



## Your Voice Committees

### AGENDA

All-Committee Meeting

May 7, 2015

5:30 – 7:30 PM

| <i>Schedule</i>                        | <i>Topic</i>  | <i>Purpose</i>   | <i>Presenter</i>   |
|--|---|--|--|
| <b>LARGE GROUP DISCUSSION</b>          |   |  |  |
| <b>5:30 pm</b>                         | <b>Welcome and Introductions</b>  |  | Bayer Vella  |
| <b>5:35 – 5:45 pm</b>                  | <b>Meeting Business</b> <ul style="list-style-type: none"> <li>• Purpose</li> <li>• Committee responsibility</li> <li>• Project schedule</li> <li>• Overview of committee comments</li> </ul> | <i>Common understanding on format, expectations and outcomes of meeting</i>  | Elisa Hamblin  |
| <b>5:45 – 6:35 pm</b>                  | <b>Large Discussion Issues</b> <ol style="list-style-type: none"> <li>1. Action items</li> <li>2. Town finances</li> <li>3. Land use map</li> <li>4. General Plan amendments</li> </ol>       | <i>Information and discussion</i><br><i>Committee action</i><br><i>Information and discussion</i><br><i>Information and discussion</i> | All  |
| <b>BREAK-OUT COMMITTEE DISCUSSIONS</b> |   |  |  |
| <b>6:35 – 7:25 pm</b>                  | <b>Group Discussion Issues</b> <ol style="list-style-type: none"> <li>5. Follow-up edits</li> <li>6. Final issues/concerns</li> </ol>   | <i>Committee action</i><br><i>Committee action</i>   | Facilitators:<br>Env. – Nora Campbell<br>Comm. – Elisa Hamblin<br>Dev. – Bayer Vella |
| <b>LARGE GROUP DISCUSSION</b>          |   |  |  |
| <b>7:25 pm</b>                         | <b>Public Comment Period</b>  |  | Open   |
| <b>7:30 pm</b>                         | <b>Next Steps and Adjourn</b>   |  | Elisa Hamblin  |

Notes:



## Your Voice Committees

### MEETING MATERIALS

All-Committee Meeting  
May 7, 2015

The meeting materials in this packet are organized by the order of each discussion item on the agenda. Included here is information on each item to help prepare committee members for the meeting.

#### Large Discussion Issues

AGENDA ITEM #1  
Action items

**Purpose:** Information and discussion

**Summary of committee comments:**

- The plan is unwieldy as is (several responses)
- There is significant overlap in the actions (several responses)
- Users will be unable to pick out important items (several responses)

**Staff recommendations:**

- Reformat main three topic chapters to include goals and policies
- Move all the actions to a separate chapter
- Combine related actions
- Prioritize and assign responsibility for actions

**Thoughts or comments?**

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## Your Voice Committees

### AGENDA ITEM #2 Town finances

**Purpose:** Committee action

**Summary of committee comments:**

- There needs to be recognition of limited resources (several responses)
- Acknowledge difficulty with balancing growth, financials and minimizing burden to residents (several responses)
- We should commit to funding these actions (several responses)

**Staff recommendations:**

- Already included statement about balancing vision and guiding principles. The current draft has this statement on page 6:  
*“Although the vision and guiding principles outline a framework of desires from the community, they do not serve to prioritize or qualify those desires. During the Your Voice Committee process, committee members frequently were tasked with balancing multiple desires which sometimes may contradict one another. Overall, the goals, policies and actions contained in this plan represent best efforts to adhere to the vision and guiding principles while balancing priorities for the overall betterment of the community.”*
- Additionally, consider adding the following phrase in the preamble (page 4) or introduction section (page10):  
*“Many General Plan policies and actions will require a funding source to be implemented. The community supports these policies and actions and encourages the Town to have a community discussion as to funding sources to best ensure implementation.”*

**Thoughts or comments?**

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## Your Voice Committees

### AGENDA ITEM #3

#### Land use map

**Purpose:** Information and discussion

**Background:**

Information on the land use map was included in sections 5.7 and 5.8 of the draft plan. As part of their work, the Development Committee discussed:

- Land use map boundaries (pgs. 48-49)
- Information on growth areas, as designated on the land use map, (pgs. 49-50)
- Limited land use designation changes and clean-up items to select properties on the land use map

A draft land use map can be found on the following page.

