memo

YOUR VOICE
OUR FUTURE
Planning Oro Valley Together

Town of Oro Valley

To:	Development Sub-Committee members
From:	Campbell, Nora, Planner
CC:	Vella, Bayer, Planning Manager
Date:	8/5/2015
Re:	Your Voice Development Sub-Committee: Post 60-Day Review Period Meeting 1

Thank you serving on the Your Voice Development Sub-Committee. Our fifth meeting reviewing comments will be held:

Thursday, August 6, 2015
Town of Oro Valley, Town Hall
11000 N La Canada Drive
Development and Infrastructure Services Building, Hopi Room
3:00 – 5:00 pm

Included in this file you will find the first packet of materials, which includes:

1. Meeting 1 Agenda
2. Meeting Discussion Topics
3. Draft Chapter 7. Plan Administration
4. All General Plan Amendment related comments provided to date.

You will not receive a hard copy of this packet in the mail. However, you can pick up a hard copy of the packet in advance at Town Hall by emailing me ncampbell@orovalleyaz.gov. Hard copies will also be available at the sub-committee meetings. Meeting packets are available through email (to sub-committee members) or online at www.orovalleyaz.gov/generalplan/yourvoiceov/meetings-and-events.

Please let me know if you have any questions or concerns.

Nora Campbell, Planner
(520) 229-4822
ncampbell@orovalleyaz.gov

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Development Sub-Committee

AGENDA

Post 60-Day Review Meeting 1: August 6, 2015
3:00 – 5:00 PM, Hopi Conference Room

Schedule	Event	Presenter
3:00 pm	**Welcome and Introductions**	Nora Campbell
3:10 pm	**Packet Review and Meeting Business** Review meeting materials Scope and tasks of the group	Bayer Vella
3:20 pm	**Meeting Discussion Topics** Review of previous decisions Review comments Discussion	 Bayer Vella Nora Campbell All
4:50 pm	**Next Steps**	Nora Campbell
4:55 pm	**Public Comment Period**	Open
5:00 pm	**Adjourn**	---

Notes:

Your Voice Committees

Group Discussion Topics

AGENDA ITEM #2
Comments collected during 60-Day review
Targeted for Sub-Committee discussion

Page	Item	Who	Comment	Action? Yes, No, Discuss
87-92	General	Shirl Lamonna	Supports restrictive amendment criteria. Should not ease requirements for developers but rather ensure development is sensible and in keeping with the "small town feel" principle.	
87-92	General	Diane Bristow, Shirl Lamonna	Change Type 1/Type 2 back to Major/Minor to match the State definition.	
7.3.1. Amendment Thresholds - General				
89-90	General	Don Cox	By forcing more changes into the Type 1 category, which forces a super majority vote of the Town Council, you encourage more minority rule in the community. That simply should not happen. Oro Valley has the strictest review process in the area and I submit in the State. I am not sure this is a distinction we need or want.	
7.3.1. Amendment Thresholds – Type 1				
89	2.a.	PZC	Split between support for 40 acre threshold and 20 acre threshold.	
89	2.a.	Don Bristow	Change 20 acre threshold to 10 acre threshold.	
89	2.a.	SAHBA	Supports 40 acre threshold and three-step increase in land use catagories.	
89-90	General	Don Cox	Remove any language that singles out any zoning district for stricter review than any other district. Heard far too much testimony that opposes that building of high density housing because of the "tope of people it attracts", "those people". I consider the inclusion of high density in the Type 1 criteria to be elitist and bigoted. It could also bring about fair housing issues.	
89	2.b.	SAHBA	Remove HDR from Type 1	
89	2.c.	SAHBA	Remove MPC from Type 1	
89	2.e.	SAHBA	Edit: "Decreasing the amount of designated Open Space more than 10%"	

