

**Miramonte Neighborhood Association  
Monthly Board Meeting**

**August 11, 2021**

- I. **Call to Order by President Adam Lucia**
  
- II. **Roll Call**
  - a. MNA Board Members Present: Adam Lucia, President; Jan Howard, Secretary; Alecs Sakta, Brenda Kazen, Ellen Wheeler, Anne Marie Laurian, Sam Behrend, and Linda Dobbyn.
  - b. MNA Board Members Absent: Joanna Dinan, vice president; Ann Baldwin, treasurer; Richard Webster and Greg Gibson.
  - c. Guests: Sandee Reynolds, Lois Shearing
  
- III. Encanto Village: There was a discussion about the lighting at Encanto Village, both that there was too much lighting and that it was too bright and did not meet dark sky city codes. It was recommended to send this information to Steve Kozachik for his help in reporting the code violation or bring up to the Ward 6 representative at the September meeting.
  
- IV. Regarding excessive lighting, the Royal El Con Apartments on 3rd and Dodge, a four-story apartment complex in the neighborhood, also was violating dark sky codes. This information will be included in the report to Steve K.
  
- V. Ellen and Adam provided an update on the city's planning commission website and a public meeting is planned for Wednesday, September 15, at 6 p.m., regarding the zoning changes surrounding the "grandmother units" now called ADUs --"Accessory Dwelling Units." Here is a link to background and to view past meetings on this topic as well as connect to the upcoming one: <https://www.tucsonaz.gov/pdsd/accessory-dwelling-units-code-amendment>. A discussion followed recommendations to share with the planning commission including the need for the ADU to match the home's existing height as well as the physical character of the existing building. Jan was asked to write up a motion with these recommendations. The resolution is below with Ellen making a motion to adopt and seconded by Sam.

The motion, below, was approved 7-0 by email:

*The Miramonte Neighborhood Association Board recognizes that our neighborhood will be impacted by the proposed Accessory Dwelling Unit (ADU) ordinance. Much of our residential area was developed decades ago as single-story homes on much larger lots than are common today. We do not have historic designation; we count on the City of Tucson to provide the land use code protections needed to secure the best features of our area when considering any infill opportunities.*

*We ask that any ADU ordinance respect the uniqueness of our neighborhood's character by ensuring that accessory dwelling units do not create dominant structures in our blocks. Restrict the height of a secondary residence to 12 feet (one story) and square footage to that of a traditional casita, a small one-story home behind the primary residence on a given lot. Doing so would preserve privacy and views of abutting residents while preserving open space and vegetation needed to combat climate change.*

- VI. In other matters, Sam provided the treasurer's report on behalf of Ann, stating that there had been no changes since the last board meeting.
- VII. Sam said to the board that the MNA has an open position on the Tripartite El Con Committee and asked for nominations. Previously, Mary Ann O'Neil, Ann Baldwin and Ruth Beeker have served in the role on behalf of the MNA. The El Con Committee is comprised of representatives from neighborhoods and other entities impacted by the El Con Mall. The board will be seeking a nominee interested in representing the neighborhood and please contact the board at [jan.howard3345@gmail.com](mailto:jan.howard3345@gmail.com).
- VIII. Members of the board then addressed the ongoing traffic planning for the area and discussed the need for "traffic calming" when the 5<sup>th</sup> Street goes to a three-lane format.
- IX. An impending issue is the replacement of larger rocks at the 3<sup>rd</sup> and Miramonte intersection. The recent torrential rains washed away the smaller ones and volunteers will be adding larger rocks to the site. In addition to the rocks, the installation of the artwork is scheduled for September and a date will be announced. While a proposed statue for the Richey traffic circle has been approved, there is still a need for fundraising to pay for its construction and placement. Plans for any

fundraising will be discussed at the September board meeting.

- X. Linda asked if there was a Chroma update on the lot development at Miramonte and Speedway. Part of the developer's commitment to the neighborhood was to help with sidewalk needs. If the project isn't going forward, is there someone from the city to reach and address traffic improvements, as well as support multi-modal transportation. Sam said he'd follow up on the status of the development.
- XI. Adam provided an update on the Benedictine Monastery and the efforts to replace or find alternatives to the oleanders removed by the construction company. The one set of replacements has already died, and Adam recommended a "keep communications channels open" with the company for any updates, especially since that is such a narrow access way and used by walkers and bicyclers. Construction of the garages is complete and the covered parking areas are having solar panels added to the roofs.
- XII. Linda asked about an update on the 5G poles and asked if the Ward 6 representative could provide that at the next board meeting. Members asked if there was a relationship between 5G poles and poles with orange balls affixed next to cement pads were springing up in the neighborhood and all agreed this would be another issue to bring up with the Ward 6 office.
- XIII. Lastly, Jan raised the idea of some fundraising to cover the costs of the newcomers' brochure and support other activities, such as the Halloween party for the neighbor kids, production of the next neighborhood newsletter and artwork proposed for the Richey traffic circle. It was agreed unanimously that she would move ahead with this effort with the help of former board member Marilyn Russell.
- XIV. With that final discussion, Adam adjourned the meeting at 7 p.m.
- XV. The next board meeting is scheduled for 6 p.m., Wednesday, September 8, by Zoom. The agenda and a Zoom invitation will be posted on the MNA listserv. To join the MNA listserv, send an email to:  
[Miramonte-neighborhood-association+subscribe@googlegroups.com](mailto:Miramonte-neighborhood-association+subscribe@googlegroups.com)

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Respectfully submitted by Jan Howard, secretary.