



MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
NOTICE AND AGENDA

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, December 1, 2021, at or after 6:00 PM

Thomas Schnee, Chairman
Ronald Hill, Vice Chair
David Bowen, Commissioner
Don Duncan, Commissioner
John Flint, Commissioner
Joseph Parsons, Commissioner
Sharon Tyson, Commissioner

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Marana Planning Commission and to the general public that the Planning Commission will hold a meeting open to the public on December 1, 2021, at or after 6:00 PM located in the Council Chambers of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

ACTION MAY BE TAKEN BY THE COMMISSION ON ANY ITEM LISTED ON THIS AGENDA.
Revisions to the agenda can occur up to 24 hours prior to the meeting. Revised agenda items appear in *italics*.

Marana Planning Commission

Welcome to this public meeting of the Marana Planning Commission. The Commission consists of seven citizens who are appointed by the Town Council and serve without pay. For the most part, the Commission acts in an advisory capacity to the Town Council on matters related to land use planning and zoning. Citizens are encouraged to address the Commission with their concerns on agenda items during the public testimony portions of the meeting, or other issues at the Call to the Public.

Meeting Times

Regular Commission meetings are usually held on the last Wednesday of each month at 6:00 PM at the Marana Municipal Complex, although the date or time may change and additional meetings may be called at other times and/or places.

Speaking at Meetings

If you are interested in speaking to the Commission during the Call to the Public or Public Hearings, you must fill out a speaker card (located in the lobby outside the Council Chambers) and deliver it to the Planning Commission Secretary prior to the convening of the meeting.

All persons attending the Commission meeting, whether speaking to the Commission or not, are expected to observe the Commission rules, as well as the rules of politeness, propriety, decorum and good conduct. Any person interfering with the meeting in any way, or acting rudely or loudly will be removed from the meeting and will not be allowed to return.

Accessibility

To better serve the citizens of Marana and others attending our meetings, the Council Chambers are wheelchair and handicapped accessible. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Town Clerk at (520) 382-1999. Requests should be made as early as possible to arrange the accommodation.

Agendas

Copies of the Agenda are available the day of the meeting in the lobby outside the Council Chambers or online at www.maranaaz.gov.

This Notice and Agenda posted no later than 24 hours prior to the meeting, at the Marana Municipal Complex, 11555 W. Civic Center Drive, the Marana Operations Center, 5100 W. Ina Road, and at www.maranaaz.gov.

Public Comments

Please submit public comments to tbyler@maranaaz.gov. Any submitted comments from the public will be provided to the Commission and included within the Commission packet file and a summary of the comments submitted will be reflected in the official Commission meeting minutes of that meeting. All emailed comments must be received by the Town no later than 12:00 p.m. (noon) on the day of the meeting to be included.

REGULAR COMMISSION MEETING**CALL TO ORDER****PLEDGE OF ALLEGIANCE****INVOCATION/MOMENT OF SILENCE****ROLL CALL****CALL TO THE PUBLIC**

At this time, any member of the public is allowed to address the Planning Commission on any issue within the jurisdiction of the Planning Commission, except for items scheduled for a Public Hearing at this meeting. The speaker may have up to three (3) minutes to speak. Any persons wishing to address the Commission must complete a speaker card (located at the rear of the Commission Chambers) and deliver it to the Commission Secretary prior to this agenda item being called. Pursuant to the Arizona Open Meeting Law, at the conclusion of Call to the Public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, and may ask staff to review the matter, or may ask that the matter be placed on a future agenda. However, members of the Commission shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action.

APPROVAL OF AGENDA

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

A. Approval of the October 27, 2021 Meeting Minutes

B. Public Hearings

1. **CUP2109-001 Hope of Life Adult Behavioral Health Home** A request for approval of a conditional use permit to allow an Adult Behavioral Health Home within the Saguaro Bloom Specific Plan area for up to ten adults at 9378 W. Spider Agave Road. (Anita McNamara)

C. Commission Action

Opening remarks by an applicant should not exceed ten minutes. Comments by others should not exceed three minutes.

D. Informational Items/Possible Action Items

1. Consider changing the date of the December 29, 2021 regular Planning Commission meeting.

FUTURE AGENDA ITEMS

EXECUTIVE SESSIONS

Pursuant to A.R.S. 38-431.03, the Planning Commission may vote to go into executive session, which will not be open to the public, to discuss certain matters.

Executive Session pursuant to A.R.S. §38-431.03 (A), Planning Commission may ask for discussion or consideration, or consultation with designated Town representatives, or consultation for legal advice with the Town Attorney, concerning any matter listed on this agenda for any of the reasons listed in A.R.S. §38-431.03 (A).

ADJOURNMENT

Planning Commission Regular Meeting

Meeting Date: 12/01/2021

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: December 1, 2021

Subject: **Approval of the October 27, 2021 Meeting Minutes**

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Attachments

10/27/2021 Planning Commission Draft Minutes



**MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING**

**11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, October 27, 2021, at or after 6:00 P.M.**

Thomas Schnee, Chairman
Ronald Hill, Vice Chair
David Bowen, Commissioner
Don Duncan, Commissioner
John Flint, Commissioner
Joseph Parsons, Commissioner
Sharon Tyson, Commissioner

SUMMARY MINUTES

CALL TO ORDER

Chairman Schnee called the meeting to order at 6:00 PM

PLEDGE OF ALLEGIANCE AND INVOCATION/MOMENT OF SILENCE: led by **Chairman Schnee**.

ROLL CALL

Chairman Schnee directed the commission secretary to call roll. Commissioner Tyson was absent. A quorum was present.

CALL TO THE PUBLIC

APPROVAL OF AGENDA

Motion to approve by Vice Chair Hill, second by Commissioner Flint. Motion passes, 6-0.

ANNOUNCEMENTS Development Services Director **Jason Angell** wanted to remind everyone that a motion was made at the October Planning Commission meeting to move the November 24th meeting to December 1st.

GENERAL ORDER OF BUSINESS

Approval of the Regular Planning Commission Meeting Minutes of September 29, 2021.

Motion to approve by Commissioner Bowen, second by Vice Chair Hill. Motion passes, 6-0.

PUBLIC HEARINGS

1. PCM2108-001: Request for recommendation to the Town Council approving a modification of a rezoning condition of Marana Ordinance No. 2005.02, which rezoned approximately 2.2 acres of land generally located in the 8300 block of N. Silverbell Road, south of Somerton Drive, from Zone 'C' (Large Lot Zone) to Zone 'CO' (Commercial/Office Zone), to remove a rezoning condition that restricted the use of the parcel to a veterinary clinic and storage unless otherwise approved by the Planning Commission and Town Council, which would allow the property to be used for any of the permitted uses in the CO zoning district (Cynthia Ross)

Cynthia Ross, Senior Planner noted the applicant has requested to remove the zoning conditions restricting the land use to a veterinary clinic and storage. The applicant would like to have the flexibility to provide all professional uses permitted under the Commercial Office zoning and is not requesting a change to the exclusion of residential use of the property or single-story restriction. Staff finds that the proposed modification to the Ordinance complies with the Marana General Plan and Town Code.

David Carroll, Romano Real Estate felt the 7-foot wall, requested by the neighboring homeowners, was not an ideal screening option due to safety concerns.

Shawn Guerrero, Michael Chretien, and Bill Cicala spoke in reference to the project. Their main concerns were security and privacy, noise and light pollution, and home values. Mr. Chretien submitted a letter from surrounding homeowners requesting a 7-foot barrier wall be built at least 3 feet from the current residential wall along the entire perimeter, adding paving and drainage to the area between the walls, as well as a 6-foot chain link fence installed at the ends of the walls. They asked for one entrance to be centralized between the properties and to restrict zoning to Commercial Office; limiting the hours to 7:00 am – 7:00 pm, and lastly, eliminating businesses such as bars, restaurants, 22 hour gyms and blank strip malls...etc.

Chairman Schnee closed the Public Hearing.

Commissioner Duncan had a concern with the 3-foot space between the walls feeling it would create a safety concern. To Mr. Chretien - would decreasing the space be an option? Mr. Chretien stated yes, as long as a 7-foot barrier wall and appropriate drainage be added onto the landscape buffer of the commercial property.

Chairman Schnee stated that the purpose of this item is to remove the rezoning condition restricting the use of the property to vet clinic and storage. Everything else is remaining the same.

Chairman Schnee is in favor of adding a vegetative buffer instead of a 7-foot wall. He felt the alley way would present a safety concern to children and animals.

Commissioner Bowen was not in favor of a new 7-foot wall, as there is already a barrier in place. He suggested increasing the existing wall to 6 feet or adding mature vegetation along the edge. He felt there were other ways to provide privacy and security without the expense of a new separate wall.

Motion to approve, subject to the recommended conditions to remove the zoning condition that restricted the use of the property to a veterinary clinic and storage, and with the added condition to add a vegetative buffer along the perimeter of the property, that shall be reviewed and approve at the time of the development plan package comes before the Commission, by Chairman Schnee, second by Commissioner Flint. Motion passed unanimously, 6-0.

2. PCZ2101-001: Rockside Dental Rezone: Request for recommendation to the Town Council to rezone approximately .93 acres from Commercial Office (CO) to Neighborhood Commercial (NC) and .16 acres from Zone C (Large Lot Zone) to Neighborhood Commercial (NC) generally located at 8380 N. Silverbell Road, on the east side of Silverbell Road, south of Somerton Drive and west of Sayante Way (Cynthia Ross)

Cynthia Ross, Senior Planner noted this property was annexed into the Town as Zone C Large Lot Zone. Two previous rezones occurred; one in 2005 (Ordinance 2005.02) and the second in 2008 (Ordinance 2008.23.) In 2008 .36 acres of the property (western portion) was rezoned from Zone C Large Lot Zone to Commercial Office - Ordinance 2008.23. This rezoning removed the vet clinic and storage restriction but kept the prohibition of residential use and the single-story height restrictions on the property. A 30' x 226' area in the northeastern portion of the property was not included in either of the 2005 or 2008 rezonings and has remained Zone C since it was annexed. This unintentional exclusion has resulted in a parcel with a split zoning. This is a request to rezone the property from Commercial Office to Neighborhood Commercial. Although restaurants and bars are allowable service uses in the NC Zone, the applicant has agreed to prohibit these uses on the property. This prohibition will be a condition of the rezoning approval. Staff finds that the proposed rezone complies with the Marana General Plan and Town Code and recommends the Planning Commission recommend to the Marana Town Council approval of this item, subject to the recommended conditions in the staff report.

Matt Slivka – applicant noted he is in the process of expanding his dental office; adding more space for his general practice and a new section for pediatrics. Dr. Slivka met with the neighbors to discuss the wall. He felt adding another wall was not the solution, as it poses safety concerns. He stated that he would be in favor of heavy vegetation. Dr. Slivka would be willing to work with the neighbors regarding the type of trees, vegetation they would want, as well as the location of the vegetation.

Chairman Schnee opened the Public Hearing.

Shawn Guerrero, Michael Chretin, and Bill Cicala spoke in reference to the project. Mr. Chretin stated they met with Dr. Slivka; who agreed to work with the neighbors on the vegetation. They would be open to adding vegetation in lieu of the wall, if the correct vegetation was added. Mr. Guerrero asked for ample vegetation, when added.

Chairman Schnee closed the Public Hearing.

Chairman Schnee noted he is in favor of adding an appropriate vegetative barrier that will provide a buffer from the back wall.

No other comments from the Commission.

Motion to approve, subject to the recommended conditions, and with the added condition to provide an adequate vegetative screen to those sides of the property that immediately abut the residential property, by Chairman Schnee, second by Commissioner Flint. Motion passed unanimously, 6-0.

3. CUP2110-001: Tortolita Shadows Conditional Use Permit. A request for approval of a conditional use permit to allow the development of detached single-family housing within 1000 feet of the Union Pacific Railroad right-of-way within the Urban (U) land use designation of the Tortolita Shadows Specific Plan, generally located north of Tangerine Road, east of Interstate 10, and west of Adonis Road (Brian Varney)

Brian Varney, Senior Planner noted the Tortolita Shadows Specific Plan is located north of Tangerine Road, east of I-10. The subject property is in the southwest corner totaling approximately 31 acres. The Tortolita Shadows Specific Plan was adopted by Town Council in 2012. Urban Zoning requires a conditional use permit to develop detached single-family housing within 1,000' of the railroad right-of-way. Urban land use allows attached and detached SFR, MFR, and several commercial and other non-residential uses. Staff finds this request meets all requirements in the Town Code as well as the intent of the Tortolita Shadows Specific Plan.

Paul Oland, Paradigm Land Design discussed the master plan for the area; the Tortolita Shadows Specific Plan, the Rancho Marana East Specific Plan and Mandarin. He stated none of the other plans have a similar requirement.

Seeing there were no speaker cards, **Chairman Schnee** opened and closed the Public Hearing.

Motion to approve, subject to the recommended conditions by Chairman Schnee, second by Commissioner Flint. Motion passed unanimously, 6-0.

4. PCM2107-001: Request for recommendation to the Town Council approving a modification of a rezoning condition of Marana Ordinance No. 2011.19, which created the Rancho Palomitas Specific Plan, to allow the developer to contribute funding to the Town for design and construction of turn lanes on Tangerine Road in lieu of the developer designing and constructing the turn lanes (Jane Fairall)

David Udall, Town Attorney stated in 2011 the Town Council approved a rezoning that created the Rancho Palomitas Specific Plan; located south of Tangerine Road and east of I-10. The rezoning ordinance included a condition that required the developer to construct turn lanes on Tangerine Road; where it intersects with two of the projects' access streets. The developer has not constructed the turn lanes to date. The RTA now plans to widen Tangerine Road; with the construction beginning in 2023. As a result of this construction, any turn lanes that were built now, would need to be removed and reinstalled. The developer requested that staff consider an in lieu contribution toward the turn lanes instead of the developer being required to construct the turn lanes as a condition of the rezoning. This item is a modification of the existing rezoning ordinance, that will allow the in lieu contribution to take place and staff recommends approval of that modification.

Seeing there were no speaker cards, **Chairman Schnee** opened and closed the Public Hearing.

No further comments from the Commission.

Motion to approve, subject to the recommended conditions by Chairman Schnee, second by Commissioner Flint. Motion passed unanimously, 6-0.

COMMISSION ACTION

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS

1. Discuss possible changes to Town of Marana subdivision street standards manual; related to stub streets (Jason Angell)

Jason Angell, Development Services Director stated the reason we asked these items be added as part of the agenda is, as an advisory body to the Town Council, we felt it was appropriate that the Planning Commission, as a whole, go on record to voice their concerns and recommendations that we can then take forward to Council. The first item is related to stub streets. Concerns from Planning Commission were expressed over the past few months regarding the maneuverability of vehicles in those locations. The Town Engineer is aware of the issue and is currently working on a revision to the Street Design Standards. Mr. Angell asked that the Commission take each item separately and make a general consensus that staff could take to the Town Council.

Commissioner Flint encouraged the Commission to move positively on both items; noting there are technical, as well as quality of life issues.

Commissioner Bowen felt this was a smart, forward-thinking approach and will make a difference in the future to the residents and businesses. He is in full support.

Motion to seek direction from Town Council in relation to the stub street standards. Motion passed unanimously, 6-0.

2. Discuss possible changes to Town of Marana parking design requirements (Jason Angell)

Jason Angell, Development Services Director noted this item is for the parking lot design requirements and adequate turn-arounds to be incorporated. The process will take a little more time due to the fact that the Town doesn't currently have private parking lot design requirements; other than minimal requirements on parking stalls and width of drive isles.

Commissioner Bowen noted the most important part relates to maneuverability for emergency vehicles.

Motion to seek direction from Town Council to review parking design requirements under Title 17-9-3, in relation to adequate traffic maneuverability within a parking lot that allows for safe navigating for all vehicles. Motion passed unanimously, 6-0.

FUTURE AGENDA ITEMS

ADJOURNMENT

Vice Chair Hill, moved to adjourn the meeting, seconded by Chairman Schnee. Meeting adjourned at 7:26 p.m.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on October 27, 2021. I further certify that a quorum was present.



Terri Byler, Commission Secretary

Planning Commission Regular Meeting

Meeting Date: 12/01/2021

To: Planning Commission

From: Anita McNamara, AICP, Long-Range Planner

Date: December 1, 2021

Strategic Plan Focus Area:

Not Applicable

Subject: **CUP2109-001 Hope of Life Adult Behavioral Health Home** A request for approval of a conditional use permit to allow an Adult Behavioral Health Home within the Saguaro Bloom Specific Plan area for up to ten adults at 9378 W. Spider Agave Road. (Anita McNamara)

Discussion:

Summary

Dieudonne Nkezahizi and Mariam Munezero request approval of a Conditional Use Permit to allow an Adult Behavioral Health Home within the Saguaro Bloom Specific Plan area for up to ten adults at 9378 W. Spider Agave Road. The zoning of the property is Saguaro Bloom Specific Plan with a land use designation of Medium Density Residential (MDR). The Saguaro Bloom Specific Plan allows "group homes" in MDR as a conditional use; however, "group home" is not defined in the Specific Plan.

