

GATES PASS AREA NEIGHBORHOOD ASSOCIATION
MINUTES OF BOARD MEETING October 12, 2025 (Draft 3)

Call to Order: Donna Snyder, President, calls the Google Meets meeting to order at 10:05 a.m. MST. Present remotely were Donna Snyder, Dori Frankel, Barbara Fleming, Susan Sferra, Michael Ignatowicz, and Karen Sweeney.

Minutes: September 7, 2025: Motion to approve the minutes as amended by board made by Barb Fleming, seconded by Dori Frankel. Vote was 6-0 in favor.

Treasurer's Report: Barb Fleming presented the treasurer's report for September. A copy of same is attached and made a part of these minutes. No questions were asked. Barb stated the donations made during the month, as voted on at September meeting, have cleared. Ending balance was \$3,894.86 as of September 30, 2025.

Pima Prospers: The comprehensive plan has been updated and is on line for review. The plan will be reviewed by the PC Board of Supervisors at their meeting on October 14th, 2025. Donna plans to observe the meeting online via YouTube. Others may do so as well. The meeting starts at 9 am.

Project Blue: Nothing new to report, but the Board of Supervisors seems to be in favor of Project Blue. Donna, as a private citizen, sent a letter to the Corporation Commission opposing giving large capacity electrical power to Project Blue. An e-blast was sent by Donna to our membership to encourage members to give an opinion regarding the large amount of energy that Project Blue will demand from our electrical grid. Discussion ensued re: options for cooling on swamp evaporation or air chilled, both options are being looked into by the developer.

International Wildlife Museum property: Mike has set up a meeting with the new owners of the IWM and the GPANA board for Wednesday, October 29 at 1:30 pm. The new owners wish to have a relationship with GPANA, and be good neighbors. Discussion items at the meeting will be conservation concerns, speeding, signage, Dark Sky Initiative and lighting. No news has been forth coming on the intended uses of the property.

Fall Membership Meeting: Andrés Cano, our new PC Supervisor, will be our guest speaker at our Fall meeting to be held on Saturday, November 8, 2025 at 10:30 AM at Camp Cooper. The meeting follows our Camino de Oeste roadway cleanup, scheduled for 8 am.

County Meeting Monitor: Susan monitored a meeting of the Corporation Commission. They have not yet made a decision re: Tucson Electric providing large usage to Project Blue. More to come.

Pima County Lighting Committee Meeting: Karen reported on the Lighting Committee meeting continued discussing several ongoing items but made no apparent changes.

New Business:

Board Recruitment: Donna has been working on trying to recruit new members for the board. A new push to some of our members will be sent in an email with follow up planned. Many names were discussed as good candidates for becoming board members.

Roadside Pick-up Permit: Barb noted that our permit for pick-up for Camino d' Oeste has been approved by Parks.

Other Issues:

ADUs: The Arizona State Legislature has passed a bill allowing **Accessory Dwelling Units** on residential property. This is mandated for the entire state and goes into effect January 1, 2026. See next pages of these minutes for an AI overview of the Bill.

Air B&B's and other types of short-term rentals are an item we need to continue to monitor to try to help homeowners find solutions through government departments when noise, trash, etc. become a problem.

Horse Property: A property on Camino de Oeste has requested a variance to construct more accessory buildings in excess of the allowable square footage in order to accommodate more stables for horses. This issue is being monitored.

Website: Susan noted that when checking links on the website she found a few broken ones. She will note which ones and pass the info on to Donna who will update the website.

Next Meeting: Sunday November 2, 2025 10:00 a.m. via "in person" or Google Meets. To be determined.

Attachments:

Treasure's Report and ADU explanation

REMINDER: Roadside Pickup on W. Speedway, Saturday, 10/18 at 8:00 AM. We meet at Painted Hills Church. Come on out!

Respectfully submitted:
Dori Frankel, Vice President and acting secretary

Arizona House Bills (HB) 2720 (2024) and 2928 (2025) have made it easier to build Accessory Dwelling Units (ADUs) by creating statewide standards that override some local regulations. HB 2928, in particular, requires cities to allow at least one attached and one detached ADU on any lot where a single-family home is permitted, while also prohibiting many restrictive local rules, such as those on parking, size, and setbacks.

Key provisions of HB 2928

- **ADU allowance:**

Cities must allow at least one attached and one detached ADU as a permitted use in all residentially zoned single-family areas.

- **Second ADU:**

A second detached ADU is permitted on lots of one acre or larger, provided one of the ADUs is an "affordable" dwelling unit.

- **Size limits:**

The first ADU can be up to 75% of the main home's gross floor area or 1,000 square feet, whichever is less.

- **Prohibited restrictions:**

Cities and counties cannot ban ADUs based on burdensome parking requirements, design mandates, familial relationship rules, excessive fees, or unreasonable setbacks.

- **Short-term rentals:**

Cities can require an owner-occupancy for short-term rentals of ADUs that were approved after September 14, 2024.

- **Local compliance:**

Cities and counties have until January 1, 2026, to update their zoning codes to comply with the new state law. If they fail to do so, the bill's default provisions will automatically take effect.

Other considerations

- **Homeowner associations (HOAs):**

The state law does not supersede private HOA Covenants, Conditions, and Restrictions (CC&Rs), so HOAs may still have stricter rules regarding ADUs.

- **Historic districts:**

Local regulations for historic preservation still apply, and a historic review would still be required for any ADU proposed within a historic preservation zone.

- **Previous law:**

HB 2720 laid the groundwork for these changes by establishing how cities can regulate ADU short-term rentals.

GPANA Treasurer's Report
09/30/2025
Prepared by Barbara Fleming, Treasurer

		Current Period 09/01/25-09/30/25	Year to Date 01/01/25-09/30/25
Beginning	Balance	\$4,494.86	\$5,656.94
Income			
	Membership-Checks & cash		\$360.00
	Membership-Credit card-Website		\$320.00
	Prepaid for 2026		\$20.00
	Am Fam Insurnc refund		\$291.49
	Donation		
	Refund fr ovrypmt		\$229.17
	Total Income	\$0.00	\$1,220.66
Expenses			
	WIX/PP Fees		\$16.20
	Post Office Box		\$192.00
	Website		\$687.52
	Insurance		\$1,225.00
	Office Expense		\$52.02
	AZ StTax & Corp Comm		\$80.00
	Raffle prizes		
	Gift cards		
	Election Buddy		
	Dontn Tuc Mt Assoc		\$30.00
	Dontn Sonrn Des Prtct		\$100.00
	Dontn Camp Cooper	\$500.00	\$500.00
	Dontn DarkSky Int	\$100.00	\$100.00
	Correction-Prior year		
	Total Expenses	\$600.00	\$2,982.74
Ending Balance		<u>\$3,894.86</u>	<u>\$3,894.86</u>

Member Totals	2022	2023	2024	8/31/2025
Member households	141	146	147	142
Individual members	261	273	273	260
New Members	18	16	11	2
Households not renewed	6	9	10	5