

[REDACTED]

From: Linda Wahl [REDACTED]
Sent: Sunday, May 04, 2014 9:25 PM
To: District1; DIST2; District3; District4; District5; Sabino Joint Neighborhoods Committee
Cc: Chris Poirier; Robert L. Villamana; David Petersen
Subject: Pima County Board of Supervisors Policy on Workplace Ethics, Conduct and Compliance

Within the Board of Supervisors policies, there is a policy - C.2.1 - entitled "Workplace Ethics, Conduct and Compliance" dated 9/13/2013

A few excerpts from the policy:

Under PURPOSE:

"The provisions of this policy and related procedures are intended to achieve fair, ethical and accountable local government for Pima County."

Under POLICY, Paragraph 2:

"All employees of Pima County shall maintain the highest ethical standards in the conduct of County business and avoid circumstances that may create an appearance of impropriety or cause members of the public to have a negative opinion of the County. While acting in their official capacities and in the discharge of their duties, County employees are expected to be professional, respectful, fair, unbiased, honest, civic-minded, service-oriented, and fiscally responsible at all times."

Under EXAMPLES OF ETHICAL WORKPLACE BEHAVIOR:

"#3. When a decision could benefit a large number of people as opposed to a small group of individuals, making a decision that favors the larger group;

#4. Making work-related decisions on the basis of logic and facts, as opposed to emotion, bias or outside influence "

You have an issue that impacts many neighborhoods along Sabino Canyon Road coming up at your meeting on Tuesday, May 6th. It is Item #25 on the agenda.

1) During the Plan Amendment phase of this project, "Staff" (of Pima County) recommended AGAINST MIHU. They recommended "MODIFIED APPROVAL for Medium Intensity Urban (MIU)" You will find that information on the second page of the memorandum dated September 4, 2013 to Ally Miller from Arlan Colton regarding Co7-13-01.

2) The link to the letters FOR the project (File ID 2784 - DSD_Co9-13-16WrittenSupport_Redacted). Please look at these. THESE PEOPLE DO NOT LIVE IN OUR NEIGHBORHOOD.

3) This project is NOT appropriate for the neighborhood. The RAC is WAY too high.

4) I have lived in Tucson since 1978. I have lived on the south side and my husband and I lived mid-town for MANY years. Our girls graduated from Tucson High Magnet School. When we were approaching retirement age, we chose to move OUT of the City to a quieter, less dense area. We took our savings and moved here for a REASON. To retire to a quieter location. I know there are many folks like us in our neighborhood.

5) From the Pima County Comprehensive Plan Update/ Regional Plan Policies/Adopted by the Pima County Board of Supervisors (December 2001); As Amended June 2012., Page 15, item C, Site Design and Housing, #1b:"Existing Neighborhoods. Ensure that new or redeveloped mixed use or infill rezonings asses the privacy and character concerns of existing neighborhoods in reviewing the location, density, and character of the project."

Please consider the contents of this email when you vote on Tuesday.



David Petersen

From: Bob Gugino <bob@gmlawaz.com>
Sent: Thursday, May 01, 2014 1:17 PM
To: David Petersen; Chris Poirier
Subject: FW: Sabino Joint Neighbors Compromise
Attachments: Sabino Joint Neighbors Compromise.pdf

Chris and Dave, FYI.

Bob Gugino

Gugino & Mortimer, PLC
4564 E. Camp Lowell Drive
Tucson, Arizona 85712
Phone (520) 577-7171
[REDACTED] [REDACTED]

From: Martha Berrios
Sent: Thursday, May 01, 2014 1:14 PM
To: Bob Gugino
Subject: Sabino Joint Neighbors Compromise

Please see attached.

Martha Berrios
Legal Assistant

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Sabino Joint Neighborhoods

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Compromise Update

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We are nearing the end of a very long road of coordinating the neighborhood protest against the planned high density development and rezoning of the Sabino Canyon Rd/Cloud Rd property. Faced with the political reality that this rezoning **will** pass at the Board of Supervisors Hearing at 9am on May 6th in spite of the fact that it was overwhelmingly denied by the Planning & Zoning Commission, we have come together with the developer's team to work out a compromise. Although it is not ideal for the neighborhood or what we may have dreamed for, it is our best and probably only hope for reducing the density and mitigating the visual impact.

