



Your Voice Committees

SUMMARY NOTES

All-Committee Meeting #2

August 18, 2015

6:00 – 8:30PM

We're in the **RECOMMENDATION STAGE**

Our purpose is to provide **FEEDBACK AND REVISIONS**, and offer a recommendation or **ENDORSEMENT**

Attendance

Present:

Community Committee

Hannah Arellano
Don Bristow
Marilyn Lane
Doug McKee
David Perry
Brianna Spaeth
Joseph Winfield

Environment Committee

Robyn Basken
Rick Davis
Michael DeSantis
Tim Falter
Ellen Guyer
Robert Milkey
Robert Swope
Frederick Wayand

Development Committee

Bill Adler
Anne Breen
Diane Bristow
Mary Caswell
Stephen Roach
Bill Rodman (*sub for Bill Leedy*)
Michael Schoeppach
Mike Stankiewicz

Staff:

Nora Campbell
Danielle Driscoll
Elisa Hamblin
Bayer Vella

Absent:

Community Committee

Dick Eggerding
Thomas Gribb
Charles Huang
Pete Schwarz
Laura Wheelwright
Cathy Workman

Environment Committee

Helen Dankwerth
Jack Evert
John Scheuring
Pat Spoerl
Casey Streuber

Development Committee

Don Cox
Kit Donley
Barry Gillaspie
Steve Huffman
ShoYoung Shin
Brooke Trentlage
John Spiker
Bill Leedy



Your Voice Committees

Welcome and Introductions

- Bayer Vella welcomed everyone back for the second All-committee meeting.
- He explained that while committees were away, staff has:
 - Engaged the community
 - Received over 1,000 comments!
 - Reviewed internally, sorted all comments into four categories, and designated an “action/response” depending on the nature of the comment
- He thanked committees for:
 - Staying true to the community’s voice and honoring the Vision & Guiding Principles
 - Valuing the committee process
 - Diligently attending and participating in meetings

Meeting Business

- Bayer then explained how the meeting would be handled
 - Large Group Discussions, “Continue to...” actions, Distinguish policies and actions, Arroyo Grande update, Importance of addressing finance
 - Break-out committee discussions
 - Follow-up edits
 - Final issues/concerns
 - And finishing with any public comments
- According to comment, committees got a lot of things right, should feel good about that
- Committee responsibility and future
 - Sift through the comments
 - After considering the comments, the facilitators will pose a question “Can you support?”
- Project Schedule
 - Phase 3
 - On Sept 15th the 90% draft will “go live”
 - Planning and Zoning Commission study session
 - Festive – All new for all to see (Hopi Room)
 - Planning & Zoning Study Session (September 15)
 - Planning & Zoning Commission Hearings (October 6 and 20)
 - Town Council Hearing (November 4)
 - Public Outreach (January 2016 – Fall 2016)



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- Final Revisions & Town Council Review (Fall 2016)
 - The staff will be on hand to describe the difference between 60% and 90% versions
- 2 Hearings: Planning and Zoning and Town Council
 - Bayer asked each committee to choose one to two people from each committee to represent their committee as a whole and give the high points of the process
- Bayer asked for volunteers to help staff at meetings to talk to folks about what committees have done
- Voter Ratification (Nov 2016)
- Bayer then turned the meeting over to Nora Campbell who reviewed the collected comments

Public Comments on 60% Draft Plan – Nora Campbell

- Overview of committee comments
 - 1080 comments received, 6 Government Agencies, 7 Boards and Commissions, 2 Stakeholder Groups, 7 Committee members, Over 100 residents
 - Broken into categories:
 - Committee discussion required
 - Internal review
 - No action requested
 - No action
 - Nora explained that approximately 36% of these comments are going to committees for review

Large Discussion Issues – Bayer Vella

- ¾ of issues to discuss
- Many policies and actions will be first time readers
- Comments are “should be doing,” but Town has been doing already
- If doing something already – say so, but how?
- Point of view: style – Just state the value, don’t get into score carding it

Agenda Item #1 (Action #64) – “continue to...” actions

The Town is already implementing many policies and actions of the document.

Action 64: Develop strategies, including potential zoning code revisions; to protect human life and property from natural hazards including steep and unstable slopes and soils, floods and erosion hazards.

- Thoughts/concerns:
 - If ordinance is in place, no need to have an action
 - If covering in implementation – why highlight it? (BVella)



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- Is implementation going to be included in the plan? – Bayer responded: General Plan includes actions.
- New techniques come along, don't want to be static
- Do not really know how residents are going to read document; if you omit info, it would cause issues with how info came to be
- Leaving it in, simplest approach
- Should it read “continue to develop” or “develop strategies”
- Conclusion: keep it there, “up-linkage” and make clear, not static, it's valued

Agenda Item #2 – Distinguish policies and actions

Some actions sound like policies

Action 49: Explore opportunities to integrate family-friendly amenities into the trail system, such as areas for play, rest and learning.

- Thoughts/concerns:
 - Going to see a big changes
 - What sort of things are committees putting in there?
- Conclusion: if feels more like a policy, should go more specific, drill down

Agenda Item #3 – Arroyo Grande update

- Huge land mass 9000 acres
- Potential huge add to the Town of Oro Valley
- Acknowledge work back in 2009
- This General Plan is to respect what was done back then
- Will need to take further when they (State Land) are ready to sit down (in future)
- State Land doesn't agree, parties not ready to negotiate yet
- Both parties know it will not move forward
- State mandates to get most money or as much as possible
- Conclusion: wait to raise zoning

Agenda Item #4 – Importance of addressing finance

Concern over funding

Foreword: Most of the General Plan policies and actions will move forward by focusing planning efforts using existing resources. Others will best move forward once a funding source is identified. The community supports these policies and actions and encourages the Town to have a straight-forward community conversation on funding. This dialogue will help to ensure implementation of the priorities of the community, which were identified through this robust planning process.

