

**MINUTES
ORO VALLEY TOWN COUNCIL
REGULAR SESSION
May 16, 2018
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 6:00 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.

UPCOMING MEETING ANNOUNCEMENTS

Town Clerk Mike Standish announced the upcoming Town meetings.

COUNCIL REPORTS

Councilmember Joe Hornat attended the Davis-Monthan Air Force Base DM50 Annual Meeting and Farewell Dinner for Colonel Scott Campbell. Councilmember Hornat recognized Davis-Monthan Air Force Base for their annual contribution of \$2.3 billion dollars in money spent throughout the community. Councilmember Hornat also recognized Oro Valley resident Dick Johnson for organizing the DM50 Golf Tournament Fundraiser for initiatives to improve the quality of life for military personnel at Davis-Monthan Air Force Base.

DEPARTMENT REPORTS

No reports were received.

ORDER OF BUSINESS

Mayor Hiremath re-organized the agenda as follows: Regular Agenda Item #2 would be heard first followed by Item #1 with remaining items following in order.

INFORMATIONAL ITEMS

There were no informational items.

CALL TO AUDIENCE

Oro Valley resident Geri Ottoboni voiced her concerns regarding Pima County taxes and the Oro Valley Community Center.

Oro Valley resident Mike Zinkin voiced his concerns regarding correspondence between a councilmember and a resident.

PRESENTATIONS

1. Proclamation - Kids to Parks Day

Mayor Hiremath proclaimed May 19, 2018 as Kids to Parks Day in the Town of Oro Valley.

Parks and Recreation Director Kristy Diaz-Trahan accepted the proclamation.

2. Presentation - 2018 Transportation Art by Youth Summer Program

Matt Rolland, Arts Integration Coordinator with The Southern Arizona Arts and Cultural Alliance (SAACA), gave an overview of the program and outlined the following:

- Transportation Art by Youth
- What is the TABY Program?
- Selected Artist Administrators Hiro Tashima and Jason Butler
- Past Artist Works
- Youth From Oro Valley, AZ
- 2018 Location
- 2018 Conceptuals
- Brainstorming From Students
- Next Steps

Feedback from Council and the community was encouraged by contacting SAACA.

CONSENT AGENDA

Councilmember Rodman requested that item (B) be removed from the Consent Agenda for discussion.

Councilmember Hornat requested that item (D) be removed from the Consent Agenda for discussion.

A. Minutes - May 2, 2018

C. Appointments to the Historic Preservation Commission (HPC)

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

MOTION carried, 7-0.

B. Fiscal Year 2017/18 Financial Update through March 2018

Councilmember Rodman requested an overview of Fiscal Year 2017/18 from staff.

Finance Director Stacey Lemos presented an overview of the Fiscal Year 2017/18 Financial Update through March 2018.

Discussion ensued amongst Council and staff regarding item (B).

MOTION: A motion was made by Councilmember Rodman and seconded by Vice Mayor Waters to approve Fiscal Year 2017/18 Financial Update through March 2018.

MOTION carried, 7-0.

D. Resolution No. (R)18-18, authorizing "The First Amendment to Communications Site Lease Agreement" ("Amendment") to clean up the Lease and reduce the price and lease escalation rate

Councilmember Hornat asked for clarification on the reduced rate.

Town Manager Mary Jacobs explained the rate reduction.

MOTION: A motion was made by Councilmember Hornat and seconded by Councilmember Rodman to approve Resolution No. (R)18-18, authorizing the Amendment to the existing Cingular telecommunications facility and associated Memorandum of Lease.

MOTION carried, 7-0.

REGULAR AGENDA

2. AMENDING SECTION 28 OF THE ORO VALLEY ZONING CODE REGARDING THE ALLOWED USES AND SIZES OF ELECTRONIC MESSAGE BOARDS ON MONUMENT SIGNS

a. RESOLUTION NO. (R)18-17, DECLARING THE PROPOSED ZONING CODE AMENDMENT TO CHAPTER 28 RELATED TO ELECTRONIC MESSAGE BOARDS, PROVIDED IN EXHIBIT "A" WITHIN THE ATTACHED RESOLUTION AND FILED WITH THE CLERK, A PUBLIC RECORD

MOTION: A motion was made by Vice Mayor Waters and seconded by Councilmember Snider to approve Resolution No. (R)18-17, declaring the proposed amendments to Chapter 28, related to electronic message boards, in the Oro Valley Zoning Code within the attached resolution and filed with the Town Clerk, a public record.

