

**MINUTES
ORO VALLEY TOWN COUNCIL
REGULAR SESSION
December 6, 2017
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CANADA DRIVE**

REGULAR SESSION AT OR AFTER 6:00 PM

CALL TO ORDER

Mayor Hiremath called the meeting to order at 6:01 p.m.

ROLL CALL

PRESENT: Satish Hiremath, Mayor
Lou Waters, Vice Mayor
Joe Hornat, Councilmember
Rhonda Piña, Councilmember
Bill Rodman, Councilmember
Mary Snider, Councilmember
Steve Solomon, Councilmember

PLEDGE OF ALLEGIANCE

Mayor Hiremath led the audience in the Pledge of Allegiance.

PRESENTATIONS

1. Presentation - Youth Art Program by the Arts and Culture Ambassadors

Arts and Culture Ambassador Sasha Case introduced the pieces of artwork on display in the Council Chambers which were created by students from Ironwood Ridge High School, Innovation Academy, Sunshine Preschool, Immaculate Heart Elementary, Pusch Ridge Christian Academy and Painted Sky Elementary School.

Mayor Hiremath recessed the meeting at 6:08 p.m.

Mayor Hiremath reconvened the meeting at 6:13 p.m.

UPCOMING MEETING ANNOUNCEMENTS

Communications Administrator Misti Nowak announced the upcoming Town meetings and events.

COUNCIL REPORTS

Councilmember Solomon reported that Oro Valley had been named *2017 Safest City in Arizona* according to recent rankings released by Safe Home. Councilmember Solomon congratulated the Oro Valley Police Chief Danny Sharp and the Oro Valley Police Department for this accomplishment.

Vice Mayor Waters recognized the Citizen Volunteer Assistant Program (CVAP) for their service and assistance with community policing.

Councilmember Snider reported that she and Councilmember Piña participated in the Rape Aggression Defense (RAD) class offered by the Oro Valley Police Department. Councilmember Snider encouraged women to participate in a future R.A.D class.

Vice Mayor Waters reported that the 2017 Oro Valley Festival of the Arts and Tree Lighting Celebration was very successful.

DEPARTMENT REPORTS

No reports were received.

ORDER OF BUSINESS

Mayor Hiremath reviewed the order of business and stated that the order would stand as posted.

INFORMATIONAL ITEMS

There were no informational items.

CALL TO AUDIENCE

No comments were received.

CONSENT AGENDA

Mayor Hiremath requested that item (C) be removed from the Consent Agenda for discussion.

- A. Minutes - November 16, 2017
- B. Fiscal Year 2017/18 Financial Update through October 2017
- D. Approval of the 2018 Council liaison assignments

- E. (Re)appointments to various boards and commissions: Board of Adjustment (BOA), Historic Preservation Commission (HPC), Municipal Property Corporation Board of Directors (MPC), Parks and Recreation Advisory Board (PRAB), Stormwater Utility Commission (SWUC), Water Utility Commission (WUC), and Tucson - Pima County Bicycle Advisory Committee
- F. Resolution No. (R)17-50, amending the Town of Oro Valley Community Development and Public Works Transit Services Division Prevention of Alcohol Misuse and Prohibited Drug Use Policy

MOTION: A motion was made by Councilmember Snider and seconded by Vice Mayor Waters to approve Consent Agenda items (A - B) and (D - F).

MOTION carried, 7-0.

- C. Approval of the 2018 regular Town Council meeting schedule

MOTION: A motion was made by Mayor Hiremath and seconded by Councilmember Hornat to add the October 3rd meeting back to the 2018 regular Town Council meeting schedule.

MOTION carried, 7-0.

MOTION: A motion was made by Councilmember Snider and seconded by Mayor Hiremath to move the May 16, 2018 regular Town Council meeting to May 17th, 2018.

MOTION carried, 7-0.

MOTION: A motion was made by Mayor Hiremath and seconded by Councilmember Snider to approve the 2018 regular Town Council meeting schedule as amended with the above modifications.

MOTION carried, 7-0.

