

**MINUTES
ORO VALLEY TOWN COUNCIL
REGULAR SESSION
SEPTEMBER 18, 2019
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 6:00 p.m.

ROLL CALL

Present: Joseph C. Winfield, Mayor
Melanie Barrett, Vice-Mayor
Joyce Jones-Ivey, Councilmember
Josh Nicolson, Councilmember
Rhonda Piña, Councilmember
Bill Rodman, Councilmember
Steve Solomon, Councilmember

PLEDGE OF ALLEGIANCE

Boy Scout Troop 270 presented the colors and led the audience in the Pledge of Allegiance.

UPCOMING MEETING ANNOUNCEMENTS

Town Clerk Mike Standish announced the upcoming Town meetings.

COUNCIL REPORTS

Councilmember Jones-Ivey recognized Cail Davis, a Senior at Ironwood Ridge High School, for his outstanding academic and extra-curricular achievements and his service to the community.

Vice-Mayor Barrett reported that the new drinking fountains at Naranja Park are getting a lot of use. Ms. Barrett also reported on the recent activities of the Parks and Recreation Advisory Board, and recognized Kristy Diaz-Trahan for her leadership with the Town and as the acting President of the Arizona Parks and Recreation Association.

TOWN MANAGER'S REPORT

Town Manager Mary Jacobs recognized citizens for their diligent efforts following the detours for the Moore and La Cañada Road round-about construction. Ms. Jacobs also reported that she and the Town Attorney will be meeting with HSL to discuss the potential of transitioning the Pusch Nine Golf Course to HSL for operations.

Constituent Services Coordinator / Management Assistant Jessica Hynd introduced the following recently

elected Youth Advisory Council officers:

President- Ethan Woodard
Vice President- Mykaela Salvacion
Secretary- Emily Pickard
Historian- Faith Kirkland
Treasurer- Quincy Carrillo

ORDER OF BUSINESS

Mayor Winfield re-organized the agenda as follows: Regular Agenda item #2 would be heard first. The remaining items would fall in order.

INFORMATIONAL ITEMS

There were no informational items.

CALL TO AUDIENCE

Oro Valley resident Jen Lefevre spoke regarding community.

Oro Valley resident John Masenheimer spoke in support of the Oro Valley golf courses.

Oro Valley resident George Lindsay spoke in support of the Oro Valley golf courses and regarding treated waste water on the golf courses.

Oro Valley resident Chuck Milhiser spoke in support of the Oro Valley golf courses and the American with Disabilities Act in conjunction with the golf courses.

Oro Valley resident Susan Percy spoke in support of the Oro Valley golf courses and Project Graduation.

Oro Valley resident Jeff Weir spoke in support of the Oro Valley golf courses.

Oro Valley resident Lisa Peebles spoke in support of the Oro Valley golf courses.

Oro Valley resident Fred Swiderski spoke in support of the Oro Valley golf courses.

Oro Valley resident Trish Chilton spoke regarding the Oro Valley golf courses.

Oro Valley resident Donna Shaw spoke regarding the Oro Valley golf courses.

Oro Valley resident Philip Greim spoke regarding risk management for the Oro Valley golf courses.

Oro Valley resident David Hriczak spoke regarding his observations regarding the Oro Valley golf courses.

Oro Valley resident Steve Pollyea spoke regarding the Oro Valley golf courses.

Oro Valley resident Jane Levin spoke regarding the Oro Valley golf courses.

Oro Valley resident Diane Zorilla spoke in support of the Oro Valley golf courses.

Oro Valley resident Dr. Erich Bock spoke in support of the Oro Valley golf courses.

Oro Valley resident Mike Zinkin spoke regarding government operations.

Oro Valley resident Eileen Eagar spoke in support of the Oro Valley golf courses.

Mayor Winfield recessed the meeting at 7:10 p.m.

Mayor Winfield reconvened the meeting at 7:23 p.m.

PRESENTATIONS

1. Presentation and possible discussion of the Town's Fiscal Year 2018/19 Financial Update through June 2019 (year-end, unaudited)

Interim Chief Financial Officer Kevin Artz presented the Fiscal Year 2018/19 Financial Update through June 2019 and included the following:

- General Fund
- General Fund Highlights - Revenues
- General Fund Highlights - Expenditures
- Highway Fund
- Highway Fund Highlights
- Community Center Fund
- Community Center Fund Highlights

Discussion ensued amongst Council and staff regarding item #1.

2. Presentation and possible discussion of the Town's Fiscal Year 2019/20 Financial Update through July 2019

Interim Chief Financial Officer Kevin Artz presented the Fiscal Year 2019/20 Financial Update through July 2019 and included the following:

- General Fund
- General Fund Highlights
- Highway Fund
- Highway Fund Highlights
- Community Center Fund
- Community Center Fund Highlights

CONSENT AGENDA

- A. Minutes - September 4, 2019
- B. Resolution No. (R)19-45, authorizing and directing the dissolution of the Town of Oro Valley Municipal Property Corporation
- C. Request for approval of a Final Plat for Phase 3 of the Villages at Silverhawke residential subdivision, located north of East Palisades Road and approximately 1/4 mile east of North 1st Avenue
- D. Request for approval of a Final Plat for a 27-lot residential subdivision located near the northwest corner of Tangerine Road and La Cañada Drive, adjacent to Leman Academy

Motion by Councilmember Bill Rodman, **seconded by** Councilmember Joyce Jones-Ivey to approve Consent agenda items (A) - (D).

