

From: [REDACTED]

Sent: Friday, May 02, 2014 10:29 AM

To: District1; DIST2; District3; District4; District5

Subject: Fwd: Sabino/Cloud rezoning update-Compromise reply

Your policies are turning good people into something they do not want to be

. Sam O'S

Begin forwarded message: This is an existing protestor.

From: Lini Burton [REDACTED]

Subject: Re: Sabino/Cloud rezoning update

Date: May 1, 2014 12:27:07 PM MST

Anonymous email author:

Exactly how were you chosen to *exclusively* represent my wishes as part of this process? Reminder- it is still a process. I find it interesting and a bit cowardly that you have chosen not to reveal your self (selves) in this email, to negotiate on behalf of our *entire* neighborhood with absolutely NO communication since the last meeting.

If the compromise you outlined below is indicative of your negotiation skills I feel that a serious mistake has been made. This is the first update of any kind that we have received since the last meeting. We have continued to write letters and talked to our neighbors. Our calendars have been bookmarked for the hearing since the announcement.

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

Really??????

How very cheeky of you to pretend to represent the wishes of the hundreds of homeowners who have turned out to speak against this plan! Your "political reality" is not my political reality and we'll proceed with our right to protest a very bad decision and then seek appeals as needed.

If you cared enough about this issue to begin with and decided to act in a capacity to inform and encourage communication at least now have the good sense to reveal your identity (identities) and the dates, times and details of any compromise discussions that have actually occurred as opposed to waving a towel to throw in the ring.

There are others among us who are inclined to continue fighting the asinine assumption that there is somehow parity between the two housing density models. While it is apparent that you have "crossed over to the dark side" of this issue, please don't assume that all of us, or any of us are joining you.

From: Mark Brook [REDACTED]
Sent: Friday, May 02, 2014 11:02 AM
To: District5; District4; District3; DIST2; District1
Cc: Jim Hunter
Subject: Fwd: Sabino/Cloud rezoning update

Please be aware that I totally oppose the Rezoning until more adequate traffic improvements are installed including Sabino canyon from rezoning site to Tanque verde intersection. The people issuing below update are unknown and it is unsigned. I think it should be viewed with suspicion unless much more information is revealed.

Mark D. Brook

Begin forwarded message: This is an existing protestor.

From: Mark Brook [REDACTED]
Date: May 2, 2014 10:10:29 AM MST
To: Sabino Joint Neighborhoods Committee <SabinoJointNeighborhoods@comcast.net>
Cc: Jim Hunter [REDACTED]
Subject: Re: Sabino/Cloud rezoning update

THIS IS AN OUTRAGEOUS BREACH OF MY UNDERSTANDING OF WHO THIS COMMITTEE REPRESENTED ITSELF TO BE.

YOU HAVE NO RIGHT TO PRETEND TO BE MY SPOKESPERSON. I HAVE NEVER AGREED TO YOUR CONTACTS WITH ANYBODY. YOU DO NOT HAVE ANY AUTHORITY TO REPRESENT MYSELF OR COLONIA VERDE HOA. OUR BOARD AGREED TO OPPOSE THE REZONING. OUR BOARD DID NOT AUTHORIZE YOUR COMMITTEE AS OUR SPOKESPERSON.

I AM SENDING ALL SUPERVISORS AND ANYBODY CONCERNED WITH THIS RE ZONING OPPOSITION THIS EMAIL TO MAKE IT CLEAR THAT I STILL OPPOSE THE REZONING ENTIRELY.

I AM ALSO WONDERING WHO RELLY SENT THIS AS THERE ARE NO SIGNATURES TO THIS UPDATE. WHAT AND WHO AUTHORIZED THIS UPDATE PUBLICATION.

WHEN I SEE UNSIGNED COMMUNICATIONS FROM OUT OF THE BLUE, I WONDER WHETHER THIS IS SOME SORT OF SCAM LIKE LETTERS INFORMING YOU THAT YOU HABVE WON SOME GREAT PRIZE IF ONLY YOU SEND SOME MONEY TO HANDLE THE SHIPPING COSTS.