Section IV.C.3 of the Saguaro Bloom Specific Plan provides that where a use is not specifically listed as being permitted, the Planning Director shall determine if the use is consistent with the intent of the zoning and compatible with other allowed uses. The Planning Manager, acting as the Planning Director, has determined that the adult behavioral health home being proposed in this case is consistent with the Saguaro Bloom Specific Plan's allowance of "group homes" with a conditional use permit, and that a CUP is therefore required.

The applicants propose up to ten adult residents for their Behavioral Health home, and will provide the following services for behavioral health residents who may also have a history with serious mental illness and substance use disorders to assist them in furthering their treatment objectives:

- Shelter
- Support
- Screening
- Counseling
- Transportation to scheduled appointments
- Monitoring of behavior
- Assistance in the self-administration of medication; and
- Feedback to case managers related to behavior.

Federal Law

The Fair Housing Act (FHA) prohibits a broad range of practices that discriminate against individuals on the basis of race, color, religion, sex, national origin, familial status, and disability. The Act applies to municipalities and other local government entities and prohibits them from making zoning or land use decisions or implementing land use policies that exclude or otherwise discriminate against protected persons, including individuals with disabilities. Under the law, persons with disabilities are individuals with mental or physical impairments which substantially limit one or more major life activities. The term mental or physical impairment may include conditions such as blindness, hearing impairment, mobility impairment, HIV infection, mental retardation, alcoholism, drug addiction, chronic fatigue, learning disability, head injury, and mental illness.

Discrimination in Housing Based Upon Disability Group Homes (U.S. Department of Justice)

The Fair Housing Act prohibits municipalities and other local government entities from making zoning or land use decisions or implementing land use policies that exclude or otherwise discriminate against individuals with disabilities.

The Fair Housing Act makes it unlawful to:

1. Utilize land use policies or actions that treat groups of persons with disabilities less favorably than groups of non-disabled persons. An example would be an ordinance prohibiting housing for persons with disabilities or a specific type of disability, such as mental illness, from locating in a particular area, while allowing other groups of unrelated individuals to live together in that area.
2. Take action against, or deny a permit, for a home because of the disability of individuals who live or would live there. An example would be denying a building permit for a home because it was intended to provide housing for persons with mental retardation.
3. Refuse to make reasonable accommodations in land use and zoning policies and procedures where such accommodations may be necessary to afford persons or groups of persons with disabilities an equal opportunity to use

and enjoy housing. What constitutes a reasonable accommodation is a case-by-case determination.

See the JOINT STATEMENT OF THE DEPARTMENT OF JUSTICE AND THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT found at <https://www.justice.gov/crt/joint-statement-department-justice-and-department-housing-and-urban-development>.

Americans with Disabilities Act (ADA)

The Americans with Disabilities Act provides that “no qualified individual with a disability shall, by reason of such disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of a public entity, or be subjected to discrimination by any such entity.” 42 U.S.C. § 12132. Like the FHA, this provision prohibits governmental entities from discriminating against disabled persons through zoning. Also like the FHA, the ADA’s protections extend to persons recovering from drug or alcohol addiction.

Existing and Surrounding Zoning and Land Use

The subject property is located in the Saguaro Bloom Specific Plan and is designated Medium Density Residential. The property is developed with a single-family dwelling constructed in 2020. Properties to the immediate north (fronting on Wild Spring Drive) are currently vacant, while properties to the east and south (fronting on Spider Agave) are also developed with single-family dwellings that have been constructed since 2020.

Public Notice

The public hearing for this request was appropriately noticed in the Daily Territorial. Notice was mailed to all property owners within 300 feet of the subject property, informing them of the request as well as the date and time of the public hearing. As of November 17, 2021, staff has received dozens of emails and phone calls from neighbors with concerns about the impact the proposed behavioral health home on the neighborhood. A neighborhood meeting was held at the Saguaro Bloom Community Center on November 9 with approximately 100 residents in attendance.

Recommended Findings of Fact

A conditional use permit may be granted only after a determination by the Planning Commission that the proposed use:

1. Will not adversely affect the orderly development and improvement of surrounding property for uses permitted within the zoning district;
2. Will not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair the property values within the neighborhood;
3. Will not adversely affect the tax base and other substantial revenue sources within the town;
4. Conforms to the character of the neighborhood, within the same zoning district, in which it is located, giving consideration to the location, type, and height of the buildings or structures and the type and extent of landscaping and screening on the site;
5. Is on a proposed site adequate in size and shape to accommodate the intended use and all requirements for the zone district will be met, including but not limited to, the setbacks, walls, landscaping and bufferyards;
6. Will have ingress and egress designed to minimize traffic hazards and to minimize traffic congestion on the public roads;
7. Is consistent with the general plan and other adopted town plans;
8. Shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas;
9. Will have adequate utilities, access roads, drainage, fire protection, and other necessary facilities; and
10. Benefits the public interest and welfare to an extent sufficient to outweigh the individual interests adversely affected by the establishment of the proposed use.

Case Review

1. Ability to comply with Findings 1 through 10 of Section 17-3-2, Conditional Use Permits, of the Marana Town Code.

Staff Recommendation:

The Planning Commission may grant, grant with conditions, or deny the application. If the application is denied, the Planning Commission shall make factual findings on the public record with the reasons for the denial. The Planning Commission may place any conditions which are deemed necessary to mitigate potential impacts and insure compatibility of the use with surrounding development and the Town as a whole.

Staff finds that the request for a conditional use permit complies with Section 17-3-2, Conditional Use Permits, of the Marana Town Code, and recommends approval with the following condition:

1. Prior to beginning operation, the applicant shall provide the Town proof of a valid Arizona Department of Health Services (ADHS) health care institution license, as required by A.R.S. §36-407, which includes the facility’s licensed capacity. The applicant must maintain a valid ADHS license during operation of the home.

Suggested Motion:

I move to approve CUP2109-001, a Conditional Use Permit to allow an Adult Behavioral Health Home within the Saguaro Bloom Specific Plan area for up to ten adults at 9378 W. Spider Agave Road.

Attachments

- Application
 - Application Narrative
 - Site Plan
 - Location Map
 - Public Comments
-



Development Services / maranaplanning@maranaAZ.gov

11555 West Civic Center Drive / Marana, AZ 85653

Ph (520) 382-2600 / Fax (520) 382-2641 / maranaAZ.gov

PROJECT APPLICATION

APPLICATION TYPE

- | | | | |
|--|--|--|---|
| ☐ Annexation | ☐ Development Plan | ☐ Development Plan Package | ☐ General Plan Amendment |
| ☐ Rezone | ☐ Minor Land Division | ☐ Significant Land Use Change | ☐ Conditional Use Permit |
| ☐ Specific Plan | ☐ Landscape Plan | ☐ Native Plant Plan/Exception | ☐ SWPP |
| ☐ Variance | ☐ Hydraulic Model | ☐ Sewer Capacity Assurance | ☐ Sign Program |
| ☐ Plat | ☐ Improvement Plan | ☐ Report (Type): _____ | ☐ Other: _____ |

PROJECT INFORMATION

Project Name:

Description of Project:

Number of Lots:

Parcel No.(s):

Gross Area (Acres):

Project Address:

Ref. Project No.:

CONTACT INFORMATION

Owner:

Contact Name:

Address:

City:

State:

Zip:

Email:

Phone No.:

Applicant:

Contact Name:

Address:

City:

State:

Zip:

Email:

Phone No.:

Consultant/Engineer:

Contact Name:

Address:

City:

State:

Zip:

Email:

Phone No.:

OWNER/APPLICANT AUTHORIZATION

I hereby certify that the information set forth in this application are true and correct to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application. (If applicant is not the owner, attach written authorization from the owner.)

Applicant Name (PRINT)

Signature

Date

FOR OFFICIAL USE ONLY

Revision Date 03/29/2019

Project No. _____

Date Received _____

Project Narrative

HOPE OF LIFE, LLC

BEHAVIORAL GROUP HOME

9378 W SPIDER AGAVE RD

MARANA, ARIZONA 85653

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OVERVIEW

Our Mission

Hope of Life, LLC will assist residents in furthering their treatment objectives while providing a safe place to live and acquire essential life skills.

Hope of Life, LLC will provide the following services for behavioral health residents who may also have a history with serious mental illness and substance use disorders to assist them in furthering their treatment objectives.

Hope of Life, LLC will provide:

- Shelter
- Support
- Screening
- Counseling
- Transportation to scheduled appointments
- Monitoring of behavior
- Assistance in the self-administration of medication; and
- Feedback to case managers related to behavior

Eligible Residents

Hope of Life residents will be adults, 18 or older.

All residents must have completed any mandated incarceration, such as a 72 hour hold during which their mental health is assessed, and/or their hospital treatment, as well as being deemed no danger to the community or themselves.

Hope of Life, LLC will accept residents with co-occurring disorders of substance abuse and/or addiction.

Hope of Life, LLC will take into careful consideration, and may decline to admit a resident who otherwise meets the admission criteria if a review of the resident's history and records indicates that they have not responded to therapeutic environment(s), have exhibited dangerous behaviors towards themselves or others, has a history of sexual violence, or has violated their probation.

Residents will be required to stay a minimum of 90 days. After each 90 day block of time, the resident will be assessed to determine if:

- the resident should be integrated back into the public, or
- they should remain at Hope of Life for another 90 days; or
- the resident needs additional support and care that Hope of Life cannot provide; or
- the resident is non-responsive to the therapeutic services offered

Termination of Resident's Contract

Hope of Life, LLC has the right to terminate any contract with a resident and immediately remove the resident from the premises should they:

- Break any house rules that are considered a part of the Single-Offense Termination rule set
- Break any house rules that are not considered a part of the Single-Offense Termination rule set multiple times
- Exhibits dangerous behavior towards themselves, other residents, staff, and/or visitors
- Exhibits any inappropriate sexual behavior, such as unwanted physical contact and/or unwanted sexual comments/advances towards other residents, staff, and/or visitors
- Attempts to interfere with the approved treatment of another resident

Hours of Operation

Administrative Hours

Administrative Hours are Monday through Friday, 8:00am to 5:00pm. The administrator or administrator's designated representative will be on-call after hours, on weekends, and holidays.

Behavioral Health Services Hours

Behavioral Health personnel are on staff with services provided 24 hours a day, 7 days a week, including holidays.

At least one staff member will be on-call at all times to ensure the home is fully staffed and to provide assistance in case of emergencies such as a resident needing to be taken in for immediate medical attention.

Visitation Hours

Visitors will be allowed at Hope of Life, LLC between the hours of 10:00am to 6:00pm each day. Approved visitors will need to schedule their visit with the Administrator in advance.

Staff Shifts

	SHIFT ONE	SHIFT TWO	SHIFT THREE
MONDAY	6:00AM – 2:15PM	2:00PM – 10:15PM	10:00PM – 8:00AM
TUESDAY	6:00AM – 2:15PM	2:00PM – 10:15PM	10:00PM – 8:00AM
WEDNESDAY	6:00AM – 2:15PM	2:00PM – 10:15PM	10:00PM – 8:00AM
THURSDAY	6:00AM – 2:15PM	2:00PM – 10:15PM	10:00PM – 8:10AM
FRIDAY	8:00AM – 8:15PM	8:00PM – 8:15AM	
SATURDAY	8:00AM – 8:15PM	8:00PM – 8:15AM	
SUNDAY	8:00AM – 8:15PM	8:00PM – 8:15AM	

Staff

The minimum resident to staff ratio will be 5:1 or more depending on the residents' needs. At least one staff member will be on-call and available to come to the agency if needed. Each staff member will have current certifications in CPR and First Aid and will maintain their certifications.

Staff must have a minimum age of twenty-one years.

Staff must have and maintain their driver's license in good standing.

Staff will be required to have their fingerprints on file and will be subjected to a background security check.

The staff will be fully trained in an area, such as Transportation, before they can perform any task associated with that area unsupervised. This is to ensure quality care and continuity between staff members.

Should the next shift start, and the scheduled staff does not show up within ten minutes of their designated start time, the current staff will call the administrator to arrange for on-call staff to come in. At no point should staff ever leave residents unattended.

Staff Licensing

Staff will be comprised of trained medical professionals, including LPNs, RNs, NPs, and MDs, certified caregivers, and behavioral health professionals and paraprofessionals. Staff members will be required to keep their certifications and licensing up to date, in accordance with federal, state, and local jurisdiction regulations.

All staff will be Behavioral Health Professionals who are licensed under A.R.S. Title 32 whose scope of practice allows the individual to:

- Independently engage in the practice of behavioral health as defined in A.R.S. § 32-325I or
- Except for a license substance abuse technician, engage in the practice of behavioral health as defined in A.R.S. § 32-325I under direct supervision as defined in A.A.C. R4-6-101.

OR Behavioral Health Paraprofessionals, who are individuals who are not Behavioral Health Professionals, who provide behavioral health services at Hope of Life according to Hope of Life's policies and procedures that:

- If the behavioral health services were provided in a setting other than a licensed health care institution, the individual would be required to be licensed as a behavioral professional under A.R.S. Title 32, Chapter 33; and
- Are provided under supervision by a Behavioral Health Professional

Technician

In addition to the above listed qualifications and requirements, Technicians will have the following education and experience:

- A bachelor's degree or higher in a field related to behavioral health; or
- Is a certified LPN, RN, NP, or MD; or
- Has a bachelor's degree and at least six months of behavioral health work experience; or
- Has an associate's degree and at least one year of behavioral health work experience; or
- Has a high school diploma or a GED and two years of full-time behavioral health work experience

Administrator

The Administrator or administrator's designated representative will create and maintain the daily schedule for Hope of Life, LLC residents and staff. The schedule will indicate the date, scheduled work hours, and name of each personnel member assigned to work, including on-call personnel.

The Administrator or administrator's designated representative will keep and maintain documentation of the personnel members who work each day and the hours worked by each staff member and will keep said records for at least twelve months after the date.

The Administrator or administrator's designated representative will approve or deny any visitation requests, add them to the schedule, and notify the staff of the visitation should it be approved. Records including the visitor's name, the date and duration of the visit, and the resident who was being visited, will be kept for up to six months after the date of the visit.

The Administrator or designated representative of the administrator will schedule all appointments, meetings, and group outings for residents.

The Administrator will create and maintain the transportation schedule for all residents' outings.

Outings

Outing will be planned with each resident's participation to ensure that resident preferences are taken into consideration. Any out of home activity lasting 4 or more hours will be designated as an outing. The administrator or designee will review each resident's medical information before scheduling an outing to ensure that:

1. An outing is consistent with the physical ability, medical condition, and treatment needs of each resident participating in the outing; and
2. Probable hazards, such as weather conditions, adverse resident behavior; or medical situations that may occur during the outing are identified and personnel members participating in the outing are prepared and have the supplies necessary to prevent or respond to each probable hazard.

The administrator or designee shall:

1. Assign at least two personnel members for the intended outing to ensure each resident's health, safety, and welfare;
2. Assign additional personnel members present for an outing as deemed necessary;
3. Review records of personnel members participating in the intended outing to ensure that each personnel member on the outing has documentation of current training in CPR and first aid.

Transportation

The administrator or designee will review each resident's medical information before transport is provided to ensure that transportation is consistent with the physical ability, medical condition, and treatment needs of each resident participating. A quick assessment of resident's ability will be conducted prior to transportation.

If the transportation is to another healthcare institution for outpatient services, personnel member will coordinate transportation and follow established policies and procedures to include:

1. Evaluation of the resident before and after the transport;
2. Provision of information from the resident's record to the receiving healthcare institution;

3. Explanation of the risks and benefits of the transport to the resident and/or resident representative.

Activities and Socializations

Outside activities including work, shopping and worship services will be in accordance with the resident's court orders and/or treatment plan and every effort will be made to accommodate the resident's specific preferences. Scheduling of such activities will be assessed on a case-by-case basis and will be part of the resident progress medical record. The resident's preferences in these areas will be recorded on the Preliminary Admission Data form.

Hope of Life, LLC will provide social, recreational and rehabilitative services each day to fill the hours that residents are not involved in other planned activities. These activities will be planned at least seven days in advance.

The schedule of activities will be posted conspicuously and any substitutions to an activity will be noted accordingly. The activity plan calendar will be kept on file for at least six months after the last date on the calendar.

