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Friday, July 24, 2020

Bits and Pieces



Vistoso Course General Plan Amendment meetings postponed until 2021

"The Town has agreed to postpone all neighborhood meetings for the application until the spring of 2021. This decision was made to provide additional time for successful completion of the open space purchase negotiations between Romspen and The Conservation Fund." [\(source\)](#)

Town To Implement "Primary Employer Incentive Program"

Last week, the Oro Valley Town Council approved a business incentive program. "The goal of this incentive program is to facilitate long-term community financial sustainability in Oro Valley through the creation of new primary job opportunities and the generation of new capital investment in Oro Valley. This program aims to encourage the expansion of existing businesses and also to attracting new primary employers to the Town." Under this program "New capital investment revenues may be reimbursed to qualified primary employers for allowable expenses based upon the economic impact of their project and business to the Town of Oro Valley."

To qualify for the program employers must:

- Invest \$1 million in direct capital investment¹ in Oro Valley
- Or Create at least 10 net new full-time primary employment job opportunities in Oro Valley that pay at least \$40,000 and meet the median wage in that industry sector as determined by The University of Arizona Eller College MAPAZDashboard2 or appropriate government sourced ED data.
- And be a primary employer

Eligible employers can request reimbursement of up to 100% of the project's construction sales tax collection. [\(Source\)](#)

La Cholla widening nears completion

The widening of La Cholla from Overton to Tangerine is nearing completion. "The La Cholla Boulevard widening project is a major north-south corridor for the entire Tucson region. This project transforms what was once a little rural two lane, no shoulder road into a major arterial capable of handling present as well as future traffic demands. In addition, the project fixes many dangerous side street blind spots and protects wildlife crossing linkages. It is a project several years in the making and Hunter Contracting Co. building it in less than two years," said Paul Keesler, P.E." [\(Source\)](#)

Did you know?

Twenty-one police agencies use drones, including the Arizona Department of Corrections, the Oro Valley Police Department and the Pinal County Attorney's Office. [\(source\)](#)



Labels: Vistoso Golf Course

Friday, June 5, 2020

August 4 Oro Valley Poll Locations

012 CANYON DEL ORO BAPTIST CHURCH	9200 ORACLE ROAD
015 ORO VALLEY CHURCH OF THE NAZARENE	500 W GALLE CONCORDIA
077, 127 RICHARD B. WILSON K-8 SCHOOL	2350 W GLOVER RD
145 SUN CITY ORO VALLEY - CATALINA VISTA	14055 N DEL WEBB BOULEVARD
169 THE CHURCH OF LATTER DAY SAINTS	55 W ARROWSMITH DRIVE
172 PAINTED SKY ELEMENTARY SCHOOL	12620 N WOODBURNIE AVENUE
175 ORO VALLEY PUBLIC LIBRARY	1505 W NARANKA DRIVE
200 CASAS ADOBES BAPTIST CHURCH	10801 N LA CHOLLA BOULEVARD
212 COPPER CREEK ELEMENTARY SCHOOL	16620 N COPPER SPRING TRAIL
216 RESURRECTION LUTHERAN CHURCH	11575 N 1ST AVENUE

Precinct and Location

Oro Valley Weather

Oro Valley, AZ

100°

6:53 pm MST

Cloudy

Oro Valley Quick Facts

- Population: 45,395
- Median Household Income: \$79,458
- Median Home Value: \$288,400
- Median Age: 49.8 years
- Total Area: 36 square miles

(Source: Town Of Oro Valley)

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Some Interesting Links

- [2020 Candidate Town Hall](#)
- [Arizona Daily Independent](#)
- [Bohen4council](#)
- [Garnerforcouncil](#)

Council To Lead Effort To Create Vistoso Golf Course As Green Space



The Oro Valley Town Council has moved to resolve the challenge presented by the closure of the Vistoso Golf Course. The owner, Romspen Mortgage Co, a Canadian firm, has applied for a general plan amendment that would convert the property to residential use. Residents are vehemently opposed.

