

## **General Meeting Notes**

**March 17, 2005**

Civano Community School

Attendance: 20 people

**Meeting called to order at 7:05 by Stephanie Mitchell, elected Member-at-large, Leadership Team, Civano Neighborhood Association.**

**Welcome**

### **Announcements**

- Civano Wildflower and Sun Festival on Sunday, April 3, from 10:00 until 4:00, at the Mary Webber Memorial Park.
- Neighborhood Association annual picnic on April 3<sup>rd</sup>, beginning at 4:30 at the Neighborhood Center.
- Sustainable Living and Solar Home Tour, with informational booths, coming to Civano on April 3<sup>rd</sup> (see "The Civano Convergence" in the Town Crier for more information).
- Newcomers Welcome Breakfast at the Karen and Jeff Simms' home on March 19<sup>th</sup>, 8:30-11:00 a.m.
- Rain harvesting workshop, March 19<sup>th</sup>
- Town Crier is set to publish roster listing of businesses, artisans, clubs, and services—one line person. Just \$10 a year will put you in every issue. Roster will also be posted and put into Welcome Packets.
- Civano Speakers will feature Paul Rollins, informing us about "Civano's History" on March 20, at 7:00 p.m. in the Activity Center.
- Civano Farmers' Market, Sundays 9:00 to 1:00 p.m. (through April) at the Neighborhood Center.

**University of Arizona Student Project -- introduced by Kimberly Elliot, College of Medicine.**

Three different program will be tried to find the most effective way to help people quit smoking. Volunteers will be randomly placed into one of these programs. The first program is a traditional classroom, the second is computer based instruction, and the third is the control group (after the study is completed, those in the control group get to pick the program they'd most like to try). The time spent is about nine hours. They need 1,100 people. If you are interested or know of someone who SHOULD be interested, call the U of A Medical College.

**Eastside Neighbors Volunteer program presentation by John Miller**

- Volunteer program composed of volunteers from neighborhoods and faith communities to help seniors remain in their homes with safety, comfort and dignity.
- Volunteers will receive training if needed. Interested? Call: (520) 245-4729 (8302 East Broadway, at Sarnoff).

**Presentation by Tom Doucette on Block 2.**

- The 21 acres, roughly east of the center to the Civano school, is planned for 21 regular lots and 5 mixed use “buffer” lots—the mixed use will be in the southernmost part of the residential area. [Here also are 2 acres reserved for future use.]
- Two breaks will allow traffic to cross from Nightbloom to Block 2.
- Square footage of these upscale, Arizona Ranch style homes will range from 1800 to 3000, and will command higher average prices than existing homes—pitched roofs with large porches and detached garages, which can accommodate solar and photo-voltaics.
- East of the line of homes, will be three parcels of community orchards (will be entered into the PAD).
- The Neighborhood Association gave their unanimous support to the outlined plans.

### **Rincon Hospital at Civano and Civano Neighbors Guiding Principles**

Paul introduced the subject and there was some discussion, after which the guiding principles were all accepted by the NA.

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

- The city wants their plan instead of the state plan.
- Two regional park sites are proposed.
- The Neighborhood Association supported the HAMP planning process.

### **Civano PAD and Pulte Negotiations Report by Rick Hanson: Meeting held on March 17, 2005, 8:00 a.m. – 10:00 a.m.**

- We will get a plat as soon as it is offered to the City.
- Neighbors are O.K. with Pulte’s plan to preserve prime open space and enhance areas not prime.
- Pulte will look at their wide range of models from across the nation to find those with garages that are rear loaded or detached that may be included in Sierra Morado.
- The city staff wants definite streetscape treatments to be addressed in the PAD.
- Pulte units 1, 2, and 3 will have a major park and 2 mini parks, with recreational equipment provided (smaller parks would include 2 items from a specified list and larger parks would require a ramada and 2 or 3 items),
- All agreed that a representative from the Civano Neighbors should be included in the self-certification committees for both the residential and commercial areas.
- All references to gated communities will be removed from the PAD document.
- Neighbors and city staff agreed that maneuvering of vehicles from commercial uses within the Neighborhood Center and General District would be appropriate and beneficial. Required changes to the document will be made.
- Fannie Mae and Tom Doucette are opposed to the height limit of 28 feet in Neighborhood Center Districts so that likely will not be included in the Civano 1 PAD amendments. The restrictions will likely need to be handled through the Civano 1 HOA as part of design restrictions or some other mechanism.

**Meeting adjourned shortly after 9:10 p.m.** (I was exhausted and skipped out.)  
**Notes respectfully submitted by Ardi Whalen**