Ideas:

-Explain roll of funding in implementation of Plan

-Reference in multiple chapters

- Elephant in the room
 - Many items in the plan depend on the Town to pay for it
 - Comment over and over is that committees got it right, but having statement just in forward is not enough



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- Bayer asks permission to amplify statement about finance
 - How often can the community ask about this? Annually?
 - Include a list of possible funding sources?
 - Different ways of taxing? Bayer would be very cautious about this, advises not to turn General Plan into a financial document
 - He respects the committees' discussion. Bayer warns to be cautious about this. Don't want to turn the General Plan into a "how to fund this" document
 - Looking to show there is a focus, has to be balanced – don't want to turn people off by thinking "how can we get anything done?"
- Conclusion: Incorporate both ideas, focus wording, don't limit, add disclaimer more frequently, and a minimum of discussing annually

Group Discussion Issues – Break-Out Committee Discussions

Each committee will follow-up edits/address "laundry list" of comments and address any final issues/concerns

Community Committee – Facilitated by Elisa Hamblin

- Comment Discussion (table) – Pages 2-7 in agenda packet, see all committee review table.
- The committee reached consensus or a reasonable level of comfort with all decisions made by the group
- The committee nominated Joe Winfield to serve as the group's representative at the upcoming Planning and Zoning Commission and Town Council meetings.

Environment Committee – Facilitated by Nora Campbell

- Comment Discussion (table) – Pages 8-13 in agenda packet, see all committee review table.
- The committee reached consensus or a reasonable level of comfort with all decisions made by the group.
- The committee nominated Robert Milkey and Robert Swope to serve as the group's representatives at the upcoming Planning and Zoning Commission and Town Council meetings.
- The group expressed enthusiasm in attending these meetings.

Development Committee – Facilitated by Bayer Vella

Bayer expressed how there were many items to cover, need to focus and push through
End of day, committees need to walk away feeling like they did the work, not the staff
Need committees to help present the plan, help at meetings and talking to folks about what committees have done

- Amendment Update - Page 14 in agenda packet, page 89 in 60% Draft Plan
 - 7.3.1, 2.a – Motion: change language in 2.a to reflect 40 acres (Page 89)
 - 20 acres – 3 votes
 - 40 acres – 4 votes
- Land Use Map comments - Pages 15-16 in agenda packet (4 different land use proposals)



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- 1) Oracle @ El Conquistador
Turnout was low at neighborhood meeting, did not get opposition
 - Committee Decision: Change land use designation to NCO
- 2) Tangerine
40-50 people at neighborhood meeting, no positive comments, use regular neighborhood meeting criteria
 - Committee Decision: Keep existing land use designation.
- 3) Oracle at Linda Vista
30-35 people at neighborhood meeting, no positive comments, office is softer than retail
 - Committee Decision: Keep existing land use designation
- 4) New Proposal – #1 on Page 16 in agenda packet
New land use proposal, WLB Group, Paul Oland
 - 2008 Town Council denied amendment
 - Committee Decision: No change, keep existing land use designation
- Comment Discussion (table) – Pages 17-21 in agenda packet, see all committee review table.
- Final issues/concern
 - Suggestion that the Vision and Guiding Principles should be on the inside front cover.
 - Committee agreed that they can support this body of work
 - Would you like to appoint one to two people to represent committee: Bill Adler and Bill Leedy were suggested
 - After going an extra half hour, the Development Committee completed all items on the agenda

Public Comment Period, Next Steps and Adjourn

- The meeting ran late (approx. 9pm) so the committees were dismissed once their section was complete.
- There were no public comments



Your Voice Committees

Group Discussion Issues - OUTCOME

AGENDA ITEM #2

Follow-up edits

COMMUNITY COMMITTEE

#	Page	Item	Comment source	Comment	Last All-Com meeting?	Action? Yes, No, Discuss
1	20	B.	Diane Bristow, Residents	Define “high-quality growth”		No
2	20	D.	Residents	<ul style="list-style-type: none"> • Larger variety of stores and development. • Not more Oro Valley Marketplace development. • Need quality place for youth to spend time. 		No
3	20	H.	Residents SAHBA/MPA	<ul style="list-style-type: none"> • Questions effectiveness of goal. • Does this add additional hurdles to new development? Provide context to goal. 		No
4	20	New Goals	Doug McKee Youth Advisory Council	<ul style="list-style-type: none"> • New goal to support safety and low crime guiding principle. • Oro Valley can create professional opportunities that would encourage families to reside in Oro Valley 		Yes – new goal No
5	21 68	E.3. and Action 15	Diane Bristow, Dev Bill Adler, Dev	<p>Sports tourism:</p> <ul style="list-style-type: none"> • Question community desire for sports tourism. • Can parks “serving community needs” include sports tourism? • Tournaments must be conditional upon limited interruption of resident use of space • Sports tournaments for teams within Oro Valley only • Define sports tourism 	Yes	Yes – add glossary term
6	21	E.4.	Bill Adler, Dev	Town should not support private workforce or provide workforce education/training.	Yes	Yes - rephrase
7	21	General – Economic	SAHBA/MPA	<ul style="list-style-type: none"> • Lack of emphasis on broader economic development, specifically the role of new home construction. Language of the document should 		No



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		Development		<p>demonstrate Oro Valley’s commitment to assisting businesses and continued economic growth.</p> <ul style="list-style-type: none"> Needs greater responsiveness to the real-estate market and encouragement of new development. 		No
8	22	CC.2.	SAHBA, MPA Residents, PZC Bill Adler, Dev	<ul style="list-style-type: none"> “Equitable” is subjective and could lead to unrealistic requirements on new development. Cost is an important factor in “equitable” recreation. Add “low cost.” Parks are not big enough for active families. Eliminate pocket parks or “tot” lots (small surfaced playgrounds) from acceptable recreation. 		Yes – remove phrase No No
9	22	CC.3.	Bill Adler, Dev AZ Game & Fish AZ Game & Fish	<ul style="list-style-type: none"> Linking open space can result in abusive, damaging use. AZ Game and Fish supports policy and draws attention on “connected” trails for residents and wildlife. Link parks and open spaces to each other with movement corridors for wildlife (co-located trails to protect humans) 	Yes	No
10	22	CC.6.	Bill Adler, Dev	Residents, not Town, need to provide support for more activities		No
11	22	CC.7.	Doug McKee, Com Residents	Can be interpreted as high-density residential: <ul style="list-style-type: none"> Controversial topic Some comments against high-density residential 		No
12	22	New action	Bill Adler, Dev SAHBA/MPA Youth Advisory Council Pima County Development Services Youth Advisory Council	Encourage diversity: <ul style="list-style-type: none"> Encourage or offer affordable/low cost housing to increase diversity and housing for retail employees. Lack of emphasis on home ownership and affordable housing Provide special price membership at Community Center or Aquatic Center Options for multigenerational housing OV should be known for high standard of living while remaining a welcoming community. 		No



