction, our lot is somewhat shielded from the activity there, so it is at least acceptable.

Imagine our surprise when the golf course ceased to operate and the uncertainty of what was coming ebbed and flowed.

Now, we have another new development being proposed, and while it is not immediately adjacent to our lot this time, we have an appreciation for the issues and the impact these proposed changes will have on the larger Rancho Vistoso community.

Since the details are not final, let me comment on this process. It is imperative that public face to face discussion occurs before a FINAL disposition is entered. The commenting process is often an iterative one that requires in person interaction.

And, lastly, for the development proposed along Desert Fairway Drv., the density of the proposed lots and the uncertainty about its impact on the school's traffic and pedestrian safety makes more details and a good safety review a necessity.

Thank you for your consideration.

Russ

Russ Sinkler

**"Faith is not about everything turning out OK; Faith is about being OK no matter how things turn out."*

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Rezoning of Vistoso golf course	04/24/2020	04/24/2020			

Initial Comment / Request

No to rezoning!!!! This will rob the city of Oro Valley and its citizens the chance to retain open space with unique qualities that the Sonaron desert offers to hikers, bikers young and old alike for generations to come. Rompsen had no intention of investing in the golf course & told its investors so much back in 2015. I can't believe the council members don't care about what happens to this wonderful town. Please stand strong against rezoning! You'll go down in history as those who saved this special place.....if you're brave enough and honestly realize the permanent horrible consequences if you stop rezoning.

Laura McCool
957 W. Corax Way
Oro Valley

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Conflicts of Interest-Vistoso	04/24/2020	04/27/2020			

Initial Comment / Request

Are any of the council members developers of property in Oro Valley? If so, should they recuse themselves?

Stephen Wallace, M.D., J.D.
Stonegate, Oro Valley

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course Property Question	04/24/2020	04/24/2020			

Initial Comment / Request

We have recently noticed that in several locations around the defunct Vistoso Golf Course blue and white ribbons have been attached to trees, particularly, it appears, in the areas which Romspen is proposing rezoning to residential housing. Do you know if Romspen has placed those ribbons and what is the purpose of those ribbons?

Thank you very much,
 Gordon and Anita Parkhill 13469 N Flaxleaf Pl Oro Valley AZ 85755 206-963-6590

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	FW: Proposal Related to former Vistoso Highlands Golf property.	04/24/2020	04/24/2020			

Initial Comment / Request

I apologize, I received a reject since I used an incorrect email address.

From: don@rieggers.com <don@rieggers.com>
Sent: Friday, April 24, 2020 3:17 PM
To: 'ask@Or.goveoValleyAZ' <ask@Or.goveoValleyAZ>
Cc: 'copypreservevistoso@gmail.com' <copypreservevistoso@gmail.com>
Subject: Proposal Related to former Vistoso Highlands Golf property.

We have been involved in Oro Valley for many years as residents, homeowners and investors. We strongly disagree with pushing forward with an on-line public feedback method for the master plan and rezoning proposed for the Vistoso Highlands former golf property. There is no critical emergency that requires the city to take quick action on this proposal. The property owner has been in their current investment position for many, many months or even years, seemingly with sufficient resources to hold off on action until now. It is rather odd that they waited until a pandemic shut down to move their proposal forward.

If the city insists on moving forward with the proposal, then we would like to make sure our opinion has been noted as follows:

1. The city master plan was designed, modeled and approved after extensive town meetings, surveys, townhalls and other feedback. To make a significant and material modification to the plan without a similar process would create a public distrust of the council, town process and open government.
2. The investor's inability to properly evaluate their investment and inability and unwillingness to accept reasonable offers and recoveries on their impacted investment is THEIR problem and should not be borne by the city, county nor neighbors.
3. The investor should have anticipated and fully evaluated the business model and forecasts which made the bond viable.
4. The non-resident investors due diligence should clearly have anticipated possible negative outcomes, including declining golf revenue.
5. The investor issued their bond/note fully aware of the risks.
6. The investor should have re-evaluated additional negative outcomes as they became apparent after multiple operational failures.
7. The investor has rejected multiple offers and opportunities to minimize their downside when the golf entity failed.
8. The bad faith the investor has shown to the previous lessees and multiple potential 'white knights' indicate they relied on a heavy handed business model that included re-zoning. Which is not a given and shouldn't have been used as part of their leverage.
9. The investor potential loss should be weighed against the downside loss they created for all of the nearby landowners when they allowed the property degrade as it was abandoned. A property reduction in value of 5-15% across the wider neighborhood vastly outweighs the bondholders rather minimal investment.
10. I seriously disagree with the proposed modification to the master plan, even handed evaluation of the existing residents and property owners interests should outweigh the interests of non-resident and non-engaged investors.