Wednesday evening, Vice Mayor Barrett said that she and Mayor Winfield had attended a meeting on May 27th to discuss the future of the Vistoso Gold property. Oro Valley residents, Rosa Dailey and Tom Stegmen, organized this meeting. Previous to this, Daily and Stegman had held numerous conversations with the Conservation Fund, a

non profit organization. The Conservation fund was also at this meeting. The fund purchases property that they believe should be conserved and then, after considering alternatives, gifts the property to a third party for maintenance in perpetuity.

Wednesday evening the town council unanimously approved a motion that directs Town Manager Mary Jacobs to work with the Conservation Fund and Romspen Mortgage Company on the potential preservation of the open space; and to work with the Conservation Fund to help identify possible funding, including grant funding to acquire the property for a green space to be gifted to the town.

This is a huge step forward that will one day provide certainty to the residents on how that land will be used and provide a wonderful green space to the community.



Labels: [Mayor Winfield](#), [Preserve Vistoso](#), [Romspen](#), [The Conservation Fund](#), [Vice-Mayor Barrett](#), [Vistoso Golf Course](#)

Friday, May 15, 2020

Virtual Vistoso Golf Hearing Not Ready For Prime Time



Vistoso Golf Virtual Meeting Experiences Technical Flaws

Last night, not everyone who wanted to join could join the town hosted general plan amendment discussion of the proposed Vistoso Golf general plan amendment. It took multiple attempts to long into the Zoom.us meeting. An error message said that the meeting ID was invalid. It was not. Apparently, the meeting had a capacity of 240 attendees. Dialing in by phone also did not work. The number was either busy or a "not in service" message was heard. The virtual capacity and phone capacity to conduct such a large scale meeting was simply not there.

The use of Zoom.us was also a challenge for both the town's host, Micheal Spaeth, and the participants. Muting and unmuting the participants was a challenge for allow. Displaying participant video simply did not occur for most speakers. Thus, if you spoke it is likely that you were not seen.

And, for some, the internet connection was simply either not sufficiently reliable or fast enough to allow for a seamless meeting.

Senior Living Facility on hold

We did learn that Romspen no longer has any company interested in building the proposed senior living facilities. Memphis based Spectra Properties has lost interest according to Peter Oelbaum, Romspen Managing Director. Romspen is now proceeding on "a more generic process." As a result, there is a second site plan which shows homes clustered on tiny lots, instead of a retirement home.



Alternative use of "senior living facility" area

- [Oro Valley Chamber of Commerce](#)
- [Pima County Association of Governments](#)
- [Plan Your Parks](#)
- [Preservevistoso](#)
- [Rancho Vistoso HOA](#)
- [realstevesolomon](#)
- [Sun City HOA](#)
- [Takebackov](#)
- [Town Of Oro Valley Press Releases](#)
- [Town of Oro Valley Web Site](#)

Disclaimer

We are bloggers only.

We are not responsible for the comments of others.

Town purchase not yet considered

According to Bayer Vella, Town of Oro Valley Planning Manager, the town has not considered purchasing the property or seeking grants to do such. The applicant's request and the potential alternate use are separate decisions. "That discussion is premature at this time", noting that the town is legally required to hear and consider the applicant's amendment request. The Phase 1 Parks and Recreation Need Assessment, released last week, did note the "Desire to preserve defunct the Rancho Vistoso golf course, at least in part, as an open space conservation area was consistently expressed through all community input opportunities." (Pages 7, 40 and 41)

No comments: 

Labels: [Golf](#), [Golf Courses](#), [Vistoso Golf Course](#)

Thursday, May 14, 2020

Vistoso Golf General Plan Amendment Virtual Meeting Tonight



The Town of Oro Valley is hosting a [virtual neighborhood meeting](#) at 6pm tonight. The subject of the meeting is the proposed Vistoso Golf general plan amendment.