REGULAR AGENDA

1. NOMINATION AND ELECTION OF VICE MAYOR

Councilmember Solomon nominated Vice Mayor Lou Waters to serve as Vice Mayor for 2018, seconded by Councilmember Snider.

MOTION: A motion was made by Councilmember Snider and seconded by Councilmember Rodman to approve the nomination of Vice Mayor Lou Waters as Vice Mayor for 2018.

MOTION carried, 7-0.

2. PUBLIC HEARING: RESOLUTION NO. (R)17-51, DISCUSSION AND POSSIBLE ACTION REGARDING AN AMENDMENT TO THE GENERAL PLAN FUTURE LAND USE MAP FROM COMMERCE/OFFICE PARK (COP) TO MEDIUM DENSITY RESIDENTIAL (MDR) FOR A 15 ACRE PROPERTY LOCATED AT THE NORTHWEST CORNER OF RANCHO VISTOSO BOULEVARD AND VISTOSO COMMERCE LOOP

Mayor Hiremath asked for clarification on how the General Plan Amendments and the Your Voice our Future General Plan related to each other.

Planning Manager Bayer Vella clarified the relation of the General Plan Amendments and the Your Voice our Future General Plan.

Discussion ensued amongst Council and staff regarding item #2.

Mr. Vella stated that the applicant had formally requested a continuance from Council.

Mayor Hiremath opened the public hearing.

The following individual spoke in opposition to item #2:

Oro Valley resident Connie Ondahl

Mayor Hiremath closed the public hearing.

Councilmember Piña asked for clarification regarding the impact of the proposed General Plan Amendments to Oro Valley's Water sustainability.

Water Utility Director Peter Abraham clarified Oro Valley's Water sustainability.

Discussion ensued amongst Council and staff regarding item #2.

MOTION: A motion was made by Councilmember Hornat and seconded by Councilmember Snider to continue Regular Agenda item (2).

MOTION carried, 7-0.

3. PUBLIC HEARING: RESOLUTION NO. (R)17-52, DISCUSSION AND POSSIBLE ACTION REGARDING THE PROPOSED TANGERINE-NORTH GENERAL PLAN AMENDMENT TO EXTEND THE GENERAL PLAN PLANNING AREA BOUNDARY AND APPLY A LAND USE DESIGNATION OF MASTER PLANNED COMMUNITY TO A STATE OF ARIZONA OWNED PROPERTY COMPRISING APPROXIMATELY 302 ACRES, LOCATED AT THE NORTHWEST INTERSECTION OF TANGERINE ROAD AND COYOTE

CROSSING TRAIL AND BORDERED BY MOORE ROAD AND THORNYDALE ROAD

Planning Manager Bayer Vella presented item #3.

Principal Planner Michael Spaeth gave an overview of item #3 and outlined the following:

- Purpose
- General Plan Amendment
- Special Area Policies
- Existing Development Rights
- Arizona State Land Department
- General Plan Conformance
- Amendment Criteria #1
- Amendment Criteria #2 and #3
- Key Factors
- Summary and Recommendation

Discussion ensued amongst Council and staff regarding item #3.

Mayor Hiremath opened the public hearing.

The following individuals spoke in opposition of item #3:

Deb Childers
Richard Barnes
Diann Barnes
Cindy Guare
Alyssa Page
Jay Page

The following individuals spoke in support of item #3:

Oro Valley resident and Greater Oro Valley Chamber of Commerce President and CEO
Dave Perry
Jeff Coleman

The following individuals spoke on item #3:

Bryan Childers
Carolyn Campbell
Rich Hyatt

Mayor Hiremath closed the public hearing.

Discussion continued amongst Council and staff regarding item #3.

MOTION: A motion was made by Vice Mayor Waters and seconded by Councilmember Rodman to adopt Resolution No. (R)17-52, approving the Tangerine-North General Plan Amendment, subject to the Special Area Policies listed in Attachment 1, to include the property within the General Plan Planning Area Boundary and apply a land use designation of Master Planned Community, based on a finding that the Amendment is consistent with the amendment criteria and General Plan.