MOTION carried, 7-0.

b. PUBLIC HEARING: ORDINANCE NO. (O)18-08, AMENDING CHAPTER 28 OF THE ORO VALLEY ZONING CODE ALLOWING ELECTRONIC MESSAGE BOARDS ON MONUMENT SIGNS FOR PRIVATE SCHOOLS AND RELIGIOUS INSTITUTIONS

Senior Planning Technician Patty Hayes gave an overview of item #2b and outlined the following:

- Purpose
- Purposed Size of Electronic Message Board
- Example of Message Board Sizes
- Proposed Sign Uses
- Existing Use
- Existing Code Standards
- General Plan
- Planning and Zoning Commission

Discussion ensued amongst Council and staff regarding item 2b.

Mayor Hiremath opened the public hearing.

The following individual spoke in support of item 2b.

Tom Crozier, Oro Valley resident and member of Vistoso Community Church.

Mayor Hiremath closed the public hearing.

Discussion continued amongst Council and staff regarding item #2b.

MOTION: A motion was made by Councilmember Hornat and seconded by Councilmember Rodman to approve Ordinance No. (O)18-08, amending Chapter 28 of the Oro Valley Zoning Code, allowing electronic message boards for private schools and religious institutions subject to the following conditions.

- 1) The message board size to be 50% instead of the recommended 35%.

MOTION carried, 7-0.

1. PUBLIC HEARING: DISCUSSION AND POSSIBLE ACTION REGARDING ORDINANCE NO. (O)18-07, REZONING FROM R1-144 TO PLANNED AREA DEVELOPMENT FOR APPROXIMATELY 199-ACRES LOCATED WEST OF LA CHOLLA BOULEVARD BETWEEN LAMBERT LANE AND NARANJA DRIVE AND 8.2-ACRES LOCATED ON THE NORTHWEST CORNER OF LA CHOLLA BOULEVARD AND NARANJA DRIVE

Principal Planner Michael Spaeth gave an overview of item #1 and outlined the following:

- La Cholla & Naranja/Lambert Rezoning
- Purpose
- Subject Property
- Proposal
- Background: General Plan Amendment
- Background: Special Area Policies
- Rezoning Request - Review tools
- Rezoning Request - Planned Area Development
- Rezoning Request - Development Scenarios
- Rezoning Request - Code Modifications
- Open Space
- Recreation Areas
- Schools
- Water
- Traffic Impacts

Public Works Director/Town Engineer Paul Keesler continued with the overview and outline of item #1

- Traffic Impact Mitigation Measures
- Traffic: Cañada Hills Drive
- La Cholla Boulevard & Lambert Lane

Principal Planner Michael Spaeth continued with the overview and outline of item #1

- Public Participation Process
- Planning and Zoning Commission Conditions

- Key Factors
- Summary and Recommendation

Discussion ensued amongst Council and staff regarding item #1.

Paul Oland of The WLB Group, representing the applicant, gave an overview of item #1 and outlined the following:

- Capella Planed Area Development
- Map of planned area
- Timeline of Neighborhood Outreach & Hearings for the General Plan Amendment (GPA 2014-2015)
- Timeline of Neighborhood Outreach & Hearings for the Planned Area Development (PAD) 2016-2018
- Policy Highlights from Lengthy General Plan Amendment Negotiations
- Additional General Plan Policies
- Parcel B - General Plan Policies
- Parcel B - Cross Section
- Parcel D - General Plan Policies
- Parcel D - Cross Section
- Parcel H - General Plan Policies
- Parcel J - General Plan Policies
- Parcel M - General Plan Policies
- Parcel M & Shannon 80 - Bufferyard Context
- Open Space, Recreation & Trails Possible Amenities
- Parcel C - Possible Amenities
- Parcel F - Possible Amenities
- Parcel G - Possible Amenities
- Proposed Recreation Area Comparison to Wildlife Ridge Park
- Policy Highlights from Lengthy General Plan Amendment Negotiations

Mayor Hiremath opened the public hearing.

