

**MINUTES  
ORO VALLEY TOWN COUNCIL  
REGULAR SESSION  
OCTOBER 5, 2022  
ORO VALLEY COUNCIL CHAMBERS  
11000 N. LA CAÑADA DRIVE**

**REGULAR SESSION AT OR AFTER 5:00 PM**

**CALL TO ORDER**

Mayor Winfield called the meeting to order at 5:00 p.m.

**ROLL CALL**

Present: Joseph C. Winfield, Mayor  
Melanie Barrett, Vice-Mayor  
Tim Bohen, Councilmember  
Harry Greene, Councilmember  
Joyce Jones-Ivey, Councilmember (attended via Zoom)  
Josh Nicolson, Councilmember  
Steve Solomon, Councilmember

**EXECUTIVE SESSION** - Pursuant to A.R.S. §38-431.03(A)(3) and (A)(4) to discuss the draft economic development agreement with Oro Valley Lifestyle Center LLC (Town West Realty)

**Motion by** Mayor Joseph C. Winfield, **seconded by** Councilmember Harry Greene to go into Executive Session at 5:01 p.m. pursuant to A.R.S. §38-431.03(A)(3) and (A)(4) to discuss the draft economic development agreement with Oro Valley Lifestyle Center LLC (Town West Realty)

**Vote:** 7 - 0 Carried

Mayor Winfield announced that the following staff would be joining Council in Executive Session: Acting Town Manager Chris Cornelison, Town Attorney Jonathan Rothschild, Legal Services Director Tobin Sidles, Community & Economic Development Director Paul Melcher, Deputy Town Clerk Michelle Stine, and Town Clerk Mike Standish.

**RESUME REGULAR SESSION AT OR AFTER 6:00 PM**

**CALL TO ORDER**

Mayor Winfield resumed the Regular Session at 6:13 p.m.

## ROLL CALL

Present: Joseph C. Winfield, Mayor  
Melanie Barrett, Vice-Mayor  
Tim Bohen, Councilmember  
Harry Greene, Councilmember  
Josh Nicolson, Councilmember  
Steve Solomon, Councilmember

Absent: Joyce Jones-Ivey, Councilmember

1. FOR DIRECTION TO THE ACTING TOWN MANAGER AND/OR NECESSARY STAFF AS DISCUSSED IN EXECUTIVE SESSION REGARDING THE DRAFT ECONOMIC DEVELOPMENT AGREEMENT WITH ORO VALLEY LIFESTYLE CENTER LLC (TOWN WEST REALTY)

**Motion by** Vice-Mayor Melanie Barrett, **seconded by** Councilmember Tim Bohen to proceed as directed in Executive Session.

**Vote:** 6 - 0 Carried

## PLEDGE OF ALLEGIANCE

Mayor Winfield led the audience in the Pledge of Allegiance.

## UPCOMING MEETING ANNOUNCEMENTS

Town Clerk Mike Standish announced the upcoming Town meetings.

## MAYOR AND COUNCIL REPORTS ON CURRENT EVENTS

Councilmember Greene expressed appreciation for the service Mary Jacobs provided and wished her the best.

## TOWN MANAGER'S REPORT ON CURRENT EVENTS

Acting Town Manager Chris Cornelison presented the following information:

- The Town's Peak Performance program was named a finalist at the SHRM GT Celebration Innovation Awards.
- Encourage Oro Valley residents to apply for the various board and commission vacancies.
- The Town had received 893 responses for the Parks and Recreation senior programming survey.

## ORDER OF BUSINESS

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

## INFORMATIONAL ITEMS

There were no informational items.

## CALL TO AUDIENCE

Oro Valley resident Tim Fagan voiced his concerns regarding the proposed Oro Valley Church of the Nazarene rezoning request.

Oro Valley resident Darlene Bakken voiced her concerns regarding the proposed Oro Valley Church of the Nazarene rezoning request.

Oro Valley resident Robin Kool voiced her concerns regarding the proposed Oro Valley Church of the Nazarene rezoning request.

## PRESENTATIONS

There were no presentation items.

## CONSENT AGENDA

- A. Minutes - September 21, 2022
- B. Resolution No. (R)22-40, authorizing and approving a grant contract between the Town of Oro Valley Police Department and the Governor's Office of Highway Safety (GOHS) for funding personnel services, employee related expenses and materials and supplies to enhance DUI Enforcement; and directing the town manager, town clerk, town legal services director or their duly authorized officers and agents to take all steps necessary to carry out the purposes and intent of this resolution
- C. Resolution No. (R)22-41, authorizing and approving a grant contract between the Town of Oro Valley Police Department and the Governor's Office of Highway Safety (GOHS) for funding personnel services, employee related expenses and materials and supplies to enhance the special traffic enforcement program (STEP); and directing the town manager, town clerk, town legal services director, or their duly authorized officers and agents to take all steps necessary to carry out the purposes and intent of this resolution

**Motion by** Mayor Joseph C. Winfield, **seconded by** Vice-Mayor Melanie Barrett to approve Consent Agenda items (A) through (C).

