

**Neighborhood Meeting Summary**  
**Proposed General Plan Amendment and Rezoning**  
**Westward Look Resort**  
**September 15,, 2020 6 – 8 pm**  
**Interactive Zoom Meeting**

**1. Introduction and Welcome**

Meeting facilitator Michael Spaeth, Town of Oro Valley Principal Planner, summarized the purpose and structure of the meeting including the mechanics of Zoom. The purpose of the meeting was to build on the information provided in the informational video posted on August 31, 2020. Approximately 100 residents and other interested parties were in attendance.

**2. Staff Presentation**

Michael Spaeth, the project manager for the Town, provided a presentation that included:

- Annexations
- Where the applicant was in the process and an overview of the entire process
- An overview of the meeting structure and agenda
- Project location
- Brief overview of the site history and applicant's requests
- How to participate via Zoom
- Opportunities for future public participation

**3. Applicant Presentation**

The applicant, Linda Morales of The Planning Center, provided a presentation detailing the proposal, including:

- Project location and area information
- Site history
- Proposal for the site
- Outreach efforts

**4. Questions**

Following the presentations, meeting facilitator Michael Spaeth opened the meeting to questions and comments. A list of the questions or comments is provided below:

- Public participation, Zoom meetings not adequate
- Is this purposefully being done during a pandemic to benefit the applicant?
- Property values
- Amount of traffic with proposed development, traffic mitigation
- Who will be responsible for possible road improvements and accommodating the traffic?
- Compatibility, could uses be limited based if applicant agrees?
- How will developers reduce light/noise pollution?
- Building height, what can be done to limit it?
- What will be done to accommodate wildlife and mitigate negative impacts?
- What amenities will be provided to neighbors?
- Access to luxury condo concept, how does that work?
- Town of Catalina Foothills, incorporation of property into the proposed Town
- Annexation to do things County won't allow

- Sales tax revenue for the Town of Oro Valley, nothing good for community, only good for government.
- Would future incorporation of Town of Catalina Foothills be contested by Oro Valley? La Encantada next?
- Assurance that proposal is not meant to defeat zoning regulations
- Views and privacy
- Impacts from visitors
- How are threatened and endangered species being addressed?
- Protection of wash
- Rush hour traffic is dangerous
- Community input and project quality in Oro Valley
- Look at this as a good opportunity
- Density of proposal, compatibility
- Impact to natural resources
- Safety
- Pima County residents did not vote to increase resort style development
- Public relation method lacking
- Access to neighborhood
- Visibility
- Why does Westward Look think they will be more successful with their proposal?
- Why is this being classified as a Type II and not a Type I GPA?
- How closely will concept plans need to be followed?
- Future neighbor participation?
- Where can OV expand?
- Values of OV vs. Pima County residents
- Value the desert

Ms. Morales and Town staff provided more detail and answered questions related to the proposal and process.

Mr. Spaeth closed the meeting, thanked everyone for their attendance and encouraged everyone to email [ask@orovalleyaz.gov](mailto:ask@orovalleyaz.gov) with any additional thoughts, comments or questions and to visit [OVprojects.com](http://OVprojects.com) for additional information. He also announced a second neighborhood meeting scheduled for October 15<sup>th</sup> following the formal submittal.

## **2<sup>nd</sup> Neighborhood Meeting Summary**

**Proposed General Plan Amendment and Rezoning  
Westward Look Resort  
October 15, 2020 6 – 8 pm  
Interactive Zoom Meeting**

**5. Introduction and Welcome**

Meeting facilitator Michael Spaeth, Town of Oro Valley Principal Planner, summarized the purpose and structure of the meeting including the mechanics of Zoom. The purpose of the meeting was to build on the information provided in the informational video posted on August 31, 2020.

Approximately 65 residents and other interested parties were in attendance.

**6. Staff Presentation**

Michael Spaeth, the project manager for the Town, provided a presentation that included:

- Where the applicant was in the process
- An overview of the meeting structure and agenda
- Brief overview of the applicant's formal submittal
- How to participate via Zoom
- Opportunities for future public participation

**7. Applicant Presentation**

The applicant, Linda Morales of The Planning Center, provided a presentation detailing the proposal, including:

- Formal submittal
- Efforts to address concerns from the 1<sup>st</sup> neighborhood meeting

**8. Questions**

Following the presentations, meeting facilitator Michael Spaeth opened the meeting to questions and comments. A list of the questions or comments is provided below:

- Why is TIS being presented years before the development
- Former proposal online in not enough time
- Noticing
- Where is meeting info posted? Confusion on time meeting was supposed to start.
- Meeting was supposed to be held on 10/22 and the date changed, why?
- Site history, zoning in Pima County zoning not broken, 1-acre SFR use the most appropriate
- Height and open space
- Can open space be changed?
- Changes consistent with existing laws
- Development should coincide with open character of neighborhood such as setback restrictions, height limitations, and traffic control measures
- Would a PAD supersede zoning?
- Not a gradual land use transition
- Setbacks not adequate
- Privacy, safety, and security
- Property values

- Wildlife and desert impacts
- Density and building height inconsistent with area
- Not a cohesive plan, high density housing
- Traffic impacts with increased traffic
- Height limit for residential homes on concept C
- Shielding and height of lights
- Where is wall for resort gateway west located in regards to the wash
- What is the public process for site plan process?
- Has there been conversations with apartment/condo developers? Timeframe for it to be built?
- Like idea of things being 1 story
- Wants WWL to consider 1-story high end retirement complex
- Chose to live in area because of low density development and nature
- Safety of apartment development, transient community
- Not what they thought would happen when they purchased their property
- Do not allow 3-stories
- Why property owner has not been participating in meetings?
- Appropriate concessions have not been made
- Would WWL want to seek historic designation?
- When/if could developer change plans if approved with Town Council?
- Apartments create more traffic
- Would rather see offices and restaurants
- Will pandemic affect proposal/WWL? What would that process look like?
- Will renovations pay for road repair?
- Can the deed restriction be read aloud and explained?
- Can WWL state in writing that entryway monument will be preserved?

Ms. Morales and Town staff provided more detail and answered questions related to the proposal and process.

Mr. Spaeth closed the meeting, thanked everyone for their attendance and encouraged everyone to email [ask@orovalleyaz.gov](mailto:ask@orovalleyaz.gov) with any additional thoughts, comments or questions and to visit [OVprojects.com](http://OVprojects.com) for additional information. He also announced the applications were expected to be scheduled for consideration by the Planning and Zoning Commission and Town Council in the new year. Notices would be sent out in advance of each meeting.