SPECIAL AREA POLICIES

1. The site will be analyzed and designed comprehensively with the State-owned property on the south side of Tangerine Road. Overall, there will be a mix of commercial and residential densities. The subject property will be largely residential with the potential for neighborhood commercial nearest Tangerine Road.
2. Any future rezoning process will follow the Town's Public Participation requirements to ensure compatible development. Noteworthy planning design items are to include the following:
 - a. Lot size transitions, buffers, building heights, landscaping and other mitigation measures from all existing residential neighborhoods, where appropriate
 - b. Positioning of more intensive development toward Tangerine Road
3. The subject property will be mapped using the methods and standards of the Town's Environmentally Sensitive Lands Ordinance to conserve sensitive resource areas.
4. All infrastructure improvements must conform to the Oro Valley Subdivision Streets and Drainage criteria manual. Noteworthy items include:
 - a. Improve the condition of adjacent public roads as warranted in a future Traffic Impact analysis
 - b. Future development may not increase offsite drainage beyond pre-existing conditions found on the subject property

MOTION carried, 7-0.

Mayor Hiremath recessed the meeting at 7:51 p.m.

Mayor Hiremath reconvened the meeting at 8:10 p.m.

4. **PUBLIC HEARING: DISCUSSION AND POSSIBLE ACTION REGARDING A 76-ACRE RESIDENTIAL DEVELOPMENT, LOCATED ON THE EAST SIDE OF SHANNON ROAD AND IMMEDIATELY SOUTH OF IRONWOOD RIDGE HIGH SCHOOL**

**A. RESOLUTION NO. (R)17-54, AMENDING THE GENERAL PLAN FROM
RURAL LOW DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL 1**

B. ORDINANCE NO. (O)17-10, REZONING REQUEST FROM R1-144 TO R1-36

Planner Milini Simms gave an overview of item #4 and outlined the following:

- Purpose
- General Plan Amendment
- General Plan Conformance
- Amendment Criteria #1 -1a
- Amendment Criteria #1b-d
- Amendment Criteria #1d
- Amendment Criteria #2
- Summary
- Rezoning Request
- Tentative Development Plan (TDP)
- TDP - Traffic and Drainage
- Flexible Design Options
- Key Factors
- Summary and Recommendation

Mayor Hiremath opened the public hearing.

The following individuals spoke in opposition to item #4:

Agnes Klein
Eric Klein
Oro Valley resident Larry Stepp
Peter Mack
Neil Chiarello
Edward Holcomb

The following individual spoke in support of item #4:

Oro Valley resident and Greater Oro Valley Chamber of Commerce President and CEO
Dave Perry

Mayor Hiremath closed the public hearing.

Community Development and Public Works Director Paul Keesler addressed the floodplain and wash concerns regarding item #4.

Discussion ensued amongst Council and staff regarding item #4.

Paul Oland, representative for the WLB Group and representing the property owner, gave an overview of the proposed 76-acre residential development.

Discussion continued amongst Council and staff regarding item #4.

MOTION: A motion was made by Councilmember Snider and seconded by Councilmember Hornat to adopt Resolution No. (R)17-54, approving a Type 2 General Plan Amendment from Rural Low Density Residential to Low Density Residential 1, subject to the conditions in Attachment 1, based on the finding the request is consistent with the General Plan and conforms with the amendment criteria.

EXHIBIT "B" CONDITIONS

1. The entry gate to the proposed development shall be located no further than 75' from the rear property line of Lot 1.
2. The large Saguaro Cactus with multiple arms, located along Shannon Road and across from Sahuaro Divide, shall be preserved in place.

MOTION carried, 7-0.

MOTION: A motion was made by Councilmember Snider and seconded by Councilmember Hornat to adopt Ordinance No. (O)17-10, approving the proposed rezoning request from R1-144 to R1-36, including the ESL Flexible Design Options and subject to the conditions in Attachment 2, based on the finding the request complies with the Town of Oro Valley Zoning Code and the General Plan.