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13	22	CC.8.	SAHBA, MPA	May not be applicable in every new development in suburban OV.		No
14	22	CC.14.	Resident	Lately, growth has been ugly and poorly planned		No
15	22	CC.16	Doug McKee, Com	Support “high quality” education		Yes
17	26	TS.3.	Pima County Development	Define “protect vulnerable populations”. In regard to public safety, low income, poverty?		Yes – examples
18		New policy	Pima County Development	Explore agreements with HOA’s to participate in maintenance of multi-use trails along adjacent minor or major streets.		No
19	66	Action 2	Bill Adler, Dev Doug McKee, Com	<ul style="list-style-type: none"> • Uses and businesses cannot “diversify the tax base”. Only more populations diversify via property tax. • Add car sales to increase sales tax revenue or call out businesses that generate high sales tax revenue 	Yes	Yes – adjust wording No
20	66	Action 3	Bill Adler, Dev Don Bristow, Com	<p>Bullet 1: “Support” has been interpreted waiving sign code provisions. Further define.</p> <p>Bullet 2: Tourism is not currently a core industry. Remove.</p>		No
21	66	Action 4	Bill Adler, Dev	<p>Bullet 1: Transition is the barrier to development. Need better transition spaces between incompatible uses.</p> <p>Bullet 2: Disagrees, zoning code restricts development to protect neighbors, neighborhoods, appearance and lifestyle.</p> <p>Bullet 3: Zoning doesn’t “encourage” or provide “equity”. Must treat all properties the same.</p>	Yes	No
22	66	New actions	Don Bristow, Com Pima County Development Services	<ul style="list-style-type: none"> • Excluding weather and mountain views, identify and evaluate what significant assets the Town has that will attract large numbers of tourists on a seasonal and annual basis. • Encourage private companies and industries to provide exercise areas for employees. 		Yes – adjust wording No



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				<ul style="list-style-type: none"> “Continue to work collaboratively and regionally with the Office of the Governor, the Arizona Commerce Authority, Tucson Regional Economic Opportunities, and all local jurisdictions to coordinate economic development strategies.” 		No
23	67	Action 14	Parks and Rec Advisory Board Bill Adler, Dev	<ul style="list-style-type: none"> “... interactions and enhance the pedestrian and bicycle experience...” Neighborhoods are private spaces, public spaces should not be integrated into neighborhoods. 		Yes – “and bicycle” No
24	67	New action	Don Bristow, Com	<ul style="list-style-type: none"> Compile an inventory of existing walking paths, trails, etc. while identifying disconnects, safety issues and maintenance needs, etc. Develop an implementation program to complete, update and improve existing facilities 		No
25	68	Action 15	Bill Adler, Diane Bristow, Dev	<p>Bullet 2: Town and residents need to provide more financial support to local arts council that plans events.</p> <p>Bullet 4: Opposes “streamlining the planning and approval process”</p>		No
26	68	Action 17	Doug McKee	Define “age friendly”.		No
27	68	Action 19	Doug McKee	Define “healthy food”. Controversial subject, should be deleted.	Yes	Yes – remove
28	68	Action 20	Pima County Development	Vague action. Further define.		No
29	68	New action	Pima County Development Services	Explore more areas where financial contributions to support regional services are beneficial to Oro Valley residents (e.g. libraries, Pima Animal Care Center, public health programs, affordable housing).		No
30	68	Action 25, New action	Doug McKee, Com	Public Library is important to the community. New action should relate to the Town taking a more active role with the County in the management of the Library, including funding and construction of a second library if Arroyo Grande becomes a reality.		Yes – new bullet



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31	69	Action 29	Bill Adler, Dev	<ul style="list-style-type: none"> Question need for this Senior advisory board is inadvisable, would not propose work that is practical or consistent with guiding principles 		No No
32	69	Action 32, 35, 36	Bill Adler, Dev	Funding for public art (1%) should be increased to dedicate funds to events, concerts, fairs, exhibits or educational presentations.		No
33	69	Action 34	Bill Adler, Dev	Require public to pay affordable admission fees to support more frequent artistic events.		No
34	69	Action 38	Don Bristow, Com	“... after it has been determined the residents support through a statistically valid survey.”	Yes	Yes – adjust wording
35	69	Action 40	Don Bristow, Com Diane Bristow, Dev	<ul style="list-style-type: none"> “... after it has been determined the residents support and willingness to fund it through a statistically valid survey.” No need to duplicate numerous performing arts venues in the Greater Tucson area 	Yes	Yes – adjust wording
36	69	New action items	Conceptual Design Review Board, residents	<ul style="list-style-type: none"> Diversify art portfolio Engage opinion and suggestions from youth Ensure public art is placed in highly visible areas on commercial sites 		No No No
37	70	Action 45	Resident Resident Resident PZ Commission Resident Resident	Add: <ul style="list-style-type: none"> Free splash pad Indoor pickleball court Boule court More provisions for youth recreation, specific programs Recreation services for youth – sports and leagues Dedicate spaces (i.e. within Community Center) for teens and/or children 		No No No No No No



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38	70	Action 46	Parks and Rec Advisory Board	Add: Review opportunities to repurpose land for small and neighborhood parks by acquiring land or partnering with local stakeholders and agencies.		Yes – add
39	70	Action 49	Parks and Rec Advisory Board	Add “water and shade.”		Yes – add
40	70	New actions	AZ Game & Fish AZ Game & Fish Pima County Development Services	<ul style="list-style-type: none"> • Hunting and angling opportunities (stock community waters) and shooting sports facilities • Wildlife-related recreation contributes to state economy, promote conservation, citizen engagement. Wildlife viewing opportunities, fit bridges with bat roosts, etc. • All single and multi-family residential development of medium to high density residential to have mini-parks and at least one recreation area. 		No No No
41	72	Action 57	SAHBA/MPA	Does not support Crime Prevention through Environmental Design where it would lead to new requirements on residential development.		No
42	73	Action 64	SAHBA/MPA	Why are zoning code revisions needed to protect human life and property from steep and unstable slope and soils?		Yes – adjust wording
43		New actions	Pima County Office of Sustainability	<ul style="list-style-type: none"> • Address urban heat island effects on health • Promote regulations for shaded landscaped walkways instead of isolated tree islands in parking lots • Encourage commercial buildings with covered walkaways 		No Yes – add Yes – add