This is an "... opportunity for residents to ask questions directly to the applicant and Town staff as well as build-on the information, questions and comments that have been generated by the 1st and 2nd informational videos posted on [OVprojects.com](#)."

This virtual meeting is a step the process that the town created to facilitate community input on the proposed general plan amendment. The town created the process to accommodate Covid-19 social distancing requirements. This meeting is not a substitute for in person neighborhood meetings that are to be held later in the the August-September time frame. Virtual meetings will happen if in person meetings can not safely occur.

Use [zoom.us](#) to access the meeting:

- Click on [this link](#)
- Enter the meeting ID number: 921 2282 7653

or join the meeting by phone: 301-715-8532

You can learn about this project by reading:

- [LOVE articles](#)
- [The Oro Valley Vistoso Golf Amendment web site](#)
- [PreserveVistso.org](#)



Labels: [General Plan Amendments](#), [Preserve Vistoso](#), [Romspen](#), [Vistoso Golf Course](#)

Thursday, May 7, 2020

Guest View: Mike Zinkin ~ Town thwarts idea to turn the Vistoso Golf Course into a natural open space, nature preserve, and walking trail



Yesterday, we posted about the town's response to questions residents posed regarding the proposed Vistoso Golf General Plan Amendment. Today, resident Mike Zinkin presents his view on that.

In a recent communication, the Town's Parks and Recreation Director, Kristy Diaz-Trahan, replied to a question regarding why the Town was not considering the purchase of the Rancho Vistoso Golf Course to use as a public park. Ms. Diaz-Trahan responded by quoting the Rancho Vistoso Planned Area Development (PAD) document regarding park amenities. This document was written in 1987 and noted that:

"Rancho Vistoso is envisioned as a totally self-sufficient community, including residential used as all types, neighborhood and community shopping and retail, schools, parks, churches, natural

open space, a trail system, a resort hotel, a Town Center, an adult community and an office park."

Ms. Diaz-Trahan erroneously uses this 1987 vision statement for Ranch Vistoso as justification to dismiss a citizen-driven proposal for a nature preserve and community trail in the stunning location that was once one of the top 100 public golf courses in America. Further, the Town's park survey asks nothing about recreation areas north of Tangerine and solely focuses on existing parks, making it appear as though the people who live in Rancho Vistoso (over 8,000) are not part of Oro Valley.

A comparable illustration

To illustrate why Ms. Diaz-Trahan's approach is misguided, see if you can name the location envisioned in this PAD:

"The activity center is planned as a high end retail development to support the vision of the Town of Oro Valley in creating a technology-driven economy. The center will accommodate a range of distinct and complimentary land uses that are physically and functionally integrated. "XXX" will include pedestrian and site amenities such as courtyards, shaded seating areas, pedestrian mall(s), landscaping, and an integrated pedestrian circulation system. Functionally, the center will accommodate a range of differing but complimentary land uses and be designed with amenities and architectural elements to reflect the quality development Oro Valley attracts. "

Now replace the "XXX" with Steam Pump Village, which contains NO courtyards, NO shaded seating areas, NO integrated pedestrian circulation system, and NO pedestrian mall. What was supposed to be a high end development instead contains a QT gas station and a 3-story storage facility. The actual development is NOTHING like it was envisioned in the PAD description. Likewise, in the case of Rancho Vistoso, the "park" amenities they actually have access to are far less useful than was once envisioned.

Dismissing public input

In all fairness to Ms. Diaz-Trahan, she works for Town Manager, Mary Jacobs. My observations are that Ms. Jacobs has consistently shown a disregard for public input that is not in line with her thinking. As an example of how Ms. Jacobs operates from a predetermined agenda, when the Town Council was struggling to reconcile the financial deficits associated with the Town-owned golf courses, she illogically informed the Council that 36 holes of golf are cheaper to operate than 18 holes. It now appears that she will not even consider applying for grant funds that could help solve the ongoing issue with the Vistoso golf property. To be clear, in light of the ongoing pandemic and its effect on the town budget, I do not believe that Oro Valley could afford to purchase this property during this budget cycle, but the citizens who live in Rancho Vistoso deserve a fighting chance to save a community that represents 25% of Oro Valley, in population as well as in revenue.