IF YOU HAVE INCLUDED MY NAME AS PART OF YOUR COMMITTEE PLEASE REMOVE IT AND INFORM ANYBODY YOU COMMUNICATED WITH USING MY NAME THAT I NEVER AGREED TO YOU REPRESENTING ME.

Mark D. Brook

On May 1, 2014, at 11:40 AM, Sabino Joint Neighborhoods Committee<SabinoJointNeighborhoods@comcast.net> wrote:

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.

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.

From: [REDACTED]
Sent: Friday, May 02, 2014 10:40 AM
To: District1; DIST2; District3; District4; District5
Subject: Fwd: Sabino/Cloud rezoning update

Who is really getting sold out !!

Begin forwarded message: This is an existing protestor.

From: James R Serazio [REDACTED]
Subject: Re: Sabino/Cloud rezoning update

Date: May 1, 2014 5:50:52 PM MST

To: "Sabino Joint Neighborhoods Committee" <SabinoJointNeighborhoods@comcast.net>

? Why special treatment for Cloud residents having to only deal with exit traffic only.
Your solution is creating a even larger bottleneck for the Sabino Creek residents.

This is not a compromise... What a disappointing sell out...

Jim Serazio

From: Sabino Joint Neighborhoods Committee [SabinoJointNeighborhoods@comcast.net]
Sent: 05/01/2014 11:42 AM MST
To: sabinojointneighborhoods@comcast.net
Subject: Sabino/Cloud rezoning update

Sabino/Cloud rezoning update

Hello concerned neighbors,

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Thank you.

From: [REDACTED]
Sent: Friday, May 02, 2014 10:39 AM
To: District1; DIST2; District3; District4; District5
Subject: Fwd: Sabino/Cloud rezoning update

Begin forwarded message: This is an existing protestor.

From: Jeanette [REDACTED]
Subject: Re: Sabino/Cloud rezoning update

Date: May 1, 2014 2:32:45 PM MST

That was a total waste of time. Please do not contact me in the future.

On May 1, 2014 11:41 AM, Sabino Joint Neighborhoods Committee <SabinoJointNeighborhoods@comcast.net> wrote:

Sabino/Cloud rezoning update

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Thank you.

From: [REDACTED]
Sent: Friday, May 02, 2014 10:38 AM
To: District1; DIST2; District3; District4; District5
Subject: Fwd: Sabino/Cloud rezoning update

Begin forwarded message: This is an existing protestor.

From: [REDACTED]
Subject: Re: Sabino/Cloud rezoning update

Date: May 1, 2014 3:55:51 PM MST

To: [REDACTED]

Hi, Did I miss something? What is this "political reality" that the zoning change will be passed by the Board? The last I heard, the HOA was urging people to show up at the meeting in red shirts as a form of silent protest. And now, it is just give up? The difference in 169 and 130 units is statistically insignificant in terms of traffic flow. As far as I know, the visual impact was never a concern. The color and size of the units is not what will impact the traffic. If this is a compromise, it is strikingly one sided. I think the protest should have continued.

From: [REDACTED]
Sent: Friday, May 02, 2014 10:35 AM
To: District1; DIST2; District3; District4; District5
Subject: Fwd: Sabino/Cloud rezoning update

I do not have enough time to send all these type of e-mails generated by our e-mail of a not very good compromise.--
-Sam O'S

Begin forwarded message: This is an existing protestor.

From: Dale Webb [REDACTED]
Subject: Re: Sabino/Cloud rezoning update
Date: May 1, 2014 2:28:34 PM MST
To: Sabino Joint Neighborhoods Committee <SabinoJointNeighborhoods@comcast.net>

I sincerely appreciate all of your efforts. Does this message mean that we are not to show up at the meeting? My wife thinks that this is a ploy to stop concerned home owners from continuing the fight. Have we exhausted all legal efforts to stop this greedy little guy from destroying our property values? This does not solve the problem that these are RENTALS, not single family homes FOR SALE. I am willing to throw in a few hundred dollars and I bet many other property OWNERS would also be willing to hire an attorney and make it prohibitively expensive for him to build rentals. Further, I was discussing the problem with a long time resident of Tucson and he said that he heard that the property was loaded with Indian artifacts, asbestos, and DDT. How can we find out if that is true?