Please make note of any questions or concerns that you have about the map. These will be recorded at the committee meeting and then discussed by the Development Committee during the second half of the agenda.

**Thoughts or comments?**

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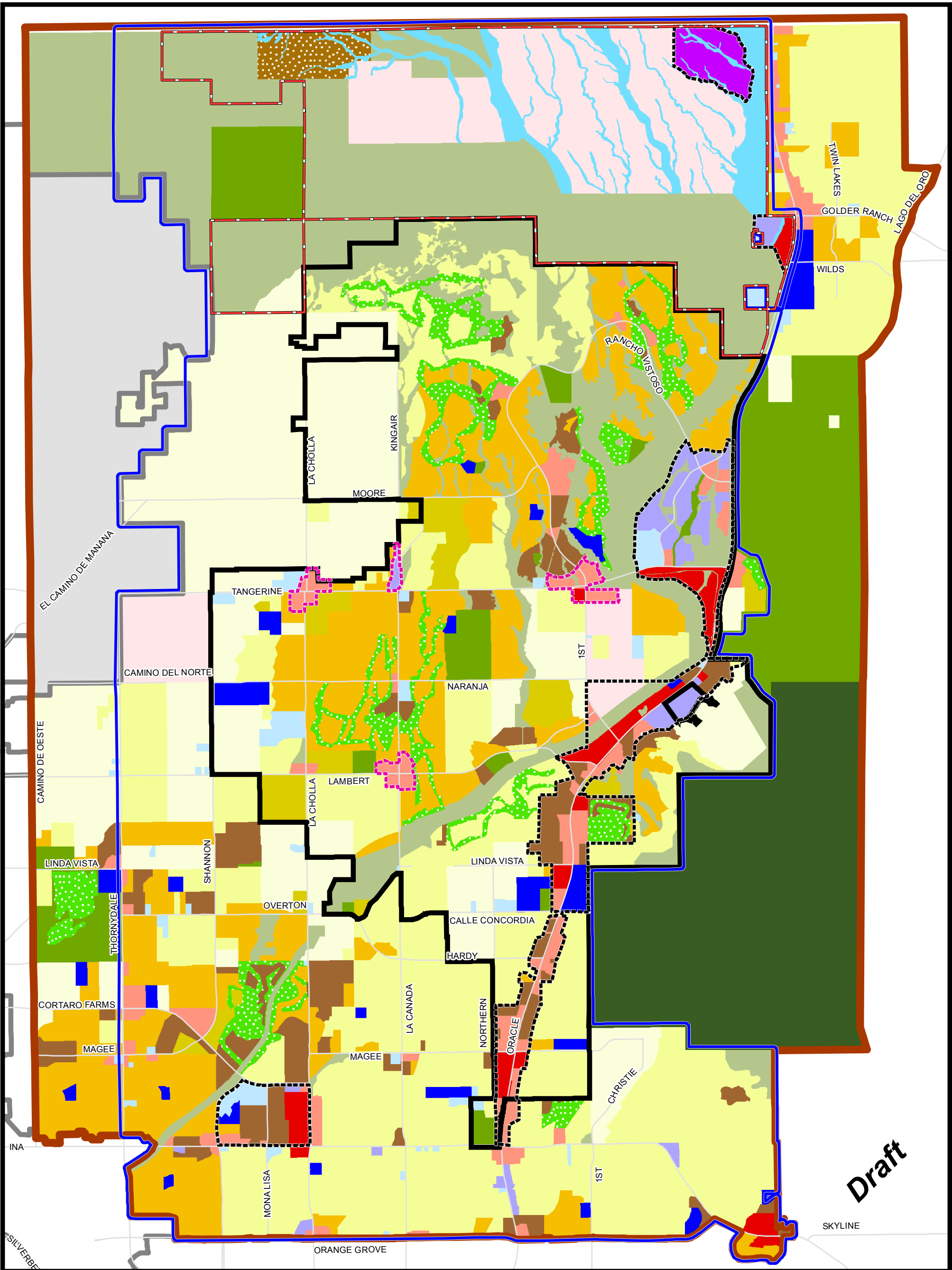
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**Draft**