Sincerely,
Don Riegger, CPA
don@rieggers.com <mailto:don@rieggers.com>
+1.989.948.3657

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Proposed General Plan Amendment and Rezoning	04/24/2020	04/24/2020			

Initial Comment / Request

Hello,

My LLC, named Sonoran Solutions LLC, owns property adjacent to the subject Vistoso Golf General Plan Amendment and Rezoning.

The parcel # is 219-19-1840

I am requesting that the amendment and rezoning be denied by the Town of Oro Valley.

My parcel currently has open space and views in almost every direction. The General Plan Amendment is proposing development immediately adjacent to my parcel, which will destroy the open space and the views I currently have.

Thank you,
William Schumacher
Sonoran Solutions LLC
Phone 520-609-1678

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen Proposal	04/24/2020	04/24/2020	NO CHOICE	Dave and Patti	Miller

Initial Comment / Request

Mayor Winfield, Council Members and Staff:

Before our comments, let us simply say we are TOTALLY OPPOSED TO CHANGES TO THE GENERAL PLAN AND ANY REZONING OF THE 203 ACRES OF THE PREVIOUS VISTOSO GOLF COURSE.

We relocated to Oro Valley from Prescott Lakes almost two years ago. We were very familiar with Oro Valley because of friends living here. We enjoyed everything we saw and experienced. We purchased a beautiful property with views of both Pusch Ridge, the Tortelitas, plus native shrubs and trees in the back. As you must know, properties with views are always the first to be sold and they cost an arm and a leg. Views matter! We thought it was perfect here and a great place to spend the rest of our lives. We weren't even here for a month when we saw a news report that the golf course was closing. You can imagine how we felt. How could we have made this mistake?

Since that time it's been a nightmare with numerous aggravations. We began looking into the history of the course and found there had been years of problems with it and the Canadian owners. Now we find a Tennessee developer wants to make changes to the General Plan that will decimate our way of life, not to mention our property values and that has already begun. Instead, let's take this OPPORTUNITY to improve Oro Valley with a large park that everyone can enjoy, including the HANDICAPPED who would be able to get up close to the plant and animal life by utilizing the existing cement cart paths.

The assisted living, memory care facility, multiple residential building that is proposed is NOT acceptable! We need the Council to take a firm leadership position to assure the golf course property becomes a park for ALL of Oro Valley to enjoy. The peace and tranquility here with a plethora of birds that sing each and every day, native desert shrubs, and a variety of animals will be lost. There isn't another piece of property that lends itself to what the community wants like these 203 acres. It would be a travesty to allow this land to be developed for anything but a park, trails and so on for all. If you all have read the over 400 responses to this issue, you have a good feel for how the residents feel. Oro Valley and its charm will diminish if you don't take advantage of this OPPORTUNITY!

Residents can see through the attempt by Romspen to pass off their plan as a win win for all of Oro Valley.

Lastly, we are opposed to the video neighborhood meetings. We are all trying to deal with the Covid-19 pandemic. Need we say more?

Thank you for taking the time to read our comments. Please do what is right for Oro Valley.