On Thursday, May 1, 2014 11:42 AM, Sabino Joint Neighborhoods Committee <SabinoJointNeighborhoods@comcast.net> wrote:

Sabino/Cloud rezoning update

Hello concerned neighbors,

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- 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.

From: [REDACTED]
Sent: Friday, May 02, 2014 10:30 AM
To: District1; DIST2; District3; District4; District5
Subject: Fwd: Sabino/Cloud rezoning update

The good doctor is upset !!

Begin forwarded message: This is an existing protestor.

From: Kevin Garcia [REDACTED]
Subject: Re: Sabino/Cloud rezoning update
Date: May 1, 2014 12:07:12 PM MST
To: Sabino Joint Neighborhoods Committee
<SabinoJointNeighborhoods@comcast.net>

Sabino Joint Neighborhoods Committee,

Thank you for your efforts and hard work regarding this rezoning issue. However, I do not feel that this is a sufficient compromise on the developer's part to mitigate the substantial traffic and water problems that will occur even with the slightly reduced density. I do not recall any public announcements of discussions with the developer regarding this proposal and therefore I do not believe that this decision by a small group of people represents the majority of those in the neighborhood. The newly proposed development density should still be protested at the Board of Supervisors hearing. I fully intend to protest as this compromise does not represent my position on the matter nor do I believe that it represents the majority of home owners in the neighborhood that will be significantly, negatively impacted by this development.

Dr. Kevin Garcia

8261 East Placita Del Oso

Tucson, AZ 85750

From: [REDACTED]
Sent: Friday, May 02, 2014 10:31 AM
To: District1; DIST2; District3; District4; District5
Subject: Fwd: Sabino/Cloud rezoning update

Sent: Thursday, May 1, 2014 6:29:48 PM
Subject: Fwd: Sabino/Cloud rezoning update

Another good doctor upset

Sam O'S

Begin forwarded message: This is an existing protestor.

From: Andras Gaspar [REDACTED]
Subject: Fwd: Sabino/Cloud rezoning update

Date: May 1, 2014 12:01:14 PM MST

I must express my deepest disappointment. We fought hard and it seems the neighborhood committee made a decision without even asking the people in the neighborhood. There was a reason we have been fighting and lowering the number of homes to 130 from 169 will not do us good. This is NOT the compromise we have been saying we would agree to. This is not meeting in the middle. As a courtesy, it would have been nice if the people involved in the efforts of getting the community moved, would have been asked about this "agreement" beforehand. The lowered number of homes will not address the concerns either of the neighborhood or the P&Z commission. We were days before a possible victory and gave up a long race a few steps from the finish line.

I am sure that you will be getting many more similar emails, so I will end mine short. I feel a bit cheated. I obviously do not know of your specific role in this compromise, so please do not take my email personally.

Best

Andras

Existing protestor

From: [REDACTED]
Sent: Thursday, May 01, 2014 8:55 PM
To: District1; DIST2; District3; District4; District5
Subject: Cloud Road Re-zoning

To the Pima County Board of Supervisors - Districts 1-5:

We have just received an email from the Sabino Mountain Joint Neighborhoods Committee outlining the terms of a "compromise" that they have reached with the developer of the proposed rental complex on Cloud Rd. Apparently the Committee has capitulated to the developer's request for a change in zoning designation to accommodate his building plans, albeit in modified form. We question why it is that this developer will be able to circumvent the existing density requirements that were first put in place for this area of Tucson.