The administrator shall review the weekly activities to ensure that adequate personnel are scheduled for any out of home activities.

Visitation

Visitation hours are between 10:00am and 6:00pm each day.

Visitation must be prearranged with the Administrator or the administrator's designated representative at least 48 hours in advance.

Visitation will take place in the common areas of the home. No visitors will be allowed in the resident's rooms. Hope of Life, LLC will try to maximize privacy of the visitation without compromising on supervision of the visitation.

Visitation will be scheduled in a way that minimizes the inconvenience of other residents.

Records including the visitor's name, the date and duration of the visit, and the resident who was being visited, will be kept for up to six months after the date of the visit.

Neighborhood Impact

Proposed Changes

Hope of Life, LLC will inhabit 9378 W Spider Agave Rd, which is an existing 5-bedroom, 3-bathroom, residential dwelling coming in at approximately 2,219 SQFT. Proposed updates to the existing floorplan include adding a wheelchair accessible ramp at the front entrance and converting the existing owner's suite bathroom into an ADA compliant bathroom. The changes proposed do not change the footprint of the building. This property needs minimal work done in order to provide safe, accessible, living quarters for residents.

Zoning

The property is zoned F - Saguaro Bloom Specific Plan. According to the Saguaro Bloom Specific Plan, section IV.F.1.c group homes are permitted in Medium Density Residential areas as a conditional use. The Town of Marana has defined adult behavioral health therapeutic homes as transitional housing (Section 17-1-6(A)(205), which is a conditional use in various residential zoning districts per the Town Code. We believe that adult behavioral health therapeutic homes fall within the intent of the zoning and are compatible with other allowed uses, such as group homes.

Occupancy

There will be ten live-in residents and two staff members at any given time.

Contact with Neighbors

There will be no contact between the residents of Hope of Life and the neighbors. Residents of Hope of Life are not allowed out of the backyard or the house without a fully trained chaperone who can assist the resident as necessary.

Type of Traffic and Volume Generated.

Hope of Life will not impact street parking, or traffic flow any more than a typical residential dwelling in this area.

Residents are transported in the Hope of Life van by qualified staff to their appointments, meetings, etc.. The vehicles on site will include: the Hope of Life van, and up to two individual vehicles belonging to the staff on shift, all of which fit within the garage or driveway of the property.

Hope of Life, LLC will not impact any bus routes or create more traffic than a typical residential house.

The staff driving will be vigilant in taking all safety measurements necessary when transporting residents to ensure the safety of all traffic within the neighborhood and will keep their driver's license up to date and in good standing.

Benefits to the Community

It is well established that drug-dependance, whether it be prescription drugs or illegally obtained narcotics, is due in large part to the lack of social and communal satisfaction.

Substance abuse and addiction are more likely to occur in individuals experiencing social problems or struggling with mental disorders. They often lack healthy coping skills needed in day to day living.

The propaganda of past decades villainized and isolated those with substance abuse and addiction problems, only making the problem worse for those afflicted. The medical and scientific society, as a whole, now know how wrong we were as a society to further subject those with substance abuse and addiction to social isolation.

Currently, the prison system is the largest provider of mental health services in Arizona. This is direct proof that we, as a society, are not doing enough to help those struggling with mental health issues.

Hope of Life will provide those struggling with mental health, substance abuse, and substance addiction a safe place to live while learning essential life skills and coping mechanisms. This will reduce the number of people left to struggle on their own, which will reduce the amount of crime associated with these people, thusly reducing the burden on local law enforcement and the overall number of people the Arizona prison system needs to support.

The more help people struggling with mental issues, substance abuse and addiction, receive prior to making large-scale mistakes that result in their incarceration, the better off all of Marana will be.

Residents who have a history of incarceration and mandatory hospital treatments for mental health are not provided a safe place to learn essential life skills and healthy coping mechanisms during their incarceration or treatment. Instead, these people are often released back into society without any concern for the struggles they will face when trying to return to their life. Lack of job opportunities, housing, and other necessities often force those back into their old habits of substance abuse and addiction.

Hope of Life will give those struggling a second chance to reintegrate into society in a way that is beneficial to the individual and the general public.

Arial Map

9378 W Spider Agave Rd is located at the corner of N Mojave Sage Ave and W Spider Agave Rd.



Figure 1 - Addressing Map

Addressing List

	No.	Street	City	State	Zip
Project Location	9378	W Spider Agave Rd	Marana	Arizona	85653
Homes within 300'	9368	W Spider Agave Rd	Marana	Arizona	85653
	9362	W Spider Agave Rd	Marana	Arizona	85653
	9354	W Spider Agave Rd	Marana	Arizona	85653
	9346	W Spider Agave Rd	Marana	Arizona	85653
	9338	W Spider Agave Rd	Marana	Arizona	85653
	9381	W Spider Agave Rd	Marana	Arizona	85653
	9371	W Spider Agave Rd	Marana	Arizona	85653
	9367	W Spider Agave Rd	Marana	Arizona	85653
	9357	W Spider Agave Rd	Marana	Arizona	85653
	9349	W Spider Agave Rd	Marana	Arizona	85653
	9341	W Spider Agave Rd	Marana	Arizona	85653
	9406	W Desert Bighorn Trail	Marana	Arizona	85653
	9398	W Desert Bighorn Trail	Marana	Arizona	85653
	9386	W Desert Bighorn Trail	Marana	Arizona	85653
	9374	W Desert Bighorn Trail	Marana	Arizona	85653
Addresses within 300'	9359	W Wild Spring Dr	Marana	Arizona	85653
(LOTS WITHOUT	9351	W Wild Spring Dr	Marana	Arizona	85653
CONSTRUCTION)	9343	W Wild Spring Dr	Marana	Arizona	85653
	9335	W Wild Spring Dr	Marana	Arizona	85653
	9327	W Wild Spring Dr	Marana	Arizona	85653
	9319	W Wild Spring Dr	Marana	Arizona	85653
	9311	W Wild Spring Dr	Marana	Arizona	85653

Figure 2 - Addressing List

FOOD PREPARATION

Food Preparation

Hope of Life, LLC, a Behavioral Services residential facility with a licensed capacity of ten(10) will comply with other food services requirements established by AZDHS rule R9-10-719 as follows:

1. A registered dietitian will be contracted as a consultant to assist with preparation of menus
2. The Administrator is designated as the food services director and will consult with the dietitian as often as necessary to meet nutritional needs of all residents.

The administrator, who is also the designated food services director, after receiving training from the consulting dietitian, will provide initial and ongoing training to personnel on food safety standards to ensure that food is prepared;

1. Using methods that conserve nutritional value, flavor, and appearance; and
2. In a form to meet the needs of a resident, such as cut, chopped, ground, pureed, or thickened;
3. The designated food services director, in consultation with registered dietitian will train staff to prepare menus; at least one week in advance, which includes the foods to be served each day,
4. Are conspicuously posted at least one calendar day before the first meal on the food menu will be served,
5. Includes any food substitution no later than the morning of the day of meal service with a food substitution, and
6. Are maintained for at least 60 calendar days after the last day included in the food menu.

All residents will be invited to participate in menu preparation to ensure that each is provided;

1. A diet that meets the resident's nutritional needs as specified in the resident's assessment or treatment plan;
2. Three meals a day with not more than 14 hours between the evening meal and breakfast
3. The option to have a daily evening snack or other snack; and
4. The option to extend the time span between the evening meal and breakfast from 14 hours to 16 hours if:
 - a. The resident agrees; and
 - b. The resident is offered an evening snack that includes meat, fish, eggs, cheese, or other protein, and a serving from either the fruit and vegetable food group or the bread and cereal food group;

5. Water will be available and accessible to residents unless otherwise stated in a resident's treatment plan.

The administrator shall ensure that food is obtained, prepared, served, and stored as follows:

1. Food is free from spoilage, filth, or other contamination and is safe for human consumption; Personnel on duty will inspect foods daily to ensure that;
 - a. Food contains a clearly visible expiration date that has not passed;
 - b. Food with expired dates is discarded and documented in a designated communication log and administrator notified; and
 - c. Left over foods are clearly labeled with date and time and stored no more than three days after preparation
 - d. Food is protected from potential contamination. Personnel will inspect food storage areas to ensure that food;
 - e. Is stored in a clean pantry or refrigerator/freezer; and
 - f. Is stored away from potentially hazardous contaminants such as: cleaning supplies.
2. Potentially hazardous food is maintained as follows:
 - a. Foods requiring refrigeration are maintained at 41° F or below; and
 - b. Foods requiring cooking are cooked to heat all parts of the food to a temperature of at least 145° F for 15 seconds, except that:
 - i. Ground beef and ground meats are cooked to heat all parts of the food to at least 155° F;
 - ii. Poultry, poultry stuffing, stuffed meats, and stuffing that contains meat are cooked to heat all parts of the food to at least 165° F;
 - iii. Pork and any food containing pork are cooked to heat all parts of the food to at least 155° F;
 - iv. Raw shell eggs for immediate consumption are cooked to at least 145° F for 15 seconds and any food containing raw shell eggs is cooked to heat all parts of the food to at least 155 °F;
 - v. Roast beef and beef steak are cooked to an internal temperature of at least 155° F; and
 - vi. Leftovers are reheated to a temperature of at least 165° F;
3. A refrigerator will contain a thermometer, accurate to plus or minus 3° F, placed at the warmest part of the refrigerator; Personnel will inspect the thermometer weekly to ensure that it is in good working condition; should there be any issue, the administrator will be notified at once to ensure that a replacement thermometer is provided.
4. Frozen foods will be stored at a temperature of 0° F or below; and
5. Tableware, utensils, equipment, and food-contact surfaces are clean and in good repair. These will be cleaned immediately after use without exception. If food handling surfaces and equipment are in need of repair, the personnel on duty or house lead will document such observations in a designated communication log and notify the administrator at once so that repairs can be initiated, or equipment replaced.

6. The refrigerator containing resident's food may be locked if it is determined that there is a possibility that one or more residents have a habit/behavior of obtaining food in a manner not consistent with safe food handling procedures. Additionally, the refrigerator may be locked if it is determined that one or more residents is:
 - a. obtaining food without staff authorization,
 - b. attempting to consume food belonging to other residents or
 - c. attempting to consume food meant for other meals

MEDICATION

Administration of Medication

Skills/Knowledge Testing

Newly hired personnel members must be trained by a qualified medical professional (RN/MD/ NP) and must pass the medication skills and knowledge prior to providing Self Administration Assistance to residents. The medication skills and knowledge will include role play, visual and verbal demonstration of competency. Personnel must also pass a written medication test with a score of 80% or higher.

Annually each personnel must pass a skills and knowledge test for “Assisting with Self-Administration of Medications”, verified by a supervisor trained by a medical professional. The skills and knowledge verification will include role play, visual and verbal demonstration of knowledge of all medication procedures. Personnel must also pass a written test with a score of 80% or higher.

Personnel assisting or who is expected to assist resident in self-administration of medication will also be trained by the RN or medical practitioner on the following:

1. Identification of medication errors and medical emergencies related to medication that require emergency medical intervention, and
2. The process for notifying the appropriate entities when an emergency medical intervention is needed;

Assistance in Self-Administration of Medication

Qualified personnel will assist residents on an as-needed basis with self-administration of medications.

All medications, new or refills entering the premises will be reviewed by personnel member on shift to ensure that these medications belong to one or more residents of that particular house.

Assisting with self-administration will include one or more of the following:

1. Assisting in obtaining medications from pharmacy (calling doctor for refills, calling in refills to pharmacy, faxing refills, collecting medication from pharmacy)
2. Storage of participant's medication
3. Ensuring that resident does not run out of medication by contacting the resident's physician and/or pharmacy when the resident has 7 days' supply of medication remaining.
4. Reminders of medication times
5. Opening a medication container for a participant

Assisting with self-administration will include the following verifications:

1. Medication is being taken by the participant for whom it was prescribed
2. Dosage taken matches that directed on the container's label

3. Confirming that resident took medication as prescribed
4. Observing the participant taking the medication to prevent errors/overdose.

Residents will self-administer their medications one at a time under personnel supervision. Should another resident require assistance while personnel is assisting another resident with medication, or another diversion arises at the time of assistance in self-administration of medication, the following will occur:

1. The personnel responsible will inform the resident taking medication that the process needs to be suspended temporarily.
2. The personnel will sign for medications that have already been taken
3. The personnel will return all medications to the locked storage cabinet until the diversion is cleared.
4. The personnel will resume and finish assistance/supervision of self-administration of medication of the resident that was in the process before the diversion.

Medication Instruction

Personnel shall verify that each participant receives instruction on the purpose of each prescribed or over-the-counter medication by at least one of the following:

1. Specific instruction from the resident's attending physician or therapist
2. Specific instruction from the resident's pharmacist or nurse

Personnel shall review the drug education sheet accompanying each medication with the resident. The drug information sheet details the purposes and potential adverse reactions from not taking the medication as prescribed.

Medical Orders

All resident medical orders must be authenticated by the medical practitioner or the BHP giving such orders. Such orders will be documented in the resident's file immediately. All orders must be provided in writing and must contain:

1. Legible name and credentials of the professional giving the order;
2. Effective and end date (if applicable) of the order; and
3. Signature of the professional giving the order.

If a verbal order is given, a written narrative of the order will be entered in the corresponding resident's record immediately. The narrative must include:

1. The date and time of the order;
2. The name and credentials of the personnel receiving the order; and
3. The name and credentials of the professional issuing the order

NOTE: All personnel members receiving verbal orders must make every reasonable effort to obtain the same order in writing. These efforts must also be documented in the resident's record.

Medication Storage

Medications will be stored in the dedicated medicine closet, under lock and keep, which is inaccessible to a resident, and which complies with the manufacturer's recommendations (ex. temperature, humidity control). Personnel on shift must retain the key(s) at all times. Each resident shall have their own medication container that is clearly labeled with their initials. The medication shall be self-administered as prescribed.

The medication storage area shall have a list of personnel authorized to access and assist in the self-administration of medications.

Medications shall be retained in the original container and must be labeled with:

1. Resident's name
2. Medication name, strength, dose, and instructions
3. Prescriber, pharmacy, and date

Except that a medication organizer may be prepared according to a medical practitioner's orders. The organizer shall be prepared by a medical practitioner, nurse, resident or resident's parent, guardian, family member, custodian, or agent with observation from a medical practitioner, or nurse. The organizer shall be prepared for no more than a week in advance and shall state the resident's name and the date prepared.

Oral medications shall be stored separate from non-oral medications; preferably in spill proof Ziploc bags and labeled accordingly.

Personnel shall conduct quarterly inspection of the medication storage area and document any updates, corrections, repairs on the Quarterly Medication Review Form.

During an off-site activity, the medication procedures for self-administration will remain unchanged and the medications will be transported in locked (insulated if necessary) containers. Personnel must observe privacy and confidentiality of residents by ensuring that self-administration of medication takes place in a private area away from other residents or the public. If a resident is going on pass for more than 24 hours, the personnel will instruct and supervise or assist the resident to prepare a mediset for the number of days the resident will be away.

Medication Errors/Adverse Reactions

Errors or Reactions will be reported to the resident's case manager and physician immediately.

Medical attention will be secured at once per recommendations from physician and/or emergency personnel.

A complete incident report will be generated documenting:

1. The nature of the error/reaction
2. The name of the resident
3. Steps taken by personnel to provide immediate assistance

4. Actions taken by personnel after consultation with physician/medical personnel
5. Hospitalization, if any including the name and address of the hospital.

The report shall be sent to the case manager and physician within 48 hours after the incident. The report also will become part of the resident's file and will be maintained on the premises for 12 months.

Refusals

Personnel must prompt each resident at prescribed medication times if resident has not already done so. If a resident refuses to self-administer required medication(s) after four prompts at 15-minute intervals personnel must consult pharmacist to clarify minimum/maximum time windows. All refusals will be documented in the resident's medication tracking form and in the progress notes. The director will be notified immediately by phone of all refusals. An incident report must be initiated per policy and procedure "Required Reports."

Administrator and case manager will arrange to have resident transported to hospital as deemed necessary upon review of the medication and its implications. In any case three consecutive days of refusal will result in hospital transfer action.

Disposal of Drugs

Expired or discontinued medications will be promptly disposed of according to label directions by BHT personnel and witnessed by the on-coming BHT. Medication can also be disposed of by dropping at authorized take back programs or overflow medication collection sites (such as Tucson PD participating precincts).

FDA also suggests that medications can be disposed of by:

1. Mixing the medicines (do not crush tablets or capsules) with an unpalatable substance such as dirt, kitty litter, or used coffee grounds.
2. Then placing the mixture in a container such as a zip-top or sealable plastic bag and throwing the container away in the outside dumpster.