**Vote:** 6 - 0 Carried

Mayor Winfield commented that he appreciated the Police Department pursuing grant funding opportunities with the idea of improving traffic safety in our community.

## REGULAR AGENDA

### 2. DISCUSSION AND POSSIBLE ACTION REGARDING PROPOSED CODE AMENDMENTS TO ALIGN AND CLARIFY STANDARDS FOR VARIOUS HOUSING TYPES CURRENTLY PERMITTED IN ORO VALLEY

A. RESOLUTION NO. (R)22-42, DECLARING THE PROPOSED AMENDMENTS TO THE ORO VALLEY ZONING CODE RELATED TO MULTI-FAMILY ZONING DISTRICTS AND OTHER RELATED SECTIONS IN ATTACHMENT 1 AND FILED WITH THE TOWN CLERK, A PUBLIC RECORD

B. PUBLIC HEARING: ORDINANCE NO. (O)22-08, PROPOSED CODE AMENDMENTS TO THE ORO VALLEY ZONING CODE TO THE MULTI-FAMILY ZONING DISTRICTS, CHAPTER 23, PROVISIONS FOR RECREATION AREA, CHAPTER 26, DEFINITIONS, CHAPTER 31 AND OTHER RELATED ITEMS

**Motion by** Mayor Joseph C. Winfield, **seconded by** Councilmember Steve Solomon to approve Resolution No. (R)22-42, declaring the proposed amendments to the Oro Valley Zoning Code in Attachment 1 and as filed with the Town Clerk, a public record

**Vote:** 5 - 1 Carried

OPPOSED: Councilmember Josh Nicolson

Principal Planner Milini Simms presented item #2B and included the following:

- Purpose
- Housing in Oro Valley
- Proposed Code Amendment
- Define housing types - Eliminate overlap and confusion
- Define housing types - Definitions include related industry terms
- Align existing parking and design standards
- Clarify rec/open space standards
- Apply R-6 perimeter setbacks with adjacent uses
- Clarify application of R-6 internal setbacks
- General Plan Compliance
- Summary and Recommendation

Mayor Winfield opened the public hearing.

No comments were received.

Mayor Winfield closed the public hearing.

Discussion ensued amongst Council and staff regarding item #2B.

**Motion by** Vice-Mayor Melanie Barrett, **seconded by** Councilmember Tim Bohen to continue this item to a date to be determined in the future, and ask that what comes forward would have no reductions in open space or setbacks in the R6 zoning district.

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

**Motion by** Vice-Mayor Melanie Barrett, **seconded by** Councilmember Tim Bohen to continue this item to a date to be determined in the future, and ask that what comes forward would have no reductions in open space or setbacks in the R6 zoning district.

**Vote:** 6 - 0 Carried

3. DISCUSSION AND POSSIBLE ACTION REGARDING PROPOSED CODE AMENDMENTS TO INCREASE EFFICIENCY, CLARITY AND ACHIEVE CONFORMANCE WITH STATE LAW WHILE MAINTAINING EFFECTIVE PUBLIC PARTICIPATION IN THE DEVELOPMENT REVIEW PROCESS

A. RESOLUTION NO. (R)22-43, DECLARING THE PROPOSED AMENDMENTS TO THE ORO VALLEY ZONING CODE RELATED TO THE DEVELOPMENT REVIEW PROCESS AND OTHER RELATED SECTIONS IN ATTACHMENT 1 AND FILED WITH THE TOWN CLERK, A PUBLIC RECORD

B. PUBLIC HEARING: ORDINANCE NO. (O)22-09, PROPOSED CODE AMENDMENTS TO THE ORO VALLEY ZONING CODE TO THE DEVELOPMENT REVIEW PROCESS, CHAPTER 22 AND OTHER RELATED SECTIONS

**Motion by** Mayor Joseph C. Winfield, **seconded by** Councilmember Josh Nicolson to Approve Resolution No. (R)22-43, declaring the proposed amendments to the Oro Valley Zoning Code in Attachment 1 and as filed with the Town Clerk, a public record.

**Vote:** 6 - 0 Carried

Principal Planner Milini Simms presented item #3B and included the following:

- Purpose
- Key Points
- Increase Efficiency: Existing Process
- Increase Efficiency: Duplicative reviews
- Increase Efficiency: Proposed Process
- Increase Efficiency: Time Savings
- Reduce confusion by using industry terms
- Improve Organization and Address Gaps
- Remove outdated processes or conflicts with State law
- Maintains effective public participation and OV design standards
- General Plan and Strategic Leadership Plan
- Summary and Recommendation

Mayor Winfield opened the public hearing.