No comments: 

Labels: [2020 Parks and Recreation Master Plan](#), [Oro Valley Parks and Recreation](#), [Rancho Vistoso PAD](#), [Vistoso Golf Course](#)

Tuesday, April 21, 2020

Residents Say "No" To Vistoso Golf General Plan Amendment



Overwhelming negative response to the Romspen amendment

As of last Thursday, residents filed more than [400 comments](#) on the [Romspen general plan amendment](#). The amendment is to convert the Vistoso Golf Course property to residential use. The course is currently zoned for recreational use. It is designated as such in the 2016 Oro Valley General Plan.

Why, they ask, did the town choose to move this forward?

Most of the respondents questioned the legitimacy of the online process of information sharing. The town's code

requires that there be one public hearing before an amendment is formally filed. That filing must take place by April 30. The public hearing has always been in-person. That cannot happen now because of social distancing required by the state Covid-19 emergency declaration.

They question why the town didn't suspend the process until such time when in-person discussions can occur. What is the urgency.? Given all that is going on, they ask, is this the right time to even discuss this?

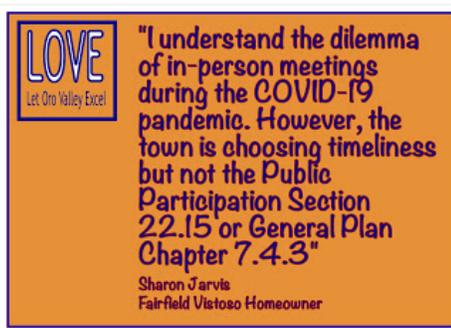
Senior care facility, buffer zones, loss of desert key issues

There were a few comments regarding the proposal itself. Some do not feel that a proposed senior care facility is appropriate to the area. Others identified inadequate buffer zones. Still

others mourned loss of quality of life brought about by loss of open space and increased traffic. Some extolled the possibility of using the land as a walking park, one that is especially senior resident friendly.

Preserve Vistoso: Amendment simply does not meet criteria

The group PreserveVistoso.org believes that the proposed amendment does not meet the criteria for council approval. The criteria are: Compatibility to the neighborhood; impact on views; appropriate transitions; and traffic considerations. This will be a judgment that the town council will have to make.



Deadline of April 23 to opine

Residents have until April 23 to opine on this general plan amendment. Do this by submitting an email to ask@orovalleyaz.gov, or by calling Oro Valley Constituent Services Coordinator Jessica Hynd at 520-229-4711.



Labels: [General Plan Amendments](#), [Romspen](#), [Vistoso Golf Course](#)

Monday, April 13, 2020

Preserve Vistoso Creates Web Site For Commenting On Romspen General Plan Amendment



Preserve Vistoso Web Site For Commenting Ready To Go

Preserve Vistoso, a group of Rancho Vistoso residents, explains, in a recent press release, a simplified way to send comment to the The Town of Oro Valley on a proposed general plan amendment that would convert the Vistoso Golf Course to residential use. That way is a [website](#).

Preserve Vistoso created the web site because they "...are opposed to Romspen's application to change the Oro Valley General Plan and rezone the former Vistoso Golf Course." As reported previously, the only way that

residents can opine on this proposal at the moment is remotely, either by sending the town a comment on the plan or by calling the town.

The Preserve Vistoso web site makes this process easy

"When you go to <http://preservevistosoaz.org>, you will be asked to enter your name, email, address, town, state and zip code. All messages will be sent to the Town as part of the official comment phase of the rezoning process. There also are options to send your comments to Town Council members and the Town Manager."

They "encourage you to write your concerns and questions in your own words, but we also have listed questions and comments frequently mentioned by members under the scripts drop down area. Preserve Vistoso also will be updating the scripts next week to reflect feedback from our members."

