



MEMORANDUM

Date: March 25, 2015

To: The Honorable Chair and Members
Pima County Board of Supervisors

From: C.H. Huckelberry
County Administrator

A handwritten signature in black ink, appearing to read "CHH", is written over the printed name "C.H. Huckelberry".

Re: **March 17, 2015 Call to the Audience Presentation Regarding Roadways in Via Montana Vista**

At the March 17, 2015 Call to the Audience, the Board of Supervisors was presented with a well-prepared presentation regarding access difficulty within the Montana Vista Subdivision. This neighborhood is west of Green Valley and is characterized by large-lot residential development. The development is what has traditionally been viewed as an unregulated development area; as opposed to lands that are subdivided pursuant to State law where utilities, roads and drainage infrastructure are addressed through a defined planning and development process. This unregulated development, which characterizes Montana Vista, has few, if any, amenities and is commonly known as "wildcat" development.

There are a number of options the residents in Montana Vista can pursue to improve their access issues, but they will be at the expense of the beneficiaries within Montana Vista. The most common process is through an improvement district, where more than 51 percent of the property owners, by number and property value, can form a district to install improvements and repay the cost of the improvements over a number of years. Each individual property owner would be levied an additional property tax to pay for the improvement district. This process has been previously suggested, but it was rejected by the neighborhood.

The issues surrounding Montana Vista have been examined for more than 20 years without resolution. Attached is a March 18, 2015 memorandum from our Transportation Director that discusses various planning activities that have been ongoing since 2006 regarding this area. The planning and infrastructure development within this un-subdivided development is so primitive that in many cases, land rights and easements do not exist for the unimproved roads within the area.

The County would be pleased to assume maintenance of the area once the roads are constructed to Pima County standards through an improvement district.

CHH/anc

Attachment

c: John Bernal, Deputy County Administrator for Public Works
Priscilla Cornelio, Director, Department of Transportation



MEMORANDUM

DATE: March 18, 2015
TO: C.H. Huckelberry, County Administrator
FROM: Priscilla S. Cornelio, P.E., Director *Priscilla Cornelio*
SUBJECT: Via Montana Vista Road

At the BOS meeting on March 17th at Call to the Audience, a person complained about the condition of Via Montana Vista Road and asked that the BOA accept this private dirt road into the County's system for maintenance. This memorandum provides some background information regarding this roadway.

Since 2006, residents living along Via Montana Vista Road have made this same request to the County. The Department of Transportation (DOT) and Finance Departments have explained that County funds could not be used on this private roadway and that the roadway could not be accepted until it was brought up to standards. There are numerous issues with Via Montana Vista Road including sight visibility and drainage problems which result in a significant cost. Several years ago, DOT inspected the roadway and developed a construction cost estimate of \$2.4 Million to bring the road to current DOT standards. Not included in the cost estimate is the expense for design which is estimated to be \$375,000. In addition, right of way would be required and that cost is not contained in the estimate. It is unlikely that the 20 or so property owners (including the Federal government) who need to convey land or easements will do so at no cost. Also, I understand that an Improvement District for construction of the roadway was attempted in the past but failed.

In sum, Pima County should not agree to take over this roadway until such time the right of way issue has been resolved and the road has been brought up to County standards. Let me know if you have any questions.

PSC:dg

c: John M. Bernal, Deputy County Administrator
Tom Burke, Director, Finance and Risk Management