The following individual spoke in support of item #3B.

President and CEO of the Oro Valley Chamber of Commerce and Oro Valley resident Dave Perry.

Mayor Winfield closed the public hearing.

Discussion ensued amongst Council and staff regarding item #3B.

**Motion by** Councilmember Steve Solomon, **seconded by** Councilmember Harry Greene to approve Ordinance No. (O)22-09, proposed code amendments to the Oro Valley Zoning Code to the development review process (Chapter 22) other related sections based on the finding it is in conformance with the General Plan.

Vice Mayor Barrett requested an amendment to the main motion to add the following language:

Provided changes to the development review process applies only to properties with existing zoning rights.

Councilmember Solomon and Councilmember Greene accepted the amendment to the main motion.

**Motion by** Councilmember Steve Solomon, **seconded by** Councilmember Harry Greene **FINAL MOTION AS AMENDED**: to approve Ordinance No. (O)22-09, proposed code amendments to the Oro Valley Zoning Code to the development review process (Chapter 22) other related sections based on the finding it is in conformance with the General Plan, and provided changes to the development review process applies only to properties with existing zoning rights.

**Vote:** 5 - 1 Carried

OPPOSED: Councilmember Tim Bohen

Mayor Winfield recessed the meeting at 8:32 p.m.

Mayor Winfield reconvened the meeting at 8:44 p.m.

Councilmember Nicolson left the public meeting and re-joined the meeting via Zoom.

4. PRESENTATION, DISCUSSION AND POSSIBLE DIRECTION REGARDING THE TOWN COUNCIL BOND PROJECTS, AND THE DESIGN/PUBLIC PARTICIPATION PROCESS FOR BOND-FUNDED AMENITIES

Public Works Director and Town Engineer Paul Keesler, along with Don McGann of McGann and Associates, presented item #4. Mr. McGann started the presentation and included the following:

- Current Status Overview
- Overview
- Project Phasing
- Construction Highlights
- Challenges Encountered
- Responses to Challenges
- Anticipated Completion Schedule
- Design Update - Fields
- Design Update - Skate Park
- Design Update - Splash Pad
- Design Update - Courts
- Design Update - Dog Park

Mr. Keesler continued the presentation and included the following:

- Golf Irrigation Replacement
- Tennis Courts Replacement
- Community Center Parking Lot
- Multi-Use Paths
- Financial Overview of all Bond Projects
- Mitigation Plan to Close Shortfall

- Naranja Park Expansion Expenditure Detail
- Irrigation Replacement Expenditure Detail
- Tennis Courts Replacement Expenditure Detail
- Community Center Parking Lot Expenditure Detail
- Multi-Use Path Expenditure Detail
- Bond Projects Financial Discussion

The following individuals spoke regarding item #4

Oro Valley resident Aldie Rose  
Oro Valley resident Mark Platt

Discussion ensued amongst Council, staff and Mr. McGann regarding item #4.

**Motion by** Vice-Mayor Melanie Barrett, **seconded by** Councilmember Josh Nicolson to have staff bring back a plan with value engineering ideas that are reflected in the comments that have been made this evening, and update Council through regular Council reports of those ideas.

Discussion continued amongst Council and staff regarding item #4.

**Motion by** Vice-Mayor Melanie Barrett, **seconded by** Councilmember Josh Nicolson to have staff bring back a plan with value engineering ideas that are reflected in the comments that have been made this evening, and update Council through regular Council reports of those ideas.

**Vote:** 6 - 0 Carried

#### 5. STATUS UPDATE OF COMMUNITY CENTER ADA PROJECTS

Public Works Director and Town Engineer Paul Keesler provided a status update of the Community Center ADA projects.

Discussion ensued amongst Council and staff regarding item #5.

Staff will provide a report to Council regarding Community Center ADA project options.

### FUTURE AGENDA ITEMS

Councilmember Nicolson requested a future agenda item for an update of future annexation plans for the Ina and Oracle intersection. Seconded by Mayor Winfield.

### ADJOURNMENT

**Motion by** Mayor Joseph C. Winfield, **seconded by** Vice-Mayor Melanie Barrett to adjourn the meeting at 10:43 p.m.

**Vote:** 6 - 0 Carried

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Michelle Stine, MMC  
Deputy Town Clerk

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular session of the Town of Oro Valley Council of Oro Valley, Arizona held on the 5th day of October 2022. I further certify that the meeting was duly called and held and that a quorum was present.

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Michael Standish, CMC  
Town Clerk