Preserve Vistoso believes that, though, this is not a good substitute for in-person meetings, it is an opportunity for residents to voice their preference.



preservevistosoaz.org

Want residential or a "preserve"?

The land is privately owned. It is zoned for recreational use. The landowners goal is to build homes and a retirement facility. Thus, the submission of this general plan amendment. The Preserve Vistoso goal is "...to save the former golf course as a nature preserve and community trail."

What would you like to see?

Voice your opinion,

You can do this through the Preserve Vistoso site, by submitting an email to ask@orovalleyaz.gov, or by calling Oro Valley Constituent Services Coordinator Jessica Hynd at 520-229-4711

Want to know more?

Learn about that proposed amendment [here](#).

Read LOVE's coverage [here](#).



Labels: [Preserve Vistoso](#), [Romspen](#), [Vistoso Golf Course](#)

Friday, April 10, 2020

Town Wants To Hear Your Thoughts On Two General Plan Amendments



The general plan review process begins today

Two proposed general plan amendments begin their march to town council for December consideration.

One amendment ([Case #2000844](#)) would convert the Vistoso Golf Course from golf course/recreational use to high and medium density residential use. The development plan includes a senior care facility.

The other amendment ([case #2000882](#)) would enable development of a senior care facility, multi-family residential or townhomes on the Kai Property, south of Tangerine and East of First Ave. The property abuts and

will be part of the Silverhawk Development on on First, north of Palisades.

"Online" introduces a new process for soliciting resident input

The town Planning and Zoning Administrator created a process to get resident input so that the town can move these amendments forward during our time of social distancing. The process is unique in a time of uniqueness. Many [residents](#) believe that this process is not a legitimate, legal substitute for the town's requirement that a general plan amendment undergo one neighborhood meeting before its April 30 filing deadline. As [we reported yesterday](#), their plea that the town delay the amendment filing until things return to normal was [rejected](#).

The process of commenting and timing are identical for both proposed amendments

The process and the timing for soliciting resident input are identical for both proposed general plan amendments:

- Today
The town posted an applicant informational video each proposed amendment. You can find it [the case link page above](#). The video includes a presentation from Town staff regarding key background information on the property, town review criteria and opportunities for public participation throughout the process, followed by a presentation by the applicant to go into more detail regarding the "what and why" of their proposal.
- Today through April 23
Residents are encouraged to provide questions and comments on the project of interest to ask@orovalleyaz.gov. The town will post all questions and comments on the project web page we have provided in the link above. The public can view these throughout the process. Residents can also call Jessica Hynd at 520-229-4711 with their comments or questions.
- April 30
A second video with town staff and the applicant will be posted. This video will address the most common and frequent questions received.
- April 30
If the applicant chooses to move forward with the application, the town will accept it as a valid general plan amendment filing. This step was not posted by the town. We believe it is true based on the town's filing requirement.
- May 21
The town will host a web-based, fully interactive [Zoom.us](#)

The "normal process" resumes in August

The town hopes to resume the normal general plan amendment vetting process of two in person neighborhood meetings. One will be in August. The other will be in September. The meetings will be web based if social distancing is still required.

Two Planning and Zoning Commission public hearings will be held in October and November. "Public testimony is encouraged during the public hearing. The Planning and Zoning Commission

may take action by voting to send a formal recommendation to Town Council."

The town council will hear the amendments in December. Town Council may vote to approve, deny or continue the application.



Labels: [2020 Sliverhawk General Plan Amendment](#), [Romspen](#), [Vistoso Golf Course](#)

Monday, April 6, 2020

Romspen Vistoso Golf Plan Substantially Changes Density



This requires a major general plan amendment

Romspen Mortgage Investment Fund ("Romspen") the owner of the shuttered Vistoso Golf Course, and [Spectra Properties](#), based in Memphis have provided a draft request for a general plan amendment for the course. The course is currently zoned mostly for recreational use. There is a 6 acre area currently designated for high density residential use.

