

**MINUTES
ORO VALLEY TOWN COUNCIL
REGULAR AND STUDY SESSION
FEBRUARY 1, 2023
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CAÑADA DRIVE**

REGULAR SESSION AT OR AFTER 6:00 PM

CALL TO ORDER

Mayor Winfield called the meeting to order at 6:01 p.m.

ROLL CALL

Present: Joseph C. Winfield, Mayor
Melanie Barrett, Vice-Mayor
Tim Bohen, Councilmember
Harry Greene, Councilmember
Joyce Jones-Ivey, Councilmember
Steve Solomon, Councilmember

Absent: Josh Nicolson, Councilmember

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 Jones-Ivey reported that Canyon Del Oro Project Graduation was still in need of volunteers and donations. Councilmember Jones-Ivey encouraged citizens to participate and help make the graduation event safe and fun.

Councilmember Greene reported that shade awnings had been installed over the Community and Recreation Center windows. Councilmember Greene also provided information regarding Arizona's plans to build a desalination plant on the Sea of Cortez in Mexico that would supply drinking water to Arizona.

Councilmember Greene thanked all citizens who had helped remove stranded victims from Catalina State Park during recent flooding.

Mayor Winfield reported that he had attended the Oro Valley Chamber of Commerce Business

Summit held on January 26, 2022. Mayor Winfield also provided an overview of the Oro Valley Police Department's Citizens Academy and encouraged citizens interested in participating to go to orovalleyaz.gov to sign up.

Councilmember Solomon reported that he had attended a retirement event for the former Oro Valley Police Department's Deputy Chief, Jason Larter. Councilmember Solomon congratulated Mr. Larter on his 35 years of service to the Oro Valley Police Department. Councilmember Solomon also recognized Curtis Hicks for his recent promotion to Oro Valley Deputy Police Chief.

TOWN MANAGER'S REPORT ON CURRENT EVENTS

Interim Town Manager Chris Cornelison reported that the Parks and Recreation Department, along with the consultant Sites Southwest, had hosted a Community Input workshop regarding the Vistoso Trails Master Plan. Mr. Cornelison encouraged residents to visit the town's website to provide input on the draft concepts that had been presented at the Community Input workshop.

ORDER OF BUSINESS

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

INFORMATIONAL ITEMS

There were no informational items.

CALL TO AUDIENCE

Oro Valley resident Anthony Ferrara voiced his concerns regarding the proposed Oro Valley Church of the Nazarene rezoning request.

Oro Valley resident Joanne Michaelson spoke on behalf of John Willock and Janette Bovier. Ms. Michelson voiced the concerns of Mr. Willock and Mrs. Bovier regarding the proposed Oro Valley Church of the Nazarene rezoning request.

Liam DeDeppo voiced his concerns regarding the proposed Oro Valley Church of the Nazarene rezoning request.

Oro Valley resident Ann Young voiced her concerns regarding the proposed Oro Valley Church of the Nazarene rezoning request.

Oro Valley resident Vicky Tarris spoke on behalf of Oro Valley resident Claudia Dill. Ms. Tarris voiced the concerns of Ms. Dill regarding the proposed Oro Valley Church of the Nazarene rezoning request.

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

Oro Valley resident Darlene M. Bakken spoke on behalf of Shelia Leply. Ms. Bakken voiced the concerns of Ms. Leply regarding the proposed Oro Valley Church of the Nazarene rezoning request.

Oro Valley resident Doug Dalby voiced his concerns regarding the proposed Oro Valley Church of the Nazarene rezoning request.

Oro Valley resident David Deivert voiced his concerns regarding the proposed Oro Valley Church of

the Nazarene rezoning request.

Oro Valley resident Korey Toensing voiced her concerns regarding the proposed Oro Valley Church of the Nazarene rezoning request. Ms. Toensing also spoke on behalf of Kathleen German. Ms. Toensing voiced the concerns of Ms. German regarding the proposed Oro Valley Church of the Nazarene rezoning request.

Oro Valley resident Karen Steinbronn voiced her concerns regarding the proposed Oro Valley Church of the Nazarene rezoning request.

Oro Valley resident Devin Smith voiced her concerns regarding the proposed Oro Valley Church of the Nazarene rezoning request.

PRESENTATIONS

There were no presentation items.

CONSENT AGENDA

- A. Minutes - January 18, 2023
- B. Resolution No. (R)23-04, authorizing and approving an Intergovernmental Agreement (IGA) between the Town of Oro Valley and Pima County for the disbursement of opioid settlement funds

Motion by Mayor Joseph C. Winfield, **seconded by** Councilmember Harry Greene to approve Consent items (A) and (B).

Vote: 6 - 0 Carried

Mayor Winfield returned to Call to Audience.

Oro Valley resident Sue Dugan voiced her concerns regarding animal services in the Town of Oro Valley.

Mayor Winfield asked that staff follow-up with Ms. Dugan regarding animal services in the Town of Oro Valley.

REGULAR AGENDA

- 1. APPOINTMENT OF A MEMBER OF COUNCIL AND THE CHIEF FINANCIAL OFFICER TO THE ORO VALLEY HEALTH CARE BENEFITS TRUST BOARD

Chief Financial Officer Dave Gephart provided a brief overview of item #1.

Motion by Mayor Joseph C. Winfield, **seconded by** Councilmember Joyce Jones-Ivey to appoint the Chief Financial Officer and Councilmember Harry "Mo" Greene to serve as trustees on the Oro Valley Health Benefits Trust Board.