### Town of Oro Valley Land Use

- |   |                                      |                             |
|---|--------------------------------------|-----------------------------|
| Rural Low Density Residential (0 - 0.3 DU/AC) | Village Center                       | Tier 1 Growth Area          |
| Low Density Residential (0.4 - 1.2 DU/AC)     | Public / Semi-Public                 | Tier 2 Growth Area          |
| Low Density Residential (1.3 - 2.0 DU/AC)     | School                               | Urban Service Boundary      |
| Medium Density Residential (2.1 - 5 DU/AC)    | Resort / Golf Course                 | Arroyo Grande Planning Area |
| High Density Residential (5+ DU/AC)           | Open Space                           | Oro Valley Town Limit       |
| Master Planned Community                      | Park                                 | General Plan Planning Area  |
| Master Planned Community (60% Open Space)     | National Forest                      | Marana Limit                |
| Neighborhood Commercial / Office              | Riparian                             |                             |
| Community / Regional Commercial               | Undesignated (within Town of Marana) |                             |
| Commerce / Office Park                        |                                      |                             |



Source: This map was made with data from the Town of Oro Valley, Pima County.

This map is for illustration purposes only. Every effort has been made for accuracy, however the Town of Oro Valley does not guarantee the information contained on this map is accurate. For more information, please contact Town of Oro Valley Planning and Zoning staff.



## Your Voice Committees

### AGENDA ITEM #4 General Plan amendments

**Purpose:** Information and discussion

**Background:**

In the past, general plan amendments have typically only impacted changes for land use designations on specific properties. For this reason, the Development Committee worked on the drafting of section 6.3 (pgs. 58-62). However, there are a few parts that impact the plan (and the work of all three committees) overall, including:

- Text changes to a Goal, Policy or Action of the General Plan
- Interpretations by the Planning and Zoning Administrator, including the applicability of the plan

**Summary of committee comments:** *(please note these are provided here for reference and will be used by the Development Committee to discuss during agenda item #5)*

- General:
  - Editing and clarifications needed (several responses)
  - Change in terminology from major/minor to type1/type 2 isn't necessary (Don Bristow)
- Thresholds:
  - Threshold should be 20 acres, not 40 (Don Bristow)
  - Concerns over mention/singling-out of high-density residential in thresholds section (Don Cox)
  - Another cause for the P&Z Administrator to reclassify an amendment could be the perceived level of controversy that a specific development proposal may generate. (Bob Swope)
- Evaluation criteria:
  - Add: "The neighborhood outreach process may provide conditions of approval or special area policies becoming part of the amendment evaluation" (Bill Adler, Don Cox)
  - Evaluation Criteria #2 paragraph should also indicate that the applicant has "responded by incorporating measures to avoid or minimize development impacts, to the extent reasonably possible, as well as to mitigate unavoidable adverse impacts." (Bob Swope)
  - The 'super criteria' for amending the General Plan that has been chosen by the Development Committee is a step backwards. (Don Cox)

Please make note of any questions or concerns that you have about this section. These will be recorded at the committee meeting and then discussed by the Development Committee during the second half of the agenda.

**Thoughts or comments?**

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## Your Voice Committees

### Group Discussion Issues

#### AGENDA ITEM #5

Follow-up edits

### COMMUNITY COMMITTEE

*The following items are higher level comments for clarification or changes. Please review and note what action you would like to take. We will only take time to discuss those identified as needing discussion by the committee.*

