

## **General Meeting Notes**

**January 20, 2005**

Civano Community School

Attendance: ~70 people

**Meeting called to order at 7:00 by Rick Hanson, Association Spokesperson.**

### **Welcome**

- Leadership Team (LT) members were introduced.
- Hanson explained the differences between Civano Neighbors, the neighborhood association (NA) and the Homeowners Association (HOA)
- Hanson made two promises:
  - He would speak on behalf of the NA when given the authority.
  - He would make sure the LT and others would be as open and transparent as they can be.
- He stated, "We are not a closed society. Share, participate, and get involved."

### **Announcements**

- The funding to demonstrate/explain/educate about the vision/lessons from Civano promised by Fannie Mae is to be put on "Request for Proposal" basis according to the City.
- Civano Speakers Series begins January 30 at 7:00 p.m. in the Activity Center. Scott Calhoun will read from his book, *Yard Full of Sun*. More information at [www.civanoneighbors.com/speakers](http://www.civanoneighbors.com/speakers).
- Neighbor Mark Levine asked if anyone would like to join or start a Bike Club.
- Civano Neighborhood 1 HOA Board meeting on January 27. *Editor's Note: Meeting since postponed to February 2, 2005.*
- Civano ballcaps are still available from Stephanie Mitchell, Civano Neighbors At-Large Leadership Team member.
- Mailings, updates, etc., from the City are now passed around at Civano Neighbors meetings for review.

### **Houghton Area Master Plan (HAMP) Update**

- Jeff Simms, a member of the HAMP Citizen's Review Committee (CRC), provided an update on HAMP, which will become the overall master zoning document for the Southeast Tucson area.
- HAMP's area ranges from Irvington south to I-10 and areas east and west of Houghton Road
- It affects 10,500 acres.
- There are still opportunities for input and comments. For more information, contact Jeff Simms or join the Houghton Corridor Working Group, chaired by Simmons Buntin.

### **Energy Plan**

- Al Nichols, chair of the Environment Working Group, said a new energy plan was adopted on January 19, 2005.

- Every bedroom has to have 500 kilowatt hours obtained from solar.
- Our present solar set-up allows for a 4-bedroom house.
- Concerning the proposed hospital, he said “we will allow a co-gen plant to offset some of the solar requirement.”
- Pulte will go along with the revised energy plan.
- Upped the lighting requirements, now one watt per sq. ft.
- The updated plan will now go to Mayor and City Council for approval.

### **Proposed Tucson Medical Center (TMC) Hospital in Civano’s Town Center**

- Paul Rollins, chair of the Commercial Areas Working Group, introduced Jack Jewett, sr. vice president, TMC HealthCare.
- Also introduced were Rhonda Dean, chief executive officer of El Dorado Hospital; Julie Strange, director of communications, TMC; Martha Droge, landscape architect/planner and LEED (Leadership in Engineering and Environmental Design) certified; and Scott Miller—the latter two from AyersSaintGross, nationally renowned campus planners focusing on sustainability, development and architecture.
- Jewett discussed the importance of community involved in creating a hospital, acknowledging Civano’s uniqueness and saying how TMC wants to be a part of the Civano community and likes the location.
- The proposed TMC Hospital would occupy the south portion of the Pavilions PAD district area (south of Drexel).
- There would be no helicopter or helicopter pad, no trauma unit, but other than that, said Rhonda Dean, it would be a “full service hospital.”
- The hospital would be “open” to alternative “services.”
- The name chosen for the proposed hospital is “Rincon Community Hospital at Civano.”
- A community workshop will be held on Saturday the January 22—at the HOA Activity Center; all are welcome and encouraged to attend; 9 a.m. to 2 p.m.
- Martha Droge said the workshop’s purpose is to “think long term about Civano’s goals” as regards the proposed hospital.
- The hospital planners want to know how we feel. They want us to be partners in this proposed venture. The hospital will, as far as is possible, utilize LEED design for ecological responsibility.
- Another workshop will be held a month later. *Editor’s Note: Tentatively scheduled for the evening of February 22, 2005.*

### **Pulte Civano II PAD Variance Request**

- Robin Steele, chair of the Pulte Working Group, explained Pulte’s need for 18” variances on some planned houses on the 192-lot area.
- The working group did not object to the request.
- Rich Michal, Pulte project manager and Civano resident, backed her up and added that the request was NOT going to be the first of more to come.
- Phil Ogden said we should accept Pulte’s request, and Jack Kelly seconded.
- Simmons Buntin suggested we read the PAD before we support it.
- The consensus was that the variance should be allowed.
- *Editor’s Note: The City rejected the variance request on January 26, 2005, stating it was a self-imposed hardship. Pulte will either have to redesign those specific houses, or wait until the PAD passes to build them.*

## Civano Master PAD Update

- The *Civano Master PAD*—which amends and replaces the existing Master Development Plan and creates PAD districts for Civano Neighborhoods 2/3 (Sierra Morado), Town Center (Pavilions), and Neighborhood 1—was formally submitted for City review the week of January 10, 2005
- Pulte Working Group has not had the opportunity to review it yet.
- An electronic copy will be posted, if available. Copies on CD are also available if requested from Robin Steele, Pulte Working Group chair.
- The Pulte Working Group meets with the City on January 24 to introduce Steele as the new Pulte Working Group chair.
- Latest schedule says the community has until February 11 to submit comments to the Department of Urban Planning and Design.
- For the Neighborhood 1 PAD amendment process, Hanson stated we have until February 14 (approximate) to submit any suggested actions based on the survey results.
- Approving the Master PAD is a two-step public process:
  - Zoning Examiner Hearing in mid-March
  - Mayor and City Council Public Hearing in early May
- Anticipated dates are:

Submittal	01/15/05
Distribution for accept/reject, plan compliance review	01/16/05
Acceptance	01/26/05
Distribution to agencies for comments	01/27/05
Agency comments due back	02/11/05
Complete draft staff report	02/21/05
Complete management review of draft staff report	03/07/05
Public notice mail-out, including final staff report	03/08/05
Zoning Examiner's public hearing	03/24/05
Zoning Examiner's preliminary report	04/01/05
Zoning Examiner's final report	04/08/05
M&C Comm and draft ord. due to atty	04/13/05
M&C Comm and ord. due to City Manager	04/25/05
M&C Public Meeting	05/03/05

## Civano Block 1 (North Ridge)

- Resident Joan Tober asked neighbors to send e-mails to City Council members asking them to support an injunction against any building on this area until her lawsuit was settled.
- Simmons Buntin noted that those accusing Civano Neighbors of doing nothing on North Ridge back in 2003 were wrong: Civano Neighbors held dedicated North Ridge meetings, set up a web page with opportunity to submit comments online, and sent a letter of concern to the City Manager. Full information is at [www.civaneighbors.com/civano/neighborhood1/northridge](http://www.civaneighbors.com/civano/neighborhood1/northridge).

- Neighbors in attendance were asked as a group if they were in favor of lower density of homes on Block 1. All neighbors were; consensus was reached to support density at an R-1 zoning with lot sizes no smaller than 10,000 square feet.
- Joan Tober will post e-mail addresses on the CivanoNeighbors.com discussion forum.  
*Editor's Note: Draft letters and other suggestions have also been posted on the discussion forum.*

**Meeting adjourned at 9:15 p.m.**

**Notes respectfully submitted by Ardi Whalen and Simmons Buntin.**