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 source	Comment	Last All-Com meeting?	Action? Yes, No, Discuss
1	35	J.	SAHBA/MPA	How will these costs be balanced against the increase in cost it would impose on new development and the corresponding decrease in housing affordability?		No
2	35	K.	Water Utility Commission	"A high-quality, safe and reliable water supply that meets long-term needs for humans and our community while considering the natural environment" and comment opposed to suggestion.		Yes – adjust wording
3	35	M.	Pima Floodplain Management SAHBA/MPA	<ul style="list-style-type: none"> Reference FEMA National Flood Insurance How will these costs be balanced against the increase in cost it would pose on new development and the corresponding decrease in housing affordability? 		No No
4	35	N.	SAHBA/MPA	How is "balanced" defined?		Yes – remove phrase
5	35	O.	Resident	Including stormwater? Effluent?		No
6	35	New goal	Bill Adler, Dev	"Support climate mitigation and adaption strategies that benefit the public health, economy and the environment to build resilience"		No
7	36	SD.1.	Pima County Office of Sustainability	"... that protects Oro Valley's natural resource and ecosystem service functions, and provides..."		Yes – adjust wording
8	36	SD.6.	Bill Adler, Dev	Add Lambert Lane, Naranja, La Canada, Moore, and 1 st Avenue as Scenic Corridors or receive protection in ESL zoning code		No
9	36	SD.1. - 10.	SAHBA/MPA	Unwelcoming of new development		No



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10	36	General	PC Office of Sustainability	Cultural resources should be included in open space discussion.		No
11	36	First paragraph	SAHBA/MPA	"... to acquire additional open space areas." How will this cost be balanced against increased costs of new development and decrease in housing affordability?		No
12	36	New policies	Pima County Development Services	Additional ideas: <ul style="list-style-type: none"> • Preparing for climate change • Reuse of abandoned golf courses 		No No
13	39	WR.1.	Resident	"And conservation" is redundant. Clarify?		Yes - adjust wording
14	39	WR.3.	Resident	<ul style="list-style-type: none"> • Define "alternatives" • "... and reduce eliminate groundwater level declines." 		Yes – adjust wording No
15	39	General	Residents	<ul style="list-style-type: none"> • Have water plan in place to plan for continued drought and population increase. • The lack of water supply may require stopping development in order to stop reducing groundwater supply. Should be discussed here. 		No No
16	41	CR.3.	Historic Preservation Commission	<ul style="list-style-type: none"> • Remove "rehabilitate" to avoid precluding ability to restore, reconstruct, etc. • Replace "preserve" with "protect" 		Yes – adjust wording
17	42	CE.1.	Bill Adler, Dev	Remove "leading by example". Town should provide guidance.		No
18	42	CE.3.	SAHBA/MPA	How does Oro Valley plan to lead efforts which contribute to a regional reduction in air pollution and greenhouse gas emissions? SAHBA and MPA do not support any new requirements for residential development.		No



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19	42	CE.4.	SAHBA/MPA	Strike phrase “including solar”. SAHBA and MPA do not support application to residential construction.		Yes - remove
20						
21	73	Action 66	Don Bristow, Com	<ul style="list-style-type: none"> Remove “homeowners associations” and replace with resident-members of HOA, not HOA documents Create public use agreement for natural resource areas with homeowners associations, represented by home owners, residents, and property owners. 		Yes – adjust wording
22	73	Action 67	Pima County Development	Training to do what? Clarify.		No
23	74	Action 69	Diane Bristow, Dev SAHBA/MPA	<ul style="list-style-type: none"> Delete “and buffer” Is buffering an effective use of limited land? 		No
24	74	Action 70	SAHBA/MPA	Change “require” to “encourage”		No
25	74	ACTION 71	Residents	<ul style="list-style-type: none"> Gradually introduce changes with the ESLO so that established neighborhoods are respected and have compatible, comparable land use and density. Compromise between cluster and existing large-lot Ensure back and side yards are retained in cluster development through means such as floor-area-ratio. 		No No No



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26	74	Action 72 General	Pima Floodplain Management Bill Adler, Dev Residents Residents, Diane Bristow, Doug McKee	Introduction: add “elevations, floodplains and riparian habitat and ridgelines, by:” Bullet 2: Change “discourage” to “ deny ” Define “unnecessary spread of development” Bullet 3: Eliminate clustering Residents prefer open space between housing. Limits diversity of housing. People feel clustering creates high-density Controversial <ul style="list-style-type: none"> Will this infill lead to urban sprawl-type community? 		Yes – adjust wording Yes – remove No No
27	75	Action 73	SAHBA/MPA Bill Adler, Dev	Bullet 2: How is this possible? How can this be done without knowing exactly where/how these parks will be? Protect residents from views of the parks		No
28	75	Action 75	Town of Marana SAHBA/MPA	<ul style="list-style-type: none"> Add bullet: “Ensure that any recreational trail density is appropriate to wildlife needs in natural areas.” How will this cost be balanced against the increased cost these measures impose on new development and affordability? 		Yes – new bullet No
29	75	Action 80	SAHBA/MPA	Replace “require” with “ encourage ”		No
30	76	Action 81	Bill Adler, Dev Pima Floodplain Management	<ul style="list-style-type: none"> Add desalinization Add “including Low Impact Development and Green Infrastructure (LID/GI)” 		No Yes – add
31	76	Action 85	Youth Advisory Council	Town should take steps to use reclaimed water on all golf courses.		No
32	76	Action 86	Pima County Dev. Services SAHBA/MPA	<ul style="list-style-type: none"> Does this apply to public or private projects or both? Remove “greywater” requirement 		No No