| Page | Item       | Comment   | Action?<br>Yes, No, Discuss |
|------|------------|---|-----------------------------|
| 15   | B. and C.  | Delete – already reflected in policies  |                             |
| 15   | F. and G.  | Combine   |                             |
| 15   | I.         | Delete “for all residents and visitors”   |                             |
| 15   | Goal - new | Add “Pothole free roads”  |                             |
| 15   | 3.6.1.3.   | Rank industries   |                             |
| 15   | 3.6.1.4.   | Town should implement senior living code  |                             |
| 15   | 3.6.1.     | New action: research sports tourism   |                             |
| 15   | 3.6.1.     | New action: business incubator program  |                             |
| 15   | 3.6.2.     | Add “while maintaining environmental sustainability”  |                             |
| 15   | 3.6.2.1.   | With public input   |                             |
| 16   | 3.6.2.4.   | Question feasibility of “diversify the local tax base”  |                             |
| 16   | 3.6.2.6.   | Question intent and wording   |                             |
| 16   | 3.6.3.3.   | Question intent and wording   |                             |
| 16   | 3.6.4      | Discuss policy and actions, question intent, Town responsibility  |                             |
| 17   | 3.6.6.     | New action: public/private partnerships   |                             |
| 17   | 3.6.6.     | New action: work with other agencies on utilizing funds   |                             |
| 18   | 3.7.2.     | New action: community survey to determine needs   |                             |
| 18   | 3.7.2.     | New action: safety inspections for parks  |                             |
| 18   | 3.7.5.2.   | Discuss applicability with recent country club purchase   |                             |
| 18   | 3.7.5.     | New action: Catalina State Park visitors center   |                             |
| 18   | 3.7.6.     | Use of term “districts” is confusing, discuss policy and actions, may be implemented through mixed-use zoning |                             |
| 20   | 3.7.11     | New action: natural history signage, educate on local nature, ecology   |                             |
| 22   | 3.8.       | Mention police protection   |                             |
| 22   | 3.8.       | Support neighborhood watch and dark house programs  |                             |
| 23   | 3.8.3.     | New action: protect from fraud attempts   |                             |
| 23   | 3.8.3.     | New action: address youth radicalization  |                             |
| 24   | 3.8.6.     | New action: safe evacuation routes  |                             |
| 24   | 3.8.8.     | Combine with policy 4.9.1.  |                             |



## Your Voice Committees

### ENVIRONMENT COMMITTEE

The following items are higher level comments for clarification or changes. Please review and note what action you would like to take. We will only take time to discuss those identified as needing discussion by the committee.

| Page | Item     | Comment   | Action?<br>Yes, No, Discuss |
|------|----------|---|-----------------------------|
| 29   | 4.6.1.   | Is connection desirable/feasible and do we want people to use open space – or will they just ruin it? |                             |
| 30   | 4.6.3.3. | Questions on need and feasibility   |                             |
| 30   | 4.6.5.   | Include businesses, developers and builders   |                             |
| 30   | 4.6.5.   | New action: educate on not feeding wildlife and value of desert creatures                             |                             |
| 30   | 4.6.6.1. | “Conserve scenic views” is this realistic for these regulations to do that?                           |                             |
| 30   | 4.6.6.   | New action: revise scenic corridor regulations to enhance views on all sides                          |                             |
| 31   | 4.6.9.2. | Question if 10 years is right timeframe, make consistent with 4.6.10.1.                               |                             |
| 31   | 4.6.2.   | New action: identify areas negatively impacted by stormwater and take corrective actions              |                             |
| 33   | 4.7.     | Acknowledge Tucson Water used by many residents, maintain relationship                                |                             |
| 33   | 4.7.     | Acknowledge Oro Valley Country Club aquifer use and future steps to change that                       |                             |
| 33   | 4.7.1.4. | Question term “maximize”, should be about limiting aquifer decrease overall                           |                             |
| 34   | 4.7.1.   | New action: acquire wells and convert to water utility  |                             |
| 34   | 4.7.1.   | New action: smart irrigation, turn alternatives, xero-scape   |                             |
| 34   | 4.7.2.   | New action: monitor construction activity   |                             |
| 34   | 4.7.2.   | New action: educate public on alternative water use   |                             |
| 34   | 4.7.4.   | Combine with 4.7.1.?  |                             |
| 38   | 4.9.5.   | Stronger focus on solar energy  |                             |
| 38   | 4.9.5.9. | Question requiring vs. encouraging  |                             |
| 38   | 4.9.5.   | New action: require use of reclaimed water for construction and dust control                          |                             |





