September 01, 2026

Terrill L. Tillman, AICP
Principal Planner
Pima County Development Services
201 N. Stone Avenue, 1st Floor
Tucson, AZ 85701

RE: Objection to Rezoning Application P26SP00002

Structural and Public Safety Risks to Ravine Footbridge

Dear Ms. Tillman and Members of the Pima County Planning and Zoning Commission:

On behalf of the Mission Hills Townhomes Homeowners Association Board of Directors ("the Board"), I am writing to formally register our opposition to and request for denial of Rezoning Application P26SP00002, submitted by The Club at Skyline, LLC, for property located at 5200 East Saint Andrews Drive ("the Plan").

Background

A footbridge approximately 120 feet long and 6 feet wide, owned and maintained by the Mission Hills Townhomes Homeowners Association, spans the ravine from the western edge of the Mission Hills Townhomes development toward Skyline Country Club. The bridge is used by Mission Hills Townhomes residents and members of the surrounding Skyline community as a pedestrian connection between the eastern side of the ravine and Skyline Country Club. (See Photo #1.)

The bridge is supported by four concrete piers. The two center piers, located approximately 45 feet from each end of the bridge, are approximately 25 feet high, measured from the bottom of the ravine to the base of the bridge. The two piers closer to the ends of the bridge, approximately 12 feet from each end, are approximately 12 feet high. (See Photo #2.)

At its western end, the bridge connects to a sidewalk located on Skyline Country Club property. The sidewalk turns sharply to the left and continues along the edge of the ravine toward the Club. Upon walking off the bridge onto this sidewalk, there are only approximately 5–6 feet between the end of the bridge and the sharply rising ravine wall.

The ravine then rises approximately 20 feet to the upper parking lot level where development is proposed. (See Photo #3.) The close proximity of the proposed development and associated construction activity to this steep ravine, pedestrian bridge, bridge supports, and walkway presents significant concerns to the Board.

1. Slope and Geotechnical Failure

The proposed development would introduce substantial excavation, grading, construction activity, heavy equipment, material stockpiling, and structural loads near the upper edge of an existing steep ravine.

These activities create legitimate concerns regarding the stability of the ravine wall and the possibility of soil or slope movement. Any significant movement of the ravine slope could threaten the stability of the bridge's concrete piers, its foundations, and the adjoining pedestrian sidewalk.

The Board is particularly concerned because the bridge is a privately owned structure for which Mission Hills Townhomes and its homeowners bear responsibility.

2. Direct Gravity and Debris Hazards

The approximately 20-foot vertical elevation difference between the proposed construction area and the pedestrian sidewalk and bridge below creates an additional public-safety concern.

Excavated material, rocks, construction debris, equipment, stormwater runoff, or other material originating from the construction area could potentially travel down the steep ravine wall toward the pedestrian walkway and bridge.

More significantly, heavy excavation or disturbance at the top of a steep ravine could contribute to slope instability. A substantial movement of wet soil, rocks, or debris down this slope could damage the bridge deck, its concrete pier foundations, or the adjoining sidewalk and could present a serious safety hazard to pedestrians using this area.

3. Hydrological Scour and Stormwater Runoff

The proposed development would replace or disturb existing terrain and vegetation and introduce additional impervious surfaces near the top of the ravine.

During significant storm events, increased or redirected stormwater runoff could flow toward and down the ravine at increased velocity. Such runoff could cause erosion and scour around the bases of the bridge's concrete piers and potentially affect their long-term structural stability.

Changes in existing drainage patterns could therefore create consequences extending beyond the applicant's property and directly affect infrastructure owned and maintained by Mission Hills Townhomes.

The Board Requests Denial of the Rezoning

The Mission Hills Townhomes Homeowners Association does not support approval of this rezoning subject to engineering conditions, monitoring requirements, mitigation measures, or other modifications. The Board's position is that the potential slope, drainage, structural, and public-safety consequences identified above provide additional reasons why the requested increase in development intensity at this location is inappropriate.