EXHIBIT "B" CONDITIONS OF APPROVAL

1. Flat roof homes shall be limited to 18', one-story and gable-roof homes shall be limited to 23', one-story.
2. A rustic or western design typically used in rural-ranch context, using steel, wood or other materials compatible to the surrounding area, shall be used for the entry gate and entryway sign. Only native landscaping found in the immediate area shall also be used at the entrance.
3. The entry gate to the proposed development shall be located no further than 75' from the rear property line of Lot 1.
4. Streetlights shall not be permitted on internal streets **or in the recreation area** within the development.
5. The Native Plant Preservation Waiver has been partially approved to not include any

Ironwood Trees or Saguaro Cacti.

6. The design shown on the Tentative Development Plan represents a condition of Rezoning. Noteworthy elements for neighborhood compatibility include:
 - a. Density restricted to a maximum of 80 lots.
 - b. Minimum lot size shall be 8,750 square feet.
 - c. Lots along the western perimeter and nearest to Shannon Rd. shall be a minimum of one-third acre.
 - d. The area preserved as Environmentally Sensitive Open Space (ESOS), ranging from 300' to 600' feet from the southern property line and 300' to 450' from the western property line, shall be owned and maintained by the HOA and protected by the Town of Oro Valley, through a conservation easement **as natural open space, except for limited drainage and utility infrastructure improvements**, on the Final Plat.
7. The developer shall construct a south-bound left-turn lane with associated widening at the Shannon Road/Sahuaro Divide intersection as recommended by the Traffic Impact Analysis. Construction of the turn lane is to be completed prior to the subdivision's public opening for home sales.
8. The developer shall construct a south-bound left-turn lane at the Shannon Road/Owl Vista Place intersection. Construction of the turn lane is to be completed prior to the subdivision's public opening for home sales.
9. The developer shall construct a north-bound left-turn lane with associated widening at the Shannon Road/Sahuaro Divide intersection as agreed to by the developer in coordination with the surrounding neighbors. Construction of the turn lane is to be completed prior to the subdivision's public opening for home sales.
10. The developer shall provide an in-lieu fee for the construction of a 10-foot wide asphalt shared-use path on the east side of Shannon Road, along the entirety of the project's right-of-way frontage. The fee for the multi-use path must be provided to the Town, prior to building permits being issued.
11. On-site detention basins shall be required to be designed and constructed so as to have the effect of decreasing the 2-, 10-, 50- and 100-year pre-existing storm water flow rates by 15%-25%, as deemed appropriate relative to design constraints by the Town Engineer, for drainage exiting the property along the southern boundary. The private detention basins shall be required to be regularly maintained by the subdivision's homeowner's association per a Town approved drainage maintenance plan.
12. The developer shall construct off-site drainage improvements along Owl Vista Place, as agreed to by the developer in coordination with the surrounding

neighbors. Construction of the Own Vista Place improvements are to be completed prior to the subdivision's public opening for home sales. Improvements required within flood prone areas shall include:

- a. Replacing existing culvert crossings with larger capacity culverts
 - b. Raising the elevation of the drive and armoring the drive embankment(s) for erosion protection where required so as to have the effect of providing all-weather access along the private drive.
 - c. Redirecting existing stormwater drainage to be conveyed back into historical, concentrated crossing locations along Owl Vista Place
 - d. **Any disturbance or modification of the existing road surface of Owl Vista Place shall include re-establishing the current compacted 3" Aggregate Base Course (ABC) surface covering as dictated by the existing Owl Vista Place CC&Rs.**
13. A private drainage and maintenance easement shall be dedicated per the Final Plat for an area along the project's southern property line, adjacent to Owl Vista Place. The easement shall be granted to the owners of the properties along Owl Vista Place for ongoing maintenance of drainageways, conveyance structures, and erosion protection.
14. The proposed development shall not increase pre-existing storm water flows within the FEMA floodplain exiting the property along the western boundary.
15. The large Saguaro Cactus with multiple arms, located along Shannon Road and across from Sahuaro Divide, shall be preserved in place.

MOTION carried, 7-0.

Mayor Hiremath recessed the meeting at 9:34 p.m.