87 Acres at stake

Romspen seeks to amend the YVOF (2016 General Plan) land use designations of approximately 87 acres from 'Resort/Golf Course' to 'Medium Density Residential'

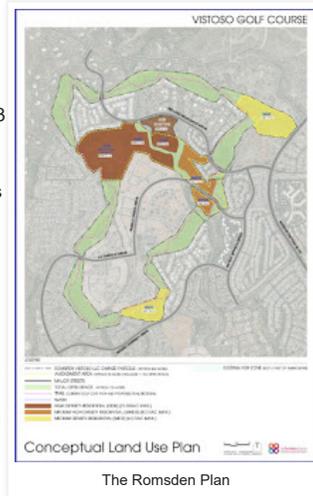
(MDR) and 'High Density Residential' (HDR). In the same application, Romspen is asking for the same change to the Rancho Vistoso PAD.

Big money at stake

The area will experience a substantial increase in residential density and the addition of a high density resident senior care facility if the amendment is approved by council. Romspen will reap substantial profit on their \$3 million investment in the course. This is because acreage of residential land in Oro Valley is worth far more in the market than acres of a preserve. There are tens of millions of dollars at stake here.

The Neighborhood meeting requirement presents a barrier to moving this amendment forward

A general plan amendment petition must be submitted to the town by April 30 in order for it to be considered by council by end of this year. State regulations require that a neighborhood meeting occurs before the amendment is submitted (Town Code Section 2.15.F.3.b). "Neighborhood meetings should typically be scheduled on a weekday evening so that working residents may attend, but may be adapted to neighborhood needs, as appropriate."



Every neighborhood meeting that the town has conducted has always been an in person meeting. Such a meeting is not possible because the state, county, and town of Oro Valley require social distancing during the Covid-19 epidemic. It is anticipated that this restriction will remain in place for the month of April. Thus, there can be no in person neighborhood meeting.

Town proposed next step is a electronic information sharing session

According to group [Preserve Vistoso](#), the town plans to post videos on April 10th explaining the rezoning process and asking residents to direct questions and concerns to ask@orovalleyaz.gov or by calling 520-229-4711. The Town also will post a video from Romspen and Spectra that will provide an overview of rezoning applications. Subsequent video presentations will address questions and concerns from residents. In theory, this process more easily allows residents from the entire community to participate.

Still, this is not a neighborhood meeting, based on Oro Valley's established practice. It will, however, give the applicant some indication of what the residents the residents are thinking.

The actual neighborhood meeting, and there must be two of these, will come when social distancing restrictions are no longer in effect.

The question is: Does an electronic information sharing session meet the neighborhood meeting legal requirement such that the amendment can move forward?

That is something that the legal team in Oro Valley needs to determine. Because, if is not such, then the amendment can not move forward. This legal standing decision also has implications for

an anticipated two more general plan amendments for other properties in Oro Valley.



Labels: [Preserve Vistoso](#), [Romspen](#), [Spectra Properties](#), [Vistoso Golf Course](#)

Wednesday, January 29, 2020

First "What The People Want" Deep Dive Brings Vistoso Golf To Forefront



Special interest marks first meeting

The Town of Oro Valley launched its first dive into learning what people want when it comes to Parks and Recreation. The deep dive occurred last Thursday at an open meeting session in town hall. It was a first step in building the 2020 Parks and Recreation Master Plan. There were about a hundred people attending. We will report more about this meeting in a subsequent posting.

One of the things that we were looking for were the special interest groups at the meeting. This time it was the "Preserve Vistoso" people. They represent the residents of the Golf Course at Vistoso.

Golf Club at Vistoso residents want open space

The [Golf Club at Vistoso](#) closed in 2018. It closed because Oro Valley is [overcapacity](#) in golf facilities. Since that time, the land has been sitting, waiting for something to happen. It was a course built by Conley Wolfswinkel, the developer of much of the Rancho Vistoso master planned community." It was owned by his sons. The Golf Club at Vistoso opened in 1995 and was designed by [golf pro] Tom Weiskopf." ([source](#)) The course simply could not remain competitive in what is a [very competitive market](#).

