

**MINUTES**  
**ORO VALLEY PLANNING AND ZONING COMMISSION**  
**REGULAR SESSION**  
**\*\*\*AMENDED AGENDA\*\*\***  
**April 2, 2013**  
**ORO VALLEY COUNCIL CHAMBERS**  
**11000 N. LA CAÑADA DRIVE**

**CALL TO ORDER AT OR AFTER 6:00 PM**

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

**ROLL CALL**

**PRESENT:**

Robert Swope, Chair  
Don Cox, Vice Chair  
John Buette, Commissioner  
Alan Caine, Commissioner  
Bill Leedy, Commissioner  
Bill Rodman, Commissioner  
Tom Drzazgowski, Commissioner

**ALSO PRESENT:**

Lou Waters, Councilmember  
Joe Hornat, Councilmember  
Mike Zinkin, Councilmember

**PLEDGE OF ALLEGIANCE**

Chairman Swope led the audience in the Pledge of Allegiance.

**CALL TO AUDIENCE**

There were no speaker requests.

**COUNCIL LIAISON COMMENTS**

Councilmember Hornat requested the Council Liaison comments be moved to prior item 3, the Proposed Public Participation Plan.

- 1. REVIEW AND/OR APPROVAL OF THE JANUARY 8, 2013 SPECIAL SESSION MEETING MINUTES AND THE FEBRUARY 5, 2013 REGULAR SESSION MEETING MINUTES**

**MOTION:** A motion was made by Vice Chair Cox and seconded by Commissioner Buette to Approve the January 8, 2013 Special Session Meeting Minutes and the February 5, 2013 Regular Session Meeting Minutes.

**MOTION** carried, 7-0.

**2. PUBLIC HEARING FOR A CONDITIONAL USE PERMIT FOR A PROPOSED ORACLE VISTA MEMORY CARE FACILITY LOCATED AT THE SOUTHWEST CORNER OF ORACLE ROAD AND DESERT SKY ROAD (OV 813-001)**

Hillary Turby, Senior Planner, presented the following:

- Request Summary
- Context
- Conceptual Site Plan
- CUP Evaluation Criteria
- CUP Evaluation Criteria
- CUP Evaluation Criteria
- Summary/Recommendation
- Questions

Bill Carole, with Engineering and Environmental Consultant, representing the applicant, presented an overview of the site plan.

Carlos De Alva, with Sakellar Associates, presented an overview of the Memory Care Facility, elevations and materials.

Larry Kinkaid, Oro Valley resident, was pleased with the new wall being built and the existing wall taken down to avoid a "dual wall" situation.

Bill Adler, Oro Valley resident, stated that the Building and Zoning codes were inadequate in addressing what the Town refers to as senior living. His concern is with the staff report statement that the Zoning code considers memory care as a part of skilled nursing facility, which it is not.

Jim Elkan, Oro Valley resident, commented that the process has been excellent and he complimented staff and the applicant for working to address the neighborhood's issues.

**MOTION:** A motion was made by Commissioner Leedy and seconded by Commissioner Caine to recommend approval of the Conditional Use Permit for the Oracle Vista Memory Care Facility, based on the findings that the proposed use will meet all applicable Zoning Code requirements and subject to the conditions on Attachment 1.

*Conditions of Approval  
Oracle Vista Memory Care Facility  
Conditional Use Permit*

*Planning:*

1. Provide an odor abatement plan for the building's cafeteria with the Final Design submittal.
2. Service delivery operations will be restricted to the hours of 6am-9pm, Monday through Saturday and 7am-7pm on Sundays.

**MOTION** carried, 7-0.

**3. DISCUSSION AND POSSIBLE ACTION: PROPOSED PUBLIC PARTICIPATION PLAN FOR THE TOWN'S GENERAL PLAN UPDATE. KEY ELEMENTS INCLUDE A PUBLIC PARTICIPATION OBJECTIVES, IDENTIFICATION OF STAKEHOLDERS, AND METHODS TO ENGAGE THE COMMUNITY**

**COUNCIL LIAISON COMMENTS**

Councilmember Joe Hornat stated that this agenda item outlined the participation plan methodology. Councilmember Hornat summarized the process of the formation of the Plan and urged the Commission's recommendation on this item.

Councilmember Mike Zinken reviewed the importance of achieving voter approval of the resulting General Plan.

David Williams, Planning Manager, presented the following:

- Requirements for Public Participation Plan
- Public Participation Plan (PPP) Preparation
- General Plan Scoping Committee tasks
- Extent of General Plan Update
- Guiding Principles for community outreach
- Stakeholders
- Recommended methods & techniques
- Timing of methods & techniques
- Tentative schedule
- Questions

Chairman Swope opened the public hearing.

Shirl Lamonna, Oro Valley resident, commented on the stakeholders listed on Page 16 and wants to ensure staff was taking into consideration the pending legislation in the Arizona Senate and House. SB1403 is a bill that is still waiting for review in the House. SB1403 prohibits the implementation of some of the United Nations Agenda 21 sustainability development issues in the State. If SB1403 passes it could change the scope of work of what's being done here.

Bill Adler, Oro Valley resident, stated that staff has looked at the process of gaining ratification as a selling job. If you are selling something you need to know more about it than anybody else. This is the wrong attitude, it will ensure people to vote against it rather than for it. If you're successful with outreach, people start reading the plan. There are plenty of people to reach, the questions are how they are going to be reached and what's going to be told to them. It must not be a lecture, it needs to be engagement and discussion.

John Musolf, Oro Valley resident, stated that there is no need for a new name for the General Plan. Mr. Musolf stated that this is the first time the Public Participation Plan has been made public and he suggested continuing the Public Participation Plan until more people have looked at it.

Chairman Swope closed public hearing.

**MOTION:** A motion was made by Commissioner Rodman and seconded by Commissioner Leedy to recommend approval of the Public Participation Plan for the General Plan Update.

**MOTION** carried, 7-0.

**4. INFORMATIONAL ITEM: GENERAL PLAN PROGRESS REPORT, SUPPLEMENT REVIEW AND DISCUSSION OF ADDITIONAL SUMMARY INFORMATION ON INCOMPLETE ACTION ITEMS FROM THE 2005 GENERAL PLAN**

Hillary Turby, Senior Planner, presented the following:

- General Plan Progress Report
- Incomplete Items possible inclusion in planning work plans
- Items to be considered and conformed for future town action
- Items to be considered and confirmed for future town action
- Items that may no longer be a priority or feasible
- Items that may no longer be a priority or feasible
- Items that my no longer be a priority or feasible
- Next Steps
- Summary
- Discussion

**PLANNING UPDATE (INFORMATIONAL ONLY)**

David Williams, Planning Manager, presented the following updates:

- Town Council initiated a Zoning Code Amendment related to the Environmentally Sensitive Lands

- The Major General Plan Amendments cycle has started. The application deadline is April 30 and neighborhood meetings are forthcoming on several applications
- Upcoming Spring Training Sessions for the Planning Commission

## **FUTURE AGENDA ITEMS**

## **ADJOURNMENT**

**MOTION:** A motion was made by Vice Chair Cox and seconded by Commissioner Leedy to Adjourn the Planning and Zoning Commission meeting at 7:51 PM.

**MOTION** carried, 7-0.

DRAFT