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33	76	New action	Pima County Office of Sustainability	Identify zoning and other code barriers that inhibit grey water reuse and rainwater harvesting and storage		No
34	76	Action 87	Resident	<ul style="list-style-type: none"> “Create, implement and monitor programs...” Replace “create” with “expand”, as programs exist 		No
35	76	Action 89	SAHBA/MPA	Address the implications and impact for the development community and the purpose of water impact fees.		No
36	77	New action	Pima Floodplain Management	“Update design standards in existing code and policy to align with County policies and maps including but not limited to; Design Standards for Detention and Retention and Riparian Habit Protection and Mitigation regulations.”		Yes – under staff review
37	78 79	Action 105 and Action 110	Historic Preservation Commission Bill Adler, Dev	<ul style="list-style-type: none"> Develop local professional Historic Preservation Commission resources to identify, protect and celebrate culturally significant structures, records and places within Oro Valley. Community will not financially support maintaining history of Oro Valley. 		No
38	78	Action 106	Historic Preservation Commission	Bullet 4: Replace with action to adopt a preference for acquisition of historic properties suitable for adaptive rehabilitation when acquiring new Town properties.		No
39	79	Action 111	AZ Game & Fish	More specific action which measures and meets demand for hazardous waste disposal, “Establish continuous hazardous waste collection and storage facilities at Mountain Vista and Golder Ranch fire stations. Monitor and evaluate community need for fewer or more facilities.”		Yes – adjust wording
40	79	Action 113	SAHBA/MPA Pima County Office of Sustainability	<ul style="list-style-type: none"> Define “best practices” “Encourage overall reduction in energy consumption through the application of technology instillation of low energy fixtures, storage and use of a range of renewable energy sources such as solar, 		No



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				biofuels and wind power to meet current and future energy demands and decrease reliance on fossil fuels.”		
41	80	Action 116	Pima County Dev. Services	Bullet 1: add “reduce barriers”		Yes – adjust wording
42	80	New actions	Pima County Office of Sustainability	<ul style="list-style-type: none"> Identify zoning and other code barriers that inhibit the latest energy technologies Coordinate with local power utilities that are developing utility-scale renewable resources or participating in purchase agreements from renewable energy producers Conserve water resources through alternative energy sources 		No No No
43	80	Action 117	Resident	Require Oro Valley Police to drive all electric cars.		No
44	80	Action 118	Bill Adler, Dev	Public won’t support increasing awareness. Increase efficiencies within energy, water and electrical uses instead.		No
45	80	Action 120	Conceptual Design Review Board SAHBA/MPA	<ul style="list-style-type: none"> Landscaping – emphasize use of larger, mature vegetation for new development Reconsider approval and technology to timing of plant nursery establishment and transplanting of vegetation. Too many trees are lost. Emphasize use of passive water harvesting in development. Remove “consider view conservation” 		No No No No
46	81	Action 121	Doug McKee, Com SAHBA/MPA	Prohibiting uses that create air pollution is too vague. Instead, set limits and review work of other agencies.		Yes – remove
47	81	Action 122	SAHBA/MPA	Development industry does not support action		No
48	81	Action 123	Town DIS, Permitting SAHBA/MPA	<ul style="list-style-type: none"> Highly reflective roofs provide high energy efficiency. They do not blend with environment aesthetically. 	Yes	Yes – adjust wording



Your Voice Committees

#	Page	Item	Comment source	Comment	Last All-Com meeting?	Action? Yes, No, Discuss
			SAHBA/MPA	<ul style="list-style-type: none"> • “Encourage”, not “require” • Development industry does not support 		No No
49	81	Action 124	SAHBA/MPA	Removing regulatory barriers has not worked before in promoting green building		No
50	81	Action 125	SAHBA/MPA SAHBA/MPA Resident Pima County Office of Sustainability	Bullet 1: Remove requiring solar orientation, as it reduces lot-yield, drives up cost and drives down affordability of new development. Bullet 4: This isn’t possible or realistic. New Bullets <ul style="list-style-type: none"> • Require solar for all new construction to provide 80% of their energy use • Require residential and nonresidential development to be solar ready 		Yes – adjust wording No No
51	81	New actions	Pima County Office of Sustainability	<ul style="list-style-type: none"> • Encourage the use of alternative pavement, pervious paving materials for water harvesting • More funding for landscape maintenance. 		No No



Your Voice Committees

DEVELOPMENT COMMITTEE

General Plan Amendments – Sub-Committee Update

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).

Summary of committee comments: Comments received from Planning and Zoning Commission, one resident, Development Committee members and the Southern Arizona Home Builders Association and Metropolitan Pima Alliance. (See list of all comments received during 60-day Stakeholder Review Period)

Development Sub-Committee changes:

- General:
 - Formatting changes
- Thresholds:
 - Amendment threshold criteria at 40 acres.
- Evaluation criteria:
 - Introduction adjusted to tighten future interpretation of purpose and process of amendment evaluation criteria.
 - Remove reference to adverse community impact, as this is accounted for more clearly elsewhere in criteria.
 - Remove references to development impact on traffic and drainage, as “infrastructure” is more inclusive.

Action? Yes, No Discuss: Accept Sub-Committee decisions



Your Voice Committees

Land Use Proposal Open Houses:

Oracle at El Conquistador

- Existing: Commercial/Office Park
- Proposed: Neighborhood Commercial Office
- Reason for proposal: Matches adjacent properties.

Meeting result: Few attendants, no opposition

Action: Change designation to Neighborhood Commercial Office (NCO)

Tangerine and La Cholla

- Existing: Low Density Residential
- Proposed: Medium Density Residential
- Reason for proposal: Buffer existing rural development, in commercial corridor, matches development across Tangerine

Meeting Result: Many attendants, primarily opposed, against changing rural character, possible harm to wells, reduced privacy, increased foot traffic. Preference for General Plan Amendment process.

Action: No change, keep existing Low Density Residential designation

Oracle at Linda Vista

- Existing: Commercial/Office Park
- Proposed: Neighborhood Commercial Office in south, Community Regional Commercial in north
- Reason for proposal: On Oracle Road, provide neighborhood services, align with surrounding commercial/

Meeting Result: Many attendants, primarily opposed, against change to neighborhood, prefer existing Commercial/Office Park, concerned of noise, pedestrian safety, increased traffic on Linda Vista, children's safety. Preference for General Plan Amendment process.