Discussion ensued amongst Council and staff regarding item #1.

Motion by Mayor Joseph C. Winfield, **seconded by** Councilmember Joyce Jones-Ivey to appoint the Chief Financial Officer and Councilmember Harry "Mo" Greene to serve as trustees on the Oro Valley Health Benefits Trust Board.

Vote: 6 - 0 Carried

2. PUBLIC HEARING: DISCUSSION AND POSSIBLE ACTIONS REGARDING TWO ITEMS RELATED TO A PROPOSED SURF-THRU CAR WASH, LOCATED ON THE SOUTHWEST CORNER OF ORACLE ROAD AND WATER HARVEST WAY WITHIN THE ORO VALLEY MARKETPLACE. THE TWO ITEMS INCLUDE:
 - A. CONDITIONAL USE PERMIT TO ALLOW DEVELOPMENT OF A DRIVE-THRU CAR WASH (CASE NUMBER 2201105)
 - B. ARCHITECTURE (CASE NUMBER 2202706)

Oro Valley Principal Planner Michael Spaeth presented item #2 and included the following:

- Purpose
- Subject Property
- Background and History
- Item A - Public Health/Safety/Welfare
- Item A - Conditional Use Permit
- Item B - Architecture
- Summary and Recommendation
- Condition of Approval

Mr. Spaeth introduced Rob Longaker of WLB. Mr. Longaker continued the presentation on behalf of the applicant, and included the following:

- Evolution of the Site Plan
- Maximum Stacking
- Intelligent Water Use
- Attractive Architecture
- Renewable Energy
- Valuable Service to The Community

Mayor Winfield opened the public hearing.

No comments were received.

Mayor Winfield closed the public hearing.

Discussion ensued amongst Council, staff, and Mr. Longaker regarding item #2.

Mr. Paul Brown, of Paul Brown Architects, joined the discussion via Zoom.

Discussion continued amongst Council, staff, Mr. Longaker and Mr. Brown regarding item #2.

Motion by Councilmember Harry Greene, **seconded by** Mayor Joseph C. Winfield to conditionally approve the proposed conditional use permit, subject to the condition listed in Attachment 1, based on a finding it is consistent with all applicable General Plan and Zoning Code requirements.

Attachment 1 – Conditions of Approval 1.

- The reconfiguration of the existing In N' Out drive-thru must be completed and constructed prior to the issuance of a Certificate of Occupancy for the Surf-thru car wash.

Vice Mayor Barrett requested an amendment to the motion to include the language that the building height be kept to the existing 39 feet.

Councilmember Greene and Mayor Winfield accepted the amendment to the motion.

Discussion continued amongst Council, staff and Mr. Longaker regarding item #2.

Motion by Councilmember Harry Greene, **seconded by** Mayor Joseph C. Winfield **FINAL MOTION AS AMENDED** to conditionally approve the proposed conditional use permit, subject to the condition listed in Attachment 1, based on a finding it is consistent with all applicable General Plan and Zoning Code requirements and that the building height be kept to the existing 39 feet.

Attachment 1 – Conditions of Approval 1.

- The reconfiguration of the existing In N' Out drive-thru must be completed and constructed prior to the issuance of a Certificate of Occupancy for the Surf-thru car wash.

Vote: 6 - 0 Carried

Motion by Councilmember Harry Greene, **seconded by** Mayor Joseph C. Winfield to approve the proposed architecture, based on a finding it is consistent with the Oro Valley Marketplace Master Architectural Design Guidelines and all applicable Zoning Code requirements.

Vote: 6 - 0 Carried

FUTURE AGENDA ITEMS

No future agenda items were requested.

ADJOURNMENT OF THE REGULAR SESSION

Motion by Mayor Joseph C. Winfield, **seconded by** Councilmember Steve Solomon to adjourn the Regular Session at 7:28 p.m.

Vote: 6 - 0 Carried

STUDY SESSION

Mayor Winfield recessed the meeting at 7:29 p.m.

Mayor Winfield reconvened the meeting at 7:42 p.m.

CALL TO ORDER

Mayor Winfield called the Study Session to order at 7:43 p.m.

STUDY SESSION AGENDA

1. PRESENTATION AND DISCUSSION REGARDING POTENTIAL TOWN CODE AMENDMENTS TO PRIVATE RECREATION AREA, AMENITY, IN-LIEU FEE OPPORTUNITIES, AND OTHER RELATED REQUIREMENTS FOR RESIDENTIAL SUBDIVISIONS, MULTIFAMILY PROJECTS, AND MIXED-USE DEVELOPMENTS

Senior Planner Hannah Oden presented Study Session item #1 and included the following:

- Focus on Private Recreation Areas
- Purpose
- Process
- Research
- Key findings
- Finding #1: Private recreation areas can be consolidated
- Finding #2: Private parks greater than 1/4-acre have more value
- Finding #3: Required Recreation Area Size
- Finding #4: More Meaningful Amenities can be Required
- Finding #5: Multi-Family Residential Requirements
- General Plan and Strategic Leadership Plan
- Summary of Recommendations

Discussion ensued amongst Council and staff during and after the presentation.

ADJOURNMENT

Mayor Winfield adjourned the Study Session at 8:50 p.m.

Vote: 6 - 0 Carried

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 and study session of the Town of Oro Valley Council of Oro Valley, Arizona held on the 1st day of February 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Michael Standish, CMC
Town Clerk