The compromise drops the density from 169 units to no more than 130 to be built on the 15 acres. In addition, the developer's plans include the following:

- Cloud Road will have an exit only

- All homes will be one-story 3 bedrooms, starting at 1244 square feet

- Each home will be earth tone and painted with two additional highlight colors, with a small amount of rock facing

- The outside perimeter wall will be split rock, 5 feet high on the south, west and north perimeters and 6 feet high on the east perimeter, and will not have long straight runs

- Approximately 40% of the homes will have a garage space available for rent, and nearly half of those will be two car garages

- The outside perimeter landscaping will have some original trees, with additional native trees spaced so that once grown, they will provide a nearly continuous canopy

We have agreed as the Sabino Joint Neighborhood Committee to show good faith and not drum up more protest.

Thank you.

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Board of Supervisors Hearing

[REDACTED]

From: Bob Gugino <bob@gmlawaz.com>
Sent: Friday, May 02, 2014 10:43 AM
To: Katrina McNerney; Roger Karber
Cc: David Hoeffler; Robert L. Villamana; [REDACTED]; Chris Monson
[REDACTED]; Mel Zuckerman; Erin Harris; Erin Riggins; David Petersen;
Chris Poirier
Subject: RE: Sabino Canyon Rd/Cloud Rd development compromise

Hello Kartina! Thank you (and I assume David) for updating your webpage regarding the compromise and sending the email to your mailing list. The points of the compromise are as set out in your email with clarifications as follow;

1. We will advocate, as we always have, that Cloud Road be an exit only but the final decision will be up to the BOS. I am confident that with both of us advocating this position the BOS will favor this proposal over DOT's suggestion that Cloud Road be full access.
2. All homes will be at least 3 bedrooms and 1244 SF. We are exploring introducing a larger unit in the 1550 SF range that will be either a larger 3 bedroom or might be a 4 bedroom.
3. The color schemes of the homes will be as you described and as depicted on the rendering we shared with you. The facing is actually a "stone façade" and not "rock" as stated in your email.
4. The perimeter wall will be as you described except that it is "split faced block" rather than "rock".
5. There will be a minimum of 52 garage spaces which is how the 40% number was arrived at.
6. To be accurate I suggest the phrase "existing trees" be used instead of "original trees".

Please excuse my wordsmithing but I hope that you agree that the terms we agreed to should be as accurate as possible. I just sent you by separate email a copy of the email I sent Bob Villamana Wednesday with a revised Site Plan which Erin Harris prepared after Tuesday's meeting incorporating the changes we discussed Tuesday and which as set out above. That Site Plan will be shared with the BOS on Tuesday as a general depiction of what has been agreed to as part of the compromise.

Also, please note that I am copying David Petersen and Chris Poirier on this email so that they are fully aware of the agreed upon terms and what we will be presenting to the BOS next Tuesday. We did notify Dave and Chris Wednesday of the compromise. I have also notified Districts 2-4 of the compromise. In the past I have not had luck having my calls returned from D1 so I will leave that contact to you.

When we spoke with Dave Petersen he mentioned that it would be helpful to receive "provisional" withdrawals of protests which basically state that a prior submitted protest is being withdrawn provided that the applicant modifies the terms of the rezoning request in accordance with the agreed to terms. I realize that it is late in the process but any help that you can provide in that regard will be greatly appreciated. Also, will Bob Villamana be authorized to speak on behalf of your group at the BOS hearing? If not will another member of your group attend to speak in favor of the compromise?

Please let me know if you have any questions regarding the above and once again thank you for your cooperation in reaching this compromise.

Bob Gugino

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Phone (520) 577-7171
Cell (520) 977-7737

From: Katrina McNerney [REDACTED]
Sent: Friday, May 02, 2014 8:58 AM
To: Roger Karber; Bob Gugino
Cc: David Hoeffler; Robert L. Villamana; [REDACTED] Chris Monson [REDACTED]; Mel Zuckerman
Subject: Sabino Canyon Rd/Cloud Rd development compromise

Bob and Roger,

After our meeting, we sent the following email out to our mailing list, many of whom have sent it along to their lists. We have received a few responses asking to see a written confirmation from you detailing the points that you laid out for us.

As soon as you can, would you send me an email outlining the key points of our discussion, and the expected proposal that will be presented to the County Supervisors?

Thank you.

Katrina McNerney

Sabino/Cloud rezoning update

Hello concerned neighbors,

We are nearing the end of a very long road of coordinating the neighborhood protest against the planned high density development and rezoning of the Sabino Canyon Rd/Cloud Rd property. Faced with the political reality that this rezoning **will** pass at the Board of Supervisors Hearing at 9am on May 6th in spite of the fact that it was overwhelmingly denied by the Planning & Zoning Commission, we have come together with the developer's team to work out a compromise. Although it is not ideal for the neighborhood or what we may have dreamed for, it is our best and probably only hope for reducing the density and mitigating the visual impact.

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