Sincerely,

Dave & Patti Miller
13610 N Tessali Way

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Development Vistoso Golf Course	04/24/2020	04/27/2020			

Initial Comment / Request

Thank you,

Doug Anderson
 ddougthemug@sbcglobal.net

Below is a copy of the attached letter:

"4-23-2020

To: Oro Valley City Planners, Town Council and Developers of Vistoso Golf Course

My family and I reside at our beautiful home (12770 N Coyote Crossing Trail, Tucson) on the corner of Moore Road & Coyote Crossing Trail. We are currently troubled with traffic noise & sounds, traffic speed, neglect and disrepair of Moore Road. Not being opposed to development, but responsibly answering concerns of neighbors and adjoining properties is a must. Though we do not directly adjoin Vistoso development, Moore Road is used as a thoroughfare by Vistoso Community residents, businesses and their supportive services. Moore Road is obviously neglected as appears not much concern in the past. Attached is a current sound study completed at my expense. Three reasonable requests:

- 1) Lower the speed on Moore Road from 45 to 35 MPH
- 2) Resurface Moore road with rubberized surface.
- 3) Start a fund for parcels bordering Moore Road and pay \$100 per unit approved; to be used for sound mitigation directly on Moore Road.

We are working with other neighbors along Moore Road to further support this request.

My wife and I own four rental homes in the Vistoso Community and have been supportive of community development for the past 16 years. We have paid in excess of \$100,000 in property taxes and over \$12,000 in HOA fees for the properties we own within Vistoso Community. We thank you very much for the opportunity to respond to the Vistoso Golf Course Development.

Sincerely,
 Doug & Cheryll Anderson
 12770 N Coyote Crossing Trail
 Tucson, AZ 85755
 (520) 297-2408"

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Visto golf development	04/24/2020	04/27/2020			

Initial Comment / Request

Thank you,

Doug Anderson
 ddougthemug@sbcglobal.net
 C: 707-495-1656
 [attachment name=Vistso -signed 4-23-20.pdf]

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Golf Course Property	04/24/2020	04/27/2020			

Initial Comment / Request

Having enjoyed the Vistoso Golf Course for many years as a first-class facility, I was very sad to see it close. However, within the last few months I've also enjoyed the property as a nature preserve. It's been so convenient and healthy to have a quiet place to safely walk a dog, ride a bike and be able to exercise in the beautiful weather this area is lucky to have.

The Oro Valley/Vistoso area has been undergoing an enormous amount of development in the past few years, particularly along Rancho Vistoso Blvd. One of the reasons my husband & I chose the Tucson area was the abundance of open space in the suburbs such as Oro Valley. Taking away this one area of the Vistoso golf course would be detrimental on so many levels. It is a space where not only seniors can safely enjoy exercise and nature, but citizens of all ages.

We recently spent some time in Phoenix and were appalled at the congestion and big-city environment the city and surrounding areas have turned into. We felt delighted with the choice we made in selecting Oro Valley as our retirement home. Please don't let this marvelous community go the ruinous direction that Phoenix took. We can't change what's already been built, but please don't add to the problems by developing one of the last vestiges of what Arizona was so fortunate to have.

I realize that local municipalities are under financial difficulties particularly now with the corona virus crises. However in the long-term, the purchase of the Vistoso Golf Course property would be an investment in the future of this area. I therefore implore you to take this matter under careful consideration. Sincerely, Carol Ward, 1250 W. Tortolita Mountain Circle, Oro Valley, AZ

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Uphold the General Plan	04/25/2020	04/27/2020	RANCHO VISTOSO	Thomas	Breadon

Initial Comment / Request

Preserve Vistoso Toms letter to Oro Valley

I moved into the Siena subdivision on Tessali Way. My backyard and pool are directly in the middle of the driving range area. This was a \$90K premium view lot on the golf course driving range with superb view of the mountains. This was the reason I made an investment to move into Oro Valley.

I DO NOT want any building what so ever, as this is ZONED for PARKS & RECREATION. My house value has already been impacted negatively (-\$140K+) since the Golf Course closed.

I am adamantly against any changes to the General Plan.

A change in zoning would not be good for Oro Valley.

Oro Valley is lacking in Parks / Recreation per our population. We have enough new building going on in our area today.

This council ran on reducing the number of new developments not increasing.

I am outraged that this Council is now considering a change in their position.

I Demand the Council to uphold the General Plan and that you reject any changes to the zoning.