Mayor Hiremath reconvened the meeting at 9:43 p.m.

5. **PUBLIC HEARING: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED 131-ACRE RESIDENTIAL DEVELOPMENT, LOCATED NORTH OF TANGERINE ROAD AND WITHIN THE RANCHO VISTOSO BOULEVARD LOOP**
- A. RESOLUTION NO. (R)17-53, GENERAL PLAN AMENDMENT TO REMOVE A RESORT/GOLF COURSE LAND USE DESIGNATION AND TO RECONFIGURE THE REMAINING LAND USE DESIGNATIONS OF OPEN SPACE, PARK AND MEDIUM DENSITY RESIDENTIAL**
- B. ORDINANCE NO. (O)17-09, REZONING REQUEST TO AMEND THE RANCHO VISTOSO PLANNED AREA DEVELOPMENT TO REMOVE THE EXISTING ZONING DESIGNATIONS OF COMMERCIAL (C-1), MEDIUM HIGH**

DENSITY RESIDENTIAL, AND RECREATION AREA/GOLF COURSE AND TO RECONFIGURE THE REMAINING ZONING DESIGNATIONS OF OPEN SPACE AND MEDIUM DENSITY RESIDENTIAL

Planning Manager Bayer Vella clarified item #5.

Planner Rosevelt Arellano gave an overview of item #5 and outlined the following:

- Purpose
- General Plan and Rezoning
- Existing Versus Proposed Entitlements
- General Plan Conformance
- Amendment Criteria #1
- Compatibility
- Amendment Criteria #1b - 1c
- 1d. Natural Beauty and Environment
- Amendment Criteria #2 and #3
- Rezoning Request
- Roads, Sewer and Floodplain
- Trails and Recreation
- Key Factors
- Summary and recommendation

Mayor Hiremath opened the public hearing.

The following individuals spoke in opposition to item #5:

- Oro Valley resident Brett Sadovnick
- Oro Valley resident Jack Stinnett
- Oro Valley resident April Dinsdale
- Oro Valley resident Pamela Dunlap
- Oro Valley resident Dwight Conover
- Oro Valley resident Shirl Lamonna
- Alyssa Page
- Louisa Osborne

Mayor Hiremath closed the public hearing.

Discussion ensued amongst Council and staff regarding item #5.

Paul Oland, representative for the WLB Group and representing the property owner spoke regarding the proposed 131-acre residential development.

Discussion continued amongst Council and staff regarding item #5.

MOTION: A motion was made by Councilmember Piña and seconded by Vice Mayor Waters to adopt Resolution No. (R)17-53, approving a General Plan Amendment to remove a Resort/Golf Course land use designation and to reconfigure the remaining land use designations of Open Space, Park and Medium Density Residential, finding that the proposed amendment is consistent with the Your Voice Our Future General Plan.

MOTION carried, 7-0.

MOTION: A motion was made by Councilmember Piña and seconded by Vice Mayor Waters to adopt Ordinance No. (O)17-09, approving a rezoning request to amend the Rancho Vistoso Planned Area Development to remove the existing zoning designations of Commercial (C-1), Medium High Density Residential, and Recreation Area/Golf Course and to reconfigure the remaining zoning designations of Open Space and Medium Density Residential, subject to the conditions in Attachment 2, finding that the request is consistent with the Your Voice Our Future General Plan and zoning analysis.

