

Gates Pass Area Neighborhood Association
Board Meeting Minutes: Sunday, August 10, 2025 via Zoom (DRAFT 3)

Donna Snyder, President, called the Zoom meeting to order at 10:00 am

Present: Donna Snyder, *President*; Dori Frankel, *Vice President*, *At large members*: Michael Ignatowicz, Karen Sweeney, Susan Sferra. *Absent*: Barbara Fleming, *Treasurer*

Old Business:

• **July 6, 2025 Minutes and Treasurer's Report:** Dori made a motion to approve the July minutes, Mike seconded and the board unanimously approved. These minutes were actually sent, prematurely, to members on 7/12 before being formally approved by the board.

• **Treasurer's Report:** While Barb Fleming was unable to attend today's meeting, there have been no changes to the treasurer's report since the May report.

• **Pima Prospers:** *Pima Prospers*, the 10-year comprehensive plan/guide for future development in Pima County, was presented to the Planning and Zoning Commission on July 30th by Development Services. GPANA and the Tucson Mountains Association were invited, as stakeholders, to review and comment on the language for the Tucson Mountains (Special Area 8). Both organizations made comments and suggestions to Development Services, some of which were incorporated into Pima Prospers 2025. Donna attended the P&Z meeting online. Steve Dolan represented the Tucson Mountains Association in person at the meeting. The height limit for homes in our area is 24 feet. GPANA (Donna) asked for a one-story limit on new homes. This is language that appears in the "Catalina Foothills" section of *Pima Prospers*, so we thought we'd ask for the same. This was clarified in the S-8 Tucson Mountains section to say "*the Board of Supervisors reserves the right to limit new home building to one story*". Another one of the issues that we commented on was the mention of "Transfer Credits" under Policies: Open Space. This was a very confusing, long sentence, and it turns out, according to Mark Holden of Development Services, that the language in that sentence is out of date and not necessary. He told Donna that it would be removed before going to the board of Supervisors. On 8/15 Donna went online to see if the updated version is published but found that the change had not been made. Donna emailed Mark Holden on 8/15, as the old language still appears in the Pima Prospers section for Tucson Mountains. He replied the same day and said he had just received the updated section for Open Space. They removed the offending first paragraph. This is how it now reads:

B. Open Space

When conservation subdivisions are proposed, the proposed design should maintain the low density and open space character of the existing Tucson Mountains development pattern. Incentives such as density bonuses in exchange for natural and/or functional open space such as floodplains, hillsides, native plant preservation areas, riparian habitat, or other Sonoran Desert resource value sensitive areas must demonstrate compatibility and be in harmony with the rural character of the Tucson Mountains area.

Mark said that they are putting a website together to have all the content ready for the Board of Supervisors and that it would be up in about 2 weeks. The Pima Prospers 2025 Plan goes to the Board of Supervisors for approval on September 16, 2025.

• **Project Blue:** The Tucson City Council defeated the proposal, but there is talk of the developer looking to build in Marana. GPANA will monitor this issue going forward. Donna stated that the Mayor and Council are looking into developing guidelines for future data center development, as planning is necessary. Mike stated that if the water reclamation pipeline (18 miles) were built, other industrial users in that part of the city might be able to use reclaimed water from the line instead of potable water. The Los Reales landfill complex for example currently has no access to reclaimed water and uses 306 acre feet of potable water annually. GPANA will continue to monitor any additional activity on Project Blue and/or data centers.

- **Speeding Cars:** On July 12, Susan Sferra submitted another round of requests for action regarding speeding on Speedway and Camino de Oeste to the Pima Co Sheriff's office, ClickFix, and the online site for Pima Co Code Compliance Complaints

- **Outdoor Lighting Committee:** Mike attended the committee meeting for Karen, who was unavailable. He stated it is a very detailed topic. The committee is currently working on new lumen cap regulations for commercial and residential properties as well as lowering the maximum allowable color temperature for lighting. The new regulations are in draft form and need further work in subcommittee.

- **Fall Membership Meeting:** The date for the Fall Membership Meeting and Pot Luck has been set: Saturday, November 8, 2025. It will take place after our Camino de Oeste roadside cleanup. County Supervisor, Andrés Cano has agreed to speak. More info to come on the location.