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Your Voice Committees

Page	Item	Who	Comment	Action? Yes/No/Discuss
7.3.1. Amendment Thresholds – Type 2				
90	5.	Diane Bristow	Didn't we add a letter d about the level of controversy?	
90	General	Diane Bristow	The two-columns make the reading of this section more difficult. Can the pictures be moved? The pictures do not represent Type 2 Amendments.	
7.3.2. Amendment Evaluation Criteria				
91	Intro	Bill Adler	Evaluation - I don't believe the sub committee wanted to change the level of reliance upon the criteria to "access" themes the amendment "should address". It has always placed a precise requirement that the criteria must be determined to have been met by the application. Must change. This section also refers to "special area policies" that may be applied to achieve mitigation by the Council or subsequent process. This is NOT what the committee approved. This is close to a deal breaker for me. This was very clear.	
91	General	Bill Adler	Special Area Policies may be added at or during neighborhood meetings since that is where most of them presently occur...not at Council or the zoning process.	
91	General	Don Cox	The elimination the super criteria and simply relying on the remainder of the document does not change the review process at any level. It simply focuses it on specific policies and actions of the plan that apply. Staff will still comprehensively review the proposed change and outline which policies within the plan apply. They will advise Commission of their findings related to these specific policies. In 99% of the cases, a small percentage of the policies and actions will apply. The same is true today. Commission will do its own review of those policies and any other believed to apply and make a determination.	
91	Intro	Diane Bristow	Addition "The criteria is purposely written using subjective language to enable review of applications **and provide guidelines** based on the full breadth of General Plan topics.	
91	Intro	Diane Bristow	Second to last line: "The ultimate interpretation of the criteria will be made by Town Council." This bothers me.	
91	1.b.	PZC	Add wording to acknowledge that the accuracy and thoroughness of analysis must be verified by staff	

Page	Item	Who	Comment	Action? Yes/No/Discuss
91	1.	PZC	Addition "On balance, the request is consistent with the Vision, Goals and Policies of the General Plan, and will not adversely impact the community as a whole or a portion of the community **to an unreasonable extent**, as demonstrated by adherence to all the following criteria."	
91	2.	Diane Bristow	Addition "… has responded by incorporating measures to avoid or minimize development impacts **on adjoining areas** to the extent reasonably possible..."	
91	3.	Diane Bristow	Add spacing before last line, "It shall be the responsibility of an applicant…" to show its importance.	
7.3.3. Amendment Process				
92	Type 2	Bill Adler	I believe a more thorough explanation of what the neighborhood meeting is intended to achieve is vital. Including suggestions form the citizenry for improvements to the application, changes in design, use, density, traffic, recreation, along with other important considerations.	
92	General	Don Bristow	Public notification signs for Amendments and zoning changes are too small to read from roadway. They are often placed in locations where they cannot be easily read or where drivers have no place to pull over, stop or park to read them. Include an Action which requires developer/land owner to fund and provide signs of a predetermined size, placement and distance that is readable from the road.	

PLAN ADMINISTRATION

7.1. INTENT OF THE PLAN

The Town of Oro Valley intends this plan to be followed and consistently applied. If conditions in the community change to the extent that the Plan requires amendment or modification, such amendments are subject to the process set forth in the Plan.

Responsibility for administration of the Plan is shared by the residents of the Town, Town staff, Planning and Zoning Commission and Town Council. This section outlines the process and procedures for updating and amending the General Plan.

7.2. UPDATING THE PLAN

Requirements

The adoption of the full General Plan or parts of the Plan is subject to Arizona Revised Statutes (ARS) 9-461.06L. The adoption or re-adoption of the General Plan must be approved by the affirmative vote of at least two-thirds of the members of the Town Council and ratified by voters.

Frequency and Public Participation

The Growing Smarter/Plus statutes require that the General Plan be updated and ratified by the residents of Oro Valley at least every 10 years. Therefore, it's anticipated that the next update of the Town's General Plan will be ratified by voters in 2026, with the public process for such an update occurring for a period beforehand.

The State statutes also outline the requirements for how the public should be engaged in the update process.

7.3. AMENDING THE PLAN

Every year applications typically are made to the Town of Oro Valley for amendments to the General Plan. These requests most often concern changes to the Town's land use map and generate a significant amount of interest within the community. This section outlines new standards for types of amendments, the criteria to be used when judging the applications and the process entailed.