ATTACHMENT 2
EXHIBIT "B"
REZONING CONDITIONS BIG WASH DEVELOPMENT

Open Space and Trails

1. The open space area within the conservation easement as recorded a Seq. #20021670107 and depicted in Exhibit "C" shall be deeded in fee simple to Pima County within 120 days of rezoning approval.
2. The land for the future trailhead and vehicular and trail access depicted in Exhibit "C" shall be deeded in fee simple to the Town of Oro Valley within 120 days of rezoning approval. To ensure joint access in the future, the Planning and Zoning Administrator and Town Engineer shall review a modified route between Rancho Vistoso Boulevard and the Big Wash Trailhead as part of the Final Plats for Parcels 5H and/or 5I.
3. All open space areas and trails located outside of the Pima County conservation easement and proposed subdivision development boundaries as depicted in Exhibit "C" shall be dedicated to the public (Pima County or Oro Valley), for the purpose of ownership, maintenance and/or control, and recorded concurrently with the corresponding Final Plats for Parcels 5H, 5I, 5X and/or 5W.
4. Trail No. 180 (located along the WAPA powerline as depicted on Exhibit "C") shall be dedicated to the Town of Oro Valley and recorded within 120-days of rezoning approval for use as a permanent, non-motorized public access. This action is subject to maintenance of the existing WAPA easement and resolution of any other

significant WAPA considerations.

5. The Covenants, Conditions and Restrictions (CC&R's) for each of the proposed subdivisions shall include notification to future residents of all publicly accessible open space, trails, trailheads and other public recreational uses.
6. In addition to required neighborhood park(s), the developer(s) shall improve and/or initially fund, at the discretion of the Parks & recreation Director, the existing public use trailhead depicted in Exhibit "D". The requirements below are to be applied independently to development on the western portion (accessed by Moore Road/Arrowsmith Road) and northern portion (accessed by Rancho Vistoso Blvd only) indicated in the Tentative Development Plan. All trailhead improvements described herein shall be funded by recreation impact fees as described below:
 - a. The trailhead improvements or initial funding provided by developer(s) shall not exceed the value of the required public recreation impact fee contribution for their subdivision project. The developer(s) shall receive corresponding recreation impact fee credits for said trailhead improvements or initial funding. The impact fee credits shall also be applicable to design, permitting, or other costs associated with said trailhead improvements.
 - b. The trailhead improvements or initial funding shall be completed and in place by the time thirty-five percent (35%) of the building permits are issued.
 - c. The trailhead improvements indicated in Exhibit "C" shall be installed in a manner and order at the sole discretion of the Parks & Recreation Director, acknowledging reasonable construction sequencing by developer(s).
 - d. If the Town applies additional recreation impact fee funds from other nearby development toward additional trailhead improvements, the next subdivision to develop shall install the additional trailhead improvements in addition to their required share, at the discretion of the Parks & Recreation Director.
 - e. The Town Parks & Recreation Director retains the right to pursue construction of any of the trailhead improvements by means other than those described above, in which case only the balance of any such required trailhead improvements described in this Condition shall apply to the developer(s).
7. The future developer(s) of Parcels 5W and/or 5X shall complete Phase 2 of the Rancho Vistoso Neighborhood 5 Community Park as shown in the approved Master Recreation Plan (see Attachment 8 of the Rezoning Staff Report). The recreational area shall be completed and in place by the time thirty-five percent (35%) of the building permits are issued for the future homes on these parcels.

Infrastructure

8. A 16-inch water main shall be installed within the access road right-of-way to Parcels 5H and 5I. This water main shall terminate outside of the property boundary for

Parcel 5I at its southwest corner.