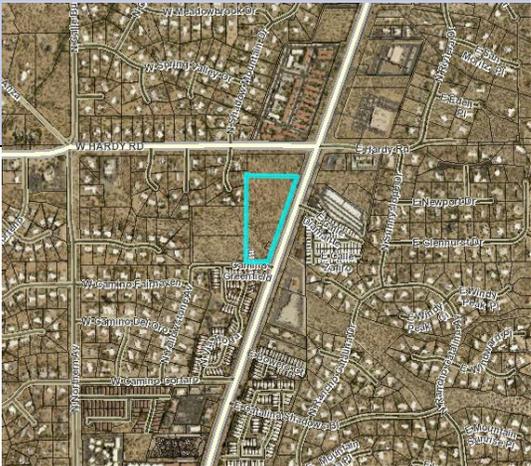
Action: No change, keep existing Commercial/Office Park designation



Your Voice Committees

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. All new text additions or changes are in blue.

Land Use Map

#	Page	Item	Comment source	Comment		Last All-Corn meeting?	Action? Yes, No, Discuss
1	53	New Land Use Proposal	WLB Group, Paul Oland	<p>New Land Use proposal Southeast corner of Oracle and Hardy Existing: LDR1 Proposed: NCO</p> <p>See Attachments: 1. Land Use Request 2. 2008 Town Council Report, submitted to Town Council for the original General Plan Amendment of the property. The Amendment was denied.</p>			No
2	53	Planning Area	Town of Marana	Marana does not support overlapping Planning Area Boundaries. Move Planning Area Boundary to Shannon.			Yes – adjust PA
3	53	Urban Services Boundary	Town of Marana	USB should reflect area that is actually serviceable by the Town of Oro Valley utilities. Area north of Moore Road and west of La Cholla Boulevard extending into Tortolita Mountain Park is not feasible.			No
4	53, 57	Tier I Growth Area	Diane Bristow	Doesn't want development on Oracle from Ina to Innovation Park to look like that of Oracle/Orange Grove.			No
5	53	Tier II Growth Area	Resident	Tangerine Growth Areas don't seem to provide reasonable buffering to existing neighborhoods.			No
6	57	All Growth Areas, second bullet	Diane Bristow Pima County Dev. Services	<ul style="list-style-type: none"> “Conserve significant natural resources and open space in the growth area. and coordinate their relocation, as needed, to similar areas outside the growth area's boundaries.” Locate growth area away from natural resources 			Yes – remove



Your Voice Committees

General Plan Goals, Policies and Actions

#	Page	Item	Comment source	Comment	Last All-Com meeting	Action? Yes, No, Discuss
7	46	P.	Pima County Office of Sustainability SAHBA/MPA	<ul style="list-style-type: none"> “... and conservation elements to increase community interaction, enjoyment and sense of place. Incorporate courtyards, plazas, pocket parks, shade trees and public art to promote healthy community principles and safety by design.” This is not cost effective, which reduces development and affordable housing. 		Yes – adjust wording No
8	46	Q.	Pima County Office of Sustainability	“Support multi-modal transportation and transit-oriented development to improve mobility, reduce pollution and reduce traffic congestion. Integrate pedestrian oriented features and bicycle facilities to discourage automobile dependence and support healthy lifestyles.”		No
9	46	T.	Historic Preservation Commission Pima Floodplain Management Resident	<ul style="list-style-type: none"> “Conservation of natural and cultural resources through effective land use and transportation planning, design, construction and management.” Add “floodplain management” Including attending to natural recharge for water in Oro Valley aquifer? 		Yes – add Yes No
10	46 47	U., W. LU.5.	Bill Alder Conceptual Design Review Board	<ul style="list-style-type: none"> What is an “easy transition”? “Effective transition”? Transitions are respective of the surrounding properties Encourage transitions to consider all elements of site design within and outside of development. 		Yes – “effective”, adjust wording
11	46	U.	Diane Bristow, Dev	Not all neighborhoods need to be supported by shopping and services which meet daily needs		No
12	46	V.	Resident	Define “full recovery”		No



Your Voice Committees

#	Page	Item	Comment source	Comment	Last All-Corn meeting	Action? Yes, No, Discuss
13	46	X.	Pima County Office of Sustainability	"Balance growth management strategies and economic development with open space conservation, energy production, transportation networks and available water and environmental resources."		Yes – adjust wording
14	47	LU.4.	Diane Bristow, Dev	"... while minimizing or eliminating impacts to adjacent properties..."		No
15	47	LU.4.	Don Bristow, Com	"Promote private and government outdoor lighting that enhances..."		No
16	47	LU.7.	PC Office of Sustainability	Add incentivize compact, energy efficient development		No
17	47	LU.8.	PC Office of Sustainability Bill Adler, Dev	<ul style="list-style-type: none"> Add support multigenerational housing and neighborhoods Master planning should not be encourage. It does not contain sufficient land use information and is consistently amended. 		No Yes – edit definition
18	47	LU.9.	PC Office of Sustainability	Add incorporate, where feasible and cost effective, complete streets principles and best practices.		No
19	47	New policy	Pima County Development Services	<ul style="list-style-type: none"> Call for revitalization/redevelopment Utilize infill development to strengthen existing neighborhoods, create the higher density necessary to support desirable services, increase the tax base and make our communities more efficient without being disruptive to existing neighborhoods. 		No No
20	55	Intro	Resident	"Needs of developers and residents" gives too strong of value to the development community.		No
21	56	DG.2.	SAHBA/MPA	What will additional revenue sources for infrastructure look like? Examples?		No
22	63	I.5.	Resident	This statement is very weak. Broadband highly effective in attracting economic development. Needs a planning commission just for broadband to lay out an incremental strategy for achieving it.		No