The Pima County Planning and Zoning Commission voted to deny the change of zoning based on, we assume, the fact that the project's large number of units that will be built is not in keeping with the surrounding neighborhoods' density limits and the considerable additional traffic that it would generate on Cloud, Sabino Canyon and River Rd. Other negative factors include much increased water usage, greatly increased class sizes at Fruchthendler Elementary School, and congestion on neighborhood streets during both the morning and afternoon hours when children are dropped off and picked up, either by car or bus. In our opinion the reduction in the number of units from 169 to 130 is insufficient, since 130 units on this tract of land is still too high and does not conform to the requirements previously imposed on all developments in the surrounding neighborhood.

Most of the residents who live in this area bought homes because they value the larger open spaces that gives the neighborhood its special ambience, and assumed the zoning would remain as it is. If you can change the zoning at will and without regard to neighbors' opposition and concerns, then a precedent will be set for this same, or another developer to purchase the tract of land north of Cloud Road, or others in the immediate vicinity, to construct still other large rental complex(es), further exacerbating the problems that arise from increased density. This is a neighborhood overwhelmingly of homeowners who take pride in property ownership and keep their properties well maintained. It is a well known real estate maxim that large rental complexes tend not to be as well maintained as are single family, owner-occupied properties.

We urge you not to be influenced by the apparent increased tax revenues that would accrue to the County- as compared to those from the construction of single-family homes- and follow the recommendations of your Zoning Board by voting down this request for rezoning.

Harold & Jane Boyer

THIS IS A NEW PROTEST with 2 people writing from same address..

From: David P.Kelly [REDACTED]

Sent: Thursday, May 01, 2014 2:58 PM

To: District5; District3; District1; DIST2; District4

Subject: Please DENY Co9-13-16 Rezoning

Dear Supervisor:

Please Deny Co9-13-16 Rezoning

Please DENY Sabino Canyon Road Properties LLC's request to rezone their 15.14 acres to Medium High Intensity Urban.

The developers are to be commended for their modifications to the original plan to placate the immediate neighbors. The "legacy trees" part was especially thoughtful.

But the bottom line is this: The developers bought land zoned for 2-3 houses per acre. This is appropriate for this area which is surely not high density! There is no good reason to make a major zoning change just to maximize the developers' profit while negatively changing the character of the neighborhood.

Let's be generous and allow 5 houses per acre - double the current regulations - and no more. If the developers cannot make an honest profit at 5 houses per acre, they're in the wrong business.

Finally, I am sure you noticed that almost all the supporting commenters live outside the area and use the exact same phrasing to express their support. Coincidence? I live east of this intersection and pass it every day.

Thank you in advance for denying this proposal.

David P. Kelly

8201 E. Placita Del Oso

Tucson, AZ, 85750

From: Barbara Kelly [REDACTED]

Sent: Thursday, May 01, 2014 12:05 PM

To: District1

Subject: Please Deny Co9-13-16 Rezoning

Dear Supervisor:

Please follow the recommendation of the Pima County Planning and Zoning Commission and deny Sabino Canyon Road Properties LLC's request to rezone their 15.14 acres to Medium High Intensity Urban.

As a local resident, I pass this property every day and believe that the planned 169 units -- plus garage buildings and outside parking spaces -- is too dense for this property and this neighborhood. Water and traffic are still issues.

I have reviewed the plan and the supporting and opposing comments.

Almost all the supporting commenters don't live in the area and work in construction-related fields and use the exact same language to express their support.

I commend the developer for relieving some of the issues of the immediately adjoining neighbors. But I believe the modifications are not enough. A development with perhaps 5 units per acre would be suitable for that site.

Thank you for your consideration.

Barbara Kelly
8201 E. Placita Del Oso
Tucson AZ 85750

New? I had this name on my email list of constituents but did not find it in the protests.