Sincerely,

Tom Breadon

13660 N. Tessali Way

Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Uphold the General Plan	04/25/2020	04/27/2020	RANCHO VISTOSO	Beckee	Breadon

Initial Comment / Request

Dear Oro Valley Council,
The General Plan was approved by Oro Valley citizens in 2016. It should not be changed, especially with the area north of Tangerine that lacks Oro Valley recreational facilities.
We moved to Oro Valley because of the Town's reputation as a well planned community. Changing the General Plan from Parks & Recreation and putting a senior center and more houses into an area that is zoned recreational is outrageous and will ruin the Town's reputation as a great place to live. Moreover, changing the General Plan and zoning will cause exorbitant \$ property value damage to the residents of Siena. This change in the General Plan would ruin our beautiful views that we paid a premium price of \$90K to enjoy when the home was purchased. It would be a tragedy to many home owners losing their investment and a terrible miss-use of beautiful open space that should be used as Parks & Recreation.
Additionally, it is just wrong to let a Developer come to town, change the City zoning, build a development, make \$Millions at the expense of Siena homeowners and leave town laughing with fat pockets!
I urge the Council to uphold the General Plan and reject any changes in zoning!
Thank you,
Beckee Jo Breadon
13660 North Tessali Way
Oro Valley, AZ 95755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen	04/27/2020	04/27/2020	NO CHOICE	Mina	sady

Initial Comment / Request

Dear Town Council,
 I was wondering if Romspen already has been given information that their rezoning request will go through.... It certainly appears that they are already planning their new construction as Holes #14, 17 and 18 have blue and white plastic lot markers that have been numbered and tied to trees.

Not liking this one bit....

Mina Sady

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Vistoso Highlands Rezoning	04/25/2020	04/27/2020			

Initial Comment / Request

Write to ask@orovalleyaz.gov <mailto:ask@orovalleyaz.gov>, and also join PreserveVistoso.org <<http://preservevistoso.org/>> (it's free), and share your letter there as well.

Dear Oro Valley Town Council,

As a resident of Oro Valley, and more particularly, Vistoso Highlands, I am opposed to the proposal to open the Vistoso Golf Course to rezoning for rentals, medium and high density residential, and a senior assisted living facility. The traffic on West Vistoso Highlands Drive, near my home is irritating enough already. The golf course owner has already done enough damage to the community and certainly doesn't deserve to be rewarded for doing so.

Sincerely,

Kenneth Jones
kenbjones@kenbjones.net
513-604-3273

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Preserve Vistoso	04/28/2020	04/29/2020	RANCHO VISTOSO	René	Holman

Initial Comment / Request

I'd like to voice my concerns about the rezoning efforts at the former Vistoso golf course. I believe preserving this area in its natural state and perhaps adding hiking trails will be extremely beneficial to the neighborhood of Rancho Vistoso and will attract people to this beautiful area. My husband and I would gladly pay a monthly fee to have access to it. It's within walking distance from so many homes and will allow us to reconnect with nature. Please consider stopping the attempt to rezone the area.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Staff Comments on Romspen Vistoso Project	04/29/2020	04/29/2020			

Initial Comment / Request

Hi Jessica,

Preserve Vistoso would like to receive a copy of the Planning Divisions formal feedback to the Applicant (Romspen). I believe Bayer referred to these as the 'Staff Comments'. I will submit a Public Records Request for this document when it becomes available.

Can you please tell me when the Staff Comments will be available?

Thank you,
Ray Barth
Preserve Vistoso

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Fwd: Rezoning of Vistoso golf course land	04/29/2020	04/30/2020			

Initial Comment / Request

To whom it may concern:

My wish would be that Vistoso Golf Course remain as it is, but since that appears to be impossible, and the closed golf course is history, I must voice my opinion realistically on the options now proposed by the present owner. Therefore, I vote to keep the old golf course as much undeveloped as possible, in other words existing sidewalk around the course to remain, rezone the two areas shown as single family (no two story), and rezone the old clubhouse area into a senior living place, and hoping for restrictions on the number of floors permitted. I would rather have the senior living area than the alternate which would permit 90 to 100 homes that could be built. I have no comment concerning the proposed rezoning of the area east between the clubhouse and the two story casitas. In addition, if the current owners get the zoning they are asking for or some alternate rezoning, the remainder of the golf course should be dedicated to the town of Oro Valley with the stipulation that it can NEVER be developed and must remain open space in perpetuity. I have changed my mind since my original comments about not wanting the senior center. I feel there will be fewer trips per day generated by the senior center than the 90-100 homes. PS As an added benefit to the existing owners, they quite possibly would get a tax benefit from the dedication. PSS In my dreams I would have wished things remained as they were with golf course and clubhouse still thriving. But life changes, and there now must be compromise, as it will be impossible to please everyone.