Your Voice Committees

#	Page	Item	Comment source	Comment	Last All-Corn meeting	Action? Yes, No, Discuss
23	63	I.6.	Pima County Office of Sustainability	"Provide for safety, efficiency and environmentally sensitive design in stormwater systems with an emphasis on water harvesting and recharge benefits. "		No
24	63	I.11.	SAHBA/MPA	Can Oro Valley financially afford to develop a comprehensive transit system?		Yes – "promote"
25	63	I.13.	PC Office of Sustainability	"... that supports electric, biofuel and CNG vehicles and hybrid vehicles and level-3 charging stations. "		No
26	63	New policy	Parks and Rec Advisory Board	Ensure that bicycle path design is safe, integrated with road design and that paths are connected.		Yes – adjust I.9.
27		General	PC Dev Services Residents and Committee Members	With so little land left in Oro Valley, it is more critical than ever to critically evaluate what development is best for each area left. <ul style="list-style-type: none"> • Focus on infill of vacant properties • Needs to fit in with what has been established. • Not rezone and develop with high densities that are incompatible with small town feel and preserving our scenic beauty • Better planning needs to be done so the future construction is more aesthetic (views and wildlife). • Against rapid growth. It does not benefit residents 		No No No No No
28		General	Resident	Property taxes are too high. Why not move OV to Pinal County?		No
29		General	Resident	Require a developer to build at least 60% of development within 1 year, give or take, of project approval to assure developments are truly in demand at time of request.		No
30	82	Action 127	Conceptual Design Review Board	Bullet 1: Signs are for advertising, identification and wayfinding. These elements overlap and excessive advertising should not be accommodated. "Signage is intended for identification and direction"		Yes – adjust wording



Your Voice Committees

#	Page	Item	Comment source	Comment	Last All-Corn meeting	Action? Yes, No, Discuss
			Don Bristow, Com Conceptual Design Review Board	Bullet 2: “Changes to signage codes must be justified with evidence that the change will result in a measurable significant benefit for the residents.” Additional bullets: <ul style="list-style-type: none"> Emphasize consistency in sign size and placement More pro-active sign enforcement 		No No No
31	82	New action	Don Bristow, Com	“Except for emergencies and infrastructure construction and repairs, the Town and quasigovernmental entities must comply with Town codes and ordinances for signage.”		No
32	82	Action 128	SAHBA/MPA	Replace “require” with “encourage”		No
33	82	Action 131	SAHBA/MPA	Where are proposed locations for transit-oriented development and walkable neighborhoods?		No
34	82	New action	Conceptual Design Review Board	Currently, development is rather vanilla due to over-emphasis on similarity and desert pallet. Enable variety of architectural colors and textures that integrate with the community and don’t emphasize sameness.		Yes – add
35	82	Action 132	Bill Adler, Dev Conceptual Design Review Board Bill Adler, Dev	<ul style="list-style-type: none"> Incorporate land uses consistent with surrounding development and residential acceptance. Respect Planned Area Development standards and seek to harmonize differentiating design requirements in the Town and between existing and new development. Discontinue Master Planning 		Yes – adjust definition Yes – add No
36	82	Action 134	Bill Adler, Dev	<ul style="list-style-type: none"> Regain identity of low-density, hospitality-oriented community through annexations of State Lands 		No



Your Voice Committees

#	Page	Item	Comment source	Comment	Last All-Corn meeting	Action? Yes, No, Discuss
			Doug McKee, Com Diane Bristow	<ul style="list-style-type: none"> Include “water planning to avoid any further depletion of the water aquifer” Include public participation 		No No
37	83	Action 137	Bill Adler, Dev	Bullet 1: Inventory of existing housing does not indicate future needs		No
38	83	Action 139	Bill Adler, Dev	The public is not concerned with this issue. This is a staff issue.		No
39	83	Action 142	SAHBA/MPA	Define “desirable economic development”		No
40	84	Action 146	Parks and Rec Advisory Board Bill Adler, Dev	<ul style="list-style-type: none"> Bicycle lanes should be required, safe and connective. The public is not concerned with this issue. This is a staff issue. 		No No
41	84	Action 148	SAHBA/MPA	Why will Oro Valley be re-examining zoning code parking ratios?		No
42	85	Action 150	Bill Adler, Dev	Town is 85-95% built out. Long-range planning is not a priority for future design.		No
43	85	Action 151	Doug McKee, Com	“Define measures, identify and assign a high priority on available funding to provide for the continued proactive maintenance of a high-quality pothole-free street system.”	Yes	No
44	85	Action 153	SAHBA/MPA Pima County Office of Sustainability	<ul style="list-style-type: none"> Roadway public art, landscaping and light poles will significantly increase maintenance costs. Landscape along collector streets for pleasant walking and biking connections to bus stops and for multi-use trails along major and minor streets. 		No No
45	85	Action 154	Bill Adler, Dev	This action is not reasonable for a rural community.		Yes – remove
46	86	Action 162	Doug McKee, Com Parks and Rec Advisory Board	<ul style="list-style-type: none"> Oracle/1st Ave should be noted for high priority in pedestrian access improvement. Last bullet, “Evaluating Town programs and creating opportunities with community organization and local agencies to increase walking opportunities for school children.” 		No Yes – adjust wording



**YOUR VOICE
OUR FUTURE**
Planning Oro Valley Together

 **All Committee Review Meeting**
August 18, 2015


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Purpose of Tonight's Meeting

From 60% to 90% draft

BE THOROUGH

BE PRODUCTIVE

BE COLLABORATIVE

Welcome Back!



- While you've been away, we've
 - Engaged the community
 - Received over 1,000 comments!
 - Reviewed internally
- Thank you, Committees, for
 - Staying true to the community's voice and honoring the V&GP
 - Valuing the committee process
 - Diligently attending and participating in meetings (just this last one!)
- Thank you!

Meeting Overview



- Welcome & Introductions
- Meeting Business
- Large Group Discussions
 - "Continue to..." actions
 - Distinguish policies and actions
 - Arroyo Grande update
 - Importance of addressing finance
- Break-Out Committee Discussions
 - Follow-up edits
 - Final issues/concerns
- Public Comment
- Next Steps and Adjourn