From: Paul Sharbo [REDACTED]

Sent: Thursday, May 01, 2014 5:06 PM

To: Shirley Lamonna

Subject: Re: Sabino Canyon and Cloud Rezoning hearing is Tues, May 6th - Agenda online

Please protect our neighborhood. Single family homes with some space around them should be the minimum here. It clearly should not have small, multiple family units. Thanks, Paul W. Sharbo

8245 E Knollwood Terrace

On Wed, Apr 30, 2014 at 4:44 PM, Shirley Lamonna <Shirley.Lamonna@pima.gov> wrote:

Dear Constituent,

The proposed rezoning of the 15.14 acre parcel located at the intersection of Sabino Canyon Road and Cloud Road will be heard at the May 6th Board of Supervisors meeting. The meeting is held on the 1st floor at 130 West Congress Street, Tucson, and will begin at 9:00 a.m. Please complete a green speaker card and submit it to the Clerk of the Board if you would like to speak directly to the Board (3 minute time limit.)

The Agenda is available on the Pima County website. (see link below) The rezoning is item 25. The attachments with details are linked to this item (Development Services Staff Memo, Site Analysis, Support Letters, Protest Letters, etc.) if you would like to review prior to the meeting.

<https://pima.legistar.com/View.ashx?M=A&ID=274268&GUID=A517C575-BBA6-4F83-829F-CBA1D233BC3F>

Thank you for sharing your views on this matter. Supervisor Miller sincerely appreciates your input.

Shirl Lamonna

Research Analyst

Supervisor Ally Miller, District 1

Pima County Board of Supervisors

130 W Congress St 11th Floor

Tucson, AZ 85701

New protestor

From: [REDACTED]
Sent: Wednesday, April 30, 2014 4:48 PM
To: District1
Cc: DIST2; District3; District4; distric5t@pima.gov; DSD Planning
Subject: deny Sabino-Cloud rezoning!

To Whom it May Concern,

I am writing to express my concern over the Sabino-Cloud rezoning request by Avilla. Clearly the zone was not intended for such dense housing. Let's keep the neighborhood the way it was intended when home-owners decided to purchase homes in this area. Please consider carefully before re-zoning our neighborhood just to make a profit.

The Planning & Zoning Commission has already denied the request. However, I am concerned that Supervisors do not always follow the recommendation of the Planning & Zoning Commission.

Sincerely,

Dr. Renee Bond

[REDACTED]

Existing protestor

From: notification@pima.gov [mailto:notification@pima.gov]
Sent: Thursday, May 01, 2014 9:32 PM
To: District1
Subject: Supervisor District 1 Feedback Form 2014-05-01 09:31 PM Submission Notification

Supervisor District 1 Feedback Form 2014-05-01 09:31 PM was submitted by Guest on 5/1/2014 9:31:38 PM (GMT-07:00)
US/Arizona

Name	Value
First Name	Brad
Last Name	Balazs
Email	[REDACTED]
Phone	
Address	
City	
State	AZ
Zipcode	85750
District_of_Concern	Supervisor District 1 - Ally Miller
Department_of_concern	Planning and Zoning
Subject_or_Nature_of_Concern	Sabino / Cloud rezoning issue
Comments	Ms. Miller, I appreciate your previous response regarding a rezoning of a parcel which I'm sure you're very familiar with between River and Cloud just east of Sabino Canyon Rd. I was originally made aware of this issue by the Sabino Joint Neighborhood Committee, and most recently, I've been made aware of their concession. It was in their email explaining how their fight was likely lost that I realized that my motives and theirs were quite opposite while our desire for the end result was the same. It is quite clear that they opposed the re-zoning for atheistic purposes. As a member of the military, I believe wholesale in freedom. I believe that if you own a piece of land you should be able to do what you want with it in most cases. My biggest concern is one that was not address in the builder's concessions which is the lack of infrastructure to support that high of density. All of my reading supports that the water, sewage and roads are already overtasked in this area. I have no problem with a building developing their land in the most profitable way assuming the infrastructure will support it. This does not appear to be the case. If it is, please let me know so I can stop worrying about it. If those utilities and roads are indeed lacking, I think the right decision is either to upgrade each before development begins or not approving the re-zoning request. Thank you for your

time and consideration. Brad Balazs