## Your Voice Committees

### DEVELOPMENT COMMITTEE

The following items are higher level comments for clarification or changes. Please review and note what action you would like to take. We will only take time to discuss those identified as needing discussion by the committee.

| Page | Item          | Comment  | Action?<br>Yes, No, Discuss |
|------|---------------|--|-----------------------------|
| 40   | Q. and R.     | Change “compliments” to “enhances” and combine goals   |                             |
| 40   | W.            | Question on intent, explain?   |                             |
| 40   | X.            | Question on “robust”, explain?   |                             |
| 41   | 5.6.2.        | Should state “pothole free roads”  |                             |
| 41   | 5.6.4.        | New action: roof gardens on office and multi-family  |                             |
| 41   | 5.6.6.2.      | Potentially add acreage limit  |                             |
| 43   | 5.6.11.       | New action: discouraging strip malls, parking behind   |                             |
| 50   | Tier 1 GA     | Does the committee feel it necessary to sub-categorize Tier 1 Growth Areas?                        |                             |
| 50   | Tier II GA    | Question viability of La Cañada and Tangerine growth area, only one corner which may not be viable |                             |
| 50   | Arroyo Grande | Question on action item to actively pursue annexation  |                             |
| 53   | 5.9.1.        | “Encourage” instead of “Accommodate”   |                             |
| 53   | 5.9.2.2.      | Stronger statement on undergrounding utility lines   |                             |
| 54   | 5.9.4.        | “Accommodate” not appropriate word   |                             |

In addition to the items referenced above, the Development Committee will continue the discussion from the first half of the meeting on the land use map and general plan amendments.



## Your Voice Committees

### AGENDA ITEM #7 Final issues/concerns

Are there any final issues or concerns you would like to discuss at the meeting?  
Please note, staff will continue to edit and refine the draft based on committee feedback.



## Your Voice Committees

### SCHEDULE and NEXT STEPS

The following schedule outlines key steps for the General Plan. The overall intention is to allow adequate time for review, with the Your Voice Committees having final review before the public hearings later this year.

| STAGE   | TASKS   | DURATION | START    | END      |
|---|---|----------|----------|----------|
| <b>ALL-COMMITTEE WORK<br/>(30% draft version)</b>         | All-Committee Review Period (30% draft)                             | 2 weeks  | 4/10     | 4/24     |
|   | Staff Review and Agenda Setting                                     | 1 week   | 4/24     | 5/1      |
|   | All-Committee Review Meeting  |          | 5/7      |          |
| <b>PUBLIC REVIEW DRAFT<br/>(60% draft version)</b>        | Final Revisions and Draft Production                                | 3 weeks  | 5/8      | 5/28     |
|   | All-Committee Open House (public 60% draft)                         |          | 5/29     |          |
|   | Planning and Zoning Commission Study Session                        |          | 6/2      |          |
|   | Release to the Public <u>and</u> REQUIRED Stakeholder Review Period | 60 days  | 6/2      | 8/3      |
| <b>RECOMMENDED DRAFT<br/>WORK<br/>(90% draft version)</b> | Staff – collect comments, identify revisions                        | Ongoing  |          | 8/11     |
|   | Committee Review and Meeting  | 1 week   | 8/12     | 8/19     |
|   | Staff Revisions and Document Production                             | 2 weeks  | 8/20     | 9/2      |
|   | Publish Recommended Draft (90% draft)                               |          | 9/2      | 9/4      |
| <b>PUBLIC HEARINGS</b>                                    | Planning and Zoning Commission Hearing #1                           |          | 9/15     |          |
|   | Planning and Zoning Commission Hearing #2                           |          | 10/6     |          |
|   | Town Council Hearing  |          | 11/4     |          |
| <b>PHASE 3</b>  | Outreach to community – Did we get it right?<br>Community surveys   |          | Jan 2016 | Oct 2016 |
|   | Final Revisions   |          |          |          |
|   | Public Vote   |          | Nov 2016 |          |
|   |   |          |          |          |

**Please note:** Also occurring during the Stakeholder Review Period (summer)

- Publicize the draft – emails, media releases, newspaper ads etc.
- Brief all the Towns boards and commissions
- Hold work sessions with Planning and Zoning Commission and Town Council as needed