NOTE: Before throwing out empty pill bottle or other empty medicine packaging remember to scratch out all personal information on the prescription label to make it unreadable.

Documentation of disposal includes:

1. Name of medication
2. Amount of medication to be disposed
3. Name of prescriber
4. Name of the resident
5. Date of disposal
6. Method of disposal or name of drop off/collection site

7. Name, job title of personnel carrying out the disposal
8. Name, job title of witness
9. Signatures of both personnel

Medication Recalls

In the event that a medication is recalled for any reason, the personnel member receiving the recall notification must immediately inform the administrator and the affected resident(s) of the recall and the reasons of applicable. If a resident has a representative, the representative will also be notified at once. Once the notifications have been made, the personnel member and administrator will follow any and all procedures established by the manufacturer for discarding or returning the affected medication. If a recall is in effect, a special document will be created to document the recall and the procedures taken to successfully complete the task.

Prescription Refills

Medication supply will be monitored to ensure it is reordered and filled without interruption of supply. When supply is sufficient for only seven days, notice of refill shall be submitted to pharmacy.

Medication Review

A complete list of current medications will accompany the resident to each physician appointment to facilitate medical review and to determine if the medication regimen is meeting the resident's needs.

Medication Tracking

Each instance of assistance in the self-administration of medications will be documented in the medication tracking form. The documentation will include:

1. Time the medication is taken
2. Initials of resident taking the medication
3. Initials of the Personnel member supervising the resident

Medication Inventory

All medication entering the facility will be counted upon receipt to ensure that the amount corresponds with the amount indicated on the medication labels and/or medication delivery receipts. If there is a discrepancy in the count, the pharmacy will be notified at once of the discrepancy. Personnel member conducting the inventory will also notify the house manager at once.

Injectable Medication

A resident that requires assistance with self-administration of an injectable medication (e.g. insulin) must:

1. Show written authorization from a physician or medical practitioner
2. Receive instruction from a medical professional with demonstrable capability to safely self-administer the medication;

3. Demonstrate knowledge and ability to dispose of needles, syringes, vials etc. in a safe and appropriate manner.

Drug Reference Guide and Toxicology

The facility will have available a current drug reference guide and a toxicology handbook which can either be in print or electronic versions.

Scheduled Drugs

Medications classified as Level II, III, and IV drugs will be documented by each personnel member receiving or supervising the self-administration of these medications on a separate “Scheduled Drug Record” or a “Controlled Substance Log” provided by the pharmacy, which includes:

1. Name of Medication
2. Date and Quantity Received
3. Prescriber Name
4. Resident name
5. Date, time, dosage
6. Personnel signature and job title
7. Count/measure of medication remaining in container at each medication time.

NOTE: Controlled substances will be prescribed at the medical practitioner’s discretion. If the HOPE OF LIFE, LLC suspect that a resident is abusing such drugs, the corresponding prescriber will be notified in writing of the concern and the notification/prescriber’s response placed in the resident’s record. The HOPE OF LIFE, LLC will follow any and all directions of the medical practitioner in regard to controlled substances.

Opioids

For residents who use opioids as part of their treatment, The Hope of Life, LLC has put in place measures to ensure compliance with the newly established rules as outlined in the “Emergency opioid handout” of 2017. All the Hope of Life BHTs/BHPPs will receive additional training based on this handout. The training will be provided by the agency RN or other contracted medical professional. All BHTs and BHPPs MUST pass a written exam before being authorized to assist in the self-administration of an opioid. The RN or medical professional conducting the training will provide a written notice informing the agency of who among the BHTs/BHPPs are certified to handle opioids. This statement will be placed in the personnel records of the BHT/BHPP and a copy retained by the administrator.

The assistance in self-administration of opioids will follow a similar procedure as that of controlled/scheduled drugs which is:

1. A BHT will assist in self-administration of an opioid after successful completion of training by the RN or other qualified medical professional. Assistance will include:
 - a. Storing the opioid in a secure area (locked box inside a locked cabinet)

- b. Removing the drug from the secure area for the resident
 - c. Confirming that medication is prescribed for that particular resident
 - d. Confirming the doctor's order for that medication (dosage and frequency and whether the medication is administered as a PRN or on a regular schedule)
 - e. Visually monitoring that the resident is self-administering the medication as per the doctor's order.
 - f. Returning the opioid to the secure area after self-administration
2. Documentation of assistance in self-administration of an opioid will be done by the qualified BHT in the resident's medical record (MARs and progress notes). The documentation will include:
 - a. Name and Dosage of the opioid
 - b. Time the opioid is self-administered
 - c. Resident condition/pain level before the opioid is self-administered
 - d. Resident response to the opioid
 - e. Resident condition/pain level after self-administering the opioid
 - f. Any adverse reaction to the opioid.
 - g. Medication count before and after the self-administration of the opioid.
3. Death resulting from the use of opioids as part of treatment will be reported to the Department of Health Services within 1 business day of occurrence. The death will be documented in the AZDHS template.

Medication Overdose

A medication overdose can be accidental or intentional and it occurs when a person takes more than the medically recommended dose. An overdose may result in serious harmful symptoms, and in some cases, death. It is therefore imperative that personnel always pay close attention to prevent an overdose.

Methods of preventing an overdose include:

1. Ensuring that medication cabinet is always secured and keys maintained by the BHT on duty
2. Checking resident rooms to ensure that no medications are kept by residents
3. Carefully reading the medication order and labels before assisting a resident to self-administer their medication
4. Assisting one resident at a time to self-administer medication to avoid medication errors that could potentially lead to an overdose.

Responding to An Overdose

A medication overdose should be treated as a medical emergency regardless of the type of medication ingested. A Toxicology handbook is available on site for personnel to refer to when dealing with a suspected overdose. The personnel on duty at the time should:

1. Remain calm and assess the situation

2. Isolate the resident suspected of having an adverse reaction to a medication(due to overdose) by removing other residents from the area
3. Call the agency RN for support/guidance
4. Call 911 if recommended by the RN (personnel can also call poison control for assistance)
5. Commence CPR as you follow directions from EMS
6. Call the prescriber after EMS have arrived, assess the resident, and made recommendations
7. Document your observations and actions

Any overdose must be documented in the resident's medical record (progress notes). An overdose MUST also be documented on an incident report form provided by the agency and the report sent to the prescriber, case manager, RN. The incident report will be placed in the resident's medical record after review. The incident report can also be sent a hospital if the resident is hospitalized, and the medical staff request a copy for purposes of continuation of care.

If the overdose results in death, the incident report MUST be documented on the AZDHS incident report form (**Incident, Accident, Death Report Form**) and submitted to DHS within 24 hours of death.

The facility is to be maintained in a clean, neat and orderly fashion. The facility must be maintained good repair and shall comply with applicable state and local law regarding building and ground maintenance.

The manager is responsible for ensuring that the facility is properly maintained.

The facility is to have a written staff duty schedule and individuals' daily routines which is to include provision s for facility cleaning and maintenance.

Individuals living are expected to participate in the maintenance and cleaning of the home as part of their daily routines. Each person should participate to the extent that he/she is able. Hope of Life staffs are to provide appropriate instruction and guidance in accordance with individual's needs.

The manager is responsible to overseeing and coordinating the maintenance and repair of company facilities. Requests for repairs should be submitted to the manager.

The manager is responsible for developing and implementing a preventive maintenance plan for the facility.

MAINTENANCE

Guidelines for Maintenance of Facility

Exterior and Grounds

- Grass lawns and landscapes are to be maintained on at least a bi –weekly basis and more frequently if required. Lawns and shrubs are to be neatly cut and trimmed .All clipping are to be disposed of properly.
- Sidewalk and driveways are to be swept at least weekly as required to keep them free of dirty and debris.
- The exterior of the facility is to be sprayed repair at least monthly for pest control.
- Needs for exterior repair are to be reported to the manager.

Kitchen and Dining Areas

- The kitchen and dining area is to be cleaned after each meal.
- All appliances are to be maintained free grease. The exterior surface s of all appliances are to be cleaned thoroughly with an appropriate cleaning agent at least weekly.
- Kitchen and dining area floors are to be swept after each meal. Hard surface floors are to be damp mopped daily with cleaning solution.
- The oven and refrigerator are to be cleaned inside at least weekly with an appropriate cleaning agent.
- Kitchen cabinet (exterior)are to be wiped cleaned at least weekly, the interior of the cabined and drawers are to be cleaned at least monthly as required.
- All counter surfaces are to be cleaned thoroughly after each use.
- All kitchen utensils are to be wiped cleaned washed thoroughly after each use.
- Dining tables and chairs are to be thoroughly cleaned daily, including cleaned legs of the table and chairs
- All dishes are to be appropriately washed, dried and store after each meal.

Bathrooms:

- All counter surfaces and sinks are to be cleaned daily.
- Floors are to be damp mopped with a cleaning agent at least weekly but more frequently if needed.
- Bathtub and shower are to be rinsed clean after each use and scoured at least weekly with appropriate cleaning agents.
- Mirrors are to be cleaned daily as needed.
- Toilets are to be scoured daily with appropriate cleaning agents.

Living and Bedroom

- All carpeted areas are to be vacuumed at least weekly and more frequently if necessary.
- All tables, fixtures and décor items are to be dusted weekly.
- All cloth furniture is to be vacuumed at least weekly and more frequently if necessary.
- Drapes are to be vacuumed weekly blinds are to be dusted weekly.

Laundry Area

- Floor, appliances, and cabinets are to be cleaned at least weekly

Windows

- High traffic area patio door is to be cleaned at least weekly.
- All other windows are to be cleaned on at least a quarterly basis.

Garage and Storage

- Maintain in a clean and orderly manner
- Keep area free of dirt and debris sweep garage area monthly.

Response to Town of Marana Legal Department

Response

Town of Marana Comment	Response
Does the applicant have a current license from the Arizona Department of Health Services (ADHS) for this facility, as required by A.R.S. §36-407?	Hope of Life, LLC is currently in the process of applying for a license as a Behavioral Group Home from the Arizona Department of Health Services for this facility, as required by A.R.S. §36-407.
If not, when does the applicant anticipate receiving the license?	Hope of Life, LLC is currently in the process of applying for a license as a Behavioral Group Home from the Arizona Department of Health Services. We anticipate receiving this license as soon as the ADHS reviews our application. ADHS does not list/has not provided us with a timeline.
As has been previously discussed, the Fair Housing Act (FHA) renders it unlawful “[t]o discriminate in the sale or rental, or to otherwise make unavailable or deny, a dwelling to any buyer or renter because of a handicap[.]” 42 U.S.C. § 3604(f)(1). It is well established that persons recovering from drug and/or alcohol addiction are disabled under the FHA and therefore protected from housing discrimination. <i>City of Edmonds v. Washington State Bldg. Code Council</i> , 18 F.3d 802, 803, 804 (9th Cir.1994); see 42 U.S.C. § 3602(h). It is equally well established that zoning practices that discriminate against disabled individuals can be discriminatory, and therefore violate § 3604, if they contribute to “mak[ing] unavailable or deny[ing]” housing to those persons. [citations omitted]. The additional information being requested will assist the Town in making proper determinations under the FHA.	Hope of Life, LLC agrees that it would be discrimination to deny Hope of Life, LLC and its residents their right to live in the Saguaro Bloom Neighborhood.
The project narrative continues to state that the dwelling is a 5-bedroom, 3-bathroom home; however, it is the Legal Department’s understanding that the home is currently a 3-bedroom home, with plans to remodel as a 5-bedroom home. Please provide clarification on this issue.	The dwelling is a 5-bedroom, 3-bathroom home, as it exists currently. Hope of Life, LLC is not proposing a change in the number of bedrooms, bathrooms, or the footprint of the house.



SITE PLAN GENERAL NOTES:

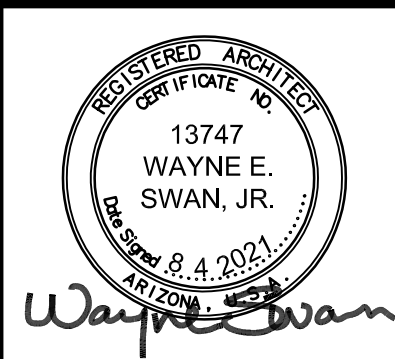
LOT AREA: 1071.8 SQ FT
LIVABLE AREA: 2230 SQ FT
NON-LIVABLE AREA
GARAGE: 454 SQ FT
REAR PATIO: 180 SQ FT
FRONT PORCH: 35 SQ FT
UNDER ROOF: 2844 SQ FT
BUILDING HEIGHT: 17'-4"

FRONT DRAINAGE: MINIMUM 5% SLOPE
PERPENDICULAR TO STRUCTURE TO DRAINAGE
SWALE

CONCRETE AREAS
CONNECTOR SIDEWALK: 32 SQ FT
DRIVEWAY: 385 SQ FT
PUBLIC SIDEWALK: 805 SQ FT
TOTAL: 1222 SQ FT
APRON: 80 SQ FT

1 SITE PLAN

SCALE: 1/8" = 1'



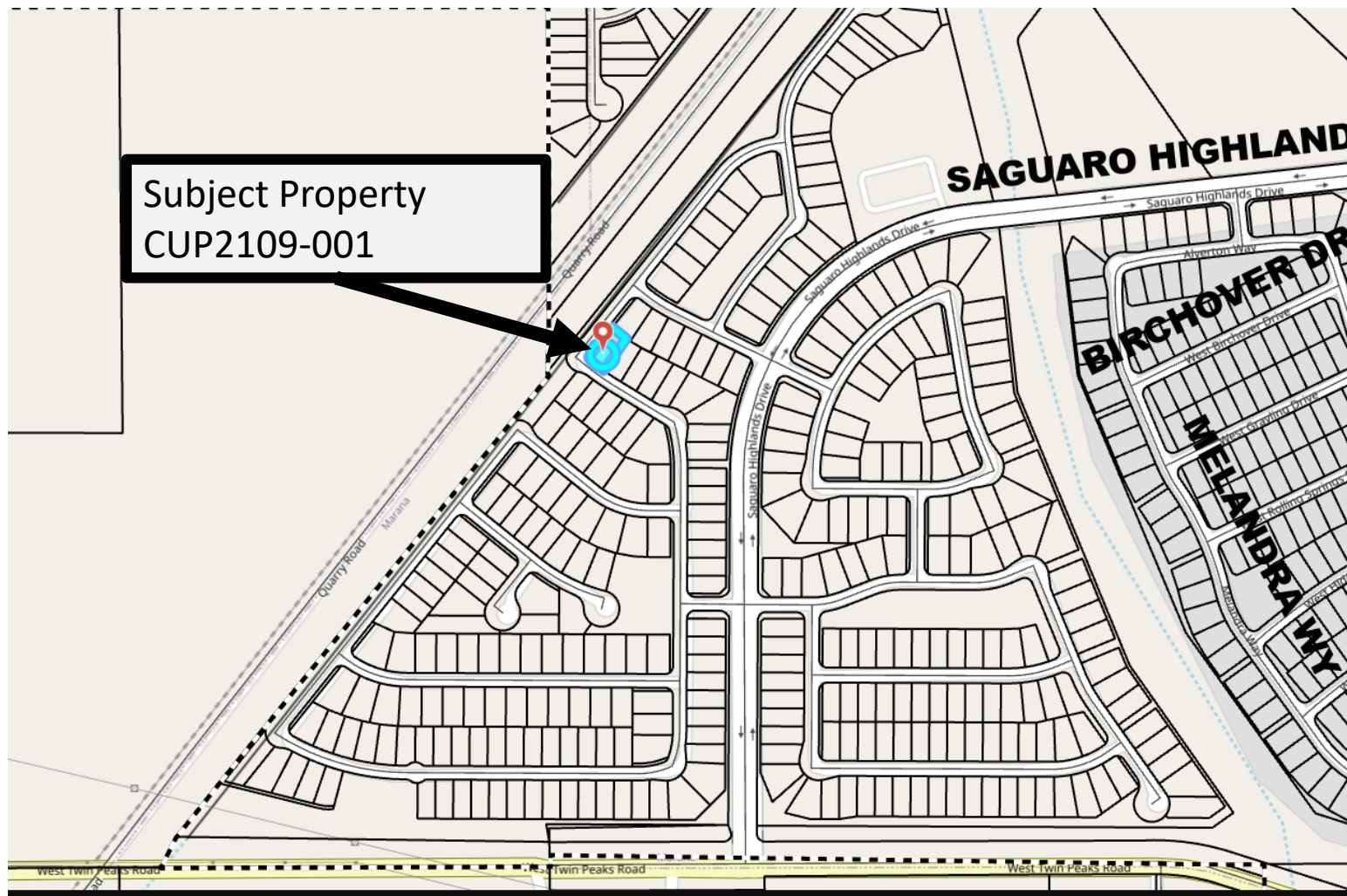
INTERTECH
ARCHITECTURAL INTERIORS
6089 EAST GRANT ROAD
TUCSON, ARIZONA
PHONE: (520) 298-6306

HOPE OF LIFE
T.I.
9378 W SPIDER AGAVE RD
MARANA, ARIZONA 85653
2,219 SQ FT

DATE:	7/19/21
DRAWN BY:	BT
REVIEW BY:	WES
REVISIONS:	
08/26/21	BT

SHT. NO
G2
SHT OF -
09472.000

Location Map – 9378 W Spider Agave Road



From: [Martin Habeck](#)
To: [Anita McNamara](#)
Subject: 9378 W Spider Agave Rd
Date: Wednesday, October 27, 2021 9:31:55 AM

PLEASE BE CAUTIOUS

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Dear Mrs. McNamara,

I am a resident in Saguaro Bloom, and it has come to my attention a Hope of Life LLC is attempting to place a group home in my neighborhood. Specifically, 9378 W Spider Agave Rd, Marana Arizona 85653. I moved to Marana because it is a safe environment for me to raise my family. As a member of law enforcement, it has been my experience homes like this increase the crime rate in a neighborhood including but not limited to drug use, drug paraphernalia (uncapped dirty needles being left lying around), burglary, prostitution, car busts, stolen vehicles, disorderly conduct, vandalism, sexual assault, and child sexual abuse. This is completely unacceptable, and I hope you are going to help the neighborhood put a stop to this. This is a quiet community and we want to keep it that way. If there is anything I can do to help prevent this from being approved, please let me know.