7.3.1. GENERAL PLAN AMENDMENT THRESHOLDS

Type 1 Amendments

Type 1 Amendments involve significant changes to the Town's General Plan. They include changes on parcels to different land use types that are most impactful. Such amendments may include changes from large lot residential to commercial use or decreases in open space.

Type 1 Amendments are defined as Major General Plan Amendments in State Law and involve a substantial alteration of the Town's land use mixture or balance. Type 1 Amendments require more extensive neighborhood meetings, public hearings and a higher level of concurrence by Town Council for approval.

A Type 1 Amendment shall be required for any of the following substantial alterations to the General Plan:

1. Any text changes to a Goal, Policy or Action that alters the intent or purpose of any Element, Goal, Policy or Action of the General Plan.
2. Any change to the Land Use Plan as follows:
   - **a.** Affecting 20 acres or more and classified as a Type 1 amendment on the General Plan Amendment Matrix below. The General Plan Amendment Matrix below includes all land use amendment scenarios and specifies the type of amendment required. Generally, a Type 1 amendment is required when a request involves 20 acres or more and a two-step increase in land use categories. For example, a 50-acre property proposed for amendment from Low Density 1 to Medium Density would require a Type 1 amendment.
   - **b.** Increasing the amount of High Density Residential, regardless of acreage.
   - **c.** Increasing the amount of Master Planned Community, regardless of acreage.
   - **d.** Decreasing neighborhood commercial office, community regional commercial or commerce office park land use designations, regardless of acreage.
   - **e.** Decreasing the amount of designated Open Space regardless of acreage.
   - **f.** Planning Area Boundary changes.
   - **g.** Amendments for properties outside the Urban Services Boundary.

General Plan Amendment Matrix

(To be used in determining type of amendment, in conjunction with 2.a. above)

	Proposed Designation (Change To)												
Existing	R-LDR	LDR1	LDR2	MDR	HDR	MPC	RGC	NCO	CRC	COP	PSP & SCH*	PARK	OS
R-LDR	*none*	2	1	1	1	1	1	1	1	1	1	2	2
LDR1	2	*none*	2	1	1	1	1	1	1	1	1	2	2
LDR2	2	2	*none*	2	1	1	1	1	1	1	1	2	2
MDR	2	2	2	*none*	1	1	1	1	1	1	1	2	2
HDR	2	2	2	2	*none*	1	1	1	1	1	2	2	2
MPC	1	1	1	1	1	*none*	1	1	1	2	2	2	2
RGC	1	1	1	1	1	1	*none*	2	1	2	2	2	2
NCO	1	1	1	1	1	1	2	*none*	1	2	2	2	2
CRC	1	1	1	1	1	1	2	2	*none*	2	1	2	2
COP	1	1	1	1	1	1	2	2	2	*none*	1	2	2
PSP & SCH*	2	2	2	2	1	1	2	2	2	2	*none*	2	2
PARK	1	1	1	1	1	1	1	1	1	1	1	*none*	2
OS	1	1	1	1	1	1	1	1	1	1	1	1	*none*

*Public Schools are not subject to the amendment process

Designation Key

R-LDR	Rural Low Density Residential (0 - 0.3 homes per acre)
LDR1	Low Density Residential 1 (0.4 - 1.2 homes per acre)
LDR2	Low Density Residential 2 (1.3 - 2.0 homes per acre)
MDR	Medium Density Residential (2.1 - 5.0 homes per acre)
HDR	High Density Residential (5.1+ homes per acre)
MPC	Master Planned Community
RGC	Resort and Golf Course
NCO	Neighborhood Commercial and Office
CRC	Community/Regional Commercial
COP	Commerce/Office Park
PSP	Public/Semi Public
SCH	Schools
PARK	Parks
OS	Open Space

Type 2 Amendments

Type 2 Amendments involve less impactful changes to the General Plan and do not represent a substantial alteration of the Town's land use mixture or balance. Type 2 amendments are not intended to be Major General Plan Amendments as provided by State law.