- **Fall Cleanup at Feliz Paseos Park:** We welcome Carolyn Thurman as our new coordinator for the pickups at the park. The next pick up at the park is scheduled for September 6 at 8:00 AM. At least 2 reminders will be sent to members. Donna and Tony Knight met with Carolyn to go over details.

New Business:

- The board needs to focus on recruiting new board members. Karen Sweeney will be stepping off the Board at the end of December.

With no other items to discuss, the meeting was adjourned at 10:40 AM.

Big thanks to Dori Frankel for taking notes for the minutes. Note that some information has been added after the meeting and is included in the minutes for clarity.

Synopsis of meeting by Donna Snyder

Date Reminders:

Saturday, September 6, 2025 — Feliz Paseos Park Clean up at 8:00 AM

Sunday, September 7, 2025 — Monthly Board Meeting at 10:00 AM. If you would like to join us, please email us at gpanasec@gmail.com for details...

Saturday, October 18, 2025 — Speedway Roadside Cleanup at 8:00 AM, we'll be working on Speedway from Camino de Oeste to Painted Hills Road. Details on where to meet to come...

Saturday, November 8, 2025 — Camino de Oeste Roadside Cleanup at 8:00 AM. We'll meet at the corner of CdO and Trails End Road. To be followed by our General Membership Meeting at 10:30. Exact location to come...

Addendum to the August 10, 2025 minutes:

Additional information for clarification:

Susan Sferra supplies additional information regarding Project Blue.

- **Project Blue:** During the August 6 Study Session, the Tucson City Council unanimously defeated the Project Blue proposal and directed the City Manager and staff to end negotiations. The most critical comments the

City Council received from nongovernment organizations, the public, and the University of Arizona were concerns about the large amount of water and energy needs for the project. Mayor Romero told the meeting attendees "Tucson needs and deserves clear and enforceable guardrails to provide the greatest protection to our residents and environment when it comes to data centers." Toward that end, Tucson Mayor and Council directed the City Manager to establish regulatory guardrails for any data centers in Tucson and to develop a 'Large Water Users Ordinance,' both of which would need to be in place before any future data center concepts are considered. The draft ordinance will be presented at the August 19th Regular Session meeting. Also to be initiated is the public process for the consideration and approval of amendments to the City's Unified Development Code for large scale data centers.

Councilmember Kevin Dahl summarizes in his [Position on Project Blue City of Tucson](#) that large amounts of water and energy consumption, and negative air quality have been well documented in places where data centers have been built and are now causing problems. He and others do not support data centers in the Sonoran Desert.

Councilmember Nikki Lee's August 5 [Ward 4 Newsletter City of Tucson](#) summarizes why Project Blue is unsuitable and states that even though the Tucson City Council voted down the Data Center, the company has other options, and it is likely that a data center will eventually be built in the Tucson area.

GPANA will monitor this issue going forward.

GPANA Treasurer's Report				
05/31/2025				
Prepared by Barbara Fleming, Treasurer				
		Current Period		Year to Date
		05/01/25-05/31/25		01/01/25-05/31/25
Beginning	Balance	\$5,067.22		\$5,656.94
Income				
	Membership-Checks & cash			\$360.00
	Membership-Credit card-Website			\$320.00
	Prepaid for 2026			
	Am Fam Insurnc refund			\$291.49
	Donation			
	Total Income	\$0.00		\$971.49
Expenses				
	WIX/PP Fees			\$15.01
	Post Office Box			\$192.00
	Website			
	Insurance			\$1,225.00
	Office Expense			\$29.20
	State Taxes/ AZ Corp Comm	\$10.00		\$80.00
	Raffle prizes			
	Gift cards			
	Election Buddy			
	Dontn Tucson Mountains Assoc			\$30.00
	Dontn Cntr Sonoran Des Protectn	\$100.00		\$100.00
	Donation to Camp Cooper			
	Donation to DarkSky Interntnl			
	Correction-Prior year			
	Total Expenses	\$110.00		\$1,671.21
Ending Balance		<u>\$4,957.22</u>		<u>\$4,957.22</u>
Member Totals		2022	2023	2024
Member households		141	146	147
Individual members		261	273	273
New Members		18	16	11
Households not renewed		6	9	10
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5/31/2025

142

246 (27 singles)

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