Respectfully,

Martin Habeck
9406 W Desert Bighorn Trl
Marana, Az 85653
Cell: (520)548-1758
Martin.habeck@me.com

From: [arkim bryant](#)
To: [Anita McNamara](#)
Subject: Behavioral Health Saguaro Springs
Date: Wednesday, October 27, 2021 7:28:36 AM

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Hi, I am writing in regards to the "Hope of Health Group Home" that requested to open up here in our neighborhood. We are completely against this from happening. We ask that you do not allow this group home to go up in our area. Help us keep our neighborhood safe, with small families.

V/r,

Arkim Bryant

From: [Spencer Hickman](#)
To: [Anita McNamara](#)
Cc: [Steven Cheslak](#)
Subject: FW: Hope of Life Behavioral Health Group Home
Date: Tuesday, October 26, 2021 8:54:26 AM

Thought you might be interested in this nice long comment about the Hope of Life Behavioral Home that came to Marana Planning.

Spencer Hickman
Planner
Town of Marana
11555 W. Civic Center Dr.
Marana, AZ 85653
(520) 382-2686

-----Original Message-----

From: Alicia Floyd <aliciafloyd111@gmail.com>
Sent: Tuesday, October 26, 2021 12:03 AM
To: maranaplanning <maranaplanning@MARANAAZ.GOV>
Subject: Hope of Life Behavioral Health Group Home

PLEASE BE CAUTIOUS

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Hello,

I have a concern regarding a project with the status "1st Submittal in Review" named "Hope of Life Behavioral Group Home." Is it possible that a group home with "up to 10 residents" is allowed to be imbedded within a community exclusively comprised of single family homes?

I clicked on the submittal and was shocked to read on page 3, "Neighborhood Impact" the submission describes:

"There is no impact on the neighborhood; there is no contact between our residents and the neighborhood because HOPE OF LIFE, LLC will provide transportation for residents for appointments, treatment programs, socialization activities and other outings."

The address of this project is near the intersection of Saguaro Highlands and Wild Spring Drive in the Saguaro Bloom Subdivision. This neighborhood is full of young children and families. This community is overflowing with residents walking, skating, biking, running, and playing on the sidewalks and in the parks every day from sunrise to sunset. There are numerous school bus stops near this intersection of the proposed behavioral group home site. There is a huge volume of children throughout this subdivision, who should be protected and not subjected to the challenges of living near a single family house over capacity including residents dependent on drugs like "opioids" (page 17). The submission bleakly describes Hope of Life, LLC lacks the current training to house patients dependent on opioids as they explain "All the HOPE OF LIFE BHTs/BHPPs will receive additional training based on this [emergency opioid] handout" (page 17). There is no timeline associated with when this "additional training" will take place, nor are any accountability measures described to ensure properly and safely trained professionals will oversee patients dependent on opioids and manage the correct and safe storage of those narcotics. It is wildly irresponsible for a neighborhood home to inhabit numerous residents in treatment who will be taking such powerful medications mere

feet away from young families living next door.

As a nearby resident of this intersection, I am worried this behavioral health group home will house residents who will not respect the rules of not interacting with the community. It is unreasonable to conclude this rule will even be adhered to as there are no descriptions of accountability and enforcement for the group home residents to not interact with the neighborhood as described in the submission. I have no confidence these behavioral health group home residents will isolate from the community as there is no actual plan outlined in the submission to oversee this boundary.

Over the summer I filed a police report with Marana Police Department for a man disturbing the peace on mine and another neighbors' porch. He was yelling and wielding a golf club banging on my door before dawn. The officers who responded to my 911 call assured me the suspect was so out of his mind, he likely would not remember where I lived to bother me again. My concern for living near those struggling with behavioral health comes from an actual place of fear. I was jolted out of bed by the sounds of a man who needed to be removed from a family neighborhood and should have been placed under very specialized care away from harming others.

My questions are: Can a behavioral group home for up to 10 residents be allowed to operate in a residential neighborhood? What are the standards of community safety the Town of Marana is demanding Hope of Life, LLC implement when proposing their project? Do I, as a neighborhood resident, have any rights, forums or options to oppose this proposal at all?

Thank you for thoughtfully considering my concerns and questions.

Alicia Floyd
325-660-2658

Anita McNamara

From: Spencer Hickman
Sent: Tuesday, October 26, 2021 1:46 PM
To: Anita McNamara
Cc: Steven Cheslak
Subject: FW: Saguaro Bloom Community Concerns

We're going to be getting a lot of these aren't we...

Spencer Hickman

Planner
Town of Marana
11555 W. Civic Center Dr.
Marana, AZ 85653
(520) 382-2686



From: Haley Linaman <haleylinaman@gmail.com>
Sent: Tuesday, October 26, 2021 1:29 PM
To: maranaplanning <maranaplanning@MARANAAZ.GOV>
Subject: Saguaro Bloom Community Concerns

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To Whom It May Concern;

My name is Haley Linaman and I am a current resident of the Saguaro Bloom neighborhood. I recently became aware of a proposed project named "Hope of Life Behavioral Group Home" that has been submitted to the planning committee for review and I am writing this email to express my significant concerns regarding this project.

Saguaro Bloom is almost predominantly families with young children and continues to be marketed to this specific demographic. The proposal for this behavioral group home is unclear with regards to the population it will serve; however it is highly alarming that it could house individuals with criminal history, vulnerable adults unable to live independently, and/or those transitioning from recent psychiatric/substance abuse treatment. The proposal includes the statement "Outside activities including work, shopping and worship services will be in accordance with the resident court orders and/or treatment plan..." lending to the assumption that these residents will have a history of convicted criminal activity or requiring mental health court ordered treatment (COT). This is completely inappropriate to allow in a neighborhood consisting entirely of families and young children. The high crime rate that often exists in and nearby these types of group home settings should be enough of a deterrent to prevent this project's approval.

In addition to the significant safety concerns, the very first paragraph of the proposal states "There is no impact on the neighborhood; there is no contact between our residents and the neighborhood because HOPE OF LIFE, LLC will provide transportation for residents..." I'm not sure how this could possibly be enforced (short of locking the residents

indoors) considering all of the homes in Saguaro Bloom are within close proximity of one another and our children frequently play outside our homes. Not to mention there is a park within 200 feet of this specific residence.

Lastly, my concern as a homeowner is that this type of business will negatively impact our neighborhood's home values. The current residents (assuming it is the same individuals that submitted the proposal) have already been cited by the HOA numerous times for landscaping violations and demonstrate no ability/desire to maintain their front landscape. If this property is utilized as a behavioral group home, I fear the maintenance of the home will continue to be neglected and could progress to property or common space damage.

Thank you for your time and understanding. I suspect the planning committee will be hearing from many more Saguaro Bloom residents regarding this specific proposal and our significant concerns regarding the safety of our families, our neighborhood's home values, and the future precedent set if this project were to be approved.

Haley Linaman
Saguaro Bloom Resident

From: [Courtney Hyatt](#)
To: [Anita McNamara](#)
Subject: Concerns
Date: Tuesday, October 26, 2021 4:28:02 PM

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Hello Anita, I hope you're well

My name is Courtney Hyatt, i live at 9368 W Spider Agave Rd Marana, AZ 85653. I am writing this as I am concerned as I have learned that an address in saguaro bloom, 9378 W Spider Agave has been proposed for a single story residence to turn into a behavior health group home of some sort. As someone who lives directly next to them, I am requesting answers about this. We live in a beautiful, quiet community/neighborhood with many children, under the age of ten and many under the age of 4. The proposal has limited to no details as to what is to come, and saguaro bloom is not the place for a behavior health group home of any sort. I also read that their will be opioid distribution and supervised outings into the general public. That is incredibly concerning as a community member and a parent. Any answers regarding this? Or what needs to be done to voice our complete disapproval?

Courtney hyatt

Sent from my iPhone

From: [James Dean](#)
To: [Anita McNamara](#)
Subject: Behavioral health home
Date: Tuesday, October 26, 2021 4:31:27 PM

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Ms. McNamara,

My name is James Dean and I live on the Saguaro Bloom community. As a resident of this neighborhood I strongly oppose this idea and urge you not to allow this to happen. I work as a paramedic/fire fighter and I have been exposed to these types of homes and environments. From my experience, these facilities are rarely properly managed and the homes are also rarely taken care of, inside and out.

The residents are not trustworthy and sometimes have a criminal history.

I cannot express how much of a bad idea this is for the residents of Saguaro Bloom. This is a family oriented neighborhood with lots of children playing and having fun. When something like this enters it changes the whole dynamics of everything involved. Please reconsider this and if possible, we would like an opportunity to speak in person as a community. Thank you for your time.

Regards,
James Dean

From: [Michelle Kenworthy](#)
To: [Anita McNamara](#)
Subject: Purpose behavioral health group home
Date: Tuesday, October 26, 2021 5:00:22 PM

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Dear Ms. McNamara,

I am writing as it has been brought to our attention that there is a proposal to open a behavior health group home within the Saguaro Bloom community. This concerns me in several levels as a parent and home owner within the community.

Exactly who would be living there? I fear the potential of an unsafe environment for the communities' children. We moved here as a safe place, this does nothing to enhance our community. This is a huge risk as behavioral health patients can be unpredictable at best.

I also see this effecting our property values. Please please please don't approve of the rezoning of this property!

Thank you for your time and consideration.

Michelle Kenworthy
8748 W Atlow Rd
Marana, AZ 85653
520-869-2467

From: [Christine Ransom](#)
To: [Anita McNamara](#)
Subject: Hope, LLC Behavioral Health Group Home
Date: Tuesday, October 26, 2021 5:00:22 PM

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Greetings, Anita McNamera

I understand that there is a proposal underway for a Hope, LLC Behavioral Health Group Home to be located in Phase 4 of the Saguaro Bloom Community. As a home owner and resident of the Phase 4 Saguaro Bloom Community I would like to voice my concern over this proposal. I understand the need for rehabilitation Group Homes but, this is a community of families with young children.

Our children need to be able to play outside without fear and intimidation from the residents of a group home. We as parents need to know that we live in a family friend community where we can raise our children without the negative influence of a Behavioral Rehabilitation Group Home.

I am appealing to you to not approve the proposal for a group home to be located in the Phase 4 of the Saguaro Bloom Community. This is a family friendly community with too many children for a group home to be located here. Furthermore, the residents of this community and myself do not want this Group Home located here.

Thank you for your time. -Christine Ransom

Anita McNamara

From: Spencer Hickman
Sent: Friday, November 19, 2021 11:30 AM
To: Anita McNamara
Subject: FW: Behavioral Group Home In Saguaro Bloom

Spencer Hickman

Planner
Town of Marana
11555 W. Civic Center Dr.
Marana, AZ 85653
(520) 382-2686



From: ralexander1102 <ralexander1102@yahoo.com>
Sent: Tuesday, October 26, 2021 3:38 PM
To: maranaplanning <maranaplanning@MARANAAZ.GOV>
Subject: Behavioral Group Home In Saguaro Bloom

PLEASE BE CAUTIOUS

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Hello,

My name is Rachael Alexander and I currently reside in the town of Marana, saguaro bloom development. Our community have recently heard that a single story residence is supposed to turn into a behavior group home and I would like to voice my concern about this. As someone who lives only 4 houses away from 9378 W Spider Agave Rd in Marana AZ, I am extremely concerned as to what type of residents this will have, what is to be expecting (more then what I've read on the proposal) and how this will affect our community with several young children and families. Saguaro bloom is not the place for a residential behavior health group home and I am seeking answers. I have 5 children in my house with all but 1 house having little kids on our block and we need more information. Any information would be greatly appreciated. Thank you for your time.
Rachael Alexander

Sent from my Verizon, Samsung Galaxy smartphone

From: [Spencer Hickman](#)
To: [Anita McNamara](#)
Subject: FW: Hope of Life zoning request in Saguaro Bloom
Date: Friday, November 19, 2021 11:29:38 AM
Attachments: [image001.png](#)

Spencer Hickman

Planner

Town of Marana

11555 W. Civic Center Dr.

Marana, AZ 85653

(520) 382-2686



From: Ken Hilst <khilst4bus@gmail.com>
Sent: Tuesday, October 26, 2021 9:07 PM
To: maranaplanning <maranaplanning@MARANAAZ.GOV>
Subject: Hope of Life zoning request in Saguaro Bloom

PLEASE BE CAUTIOUS

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This e-mail is intended for Anita McNamara

Anita,

There is a rezoning request by Hope of Life, LLC to allow for the residence at 9378 W Spider Agave Rd to be used as a behavioral services facility. Based on material in their project narrative, this residence could house up to 10 patients.

Please do not grant this request. Saguaro Bloom is a residential area of single family homes that are primarily families with children. We should not be allowing a business to operate in a family residential area, that's why we have zoning ordinances. We also should not allow a community that has single family residences to turn into multi-resident housing, where up to 10 non-family members can live in a structure designed for a single family. If this is granted, there will be negative consequences to our property values and the tax base.

The purpose of this business is to house people with mental health disorders. These are not community residents, but patients that require professional help via medicinal and behavioral therapies (schizophrenia, depression, anxiety, suicide, etc). While these patients are

deserving of mental health solutions, they do not need to be in residential communities where it will introduce risk to residents, especially the more vulnerable children.

In their brief statement on neighborhood impact - the proposers state there is no impact to the neighborhood because there won't be any contact with residents. How can you move into a family oriented neighborhood and not interact with residents? That is what our community is all about. This causes me to ask another question "Why don't they want their patients interacting with residents?" They also said the traffic would be "normal". With 2 staff cars, a van and up to 10 patients, this is not normal traffic, because it is not a normal family residence.

Allowing this proposal to move forward, introduces financial risk through reduced property values and tax base. More importantly, it introduces safety risks to our community. Please do not grant this request.

Respectfully
Ken Hilst
Resident of Saguaro Bloom

From: [Spencer Hickman](#)
To: [Anita McNamara](#)
Subject: FW: Proposed behavioral home Saguaro Bloom
Date: Friday, November 19, 2021 11:29:48 AM
Attachments: [image001.png](#)

Spencer Hickman

Planner

Town of Marana

11555 W. Civic Center Dr.

Marana, AZ 85653

(520) 382-2686



From: ronda alexander <ronda0579@yahoo.com>
Sent: Tuesday, October 26, 2021 6:24 PM
To: maranaplanning <maranaplanning@MARANAAZ.GOV>
Subject: Proposed behavioral home Saguaro Bloom

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Good Evening,

I can only imagine how many emails you have been receiving on this matter, but I am sending one as well. It was pointed out to our community at Saguaro Bloom that the town of Marana has a proposal to review submitted under "land use" that involves putting a behavioral group home in Saguaro Bloom. The Zoning for this area is for single family residence. We have serious concerns regarding placing a behavioral group home in our community. The property address where this project is trying to take place is 4 houses down from where I live with my children 3 of which are toddlers. This entire neighborhood is filled with families that have young children and we purchased our homes here to provide a safe community in which they can grow. The home directly next door to this proposed project has 2 toddlers as well. There are serious concerns being raised on the proposal itself. The people staying there are to have "no interaction with other residents, it also states that "any outings" need to be supervised and goes on to list several paragraphs on distributing of opioids and other medications being supervised". None of these things sound like a type of business that should go into a residential area around children. In fact a business in general should not be run out of an area set up as and zoned as residential. The fact that this was discovered by residents accidentally is further cause for concern, it will effect everyone in this community regardless if they reside 300 feet away like some of us or a whole phase away from this behavior home. The safety

concerns should be enough to not allow this to happen but beyond that there can and most likely will be be ramifications on property values and many other things. We as a community do not want this business being put into and run where we live. We bought out in this area to have family Friendly neighborhoods that are safe for all of our children and residents. We respectfully ask that this not be allowed to come to fruition. Thanks for your time, a concerned parent and resident of Saguaro Bloom,
Ronda Alexander

[Sent from Yahoo Mail on Android](#)

From: [Haley Linaman](#)
To: [Anita McNamara](#)
Subject: Saguaro Bloom Community Concerns
Date: Tuesday, October 26, 2021 4:13:18 PM

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To Whom It May Concern;

My name is Haley Linaman and I am a current resident of the Saguaro Bloom neighborhood. I recently became aware of a proposed project named "Hope of Life Behavioral Group Home" that has been submitted to the planning committee for review and I am writing this email to express my significant concerns regarding this project.