The following individuals spoke in support of item #1.

Oro Valley resident Jaime Bowers
 Oro Valley resident and President and CEO of the Greater Oro Valley Chamber of Commerce Dave Perry
 Oro Valley resident Darin Hoffmann
 Oro Valley resident Cody McGuire
 Oro Valley resident Rick Neter

The following individuals spoke in opposition to item #1.

Oro Valley resident Jason Todd
 Oro Valley resident Diana Sanderson

David Lutz

The following individuals spoke on item #1.

Oro Valley resident Judy Huch
Oro Valley resident Mike Sanderson
Oro Valley resident Jan Cunningham
Oro Valley resident Rosalie Roszak

Mayor Hiremath closed the public hearing.

Discussion continued amongst Council, staff and Mr. Oland regarding item #1.

MOTION: A motion was made by Mayor Hiremath and seconded by Vice Mayor Waters to approve Ordinance No. (O)18-07, rezoning from R1-144 to Planned Area Development because the request is consistent with the Your Voice, Our Future General Plan, including the Specific Area Policies and all applicable Zoning Code standards and subject to the following conditions:

Planning and Zoning Commission Conditions

- ~~1. All future site plans for each parcel will go through the Conceptual Site Plan process to be considered by the Planning and Zoning Commission as well as Town Council for further Review.~~
- ~~2. Complete an updated Traffic Impact Analysis for each development phase as required by Town Code.~~
3. The western lots (lots 1-11) on Parcel B shall be limited to single-story should the parcel develop as residential (Parcel B concept 5).
4. The plans for restrooms and playgrounds in recreation areas must be maintained.



Exhibit I-2-E-B5

Tentative Development Plan Parcel B Concept 5

WLB



0'

200'

Capella Planned Area Development
WLB No. 110028-A-003

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PLANNING

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5. Revise development standard d.ii.5 to reflect a minimum front setback of 15-feet with at least 20 provided for driveway length.

6. Remove first part of development standard d.ii.6 to reflect existing maximum building height permitted in the R1-7 zoning district.

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7. Revise development standard d.ii.3 to reflect a minimum front setback of 15-feet with at least 20 provided for driveway length.

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8. Revise development standard d.ii.3 to reflect a minimum front setback of 15-feet with at least 20 provided for driveway length.

9. Remove first part of development standard d.ii.4 to reflect existing maximum building height permitted in the R1-7 zoning district.

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10. Revise development standard d.ii.3 to reflect a minimum front setback of 15-feet with at least 20 provided for driveway length.

11. Remove first part of development standard d.ii.4 to reflect existing maximum building height permitted in the R1-7 zoning district.

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12. Remove reference to restroom structures in section 2.A.v. as they are not a permitted use in ESOS areas.

ENGINEERING

13. Off-site public roadway improvements shall be completed by the developer as identified within the project Traffic Impact Analysis Report (TIA) submitted with the Capella PAD. Minimum improvements required as identified within the TIA consist of the following:

a. Cañada Hills Drive/La Cholla Boulevard intersection: The installation of a traffic signal and associated intersection improvements to prohibit both eastbound and westbound through traffic across La Cholla Boulevard. The through traffic restriction will satisfy the Capella Special Area Policy intended to prevent new development traffic from accessing Cañada Hills Drive from the west side of La Cholla Boulevard. Timing of the signal installation and associated intersection improvements shall coincide with construction of any PAD development area or construction of the proposed roadway creating the new west leg of the intersection, whichever occurs first, when warranted.

b. Lambert Lane/Shannon Road intersection: The installation of additional turn/through lanes and/or a traffic signal (when warranted). The geometric design of the intersection and timing of the improvements shall be as approved by Pima County.

c. Lambert Lane: The widening of Lambert Lane to accommodate two through lanes in the eastbound and westbound directions, from La Cholla Boulevard to the western project limits. Timing of the improvements shall coincide with the construction of Development Areas J, H and K as they develop.

d. Other off-site improvements such as the construction of new right/left-turn lanes shall be constructed by the developer with each development area as warranted by the TIA and at no cost to the Town.