Sandra Stephens
13837 North Azure Springs Dr.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Romspen Rezoning impact on Water Supply	04/29/2020	04/30/2020			

Initial Comment / Request

To the Mayor and Council:

When many of our current council members and the mayor ran for election, their rallying cry was smart rather than unlimited growth, greater respect for citizen input, and transparency in the decision making process. Since those who espoused these ideals were elected, we can assume this aligns with our citizen's views and desires.

The mayor and council now have an opportunity to put into practice those principles on which they campaigned. The Romspen rezoning request is very clearly opposed as 1200 folks have signed on in agreement with Preserve Vistoso.

I believe this administration needs to take a hard look at the number of housing units currently under construction, as well as the number of buildable lots under the current general plan zoning. According to the 2018 Water Master Plan, Oro Valley has sufficient water for its expected build out. However, rezoning the golf course property would add hundreds of potential new lots and housing units. I appreciate that when the property was previously used as a golf course, it was irrigated. However, it was using non potable, reclaimed water. New dwelling units will require potable water from our aquifer. Open space would require almost no water.

According to an article on the water master plan in the Explorer (Oct 2018): *Predicting future water demands through town build-out, estimated from 2028 to 2033, was based upon growth projections, land use assumptions and historical water use trends. *

A rezoning for Romspen would add new housing units that would upend the findings of the water master plan which was created just two years ago. Worse yet, the master plan can not account for the long term drought and the continued over allocation of Colorado river water. Arizona and thus Oro Valley will likely be required to reduce its allotment.

As I understand Arizona law, developers must be able to prove they have 'assured' water supplies in order to subdivide and build. If you approve Romspen's rezoning, you may leave future developers who own a parcel that is currently zoned for development without 'assured' water and thus undevelopable. How is that fair?

The town's current general plan and the water master plan go hand in hand, change the general plan and you undermine the water master plan. Please don't rezone.

Thank you,
 Thomas Jacobson
 755 W. Vistosos Highlands Dr
 Oro Valley, AZ 85755 unit 226

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	Vistoso Golf Project	Closed	Wildlife Corridor Impact	04/30/2020	04/30/2020			

Initial Comment / Request

In addition to our previous comments on the Romspen Vistoso Golf Course Property Rezoning Proposal, we would like to re-emphasize a particular aspect of our alternative use proposal - an Oro Valley "Vistoso Park & Wildlife Education Center'. We have already noted the significant infrastructure that exists on that property which could be converted to a public park and wildlife education center facility. However, we would like to emphasize one more aspect that must be considered. The significant wildlife (birds/mammals/reptiles) that currently exists on that property is reliant on, and uses daily, the entire 208 acres as a wildlife corridor and habitat. The wildlife on that property requires that entire circular transit wildlife corridor habitat acreage to maintain its population. The Romspen Property Rezoning Proposal would cut that current wildlife corridor in five specific places. That loss of corridor would ensure that wildlife would disappear from the property and in turn the opportunity to observe that array of native desert wildlife would be gone for perpetuity. Romspen's proposal that they would provide human trail access through their developments would not at all support the necessary wildlife corridor transit.

It is imperative for the preservation of valuable wildlife and public enjoyment that the entire Vistoso Golf Course Property be maintained intact in its natural state, not chopped up into part natural state and part residential.

We have previously provided the following videos to the City of Oro Valley. Here are updated versions of those videos for your information.

Observed Wildlife Video YouTube Link -- <https://youtu.be/09kDAIADoU>

Property Repurpose Proposal YouTube Link -- <https://youtu.be/QqydXKr7-bl>

Feel free to contact us if you have any questions regarding this comment.
Gordon and Anita Parkhill