

**MINUTES
ORO VALLEY TOWN COUNCIL
SPECIAL SESSION
December 10, 2014
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CANADA DRIVE**

SPECIAL SESSION AT OR AFTER 5:00 PM

CALL TO ORDER

Mayor Hiremath called the meeting to order at 5:01 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 said the agenda would stand as posted.

REGULAR AGENDA

- 1. PUBLIC HEARING: RESOLUTIONS AMENDING THE GENERAL PLAN FUTURE LAND USE MAP TO MASTER PLANNED COMMUNITY, ADOPTING SPECIAL AREA POLICIES RELATED TO THE DEVELOPMENT AND DELETING THE SIGNIFICANT RESOURCE AREA DESIGNATION PERTAINING TO 194 ACRES LOCATED AT THE SOUTHWEST AND NORTHWEST CORNERS OF LA CHOLLA BOULEVARD AND NARANJA DRIVE A. RESOLUTION NO. (R)14-63, AMENDING THE GENERAL PLAN FUTURE LAND USE MAP, ADOPTING SPECIAL AREA POLICIES AND DELETING THE SIGNIFICANT RESOURCE AREA FOR 186 ACRES LOCATED AT THE SOUTHWEST CORNER OF LA CHOLLA BOULEVARD AND NARANJA DRIVE B. RESOLUTION NO. (R)14-64, AMENDING THE GENERAL PLAN FUTURE LAND USE MAP, ADOPTING SPECIAL AREA POLICIES AND DELETING THE SIGNIFICANT RESOURCE AREA FOR 8**

ACRES LOCATED AT THE NORTHWEST CORNER OF LA CHOLLA BOULEVARD AND NARANJA DRIVE

Principal Planner, Chad Daines gave an overview of the proposed Major General Plan Amendments that included the following:

- Request
- Current & Proposed General Plan
- Concept Plan
- Special Area Policies
- Significant Resource Area
- Environmentally Sensitive Lands
- Amendment Evaluation
- General Plan Vision
- Notable General Plan Policies
- General Plan Evaluation Criteria
- Conditions in Community have changed?
- Socio-economic betterment / community and environment compatibility?
- Reflects market demand
- Will not impact community without mitigation?
- Amendment Evaluation
- Neighborhood Meetings
- Changes during Commission hearings
- Summary/Conclusion
- Recommendation

Discussion ensued amongst Council and staff regarding item #1.

Paul Oland with WLB Group, representing the applicant, answered questions from Council regarding the proposed master planned community.

Representative of the Kai Family, Greg Wexler, presented a brief history of the Kai Family and the proposed master planned community.

Mr. Oland gave a presentation on the General Plan policy conformance.

Mike Naifeh of Valbridge Property Advisors, presented the market study findings for the proposed master planned community that included the following:

- Income
- Single Family Demand Analysis
- 2013-2023 Household Growth Projection
- Conclusions
- Multifamily Residual Demand
- Conclusions
- 2010, 2013 and 2018 Total Population Census
- 2013 Households by Income and Age of Householder 55+

- Net Worth by Household Age
- Retail Surplus/Leakage Analysis Summary
- Potential Rental Space Currently Demanded
- Medical Care Residual Demand

Discussion ensued amongst Council, staff and applicant representatives regarding item #1.

Mayor Hiremath recessed the meeting at 7:11 p.m.

Mayor Hiremath reconvened the meeting at 7:19 p.m.

Representative of Suite 6 Architecture and Planning, Dean Munkachy, gave a presentation that included the following:

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| <ul style="list-style-type: none"> -Six Mile Radius -Scale and Site Aerial -Site Context -Project Goals -Washes -Connections -Roadways -Uses -Linkages -Paseos -Open Spaces -Pathways | <ul style="list-style-type: none"> -Concept Study North East Corner Commercial Commercial Land Patterns -Concept Study South East Corner Commercial Land Patterns -Paseo Character -Entry Character -Intersection Character -Attached Residential Character -Commercial Character |
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Mr. Oland spoke regarding the proposed Major General Plan Amendments.

Mayor Hiremath opened the public hearing.

The following individuals spoke in opposition to item #1.

- Oro Valley resident Jose Echeverri
- Oro Valley resident Don Bristow
- Oro Valley resident Kent Bauman
- Oro Valley resident Gary Meyerr
- Oro Valley resident Joe Kutschka
- Oro Valley resident John Hutchinson
- Oro Valley resident Bruce McDoniel
- Oro Valley resident Rick Hines
- Oro Valley resident Karen Carlson

The following individuals spoke in support of item #1.

- Oro Valley resident and Representative of Casas Church, Darin Hoffmann
- Oro Valley resident Dr. Judy Huch
- Oro Valley resident Mike Jones
- Oro Valley resident and President and CEO of the Greater Oro Valley Chamber of Commerce, Dave Perry
- Oro Valley resident Andrew Tesler
- Oro Valley resident Thrac Paulette
- Oro Valley resident Jeff Grobstein

Mayor Hiremath closed the public hearing.

Discussion ensued amongst Council and staff regarding item #1.

MOTION: A motion was made by Councilmember Zinkin and seconded by Councilmember Garner to deny the Major General Plan Amendment requested under case OV 114-002, based on the finding that the developer has not met the demands of the citizens and that the modification may adversely impact the community.

Mayor Hiremath requested a friendly amendment to continue item #1A rather than denying the amendment.

Councilmembers Zinkin and Garner agreed to the amendment.

MOTION: A motion was made by Councilmember Zinkin and seconded by Councilmember Garner to continue item #1A to a date uncertain.

MOTION carried, 7-0.

MOTION: A motion was made by Mayor Hiremath and seconded by Councilmember Snider to continue item #1B.

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 Mayor Hiremath and seconded by Councilmember Snider to adjourn the meeting at 9:08 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 10th day of December 2014. 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

DRAFT