14. The owner(s) of the Capella development shall dedicate right-of-way along the project's La Cholla Boulevard frontage as identified and requested during previous coordination meetings with Town staff. Dedication of the right-way is to be completed within 30 days of Town Council approval of this PAD request.

15. The owner(s) of the Capella development shall dedicate easements for the purposes of public drainage and slope encroachments along the project's La Cholla Boulevard frontage as identified and requested during previous coordination meetings with Town staff. Dedication of the easements are to be completed within 45 days of Town Council approval of this PAD request.

Mr. Keesler requested verbiage to be added to Engineering Condition 13a regarding the traffic signal at La Cholla and Cañada Hills, of *when warranted*. Mayor Hiremath stated the traffic signal would go in when warranted.

Discussion continued amongst Council, staff and Mr. Oland regarding item #1.

MOTION carried, 7-0.

Mayor Hiremath recessed the meeting at 9:19 p.m.

Mayor Hiremath reconvened the meeting at 9:31 p.m.

3. PUBLIC HEARING: RESOLUTION NO. (R)18-19, AUTHORIZING AND APPROVING INCREASES IN WATER RATES AND SERVICE FEES FOR THE TOWN OF ORO VALLEY WATER UTILITY

Water Utility Director Peter Abraham gave an overview of item #3 and outlined the following:

- Oro Valley Water Utility

- Water Utility Enterprise Fund
- Water rates analysis goals
- Adapting to changing rate drivers
- Adapting to changing consumer trends
- Recommendations on water rates
- The numbers
- Potable water base rate comparisons
- Monthly bill comparisons
- Recommendation

Mayor Hiremath opened the public hearing.

No comments were received.

Mayor Hiremath closed the public hearing.

Discussion ensued amongst Council and staff regarding item #3.

MOTION: A motion was made by Councilmember Piña and seconded by Councilmember Snider to approve Resolution No. (R)18-19 authorizing and approving increases in water rates and service fees for the Town of Oro Valley Water Utility.

MOTION carried, 7-0.

4. PUBLIC HEARING: RESOLUTION NO. (R)18-20, ADOPTION OF THE TENTATIVE BUDGET FOR FY 2018/19 AND SETTING THE LOCAL ALTERNATIVE EXPENDITURE LIMITATION FOR FY 2018/19

Town Manager Mary Jacobs gave an overview of item #4 and outlined the following:

- Changes from Recommended Budget of \$143.2M

Finance Director Stacey Lemos continued with the overview of item #4 and outlined the following:

- Budget Increase from FY 17/18 to FY 18/19
- FY 18/19 Revenue Sources - \$142.9M
- FY 18/19 Expenditure Categories - \$142.9M
- FY 18/19 Capital Improvement Program (CIP)
- FY 18/19 General Fund Overview
- Final Notes and Next Steps

Discussion ensued amongst Council and staff regarding item #4.

Mayor Hiremath opened the public hearing.

The following individuals spoke on item #4.

Oro Valley resident George Lindsay
Oro Valley resident Paul Loomis
Oro Valley resident Dick Johnson
Oro Valley resident Frank Mayfield

Mayor Hiremath closed the public hearing.

Discussion continued amongst Council and staff regarding item #4.

MOTION: A motion was made by Councilmember Rodman and seconded by Vice Mayor Waters to approve Resolution No. (R)18-20, adopting the Tentative Budget for fiscal year 2018/19 and setting the local alternative expenditure limitation for fiscal year 2018/19 at \$142,906,231.00.

MOTION carried, 7-0.

FUTURE AGENDA ITEMS

No future agenda items were requested.

CALL TO AUDIENCE

No comments were received.

ADJOURNMENT

MOTION: A motion was made by Vice Mayor Waters and seconded by Councilmember Snider to adjourn the meeting at 11:01 p.m.

MOTION carried, 7-0.

Prepared by:



Patti Perez
Senior Office Specialist

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 16th day of May, 2018. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 7th day of June, 2018.



Michael Standish, CMC
Town Clerk