9. The developer shall grant a 20' access easement in the southern portion of Parcel 5W and in the area directly south of the Amphi School Site as shown on Exhibit "E". The alignment of the easement shall be such that the roadway grade will not prohibit access by a WB-50 design vehicle and shall be outside of the Pima County Conservation Easement.
10. The proposed two-lane roadway cross section providing access to parcels 5-H and 5-I shall consist of 66-foot right-of-way/common area width with a 14-foot travel lane in each direction, 5-foot bike lanes, a 5-foot sidewalk along the north side and a 10-foot shared use path along the south side. The shared use path shall extend and connect to the trail-head facility.
11. Moore Road shall be extended from the Rancho Vistoso Parcel 5-GKV termination point to a point of connection with Arrowsmith Drive so as to create a looped road. Construction of the Moore Road loop extension shall be required with construction of Parcel 5-W and/or 5-X, whichever occurs first. The loop road improvements shall consist of the following:
 - a. The existing segment of Arrowsmith Drive, on the east side of Rancho Vistoso Boulevard shall be improved to include a westbound through/right-turn lane, a westbound left-turn lane, and eastbound through lane, 5-foot bike lanes, a 5-foot sidewalk on the north side and a 10-foot shared use path on the south side.
 - b. The new segment of the Moore Road extension from the Arrowsmith Drive point of connection to the Moore Road point of connection to the north shall include a minimum 62-foot right-of-way width. The roadway section shall consist of 14' travel lanes in each direction, 6-foot bike lanes, a 5-foot sidewalk on the north/west side a 10-foot shared use path on the south/ease side and turn lanes where required. The roadway is to match the width and cross section of the 62-foot Moore Road right-of-way section constructed with Rancho Vistoso Parcel 5-GKV to the north.
 - c. To reduce traffic congestion associated with the future school site, the Arrowsmith/Moore Road extension shall be designed to accommodate future widening. In addition to the roadway section requirements identified in 10.b. above, the design shall include additional right-of-way width to accommodate future left-turn and right-turn lanes along the school property frontage with associated widening transitions. Additionally, the developer shall construct a 14-foot, at-grade landscaped median with the initial construction of the Arrowsmith/Moore Road extension along the school frontage. The ultimate right-of-way width and improvement details shall be determined during the final site planning and improvement plan stages of development for this project as approved by the Town Engineer.
12. A Traffic Impact Analysis (TIA) shall be provided at the time of each development

of Parcel 5W and Parcel 5X. In addition to standard requirements, the TIA is to include a traffic signal and turn lane warrant analysis for the intersection of Rancho Vistoso Boulevard and Arrowsmith Drive. If development of Parcel 5-W or Parcel 5-X results in a traffic signal and/or a right turn lane being warranted, the developer shall improve the intersection at no cost to the public.

13. Private sewer improvements shall be required with construction of Parcels 5-H and 5-I. Required sewer improvements are to be in accordance with the sewer letter issued by the Pima County Regional Wastewater Reclamation Department, see Attachment 10 of the Rezoning staff report (Attachment 7). Improvement shall consist of the following:
 - a. Construction of a private collection system and private lift station to serve to the proposed development.
 - b. Construction of a private force main to discharge into an existing gravity sewer manhole within Rancho Vistoso Boulevard.
14. Public sewer improvements shall be required with construction of Parcel 5-W and/or 5-X, whichever occurs first. Required sewer improvements are to be in accordance with the sewer letter issued by the Pima County Regional Wastewater Reclamation Department, see Attachment 10 of the Rezoning staff report (Attachment 7). Improvements shall consist of the following:
 - a. Construction of a public lift station to be located on either parcel 5-R or 5-W. The location of the lift station shall be coordinated with RWRD.
 - b. Construction of a public force main to discharge into an existing gravity sewer manhole within Arrowsmith Drive.
 - c. The public sewer improvements are to be designed to include capacity and connectivity for development of Parcel 5-R (Amphitheater School District) and developed Parcel 5-GKV (Alterra at Vistoso Trails).
 - d. The gravity sewer line, lift station and force main are to be designed and constructed to RWRD standards.

Design

15. Rooftop colors shall be limited to desert earth tones and colors which blend with the natural environment to limit the visual impact to existing property owners.
16. Apartments are not permitted.

MOTION carried, 7-0.

FUTURE AGENDA ITEMS

Councilmember Snider requested a future Study Session agenda item to be placed on the January or February Town Council meeting agenda to discuss the Town of Oro Valley Main Streets Market Study, seconded by Councilmember Piña.

CALL TO AUDIENCE

No comments were received.

ADJOURNMENT

MOTION: A motion was made by Vice Mayor Waters and seconded by Mayor Hiremath to adjourn the meeting at 11:05 p.m.

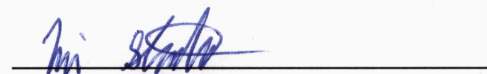
Prepared by:



Michelle Stine, CMC
Deputy Town Clerk

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular session of the Town of Oro Valley Council of Oro Valley, Arizona held on the 6th day of December, 2017. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 22 day of January, 201~~7~~⁸.


Michael Standish, CMC
Town Clerk