Furthermore, Mission Hills Townhomes and its homeowners should not be required to assume additional risk, liability, monitoring obligations, maintenance responsibilities, or potential repair costs to privately owned infrastructure as a consequence of a development made possible only through the applicant's requested rezoning.

Accordingly, the Mission Hills Townhomes Homeowners Association respectfully urges Pima County to deny Rezoning Application P26SP00002 in its entirety.

Please ensure that this letter, together with its attachments, is fully incorporated into the official staff report and public record for Rezoning Application P26SP00002. We also request formal notification of all future public hearings, staff reports, recommendations, and other material actions concerning this application.

Sincerely,

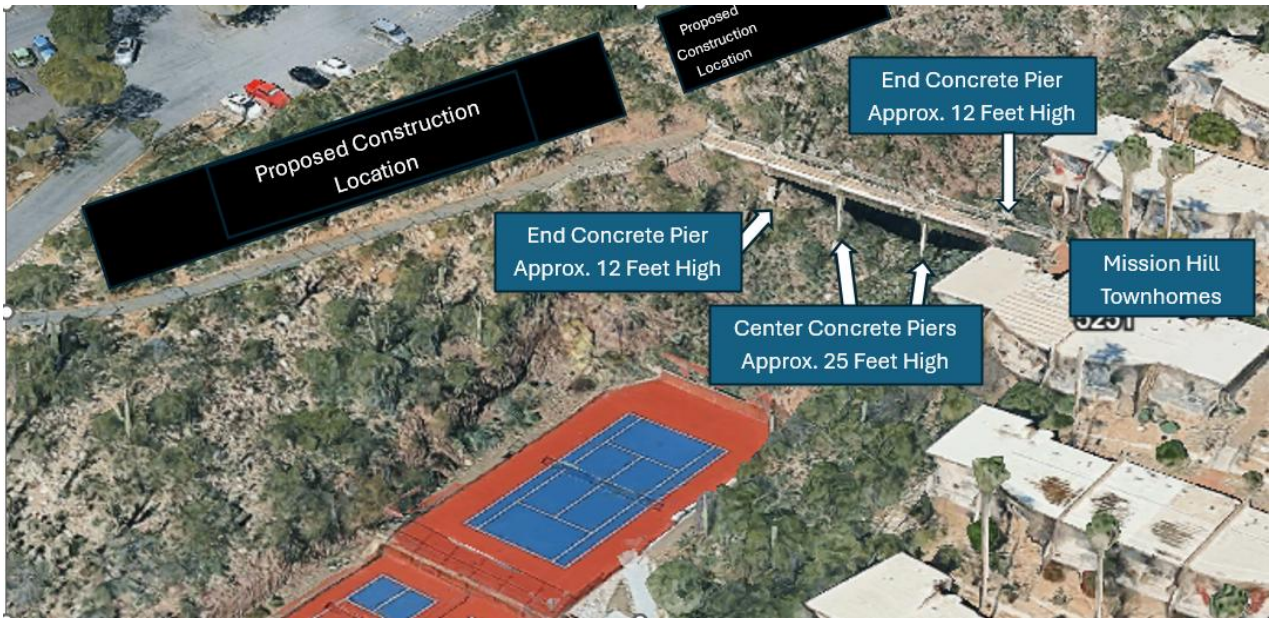
Janet Emery
President
Mission Hill Townhomes Homeowners Association
5251 E Mission Hill Drive, Box 7
Tucson, Arizona 85718

Attachments: 3

1 – Top-down view of the footbridge spanning the ravine, connecting the Mission Hills Townhomes to the sidewalk leading to Skyline Country Club. Notice the close proximity of the bridge's far west edge to the ravine wall (5 ft.) Just beyond that point, the ravine's incline is steep.



2 – Angled view of the footbridge, showing the concrete pier supports that hold up the footbridge. The 2 center piers are approximately 25 feet high, and the 2 piers closer to the edge of the bridge are approximately 12 feet high.



3 – Photograph looking west over the footbridge, from the Mission Hills Townhome area to the west side of the ravine. Notice the steepness of the ravine's slope.