Saguaro Bloom is almost predominantly families with young children and continues to be marketed to this specific demographic. The proposal for this behavioral group home is unclear with regards to the population it will serve; however it is highly alarming that it could house individuals with criminal history, vulnerable adults unable to live independently, and/or those transitioning from recent psychiatric/substance abuse treatment. The proposal includes the statement "Outside activities including work, shopping and worship services will be in accordance with the resident court orders and/or treatment plan..." lending to the assumption that these residents will have a history of convicted criminal activity or requiring mental health court ordered treatment (COT). This is completely inappropriate to allow in a neighborhood consisting entirely of families and young children. The high crime rate that often exists in and nearby these types of group home settings should be enough of a deterrent to prevent this project's approval.

In addition to the significant safety concerns, the very first paragraph of the proposal states "There is no impact on the neighborhood; there is no contact between our residents and the neighborhood because HOPE OF LIFE, LLC will provide transportation for residents..." I'm not sure how this could possibly be enforced (short of locking the residents indoors) considering all of the homes in Saguaro Bloom are within close proximity of one another and our children frequently play outside our homes. Not to mention there is a park within 200 feet of this specific residence.

Lastly, my concern as a homeowner is that this type of business will negatively impact our neighborhood's home values. The current residents (assuming it is the same individuals that submitted the proposal) have already been cited by the HOA numerous times for landscaping violations and demonstrate no ability/desire to maintain their front landscape. If this property is utilized as a behavioral group home, I fear the maintenance of the home will continue to be neglected and could progress to property or common space damage.

Thank you for your time and understanding. I suspect the planning committee will be hearing from many more Saguaro Bloom residents regarding this specific proposal and our significant concerns regarding the safety of our families, our neighborhood's home values, and the future precedent set if this project were to be approved.

Haley Linaman
Saguaro Bloom Resident

Sent from my iPhone

From: [Tammy Fry](#)
To: [Anita McNamara](#)
Subject: LLC attempting rezoning in Saguaro Bloom
Date: Tuesday, October 26, 2021 8:27:07 PM

PLEASE BE CAUTIOUS

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Hello,

I am sure you have already received several emails regarding the LLC attempting to establish rezoning within the Saguaro Bloom neighborhood to allow a behavioral health group home.

My husband and I as well as countless others have or will be writing to express my deep concern and protest this proposal.

A simple Google search yields endless results of how these types of homes negatively impact property values as well as the communities they are installed in. They draw in unnecessary traffic that compromises the integrity of the safety and security of the families that live within the surrounding neighborhoods and cultivate an environment of uneasiness and a disruption of peace of mind for its residents.

We strongly urge you to please consider assisting in abolishing this request for a rezoning and take into deep consideration the families it will impact should it come to pass.

Very respectfully,
Tim and Tammy Fry
Saguaro Bloom Residents"

Sent from my iPhone

From: [Donna Fellger](#)
To: [Anita McNamara](#)
Subject: Resident of Saguaro Bloom re: Behavioral Health Home
Date: Tuesday, October 26, 2021 5:33:22 PM

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Ms McNamara,

We are writing regarding the proposed rezoning of our community that would allow a behavioral health home to locate here.

We strongly object to this rezoning!!!

The reasoning of this objection should be obvious, but We will name a few;

1. The threat of drugs in our neighborhood. 2. The threat of addicted folks desperation manifested by threats, break-ins and violence. 3. Parental fear for the safety of our children and grandchildren outside at play. 4. Real estate values declining due to required disclosures on sale documents. 5. The potential of more behavioral health homes coming into our community and multiplying the problems.

We are a retired couple who only three years ago finally acquired our dream home here at Saguaro Bloom. We moved out of the city for the peace and quiet of the "burbs" - our great American dream finally came through for us after 50 years! Please, PLEASE Don't allow our dreams to become nightmares!

We are told this behavioral health project is being developed by a church on Fort Lowell; if these good christian folks really want to help folks then why not in their own backyard?

We would appreciate notice of any hearings regarding this situation to allow our voices to be heard.

Sincerely,
Glen and Donna Fellger

Sent from my iPad

From: [Carolyn Quinn](#)
To: [Anita McNamara](#)
Subject: Hope of Life
Date: Tuesday, October 26, 2021 5:51:37 PM

PLEASE BE CAUTIOUS

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Good Evening Mrs. McNamara,

I am emailing you today in regards to the Hope of Life submission. I live on Spider Agave just a few houses down from where this home is going to be located. I am also a registered nurse and have knowledge about the behaviors of people who live in these sort of group homes. I do not believe that this sort of home is appropriate for the saguaro bloom neighborhood. This neighborhood is extremely family oriented and has a lot of children playing/going around the neighborhood. I have four children myself (ages 13, 10, 5 and 11 months) that I would not feel comfortable around individuals that if off their medications or on the incorrect medications that could have erratic or dangerous behaviors. The submission states that there would be no impact on the neighborhood because there would be no contact from the residents and the neighborhood. This is not possible unless they are planning on doing a lockdown facility which a house is not appropriate for. Behavioral health and drug addiction very much can go hand in hand which is a big concern for my family and the neighborhood. I do not want to bring any potential drug seeking behaviors to the neighborhood. I do not want my family to be afraid to be outside of our home. This neighborhood is a safe place to be as of right now and I would like it to stay that way. Not to mention this type of home can drop the property value of a neighborhood significantly.

Sincerely,
Carolyn Quinn

To Whom It May Concern:

My name is Christopher Wateland. My family currently resides at 9354 W Spider Agave Rd. It has come to my attention very recently, within the last 24 hours, that there is a proposal to establish an Adult Behavioral Health Group Home under the name “Hope of Life, LLC” just three doors down from ours at 9378 W Spider Agave Rd.

I wish to express my deepest concerns and utmost protest against this proposal. There are a multitude of reasons behind my disapproval of said proposal – namely, and most poignantly, is the number of young children we have residing on our street. A vast majority of them are under the age of 10, and a great many of them are no older than 3. Additionally, the proposal’s “Project Narrative” seems to be very ambiguous and extremely vague in its contents. For starters: said proposal, or *project narrative*, lacks any sort of mission statement – it fails to disclose its purpose and intention(s). Furthermore, it makes an erroneous claim on page three, under the heading of “Neighborhood Impact” that (please note that the following quote is exactly how it is written in the document, grammatical errors and all, so as to maintain an understanding of the level of chicanery being proposed by whomever is proposing this potentially dangerous venture):

“There is no impact on the neighborhood; there is no any contact between our residents and the neighborhood because HOPE OF LIFE, LLC will provide transportation for residents for appointments, treatment programs, socialization activities and other outings . . . [i]t will be normal traffic because it considered as residential. It will be a van and 2 staff cars.”

Similarly fashioned explanations, without definition of key aspects of said explanations, can be found throughout entirety of the document. The complete and unabridged document seems to have been thrown together without any forethought or attention to the slightest bit of detail. The poorly drafted boilerplate muddle of ambiguity is highly alarming. There is no direction, no explanation, and quite frankly there is absolutely no reason that would lead myself or anyone else to believe that such a proposal would in any way be beneficial, let alone safe, for our quiet residential community. The singular aspect that can be considered decipherable when extracted from the totality of the *project narrative* is read, with substantial strain I might add, is the fact that Hope of Life, LLC intends to: 1) maintain and administer opioid drugs, both orally and via injection, to its “residents” by its “administrator(s)”, neither of which are at all defined within the *project narrative* of 22 pages, and 2) provide transportation to its “residents” in and out of the neighborhood for “outings.”

In short, nowhere in the document (which I have attached) will you find a citation to any State Statute(s), Municipal Code(s), Zoning Ordinance(s), etc. There is nothing indicating the scope and degree by which this proposed entity intends to operate. It is a mind-numbing haze of unprofessionalism and exudes frightening incompetence of titanic proportions, which tends to usher me to the conclusion that such a venture would be twice as dangerous as behavioral health group home already is, on its face.

We live on a quiet street, in a family-friendly neighborhood, in a newly developed part of Marana, AZ – a part of town which is slated to have, and has already undergone the first phase of construction, a community recreation area with basketball courts, playgrounds, football/soccer fields, bike trails, etc. – and we do not want to have this sort of operation residing within our neighborhood. We do not want our children exposed to this nonsense. We do not want our peaceful street to become a halfway home for those struggling with addiction. I pray people struggling with addiction and opioid abuse find the help they need. However, W Spider Agave Rd in Marana, AZ is NOT THE SETTING for such an operation.

A Very Concerned Citizen of Marana,

/s/ Christopher Wateland

Christopher Wateland
9354 W Spider Agave Rd
Marana, AZ 85653
(701) 899-0631

From: [Amy Hinkley](#)
To: [Anita McNamara](#)
Subject: LLC Saguaro Bloom rezoning
Date: Wednesday, October 27, 2021 12:06:51 PM

PLEASE BE CAUTIOUS

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To whom it may concern,

I am emailing you to express my concern and disagreement, along with many other of my neighbors, in regards to the LLC attempting to establish a rezoning within Saguaro Bloom to allow a behavioral health group home.

I love Saguaro Bloom and would not want to move, but these types of homes negatively impact property values as well as the communities they are installed in. It brings in unnecessary traffic that compromises the integrity of the safety and security of the families that live within the surrounding neighborhoods and brings about uneasiness and a disruption of peace of mind for its residents.

I ask that you please consider assisting in abolishing this request for a rezoning and take into deep consideration the families it will impact should it come to pass. Thank you.

A concerned Saguaro Bloom resident

Sent from my iPhone

From: [Christian Uriarte](#)
To: [Anita McNamara](#)
Subject: Homeowner/Community Opposition to BH Group Home in Saguaro Bloom
Date: Wednesday, October 27, 2021 5:11:57 PM

PLEASE BE CAUTIOUS

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Ma'am,

I write to you, as countless others have or will be, to express my deep concern and opposition to the LLC attempting to establish a rezoning and acceptance of their business application for a behavioral health group home within the Saguaro Bloom Community.

As a life-long member of the law enforcement community, I have personally and professionally been a witness to the impacts caused by group homes such as these.

Also, a simple Google search yields endless results of how these types of homes negatively impact property values as well as the communities they are allowed into. They draw in an unwanted criminal element that compromises the integrity of the safety and security of the families that live within the surrounding neighborhoods, while also cultivating an environment of uneasiness and prevents any peace of mind for its residents in the community.

I strongly urge you (Town of Marana) to please consider assisting us (Saguaro Bloom Homeowners) in denying this application for its request to become established and operational in our community. Please take into deep consideration the families that will be impacted and the impact to a thriving new community should it pass. Especially to the amount of money and investment into the new community park being built within Saguaro Bloom and the damage that will be caused to it with this group home being in such close proximity to it.

Thank you.

Respectfully,

Saguaro Bloom Homeowner
8910 West Irongate Road, Marana, Arizona

From: [Lisa Knight](#)
To: [Anita McNamara](#)
Subject: Group Home in Saguaro Bloom
Date: Thursday, October 28, 2021 10:49:15 AM

PLEASE BE CAUTIOUS

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Hi Anita,

I am emailing you regarding the group home in Saguaro Bloom that has been proposed. Please relocate this Group Home.

I am a registered nurse and have worked in different Psychiatric facilities. I do not want unstable people living next to my family. I have seen these struggling people harm themselves and others while they are trying to heal. They are not in a place where they have total control over their actions or sound judgment. I empathize with these people but also need to do my job as a mom and advocate for the safety of my children!

I am a young mother who's husband works 80+ hours as a surgical resident. We live in the Acacia Phase and I am already nervous enough being home alone so often. I would love to feel safe in my home and I'm our yard, on walks or at the park. I chose to live in Saguaro Bloom, knowing I'd be alone a lot, because it felt safe. Having a group home located here would take that peace of mind away from me.

We are all begging you to relocate this group home. For my children's safety.

Thank you,
Lisa Knight

From: [Andrew Daniels](#)
To: [Anita McNamara](#)
Subject: Re: Please REJECT Saguaro Bloom Behavioral Health Group Home Proposal
Date: Thursday, October 28, 2021 11:09:11 PM

PLEASE BE CAUTIOUS

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Ms. McNamara,

In a follow up to our previous email, we wanted to make clear that we are in no way advocating for discrimination against anyone based on a disability. We respect the law and do our best to live our lives in conformance with all the laws of the land, including the Fair Housing Act. We believe that there are a number of valid, legal reasons that another location should be considered for this group home (the current single family residential zoning and size of the dwelling, along with the number of people proposed to live in the dwelling, among others). We do reaffirm our concerns of safety and property values in our neighborhood, and would be interested in any findings that the council makes in support of or against the proposed zoning change. Thank you.

Best Regards,

Andrew & Micaiah Daniels

> On Oct 28, 2021, at 6:56 PM, Andrew Daniels <andrew.will.daniels@gmail.com> wrote:

>

> Good Evening Ms. McNamara,

>

> We are writing you as residents of Saguaro Bloom to strongly recommend that the Town of Marana REJECT Hope of Life LLC's proposal to accommodate a group home in phase 4 of Saguaro Bloom. There are several reasons that the committee should reject this proposal, we wish to highlight two in particular:

>

> First, the entire community would be at higher risk of becoming victims of crime, including violent crime. Residents such as my family have moved into this community with young children and paid a premium to live in this particular community because of its safety, among other things. Group homes such as the one proposed are statistically correlated with an increase in crime in such areas, including but not limited to violent crime. This impacts the safety of our young children in the neighborhood. There is also a phase of the community that is exclusively for seniors nearby, and their safety could be impacted as well.

>

> Second, home values would be dramatically impacted. Historical data shows that when such homes move into a community, home values suffer. Saguaro Bloom isn't even a complete community yet (plenty of homes still under construction) and a rezoning to include a group home would very likely impact further home sales and in turn, further community development. Additionally, it would impact current home values. Current home owners such as ourselves who have just moved into the neighborhood and are close to the property in question could lose thousands of dollars, equity that doesn't even exist in our home yet as new homeowners.

>

> As a couple who has both mental illness and drug use in our immediate families, we empathize with those young people who struggle with such things. We have both witnessed close family members struggle and fight, sometimes due to others' actions and no fault of their own. As a couple we actively contribute to a non-profit every month that, among other things, provides resources to members of our community who struggle with mental health issues. We strongly urge the Town of Marana to look into opportunities to provide relief for those who are struggling in our community, especially our youth. With an equally firm conviction, we ask the Town of Marana to REJECT Hope of Life LLC's proposal to re-zone a property in the Saguaro Bloom development for a group home. There are ways to assist the young people of our community without jeopardizing the safety of our families and putting a

disproportionate amount of responsibility to do so on the community of Saguaro Bloom against the community's will. To do so would recklessly jeopardize the financial and physical well-being of a large portion of the citizens of the Town of Marana.

>

> Please confirm that this email has been received and read into the official record at the Town's next public forum on the matter.

>

> Best Regards,

>

> Andrew & Micaiah Daniels

From: [Computer Family](#)
To: [Anita McNamara](#)
Subject: * (Mrs. McNamara) : RE - Not In Favor of Group Home Proposal for Saguaro Bloom
Date: Monday, November 1, 2021 3:11:05 PM

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Dear Mrs. McNamara,

I write to you, as countless others have or will, to express our deep concern and disagreement with the Hope of Life LLC attempting to establish a "re-zoning" within Saguaro Bloom to allow a behavioral health group home to be established.

A simple Google search yields countless results of how these types of homes – (whether adult, male/female, or juvenile) negatively impact property values, as well as the safety of the communities in which they are installed in. They draw in unnecessary traffic that can compromise the integrity, safety, and security of the families - (especially those with small and/or teenage children) that live within the surrounding neighborhoods. They can also cultivate an environment of uneasiness and a disruption of peace of mind for its residents.