Preserve Vistoso's concern is possible rezoning that may take place in the defunct Vistoso golf course; rezoning that would allow for development.

They are not advocating that the town should purchase the land or possibly operate a golf course.

One speaker at the meeting made their intent clear:

"I hope this study will underscore that Rancho Vistoso needs a large recreational area where we can enjoy the outdoors without having to dodge traffic. The former Vistoso Golf course could become an asset for our outdoor loving community. It has beautiful mountain views." (Source: Preserve Vistoso email)



Romspen wants to make money

The thing that stands in their way is that the property is now owned by an investment fund, [Romspen Mortgage Investment Fund](#) ("Romspen"). Romspen purchased the property in 2014. As of the summer of 2018, when the course closed, they had invested \$9.5 million in it. ([source](#))

Romspen needs to salvage a bad investment. They can do this by converting the land use from golf to residential. According to the Preserve Vistoso web site, Romspen is "... pursuing rezoning a substantial portion of the property for residential development.... to rezone 109 acres of the 208 acre property from recreational to a combination of low, medium, and medium-high density residences."

This step alone has the potential to put millions in profit in Romspen's pocket.

Romspen will have to "run the gantlet" to make land use change happen

There is more than "land rezoning" required. This will require a General Plan Amendment. That will require a 5 person council majority to approve the amendment. Then, it will require a 4 person council rezoning approval. Prior to all this, there will have to be a number of public meetings.

It's a long road and probably for Romspen, a road that will not be approved by this council. But, there will be future councils. Getting the plan designated as preserve land in the 2020 Parks and Recreation Master Plan will be an added barrier for future councils to overlook.



Labels: [2020 Parks and Recreation Master Plan](#), [Golf Club Vistoso](#), [Romspen](#), [Vistoso Golf Course](#)

Monday, June 18, 2018

Guest View: A trap of their own making



Today's Guest View is from a long-time LOVE reader who went by the pseudonym "Nombe Watanabe" back in the days when our comments section was open for commenting. We always looked forward to his posts as they were not only factual, civil, and well-reasoned, but also contained shades of sarcasm and great wit.

The controversy over the Town's purchase of the Conquistador Golf Course has raged on for far too long. Outrage on one side vs. sullen defense on the other side have been the order of the day. All this passion has not done one thing to change anyone's mind. Oro Valley remains divided and we have not heard *the voice of compromise and reason* from town leadership.

The "Property Values" Argument

Although the game of golf appears to be in decline nationwide, the game itself is not the issue. The mayor and town council have a vested interest in preserving the property values (read "votes") of the homes located near the Town-owned golf courses.

With the recent closure of the Vistoso Golf Course, our elected officials find themselves in a trap of their own making. How can they continue to cater to a minority of homeowners living along the Town-owned golf courses, when a second group of homeowners living along the Vistoso golf courses now face the same "property values" issue?

Any attempt to stop or even reduce the damage that our tax-supported Golf does to the Oro Valley budget runs into the fact that many of the solutions would create a serious loss of property values to the homes bordering the Town golf courses.

A Logical Solution

Returning the golf courses to desert wilderness may be attractive to some, given the over-development that has been foisted upon Oro Valley. However, the answer to our problem may lie in the transition from golf to a more inclusive, family friendly, recreational use for the golf course land.

A phased conversion to linear parks, trails, and playgrounds could be established on the existing course and even serve as a model for the now-closed Vistoso course. *(Note: Playgrounds, paved walking paths, and natural surface trails were in the Top 10 list of amenities that Oro Valley residents requested in the 2014 Parks and Rec Survey).*

This solution would accomplish the following:

- maintain property values
- expand recreational opportunities to *all citizens* rather than just the shrinking golf population
- cut budget losses by 20 to 50 percent (thereby reducing costs to the taxpayer)



Labels: [El Con Golf Courses](#), [Town Council](#), [Vistoso Golf Course](#)

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