Vote: 7 - 0 Carried

REGULAR AGENDA

- 1. PUBLIC HEARING: DISCUSSION AND POSSIBLE ACTION REGARDING THREE ITEMS RELATED TO A PROPOSED SELF-STORAGE, BUSINESS CENTER AND OFFICES, LOCATED ON THE NORTHWEST CORNER OF ORACLE ROAD AND CALLE CONCORDIA

A: ORDINANCE NO. (O)19-08, PROPOSED REZONING FROM LARGE-LOT RESIDENTIAL (R1-144) TO TECHNOLOGICAL PARK (T-P)

B: RESOLUTION NO. (R)19-46, PROPOSED CONDITIONAL USE PERMIT TO ALLOW A BUILDING SIZE OVER 15,000 SQUARE FEET

C: RESOLUTION NO. (R)19-47, PROPOSED CONDITIONAL USE PERMIT FOR THE SELF-STORAGE USE

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

- Purpose
- Rezoning Request
- Alignment with the General Plan
- Tentative Development Plan
- Increased Building Size
- Technological Park Architectural Design
- Architectural Design
- Self-Storage Use
- Impact on Tech-Park Uses
- Employment Space in T-P
- General Plan Conformance
- Public Participation
- Planning and Zoning Commission
- Summary and Key Factors
- Recommendation

Planning Manager Bayer Vella provided an overview of the new state law and testimony regarding rezonings to Town Council.

Discussion ensued amongst Council and staff regarding item #2.

Representative from the Planning Center Brian Underwood continued the presentation of item #2 and included the following:

- Storage Facilities are Utilized for both Personal and Business use
- Foothills Business Park
- Developable Area
- Logistics
- Project Goal
- Draft Comprehensive Economic Development Strategy (CEDS) 2018-2023
- Tentative Development Plan
- Benefits of Virtual Office Space and Solopreneurs / Freelancers
- Economic Impact
- Town of Oro Valley Major Employers
- Neighborhood Feedback
- Summary

Mayor Winfield opened the public hearing.

The following individuals spoke in support of item #2.

Oro Valley resident Charlie Bowles - Not within 300 ft.

Oro Valley resident Ross Lamberson - Not within 300 ft.

Oro Valley resident Andy Gibbs - Not within 300 ft.

Oro Valley resident Twink Monrad - Not within 300 ft.

Oro Valley resident Greg Keshi - Not within 300 ft.

Oro Valley resident and president and CEO of the Greater Oro Valley Chamber of Commerce Dave Perry - Not within 300 ft.

Albert Moussa - Within 300 ft.

The following individual spoke regarding item #2.

Oro Valley resident Aldee Rose - Not within 300 ft.

Mayor Winfield closed the public hearing.

Discussion ensued amongst Council, staff and the applicant regarding item #2.

Motion by Councilmember Bill Rodman, **seconded by** Councilmember Rhonda Piña to conditionally approve Ordinance (O)19-08, to rezone the property located on the northwest corner of Oracle Road and Calle Concordia from R1-144 to Technological Park, subject to the conditions in Attachment 1, Exhibit B, except for paragraph 5 which shall be deleted, removing the following language: Only if a Conditional Use Permit for a self-storage use is approved, the thirteen(13) executive office suites, as shown on the Tentative Development Plan, shall be maintained for ten (10) years or until fifty percent (50%) of the adjacent property (north of the site) is developed; whichever occurs first, based on the finding the request is in conformance with the Town of Oro Valley Zoning Code and the Voice, Our Future General Plan:

Vote: 4 - 3 Carried

OPPOSED: Mayor Joseph C. Winfield

Vice-Mayor Melanie Barrett

Councilmember Josh Nicolson

Motion by Councilmember Bill Rodman, **seconded by** Councilmember Steve Solomon to conditionally approve Resolution No. (R)19-46, a Conditional Use Permit to allow a building size over 15,000 square feet, subject to the condition in Attachment 2, Exhibit A, based on the finding the request is in conformance with the Town of Oro Valley Zoning Code and Your Voice, Our Future General Plan.

Vote: 7 - 0 Carried

Motion by Councilmember Bill Rodman, **seconded by** Councilmember Steve Solomon to conditionally approve Resolution No. (R)19-47, a Conditional Use Permit to allow a self-storage use, subject to the conditions in Attachment 3, Exhibit A, removing condition #3 with the following language; The business hours for self-storage only shall be limited to 6:00 AM- 7:00 PM, with after hour access, accessible only by key card or similar security measure, allowed until 11:00 PM, based on the finding the request is in conformance with the Town of Oro Valley Zoning Code and Your Voice, Our Future General Plan. Remove the restricted hours stipulation.

Discussion ensued amongst Council, staff and applicant regarding item #2C

Vote: 7 - 0 Carried

Mayor Winfield recessed the meeting at 10:01 p.m.

Mayor Winfield reconvened the meeting at 10:10 p.m.

2. DISCUSSION AND POSSIBLE ADOPTION OF THE REVISED COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS)

Community and Economic Development Director JJ Johnston presented item #1 and included the following:

- CEDS Plan
- Overarching Goals
- Initial Priorities
- Process
- CEDS Updates
- Summary and Recommendation

Discussion ensued amongst Council and staff regarding item #1.

Motion by Councilmember Bill Rodman, **seconded by** Councilmember Rhonda Piña to adopt the Comprehensive Economic Development Strategy (CEDS) as presented.

Vote: 7 - 0 Carried

FUTURE AGENDA ITEMS

No future agenda items were requested.

CALL TO AUDIENCE

No comments were received.

ADJOURNMENT

Motion by Mayor Joseph C. Winfield, **seconded by** Councilmember Bill Rodman to adjourn the meeting at 10:48 p.m.

Vote: 7 - 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 session of the Town of Oro Valley Council of Oro Valley, Arizona held on the 18th day of September 2019. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 2019.

Michael Standish, CMC
Town Clerk