I strongly urge you to please consider assisting in abolishing this request for a "re-zoning" in the Saguaro Bloom neighborhood and take into deep consideration the families it will impact should it come to pass.

P.S -.

Both Marana and Tucson Police living in our neighborhood have confirmed that they are strongly against establishing a behavioral group home in the Saguaro Bloom neighborhood. One of our Tucson Police officers - (who lives here) has indicated that he responds weekly (and sometimes daily) to other group homes established in the Tucson area. He also confirmed the danger of fighting amongst the resides ... not to mention the unnecessary traffic - (both automobiles and shady/dangerous people, and **drugs**) that can be drawn in as well.

Also, a former juvenile prosecutor who also lives in Saguaro Bloom has confirmed that behavioral health group homes can create a multitude of issues in a neighborhood. She too is strongly against establishing a group home in our neighborhood due to the added safety, drug-related, and security risks ... especially for small and/or teenage children who may be living within 100 yards of the group home.

Very respectfully,
Richard and Nina Moore
Saguaro Blook (Phase II)
9883 N Melandra Way
Marana, AZ 85653

From: [Anita McNamara](#)
To: ["Elaine Sanchez"](#)
Subject: RE: Concerned Homeowner
Date: Tuesday, November 2, 2021 8:15:00 AM

If you are commenting on the Saguaro Bloom Behavioral Health Home, please send your comments to Maranaplanning@maranaaz.gov.

We have received your comments regarding the Hope of Life, LLC Behavioral Group Home. We will ensure that these comments are brought to the attention of the Town of Marana Planning Commission when this item is scheduled for a public hearing. Please know that you have a right to attend and speak at the hearing, and that a public notice of the hearing will be issued once it has been scheduled. Thank you.

-----Original Message-----

From: Elaine Sanchez <elainesanchez22@icloud.com>
Sent: Monday, November 1, 2021 7:50 PM
To: Anita McNamara <amcnamara@MARANAAZ.GOV>
Subject: Concerned Homeowner

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Ma'am,

I write to you, as countless others have or will, to express my deep concern and protest with regards to the LLC attempting to establish a rezoning within Saguaro Bloom to allow a behavioral health group home.

A simple Google search yields endless results of how these types of homes negatively impact property values as well as the communities they are installed in. They draw in unnecessary traffic that compromises the integrity of the safety and security of the families that live within the surrounding neighborhoods and cultivate an environment of uneasiness and a disruption of peace of mind for its residents.

I strongly urge you to please consider assisting in abolishing this request for a rezoning and take into deep consideration the families it will impact should it come to pass. Thank you.

Very respectfully,

Saguaro Bloom Resident

From: [Spencer Hickman](#)
To: [Anita McNamara](#)
Subject: FW: Behavioral group home in Saguaro Bloom
Date: Friday, November 19, 2021 11:28:56 AM

Spencer Hickman
Planner
Town of Marana
11555 W. Civic Center Dr.
Marana, AZ 85653
(520) 382-2686

-----Original Message-----

From: Carol Boquard <carolboquard@gmail.com>
Sent: Wednesday, November 3, 2021 6:50 PM
To: maranaplanning <maranaplanning@MARANAAZ.GOV>
Subject: Behavioral group home in Saguaro Bloom

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I have heard that there is a proposal for a behavioral group home in Phase 4 of Saguaro Bloom. I live in Phase 7 and am concerned. I have not been able to get any concrete information about the proposal and comment period. Please advise. Thank you.

From: [Nicole Hansen](#)
To: [Anita McNamara](#)
Cc: [Coco](#)
Subject: Group Home
Date: Friday, November 5, 2021 9:38:52 AM

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Mrs. McNamara

It has come to my attention, I know late, that there is a family petitioning for whatever type of group home. This is appalling. Why would they want to be so far from the city with no transportation work, and stores close by. This would cause crime rate to go up in our neighborhood because we are such a secluded neighborhood with nothing to do. This is why we moved here for a quiet neighborhood to raise our family. We don't have to worry about going to the park, pool, or walking around our neighborhood. It is sad that a family would even try to propose this and not think of other children and families in this neighborhood. Petitioning for this would cause a ripple effect with more group homes increasing crime, drugs, prostitution, child abuse, burglary etc. I am completely opposed to allowing this process. I would like to be informed of any ways I can oppose this process and any petitions I can sign.

Thanks,

Nicole Makoni (resident of phase 4)

Sent from my iPhone

From: [Spencer Hickman](#)
To: [Anita McNamara](#)
Subject: FW: Hope of Life Behavioral Group Home
Date: Friday, November 19, 2021 11:28:46 AM
Attachments: [image001.png](#)

Spencer Hickman

Planner

Town of Marana

11555 W. Civic Center Dr.

Marana, AZ 85653

(520) 382-2686



From: Carol Boquard <carolboquard@gmail.com>
Sent: Friday, November 5, 2021 12:10 PM
To: maranaplanning <maranaplanning@MARANAAZ.GOV>
Subject: Hope of Life Behavioral Group Home

PLEASE BE CAUTIOUS

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Hope of life Behavioral Group Home

I am commenting on the proposed group home on the corner of Wild Springs Dr. and Saguaro Highlands Dr. First of all Saguaro Bloom is a great well planned community with homes in the neighborhood of \$400,000 to \$600,000. It is well landscaped with a bike path, community center, pool and playgrounds. This group home will affect property values. We moved here to get away from the city and enjoy a peaceful life in a new home in a SINGLE FAMILY RESIDENCE development. If a 10 client home is added, our lifestyle and property values will be affected. As a former Special education teacher with experience with a behavioral population, I am deeply troubled. This is not an appropriate place for the group home. These are my concerns with the proposal:

1. Property values
2. Insurance rates
3. There will be 10 clients with severe behaviors. What about our children?
4. Some are highly medicated and probably some can be violent.
5. 2 vehicles and a van driving clients to work, outings and medical appointments will

bring traffic and parking problems

6. 2-3 attendants on staff will add more people and traffic
7. Who will do the landscaping?
8. Who will make sure there is no damage to the property?
9. Will they have full access to the pool and community center?
10. What about our children? Will they be safe?

Please deny this request. There are other places in Marana that are more appropriate for a group home. Not in a well established, expensive community with so many children. Thank you for your time.

Carol Boquard

9989 N Ruby Range Trail

Marana AZ 85653

907-355-5074

From: [Spencer Hickman](#)
To: [Anita McNamara](#)
Subject: FW: Oppose Conditional Use Application - Hope of Life Behavioral Group Home - 9378 W Spider Agave Road
Date: Friday, November 19, 2021 11:28:36 AM

Spencer Hickman
Planner
Town of Marana
11555 W. Civic Center Dr.
Marana, AZ 85653
(520) 382-2686

-----Original Message-----

From: Comcast <jdowdy12@comcast.net>
Sent: Friday, November 5, 2021 12:32 PM
To: maranaplanning <maranaplanning@MARANAAZ.GOV>
Subject: Oppose Conditional Use Application - Hope of Life Behavioral Group Home - 9378 W Spider Agave Road

PLEASE BE CAUTIOUS

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To whom it may concern:

I am a resident of Saguaro Bloom, the DR Horton community located in Marana, Arizona, in the vicinity of Twin Peaks Road and Saguaro Highlands. I am opposed to the use of homes within our neighborhood as group homes for individuals with behavioral health issues. I have been made aware of an application submitted by Intertech Architectural Interiors that will negatively affect my family and our neighbors.

The typical activity associated with homes used in this manner will be concerning and disruptive to the surrounding community. It is not unusual for these types of facilities to experience physical violence in and around the location. It is also typical that unstable subjects leave facilities on foot while experiencing mental health crisis creating likelihood they will contact area residents.

Additionally, lax regulation of such facilities creates an environment in which homes understaffed by unqualified personnel become a burden on local law enforcement and emergency medical providers.

The grammatical errors and lack of detail within the Project Narrative submitted by the applicant is indicative of the lacking professionalism associated with these facilities. These homes subsidized by the government are profitable only for the person or entities that own the parent company. It is of particular concern that an Architectural Interior company is responsible for this application.

The Saguaro Bloom community is thriving and is providing increased tax revenue for Marana as home values continue to rise. Allowing homes to be used as group rehabilitation facilities within a family oriented residential neighborhood is not conducive to continued growth and prosperity for residents or the Town of Marana. Approving this application will stifle growth in the area and diminish existing home values.

Although I am sensitive to the needs of those individuals who may be designated to live in group homes it is imperative that the values and needs of the families already living in the community be protected. It is not equitable

to allow such facilities to begin operating in an area after homeowners have selected the neighborhood to raise families. Facilities of this type should be located away from single family residential neighborhoods to preserve privacy for group home residents and safety for surrounding families.

Please take note of my objection and those of many others in our community. Do not allow homes within our neighborhood to be used as group rehabilitation facilities.

Respectfully,

Jason Dowdy
Saguaro Bloom resident

From: [Spencer Hickman](#)
To: [Anita McNamara](#)
Subject: FW: Hope of Life Behavioral Group
Date: Friday, November 19, 2021 11:28:01 AM
Attachments: [image001.png](#)

Spencer Hickman

Planner

Town of Marana

11555 W. Civic Center Dr.

Marana, AZ 85653

(520) 382-2686



From: caseyjc7 <caseyjc7@aol.com>
Sent: Monday, November 8, 2021 8:14 PM
To: maranaplanning <maranaplanning@MARANAAZ.GOV>
Subject: Hope of Life Behavioral Group

PLEASE BE CAUTIOUS

THIS MESSAGE AND SENDER COME FROM OUTSIDE THE TOWN OF MARANA. IF YOU DID NOT EXPECT THIS MESSAGE, PROCEED WITH CAUTION. VERIFY THE SENDER'S IDENTITY BEFORE PERFORMING ANY ACTION, SUCH AS CLICKING ON A LINK OR OPENING AN ATTACHMENT.

To whom it may concern,

As a mother of two that has just moved into the Sahuaro Bloom neighborhood, I am extremely concerned about the safety issues a behavioral home like this would bring if approved. We specifically chose this neighborhood to raise our two small children due to the family friendly environment. I was very disheartened to read the plans submitted for this behavioral home. There are so many young families in such a small area that I truly feel this behavioral home would be far better suited elsewhere.

Please consider these concerns and the safety of all of the families in this small community.

Sincerely,

Casey Chitester
Sahuaro Bloom Home Owner

[Sent from the all new AOL app for iOS](#)

From: [Spencer Hickman](#)
To: [Anita McNamara](#)
Subject: FW: Hope of Life Ilc
Date: Friday, November 19, 2021 11:28:12 AM
Attachments: [image001.png](#)

Spencer Hickman

Planner

Town of Marana

11555 W. Civic Center Dr.

Marana, AZ 85653

(520) 382-2686



From: JoAnn Wages <joannwages@gmail.com>
Sent: Monday, November 8, 2021 9:43 AM
To: maranaplanning@MARANAAZ.GOV>
Subject: Hope of Life Ilc

PLEASE BE CAUTIOUS

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Good Morning,
I would like ask if you could give some more info on the purposed group home for Hope of Life Ilc. I read the proposal and it's very vague not really explaining what "Behavior Health" they are wanting to care for. Also can you please advise me where they are in the review process.

--

Believing for good things to come your way


JoAnn Bridges Wages
520-955-1453
joannwages@gmail.com

From: [k Dunn](#)
To: [Anita McNamara](#); [Terry Rozema](#)
Subject: Concerned citizen, neighbor and parent.
Date: Wednesday, November 10, 2021 3:23:24 PM

PLEASE BE CAUTIOUS

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Concerned citizen, neighbor and parent.

There is a proposal for a Behavioral Health Group Home proposal by Hope of Life, LLC @ 9378 W Spider Agave RD, Marana, AZ 85653. This home is in the middle of a large, beautiful growing community! There is an application in process (with the town of Marana) to turn their home into a group/sober home. The proposal states that the home would accommodate up to 10 people. I am not clear if this includes or excludes their current family of four. The proposal also indicates that there would be 2 transportation vans parking in front of the residence. My first concern is for the members who the house is targeting, the house is only 1 story, 2200 sqft, there is not enough room to make this home accommodate that many people safely. The yard is already unkempt with weeds and overgrown bushes. If they cannot take care of the property now, how is anyone expecting they will care for behaviorally challenged, drug addicted individuals? This business needs to be strongly vetted. Sober homes are becoming a significant revenue stream for homeowners without the consideration of the actual clients they are serving. The rezoning of this home should be denied.

My second concern is in speaking with numerous neighbors, it is apparent that there is a justifiable level of discomfort with the idea of introducing a group/sober home into a family-oriented neighborhood. Many, including myself, are pro-rehabilitation but just not in this type of neighborhood. The main concerns include 15+ kiddos on this street alone, not to mention the hundreds of other children in each and every phase within this community. A sober living house brings increased crime, increased drug, alcohol and cigarette use, which will be seen and witnessed by all the children in the neighborhood. Sober living houses increase police interactions which can be scary for all involved. This court ordered sober home could also bring other behavioral issues associated with drug use to the neighborhood like sexual abuse, sexual assault, sex trafficking and pedophile. The permit for this home should be denied immediately.

Lastly, there is a concern that the presence of the sober living home, the increased crime and increased police interactions will decrease property values, increase insurance rates and decrease the overall image of the neighborhood. It will increase the possibility of other homeowners following suit. I say again sober homes are becoming a significant revenue stream for homeowners without the consideration of the neighbors who have to live near these homes. The re-zoning and permitting of this home should be denied now. Put all your constituents in this large, growing neighborhood at easy.

Thank you for reading this email and as an elected official I hope you'll do the right thing and reject this proposed court ordered sober living house. Protect my children and the children of the neighborhood. Keep our community safe! I will close with, not only do we want a safe community, we want property values to stay. High values lead to high property taxes, which is a large source of revenue for Arizona and the town of Marana. If you allow this type of facility in a large, growing and developing community you will be setting Marana up for slower growth, lower property taxes and decreased revenue for you to work with. I implore you to do the right thing and deny the re-zoning and permitting of this proposed court ordered sober living house in the heart of one of Marana's largest and fastest growing, child focus, family friendly neighborhoods.

Thank you,

Kody Dunn

Registered Voter in Arizona and Marana.

From: [Steven Cheslak](#)
To: [Anita McNamara](#)
Cc: [Terri Byler](#)
Subject: FW: My children's safety at risk.
Date: Friday, November 12, 2021 8:15:12 AM

Fyi

Steve Cheslak
Planning Manager
Town of Marana
11555 West Civic Center Drive
Marana, AZ 85653
(520) 382-2650
scheslak@maranaaz.gov

-----Original Message-----

From: Cherry Lawson <clawson@MARANAAZ.GOV>
Sent: Wednesday, November 10, 2021 4:50 PM
Cc: Terry Rozema <trozema@MARANAAZ.GOV>; Erik Montague <emontague@MARANAAZ.GOV>; Jason Angell <jangell@MARANAAZ.GOV>; Jane Fairall <jfairall@MARANAAZ.GOV>; Steven Cheslak <scheslak@MARANAAZ.GOV>; Libby Shelton <lshelton@MARANAAZ.GOV>
Subject: FW: My children's safety at risk.

Good afternoon Mayor Honea and Council Members,

I am forwarding to you the below email that the Town received relating to a group home in the Saguaro Bloom community for your review and consideration. Have a good evening.

Cherry

-----Original Message-----

From: Linda Dralle <ldralle@MARANAAZ.GOV>
Sent: Wednesday, November 10, 2021 1:09 PM
To: Terry Rozema <trozema@MARANAAZ.GOV>; Erik Montague <emontague@MARANAAZ.GOV>; Cherry Lawson <clawson@MARANAAZ.GOV>
Subject: FW: My children's safety at risk.

Email the Mayor and Council Member Ziegler received today.

Thanks,
Linda

-----Original Message-----

From: Lisa Knight [<mailto:knight.lisaj@gmail.com>]
Sent: Wednesday, November 10, 2021 12:57 PM
To: Ed Honea; rzeiglar@maranaaz.gov
Subject: My children's safety at risk.

PLEASE BE CAUTIOUS

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Mayor Honea & Roxanne Ziegler,

It has come to my attention that a Group Home is going to be placed in the Saguaro Bloom Community, the neighborhood that my family and I live in. We love this neighborhood and it has been the perfect place to raise our young family. Most of the families that live here are in a similar phase of life as us. Working parents & young kids. Every street you drive down you'll see kids out playing together and riding bikes & the parks are always full with children as well. The perfect place to raise a family. When my family and I moved here from St. Louis for my husband's orthopedic residency at Banner Hospital, we chose this community to live in, even though it would be an hour commute daily for my husband, on top of his 80 hour work week, because it was a place we felt SAFE! My children and I feel safe here even though our husband and father is rarely home.