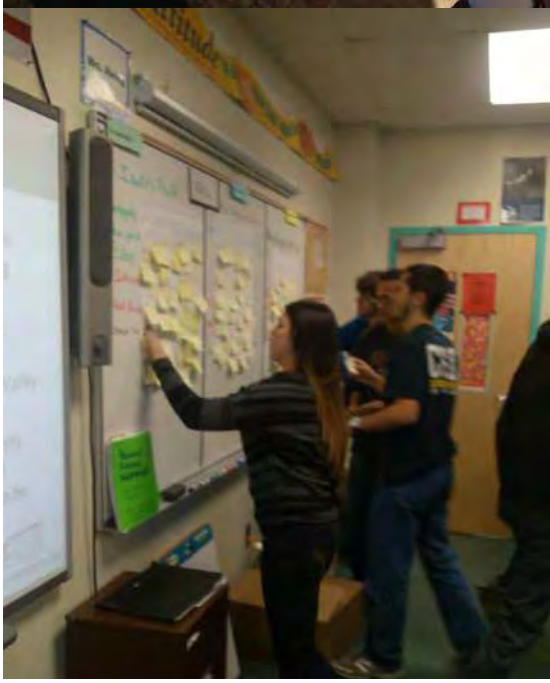
Type 2 Amendments involve a review process with ample public outreach, neighborhood meetings and public hearings related to the amendment. A Type 2 Amendment shall be required for any of the following changes to the General Plan:

1. Any text changes to a Goal, Policy or Action that does not alter the intent or purpose of any Element, Goal, Policy or Action of the General Plan.
2. Any amendment not meeting the criteria for a Type 1 Amendment.
3. Amendments to the Urban Services Boundary.
4. Open Space trades resulting in no net loss of open space and that meet the Town's environmental objectives.
5. The Planning and Zoning Administrator may reclassify a Type 2 Amendment to a Type 1 Amendment based on the following findings:
   a. High visibility of the property by a significant portion of the community, beyond visibility by adjacent property owners. Areas of high visibility include, but are not limited to locations along major thoroughfares, at major gateways into the community such as town limits and properties that are highly visible due to elevation.
   b. The physical characteristics of the site such as environmental constraints, access or topography will likely result in significant environmental or grading impacts to the property.
   c. The proposed density or type of development would create a significant and abrupt transition in land use in comparison with the adjacent area and development context. The change may impact the surrounding development character or signal an overall change to the future of the area.

Exceptions

The following shall not require a formal amendment to the General Plan and may be reviewed administratively:

1. All scriveners' errors will be subject to administrative approval. Scriveners' errors are unintentional clerical mistakes made during the drafting, publishing, and copying process.
2. Public schools are not subject to the amendment process.
3. The Planning and Zoning Administrator shall have the authority to administer and interpret the provisions of the General Plan. Requests for interpretations may be filed by an applicant or an aggrieved party owning property within the required notification area for General Plan amendments. Information on interpretations shall be identified in all related staff reports for the Planning and Zoning Commission and Town Council.



7.3.2. GENERAL PLAN AMENDMENT EVALUATION CRITERIA

General Plan Amendment evaluation criteria provide a tool for the Town to objectively assess the merits of a specific amendment request. The criteria identifies broad themes from the General Plan that an amendment should address, as well as specific development related issues that will be evaluated by the Town in relation to the amendment request. The intent of this criteria is to gather information that forms the basis for Town decision-making on amendment requests. The criteria is purposely written using subjective language to enable review of applications based on the full breadth of General Plan topics. The ultimate interpretation of the criteria will be made by Town Council. Mitigation as needed may be incorporated as special area policies by Town Council, or addressed in subsequent zoning and development processes.