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Project Schedule: Phase 3

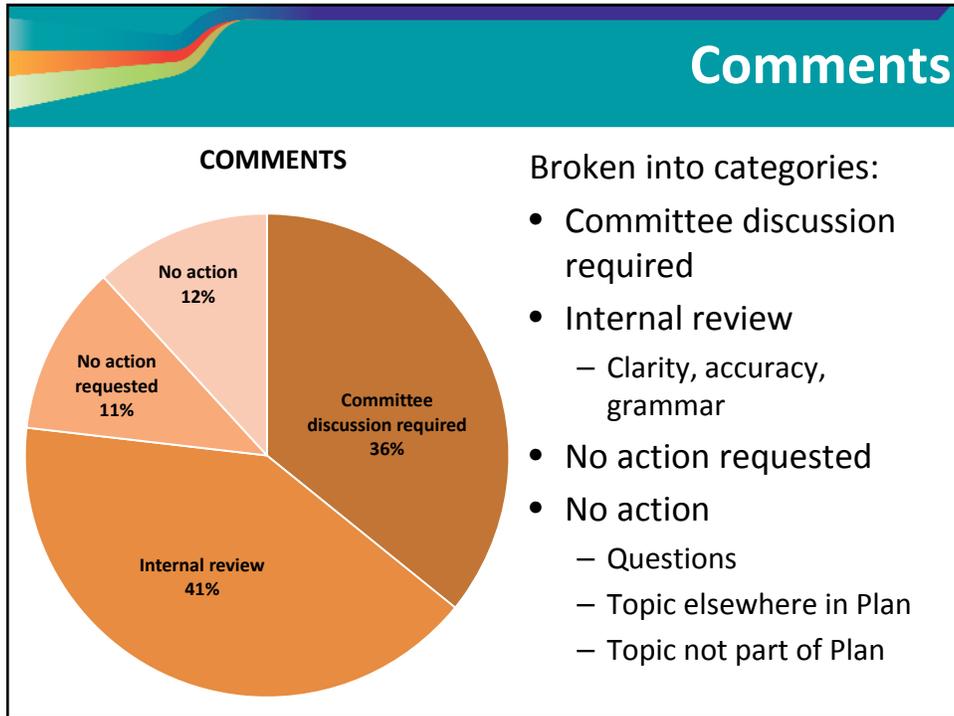
- Publish “Recommended Draft” (90% Completion) Planning & Zoning Study Session (September 15) Pick up the 90% Draft!
- Planning & Zoning Commission Hearings (October 6 and 20)
- Town Council Hearing (November 4) Assign a Committee member to represent your work!
- Public Outreach (January 2016 – Fall 2016)
- Final Revisions & Town Council Review (Fall 2016) Get involved!
- Voter Ratification (Nov 2016)

Comments

COMMENTS

1080 comments!

- 6 Government Agencies
- 7 Boards and Commissions
- 2 Stakeholder Groups
- 7 Committee members
- Over 100 residents



“Continue to...” Actions

Summary of comments:

- The Town is already implementing many policies and actions of the document.

Action 64: Develop strategies, including potential zoning code revisions; to protect human life and property from natural hazards including steep and unstable slopes and soils, floods and erosion hazards.



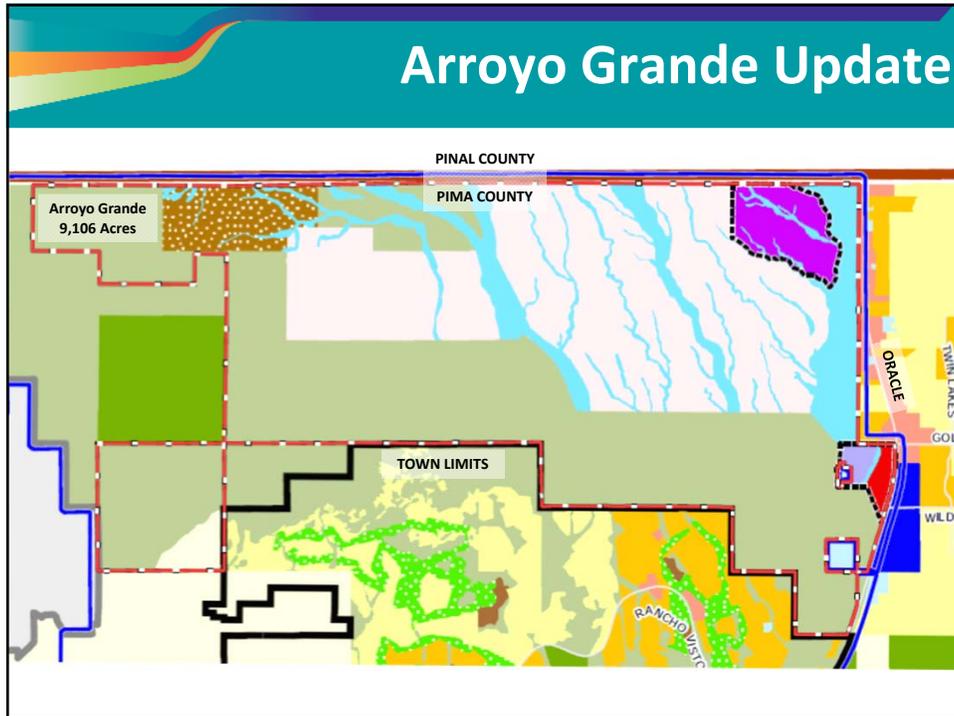
Policy vs. Action

Summary of comments:

- Some actions sound like policies

Action 49: Explore opportunities to integrate family-friendly amenities into the trail system, such as areas for play, rest and learning.





Addressing Finance

Summary of comments:

- Concern over funding

Foreword: Most of the General Plan policies and actions will move forward by focusing planning efforts using existing resources. Others will best move forward once a funding source is identified. The community supports these policies and actions and encourages the Town to have a straight-forward community conversation on funding. This dialogue will help to ensure implementation of the priorities of the community, which were identified through this robust planning process.

Ideas:

- Explain roll of funding in implementation of Plan
- Reference in multiple chapters

Break-Out Committee Discussions



This is your plan!

Honor your collective work

Be true to the process



Next Steps

STAGE	TASKS	DATE
RECOMMENDED DRAFT WORK (90% draft version)	Staff Revisions and Document Production	8/20 – 9/14
	Publish Recommended Draft (90% draft)	9/15
PUBLIC HEARINGS	Planning and Zoning Study Session	9/15
	Planning and Zoning Commission Hearing #1	10/6
	Planning and Zoning Commission Hearing #2	10/20
	Town Council Briefing	10/21
	Town Council Hearing	11/4
PHASE 3	Outreach to community – Did we get it right?	Jan 2016 – Oct 2016
	Community surveys	Oct 2016
	Final Revisions	
	Public Vote	Nov 2016






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