When we first moved in the neighborhood over a year ago, I had an encounter with my neighbor's aggressive dog. He tried to attack me while on a leash. I called a few facilities asking if there was anything that could be done to relocate this animal because I knew it wasn't a matter of "if" this dog would attack someone if off leash, but "when" this would happen.

Last week I was in my front yard with my three young girls while they were riding bikes. The dog got let out of its house and it ran from down the street straight to my innocent children playing out front. My nine month old was safe in her stroller, I was able to grab my three year old, and watched as that dog bit my five year old on her back. Luckily, my child is ok. Without any serious injury. However, It could have cost her her life! This was the most traumatic event my family has encountered. This dog will no longer live in that home in our neighborhood - thank heavens! I wish I would have been proactive in advocating for the safety of my children before this traumatic event happened.

Now that there are plans for having a group home just around the corner from my family I know I need to be a better advocate for the safety of my children and all those who live in Saguaro Bloom. This home needs to be relocated to a community where children are not so abundant. I empathize with those who need to be in a group home and pray that they receive the help and recovery they need. But as a Registered Nurse I have worked alongside these patients. They are recovering and many are not in a stable place. I cannot allow any accident to happen because of a mistake of someone who is overcoming an addiction - I have seen people go to ANY lengths to to get the fix they need. It is MY RESPONSIBILITY to protect my children and not allow this house to be placed here.

Please take action and not allow this group home to be here in Saguaro Bloom. I do not need anything else added to the daily anxiety I already feel as a mother. I do not see it fair for an addictive person's choices to affect my family's life and peace of mind. I will not stop until there is a better plan put in place. Do you have the contact information for the Senators I will need to contact?

Thank you,
Lisa Knight
801-599-4170

From: [Spencer Hickman](#)
To: [Anita McNamara](#)
Subject: FW: CUP2108-001
Date: Monday, November 15, 2021 4:44:41 PM

Spencer Hickman
Planner
Town of Marana
11555 W. Civic Center Dr.
Marana, AZ 85653
(520) 382-2686

-----Original Message-----

From: Laura Backner <ljbsspartan@gmail.com>
Sent: Monday, November 15, 2021 3:19 PM
To: maranaplanning <maranaplanning@MARANAAZ.GOV>
Subject: CUP2108-001

PLEASE BE CAUTIOUS

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I have a question/comment for the Dec 1, 2021 meeting

Laura Backner
Marana resident
315-430-4640

Sent from my iPhone

From: [Spencer Hickman](#)
To: [Anita McNamara](#)
Subject: FW: File Number CUP21019-001
Date: Monday, November 22, 2021 8:06:49 AM
Attachments: [image001.png](#)

Spencer Hickman

Planner

Town of Marana

11555 W. Civic Center Dr.

Marana, AZ 85653

(520) 382-2686



From: caseyjc7 <caseyjc7@aol.com>
Sent: Friday, November 19, 2021 7:20 PM
To: maranaplanning <maranaplanning@MARANAAZ.GOV>
Subject: File Number CUP21019-001

PLEASE BE CAUTIOUS

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To whom it may concern,

As a mother of two that has just moved into the Sahuaro Bloom neighborhood, I am extremely concerned about the safety issues a behavioral home like this would bring if approved. We specifically chose this neighborhood to raise our two small children due to the family friendly environment. I was very disheartened to read the plans submitted for this behavioral home. There are so many young families in such a small area that I truly feel this behavioral home would be far better suited elsewhere. We frequent the playground around the corner from this home for play dates with fellow young families. I will no longer feel comfortable doing so if this is approved.

Please consider these concerns and the safety of all of the families in this small community.

Sincerely,

Casey Chitester
Sahuaro Bloom Home Owner

Please feel free to contact me if you need any further information.

[Sent from the all new AOL app for iOS](#)

From: [Jason Angell](#)
To: [Anita McNamara](#)
Subject: Fwd: Form Submission - General Feedback
Date: Monday, November 22, 2021 9:45:07 AM

Sent from my iPhone

Begin forwarded message:

From: Jason Angell <jangell@maranaaz.gov>
Date: November 22, 2021 at 9:44:46 AM MST
To: Vic Hathaway <vhathaway@maranaaz.gov>
Subject: Re: Form Submission - General Feedback

Thanks, Vic.

I'll make sure it is included with rest of the comments we have received.

Jason

Sent from my iPhone

On Nov 22, 2021, at 9:36 AM, Vic Hathaway
<vhathaway@maranaaz.gov> wrote:

FYI, please see below.

Vic Hathaway

Communications Manager • Town Manager's Office

Town of Marana

11555 W. Civic Center Dr. Marana, AZ 85653
(520) 382-1984 vhathaway@maranaAZ.gov

From: Erik Montague <emontague@MARANA.AZ.GOV>

Date: Monday, November 22, 2021 at 9:01 AM

To: Vic Hathaway <vhathaway@MARANA.AZ.GOV>

Cc: Terry Rozema <trozema@MARANA.AZ.GOV>

Subject: FW: Form Submission - General Feedback

You probably can forward it to Jason's group as it is going through their process. Will be included with all other public comments received.

Thank you,

Erik Montague,
Deputy Town Manager

Town of Marana
11555 W. Civic Center Drive, Bldg A3
Marana, Arizona 85653
Phone: (520) 382-1900
Fax: (520) 382-1902

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From: Vic Hathaway <vhathaway@MARANAAZ.GOV>
Sent: Monday, November 22, 2021 8:12 AM
To: Erik Montague <emontague@MARANAAZ.GOV>
Subject: FW: Form Submission - General Feedback

Hi Erik, I remember you mentioning this. This email came in over the weekend. How would you like me to proceed with forwarding it?

Vic Hathaway
Communications Manager • Town Manager's Office

Town of Marana
11555 W. Civic Center Dr. Marana, AZ 85653
(520) 382-1984 vhathaway@maranaAZ.gov

From: Squarespace <form-submission@squarespace.info>
Reply-To: "bcross.jr75@gmail.com" <bcross.jr75@gmail.com>
Date: Sunday, November 21, 2021 at 12:20 PM
To: Vic Hathaway <vhathaway@MARANAAZ.GOV>
Subject: Form Submission - General Feedback

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CAUTION. VERIFY THE SENDER'S IDENTITY BEFORE PERFORMING ANY ACTION, SUCH AS CLICKING ON A LINK OR OPENING AN ATTACHMENT.

Sent via form submission from [Town of Marana](#)

Feedback: Group home in Saguaro Bloom.

Why are you allowing this in this beautiful community? Who's bonehead idea is this? There has to be cheaper options to people these people in. Placing them in a brand new development seems hardly the right choice. You are putting the families with children at risk here, and going to lower the value of homes not to mention ruin the community. I don't work my ass off to have it ruined by city officials. I guarantee there isn't any group homes around the houses of city officials. I am 100% against this.

Email to reach you: bcross.jr75@gmail.com

Phone (if applicable): (760) 902-0900

Address (if applicable): 10280 N Crooked Peak Trl, Marana, AZ 85653 US

Does this submission look like spam? [Report it here.](#)

From: [Christina DeWolf](#)
To: [Anita McNamara](#)
Subject: LLC In Saguaro Bloom
Date: Tuesday, October 26, 2021 8:20:02 PM

PLEASE BE CAUTIOUS

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Good evening,

I have recently found out there is possibility of a behavioral health facility petitioning to be built within my neighborhood.

I am concerned about this news. When I was shopping for a home, I moved to this area because of the community feeling and feeling of safety for my family. I have a young child so this is a priority for me.

Upon reading the proposal I am concerned that this will negatively impact the safety of this neighborhood. So much so that I worry I may need to move out of the neighborhood and the town of Marana to an area that I feel would maintain the safety of the neighborhood.

The possibility of the LLC is also a negative impact on my property value. This is a residential area that we enjoy because of the feeling of being rural. Having a business within the community will negatively impact that.

I understand that this type of facility is to help those who need assistance in getting back on track with their life, but I do not feel that a neighborhood filled with children is an appropriate location.

For the safety of all those who reside in the area, please consider declining the proposal to allow a business into our residential homes, especially one that could endanger our children.

Sincerely,
Christina

From: [MaryG Loya](#)
To: [Anita McNamara](#)
Subject: My Deep Concern Saguaro Bloom Phase 4 Resident
Date: Tuesday, October 26, 2021 8:04:49 PM

PLEASE BE CAUTIOUS

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"Ma'am,

I write to you, as countless others have or will, to express my deep concern and protest with regards to the LLC attempting to establish a rezoning within Saguaro Bloom to allow a behavioral health group home.

A simple Google search yields endless results of how these types of homes negatively impact property values as well as the communities they are installed in. They draw in unnecessary traffic that compromises the integrity of the safety and security of the families that live within the surrounding neighborhoods and cultivate an environment of uneasiness and a disruption of peace of mind for its residents.

"I strongly urge you to please consider assisting in abolishing this request for a rezoning and take into deep consideration the families it will impact should it come to pass. Thank you.

Very respectfully,

Saguaro Bloom Resident; Maria G. Loya & Jesse P. Annett

From: [Darryl K](#)
To: [Anita McNamara](#)
Subject: No Group Home
Date: Tuesday, October 26, 2021 9:15:48 PM

PLEASE BE CAUTIOUS

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"I strongly urge you to please consider assisting in abolishing this request for a rezoning and take into deep consideration the families it will impact should it come to pass. Thank you.

Very respectfully,
Saguaro Bloom Resident

From: c.watt87@yahoo.com
To: [Anita McNamara](#)
Subject: OBJECTION TO PROPOSED BEHAVIORAL HEALTH GROUP HOME (aka Hope of Life, LLC) ON W SPIDER AGAVE RD
Date: Tuesday, October 26, 2021 8:19:34 PM
Attachments: [Hope of Life project narrative.pdf](#)
[Ltr to Marana re Group Home proposal.pdf](#)

PLEASE BE CAUTIOUS

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To Whom It May Concern:

My name is Christopher Wateland. My family currently resides at 9354 W Spider Agave Rd. It has come to my attention very recently, within the last 24 hours, that there is a proposal to establish an Adult Behavioral Health Group Home under the name "Hope of Life, LLC" just three doors down from ours at 9378 W Spider Agave Rd.

I wish to express my deepest concerns and utmost protest against this proposal. There are a multitude of reasons behind my disapproval of said proposal – namely, and most poignantly, is the number of young children we have residing on our street. A vast majority of them are under the age of 10, and a great many of them are no older than 3. Additionally, the proposal's "Project Narrative" seems to be very ambiguous and extremely vague in its contents. For starters: said proposal, or project narrative, lacks any sort of mission statement – it fails to disclose its purpose and intention(s). Furthermore, it makes an erroneous claim on page three, under the heading of "Neighborhood Impact" that (please note that the following quote is exactly how it is written in the document, grammatical errors and all, so as to maintain an understanding of the level of chicanery being proposed by whomever is proposing this potentially dangerous venture):

"There is no impact on the neighborhood; there is no any contact between our residents and the neighborhood because HOPE OF LIFE, LLC will provide transportation for residents for appointments, treatment programs, socialization activities and other outings . . . [i]t will be normal traffic because it considered as residential. It will be a van and 2 staff cars."

Similarly fashioned explanations, without definition of key aspects of said explanations, can be found throughout entirety of the document. The complete and unabridged document seems to have been thrown together without any forethought or attention to the slightest bit of detail. The poorly drafted boilerplate muddle of ambiguity is highly alarming. There is no direction, no explanation, and quite frankly there is absolutely no reason that would lead myself or anyone else to believe that such a proposal would in any way be beneficial, let alone safe, for our quiet residential community. The singular aspect that can be considered decipherable when extracted from the totality of the project narrative is read, with substantial strain

I might add, is the fact that Hope of Life, LLC intends to: 1) maintain and administer opioid drugs, both orally and via injection, to its “residents” by its “administrator(s)”, neither of which are at all defined within the project narrative of 22 pages, and 2) provide transportation to its “residents” in and out of the neighborhood for “outings.”

In short, nowhere in the document (which I have attached) will you find a citation to any State Statute(s), Municipal Code(s), Zoning Ordinance(s), etc. There is nothing indicating the scope and degree by which this proposed entity intends to operate. It is a mind-numbing haze of unprofessionalism and exudes frightening incompetence of titanic proportions, which tends to usher me to the conclusion that such a venture would be twice as dangerous as behavioral health group home already is, on its face.

We live on a quiet street, in a family-friendly neighborhood, in a newly developed part of Marana, AZ – a part of town which is slated to have, and has already undergone the first phase of construction, a community recreation area with basketball courts, playgrounds, football/soccer fields, bike trails, etc. – and we do not want to have this sort of operation residing within our neighborhood. We do not want our children exposed to this nonsense. We do not want our peaceful street to become a halfway home for those struggling with addiction. I pray people struggling with addiction and opioid abuse find the help they need. However, W Spider Agave Rd in Marana, AZ is NOT THE SETTING for such an operation.

A Very Concerned Citizen of Marana,

/s/ Christopher Wateland

Christopher Wateland
9354 W Spider Agave Rd Marana, AZ 85653
(701) 899-0631

From: [Gordon and Shauneen Washburn](#)
To: [Anita McNamara](#)
Subject: Proposed Behavioral Health Group Home in Saguaro Bloom Community
Date: Tuesday, October 26, 2021 10:48:06 PM

PLEASE BE CAUTIOUS

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Dear Ms. McNamara

My husband and I live in Saguaro Bloom Community in Marana. We have lived here for 3.5 years, and consider this our retirement home.

We are very concerned about the proposed Behavioral Health Group Home in this community, and would strongly oppose any changes in the current single family residence status that would allow this to happen. This would set a precedence for other such businesses to apply for the same.

Surely other more suitable places could be found for troubled youth or adults than in the middle of a community that is trying to establish itself as a safe and healthy environment to raise young families? If residents have to be bussed in and out and won't be involved in the community, why bring them into a community that IS very involved with their neighbors? It does not make sense.

We realize that troubled souls have to go somewhere and sympathize with the fact that no matter where they go residents are not going to want them in their neighborhood, but a lot of people have moved here precisely to provide a safe and close knit neighborhood where they purposefully get to know their neighbors and have block parties etc. They do not to want to be concerned about their children every time they walk out the door.

Please do not allow the very thing that many people have moved to Saguaro Bloom to get away from into our neighborhood.

Thank you for your consideration, and for taking our opinion into account in this decision.

Gordon and Shauneen Washburn
9862 N Buzzing Bee Trail
Marana, AZ 85653
520.245.9553
Washburngs@msn.com

Shauneen Washburn
520.245.9553

From: [Charles Gaylord](#)
To: [Anita McNamara](#)
Subject: Saguaro Bloom Rezoning
Date: Tuesday, October 26, 2021 7:12:30 PM

PLEASE BE CAUTIOUS

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Ma'am,

I write to you, as countless others have or will, to express my deep concern and protest with regards to the LLC attempting to establish a rezoning within Saguaro Bloom to allow a behavioral health group home.

A simple Google search yields endless results of how these types of homes negatively impact property values as well as the communities they are installed in. They draw in unnecessary traffic that compromises the integrity of the safety and security of the families that live within the surrounding neighborhoods and cultivate an environment of uneasiness and a disruption of peace of mind for its residents.

I strongly urge you to please consider assisting in abolishing this request for a rezoning and take into deep consideration the families it will impact should it come to pass. Thank you.

Very respectfully,

Charles Gaylord
Saguaro Bloom Resident

From: [Courtney Slawiak](#)
To: [Anita McNamara](#)
Subject: Saguaro Bloom
Date: Tuesday, October 26, 2021 9:50:24 PM

PLEASE BE CAUTIOUS

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To whom it may concern,

I write to you, as countless others have or will, to express my deep concern and protest with regards to the LLC attempting to establish a rezoning within Saguaro Bloom to allow a behavioral health group home.

A simple Google search yields endless results of how these types of homes negatively impact property values as well as the communities they are installed in. They draw in unnecessary traffic that compromises the integrity of the safety and security of the families that live within the surrounding neighborhoods and cultivate an environment of uneasiness and a disruption of peace of mind for its residents.

I strongly urge you to please consider assisting in abolishing this request for a rezoning and take into deep consideration the families it will impact should it come to pass. Thank you.

Very respectfully,

Courtney Slawiak
Saguaro Bloom Resident

Planning Commission Regular Meeting

Meeting Date: 12/01/2021

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: December 1, 2021

Subject: Consider changing the date of the December 29, 2021 regular Planning Commission meeting.

—

Attachments

No file(s) attached.