The review and analysis shall include the following criteria:

1. On balance, the request is consistent with the Vision, Goals and Policies of the General Plan, and will not adversely impact the community as a whole or a portion of the community, as demonstrated by adherence to all the following criteria. The request shall not:
    a. Significantly alter existing development character and land use patterns without adequate and appropriate buffers and graduated transitions in density and land use.
    b. Impact existing uses with increased traffic or drainage beyond capacity of existing transportation and drainage infrastructure without appropriate improvements to accommodate planned growth.
    c. Impact other public services including police, fire, parks, water and drainage unless careful analysis and explanation of anticipated impacts is provided to the Town for review.
    d. Impact the natural beauty and environmental resources without suitable mitigation.
2. The applicant has implemented effective public outreach efforts to identify neighborhood concerns and has responded by incorporating measures to avoid or minimize development impacts to the extent reasonably possible, as well as to mitigate unavoidable adverse impacts.
3. All non-residential amendment requests will contribute positively to the long-term economic stability of the Town as demonstrated by consistency with goals and policies related to economic development and financial stability. It shall be the responsibility of an applicant to submit information, studies and analysis that will enable all participants to adequately assess the request in relation to the criteria.

7.3.3. GENERAL PLAN AMENDMENT PROCESS

As the General Plan provides primary guidance for future decision-making, the procedures for amendment include significant public outreach that provide for meaningful public involvement in the amendment process. The specific procedures for amendment to the General Plan are codified in the Oro Valley Zoning Code Revised (OVZCR).

Type 1 Amendments

Type 1 Amendments involve significant property changes to different land use types. Type 1 Amendments must be heard before Town Council during the same calendar year the original amendment request is made and may only be approved through a two-thirds majority vote. As these amendments have the potential for greater impact to the surrounding area and the community as a whole, the Zoning Code establishes an enhanced process of public outreach as described below.

- Type 1 Amendments may only be filed during a single limited-duration period of the year
- The Town will provide a program which increases public awareness and information regarding amendments
- Neighborhood meetings conducted during the process
- Enhanced public notice requirements which exceed the State's legal requirements
- Notice to adjacent communities, regional planning groups and State agencies for comment
- Enhanced public hearing requirements

Type 2 Amendments

Type 2 Amendments involve less impactful changes to the General Plan, but still include a substantial public outreach process as described below. Also of note, Type 2 Amendments may be approved by Town Council with a simple majority vote.

- Type 2 Amendments may be filed any time during the calendar year
- Neighborhood meetings conducted during the process
- Enhanced public notice requirements that exceed the State's legal requirements
- Public hearings before the Planning and Zoning Commission and Town Council

10 Year Updates

State law requires that a comprehensive update of the General Plan be undertaken at least once every 10 years. Changing conditions may warrant a comprehensive update or amendments to portions of the plan on a more frequent basis as determined by Town Council.

