

**MINUTES
ORO VALLEY TOWN COUNCIL
SPECIAL SESSION
December 11, 2013
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CAÑADA DRIVE**

SPECIAL SESSION AT OR AFTER 5:00 PM

CALL TO ORDER

Mayor Hiremath called the meeting to order at 5:02 p.m.

ROLL CALL

PRESENT:

Satish Hiremath, Mayor
Lou Waters, Vice Mayor
Brendan Burns, Councilmember
Bill Garner, Councilmember
Joe Hornat, Councilmember
Mary Snider, Councilmember
Mike Zinkin, Councilmember

Mayor Hiremath led the audience in the Pledge of Allegiance

ORDER OF BUSINESS

Mayor Hiremath moved item # 1 to the end of the Regular Agenda.

REGULAR AGENDA

- 2. PUBLIC HEARING: RESOLUTION NO. (R)13-71, AMENDING THE GENERAL PLAN FUTURE LAND USE MAP TO CHANGE THE LAND USE DESIGNATIONS FROM LOW DENSITY RESIDENTIAL AND OPEN SPACE TO MEDIUM DENSITY RESIDENTIAL AND OPEN SPACE FOR A 39.1 ACRE PROPERTY KNOWN AS THE OLSON PROPERTY**

Planning Division Manager, David Williams gave an overview of the following:

- Major General Plan Amendment Time Line
- Public Participation Program Highlights
- Land Development Stages: Planning, Zoning, Development
- Planning Stage is concerned with Land Use, Density / Intensity, Open Space,
- Compatibility
- Entitlement Stage Tool: Zoning

-Design Stage Tool: Site Plan

Sr. Planner Matt Michels gave an overview of item #2.

Keri Silvyn, with Lazarus, Silvyn & Bangs, P.C., spoke on item #2.

Mayor Hiremath opened the public hearing.

The following individuals spoke on item #2:

Oro Valley resident Art Wiese
Oro Valley resident Bill Adler
Oro Valley resident Linden Elwood
Oro Valley resident Mike Hoss

Mayor Hiremath closed the public hearing.

Discussion ensued amongst Council regarding the Olson Property.

MOTION: A motion was made by Councilmember Burns and seconded by Councilmember Hornat to adopt Resolution No. (R)13-71, approving the General Plan Amendment from Low Density Residential and Open Space to Medium Density Residential and Open Space with a limit of no more than 3.75 residents per acre, finding that it meets the General Plan Amendment criteria.

MOTION carried, 7-0.

3. PUBLIC HEARING: RESOLUTION NO. (R)13-72, AMENDING THE GENERAL PLAN FUTURE LAND USE MAP FROM NEIGHBORHOOD COMMERCIAL / OFFICE TO MEDIUM DENSITY RESIDENTIAL FOR VISTOSO HIGHLANDS (RANCHO VISTOSO PARCEL 10J), AN 18 ACRE PROPERTY LOCATED AT THE NORTHWEST CORNER OF RANCHO VISTOSO BOULEVARD AND VISTOSO HIGHLANDS DRIVE

Steve Hagedorn, representative from the Planning Center, spoke on item #3 and requested a continuance from Council.

Mayor Hiremath opened the public hearing.

The following individuals spoke on item #3:

Oro Valley resident Carol Surowiec
Oro Valley resident Roy Hoff
Oro Valley resident Bill Adler
Oro Valley resident Patricia Brink
Oro Valley resident Helge Carson
Oro Valley resident Paul Moffett

Oro Valley resident Mike Parr
Oro Valley resident Carol Ann Small
Oro Valley resident Judith Sklavos
Oro Valley resident Dick Surowiec
Oro Valley resident Jim Bands

Mayor Hiremath closed the public hearing.

Mr. Hagedorn withdrew his request for a continuance and proceeded with the presentation.

Planning Division Manager, David Williams spoke on item #3.

Senior Planner Chad Daines presented Council with an overview of item #3 which included the following items:

- General Plan Use
- General Plan Amendment Four Criteria
- Public Participation
- Neighborhood and Commission Discussion Issues
- Reasons to Retain Commercial
- Factors For
- Factors Against
- Recommendation

Mr. Hagar, representative for The Planning Center, gave a presentation on item #3.

Discussion ensued amongst Council regarding the proposed Vistoso Highlands property.

MOTION: A motion was made by Councilmember Hornat and seconded by Vice Mayor Waters to approve the General Plan Amendment finding that it meets the evaluation criteria for a General Plan Amendment and direct staff that the zoning case shall be consistent, to the extent possible, with the conditions that the applicant has set forth in his presentation.

MOTION: failed, 4-3 with Councilmembers Burns, Garner and Zinken opposed.

- 4. PUBLIC HEARING: RESOLUTION NO. (R)13-73, AMENDING THE GENERAL PLAN FUTURE LAND USE MAP FROM RURAL LOW DENSITY RESIDENTIAL AND LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL FOR MILLER RANCH, ON 16 ACRES LOCATED NORTH OF THE NORTHWEST CORNER OF TANGERINE ROAD AND LA CANADA DRIVE AND AMENDING THE URBAN SERVICES BOUNDARY TO INCLUDE THE ENTIRE PROPERTY**

Senior Planner Chad Daines gave an overview of item #4 which included the following:

- General Plan Use
- Proposed General Plan
- Application Description
- Urban Services Boundary
- General Plan Amendment Evaluation Criteria
- Public Participation
- Neighborhood and Commission Discussion Issue
- Previous Applications
- Factors For
- Factors Against
- Recommendation

Stacy Weeks, with Norris Design, presented the following overview of item #4:

- Miller Ranch / Entitlement Timeline
- Approved Development Plan
- General Plan Application
- Development Patterns
- Planning Area
- General Plan Elements
- Development Transition
- Viewshed Study
- Evaluation Criteria
- General Plan Elements

Mayor Hiremath opened the public hearing.

The following individuals spoke on item #4:

Oro Valley resident Bill Adler
Scott Christy
Pat McGowan
Oro Valley resident and President of the Greater Oro Valley Chamber of Commerce,
Dave Perry

Mayor Hiremath closed the public hearing.

Discussion ensued amongst Council regarding the General Plan Amendment.

MOTION: A motion was made by Mayor Hiremath and seconded by Councilmember Snider to continue item #4 to the February 5th, 2014 Regular Council meeting.

MOTION carried, 7-0.

1. DISCUSSION AND POSSIBLE ACTION TO INITIATE THE 60-DAY PUBLIC NOTICE PROCESS FOR A FUTURE DISCUSSION REGARDING REVENUE OPTIONS

The following individual spoke on item #1.

Oro Valley resident Bill Adler

MOTION: A motion was made by Vice Mayor Waters and seconded by Councilmember Hornat t not to initiate the 60-day Public Notice process for a Future Discussion regarding revenue options.

MOTION carried, 5-2 with Councilmember Garner and Councilmember Zinkin opposed.

FUTURE AGENDA ITEMS

No future agenda items were requested.

ADJOURNMENT

MOTION: A motion was made by Vice Mayor Waters and seconded by Councilmember Burns to adjourn the meeting at 8:46 p.m.

MOTION carried, 7-0.

Prepared by:

Michelle Stine
Senior Office Specialist

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the special session of the Town of Oro Valley Council of Oro Valley, Arizona held on the 11th day of December 2013. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2014.

Julie K. Bower, MMC
Town Clerk