All General Plan Amendment related comments provided to date

Draft Page #	Section	Detailed Section	User/Affiliation	Comment	Summary/Category	Action/Response
88	7.2		Bill Adler, Development Committee Member	Updating - still reference "general plan" throughout this section.	Editing - General Plan	No action - does not provide clarity
88	7.2	Requirements	Diane Bristow, Development Committee Member	Insert and Add the actual number for **two-thirds**	Edit	Internal review - edit for clarity
89-90	7.3.	General	Shirl Lamonna	**Type 1 and Type 2 Amendments – Use the current terminology for Major and Minor amendments. It clarifies the level of importance.**	Suggestion - clarity	Committee discussion required
89-92	7.3.	General	Shirl Lamonna	The General Plan Amendmentand Rezoning criteria should be more restrictive rather than less restrictive. The Town's goal should not be to ease requirements for developers but rather to ensure that development is sensible and in keeping with the "small town feel" principle rather than supporting a sea of medium to high density neighborhoods. I recognize that some jurisdictions (such as Pima County) allow mass approval of General Plan amendments in conjunction with Plan updates. This does not afford residents sufficient time to become involved in the process and should not be proposed with this update. ADD : Land development can be controversial. Add a simple process flow chart (much like what is used for presentations in council meetings) to give residents a better understanding of the process.	Suggestion	Committee discussion required, internal review - edit for clarity
89	7.3.1	General Plan Amendment Thresholds	Diane Bristow, Development Committee Member	Change Type 1 to Major so it matches the State definition	Edit	Committee discussion required
89	7.3.1	General Plan Amendment Thresholds	Diane Bristow, Development Committee Member	I agree with A Type 1 Amendment shall be required for any of the following substantial alterations to the General Plan. Substantial alterations should not be easy to do.	Support	No action requested
89	7.3.1	General Plan Amendment Thresholds -	Diane Bristow, Development Committee Member	Change: a 50-acre property to a 30-acre property. This will align with the approved/lowered Affecting 20 acres...	Editing - 50 to 30	Internal review - edit for clarity
89	7.3.1	Item 2.a.	Diane Bristow, Development Committee Member	a. Change For example, a **50-acre** property to a **30-acre** property to go with the 20 acres in the first sentence	Edit	Internal review - edit for clarity
89	7.3.1	Item 2.a.	Don Bristow, Community Committee Member	Change 20 acres to 10 acres. Currently it is 5 acres or more requires a Type I amendment on the General Plan. With the Town facing build out and with a limited number of large vacant land parcels available, it is important that uses be carefully reviewed by residents and Council. Doubling from 5 to 10 acres would help accomplish this.	Edit	Committee discussion required
89	7.3.1	Item 2.a.	Southern Arizona Home Builders Association	"Generally a Type 1 amendment is required when a request involves 20 acres or more and a two-step increase in land use categories." – The industry believes this is too restrictive and discourages development. A Type 1 amendment should instead involve 40 acres or more and a three-step increase in land use categories.	Edit	Committee discussion required
89	7.3.1	Item 2.b.	Southern Arizona Home Builders Association	"Increasing the amount of High Density Residential, regardless of acreage" makes it a type 1 Amendment- Strike, the industry does not support	Delete	Committee discussion required
89	7.3.1	Item 2.c.	Southern Arizona Home Builders Association	"Increasing the amount of Master Planned Community, regardless of acreage" makes it a type 1 Amendment- Strike, the industry does not support.	Delete	Committee discussion required
89	7.3.1	Item 2.e.	Southern Arizona Home Builders Association	"Decreasing the amount of designated Open Space regardless of acreage". -Industry believes this is too restrictive and overly restricts development. Instead it should read "Decreasing the amount of	Edit - Change wording	Committee discussion required
89	7.3.1		Don Bristow, Community Committee Member	Additional comments: Public notification signs for zoning changes and General Plan Amendments are still too small to be read from the roadways. They are often placed in	General Comment	Committee discussion required

All General Plan Amendment related comments provided to date

Draft Page #	Section	Detailed Section	User/Affiliation	Comment	Summary/Category	Action/Response
89	7.3.1		Don Bristow, Community Committee Member	Include an Action related to Development, which requires developer/land owner fund and provide signs of a predetermined size, placement and distance that is readable from the road.	Suggestion	Committee discussion required
90	7.3.1	General	Diane Bristow, Development Committee Member	The two columns make reading more difficult.	Edit	Internal review - grammar/formatting
90	7.3.1	Item 5.C.	Melanie Barrett, Planning and Zoning Commissioner	P 91 letter C. It seems like this should have a provision beyond providing them to review. It should also say something about the Town viewing the impact as reasonable and acceptable, or something like that. Submitting for review alone should not be enough.	PZC Study Session	Committee discussion required
90	7.3.1	Type 2 Amendments	Diane Bristow, Development Committee Member	The two-columns make the reading of this section more difficult. Can the pictures be moved? The pictures do not represent Type 2 Amendments.	Editing - Graphics	Committee discussion required
90	7.3.1	Type 2 Amendments	Diane Bristow, Development Committee Member	Didn't we add a letter d? d. Something about the level of controversy?	Big Picture - Add letter d	Committee discussion required
90	7.3.1	Type 2 Amendments, item 5	Diane Bristow, Development Committee Member	5 – Add letter d. d. The level of controversy.	Edit - ADD	Committee discussion required
89	7.3.1.	Item 2.a.	Planning and Zoning Commission	Split between support for 40 acre threshold and 20 acre threshold	Suggestion - addition	Committee discussion required
89-90	7.3.1.	General	Don Cox, Development Committee Member	By forcing more changes into the Type 1 category, which forces a super majority vote of the Town Council, you encourage more minority rule in the community. That simply should not happen. Oro	General Comment	Committee discussion required
89-90	7.3.1.	General	Don Cox, Development Committee Member	Remove any language that singles out any zoning district for stricter review than any other district. Heard far too much testimony that opposes that building of high density housing because of the "tope of people it attracts", "those people". I consider the inclusion of high density in the Type 1 criteria to be elitist and bigoted. It could also bring about fair housing issues.	General Comment	Committee discussion required
91	7.3.2	1st paragraph	Bill Adler, Development Committee Member	Evaluation - I don't believe the sub committee wanted to change the level of reliance upon the criteria to "access" themes the amendment "should address". It has always placed a precise requirement that the criteria must be determined to have been met by the application. Must change. This section also	Big Picture/Opinion	Committee discussion required
91	7.3.2	Introduction, last sentence	Diane Bristow, Development Committee	This bothers me… The ultimate interpretation of the criteria will be made by Town Council.	Big Picture	Committee discussion required
91	7.3.2	Introductory paragraph	Diane Bristow, Development Committee Member	Add - "*…to enable review of applications and provide guidelines based on the full…"*	Edit	Committee discussion required
91	7.3.2	Item 2.	Diane Bristow, Development Committee Member	Reinsert on adjoining areas… *"… to avoid or minimize development impacts on adjoining areas to the extent reasonably possible,"*	Edit	Committee discussion required
91	7.3.2	Item 2.	Diane Bristow, Development Committee	On page 61 of 67 of last version it read: minimize development impacts ON ADJOINING AREAS to the.... Those words need to be reinserted.	Editing - Add deleted phrase	Committee discussion required
91	7.3.2	Item 3.	Diane Bristow, Development Committee Member	Insert a line before… It shall be the responsibility of an applicant to… **This should be a separate paragraph to show its importance.**	Edit	Committee discussion required
91	7.3.2	Item 3.	Diane Bristow, Development Committee	Separate the last sentence from #3. That is an extremely important sentence.	Editing - Spacing	Committee discussion required

All General Plan Amendment related comments provided to date

Draft Page #	Section	Detailed Section	User/Affiliation	Comment	Summary/Category	Action/Response
91-92	7.3.2	General	Bill Adler, Development Committee Member	Special Area Policies may be added at or during neighborhood meetings since that is where most of them presently occur...not at Council or the zoning process.	General Comment	Committee discussion required
91	7.3.2.	General	Don Cox, Development Committee Member	The elimination the super criteria and simply relying on the remainder of the document does not change the review process at any level. It simply focuses it on specific policies and actions of the plan	General Comment	Committee discussion required
91	7.3.2.	Item 1.	Planning and Zoning Commission	Add **to an unreasonable extent** - "On balance, the request is consistent with the Vision, Goals and Policies of the General Plan, and will not adversely impact the community as a whole or a portion of the community **to an unreasonable extent**, as demonstrated by adherence to all the following criteria."	Suggestion - addition	Committee discussion required
91	7.3.2.	Item 1.b	Planning and Zoning Commission	Add wording to acknowledge the accuracy and thoroughness of analysis must be verified by staff	Suggestion - addition	Committee discussion required
92	7.3.3	Type 1	Diane Bristow, Development Committee	Add the actual number of votes after two-thirds majority	Edit	Internal review - edit for clarity
92	7.3.3	Type 2	Diane Bristow, Development Committee Member	Add the actual number of votes after a simple majority vote.	Edit	Internal review - edit for clarity
92	7.3.3	Type 2 Amendments, bullet 2	Bill Adler, Development Committee Member	I believe a more thorough explanation of what the neighborhood meeting is intended to achieve is vital. Including suggestions form the citizenry for improvements to the application, changes in design, use, density, traffic, recreation, along with other important considerations	Big Picture/Opinion	Committee discussion required