

MEETING NOTES:

SPECIAL MEETING: CIVANO NEIGHBORS

THURSDAY, AUG. 21, 2003

CIVANO COMMUNITY SCHOOL

Meeting called to order at 7:04 p.m. by Association Spokesperson Simmons Buntin.

ANNOUNCEMENTS

Potlucks return Sunday, 8/24 at Johan's Tavern at 5:00 p.m.; Pick-up basketball games are held every Sunday morning, 7:30 a.m.; Next Town Crier is mailed Sept. 5, still accepting copy and ads—submit to Craig Altschul; new Civano ballcaps in different colors are now available; elections for three At-Large Member positions on Leadership Team will be held at Annual Meeting in October, nominations due September 18, and can be made online at www.civanoneighbors.com/elections or in person to Mike Eng; Sept.18 meeting will feature Pulte's presentation on its proposed First Plat.

PRESENTATION BY BEDNAR TEAM

The following are *all* excerpts from comments made by Ted Bednar of T.J. Bednar Homes; Craig Hunt of Entranco (civil engineers), and Soley Snyder Belt of Novak Environmental (landscape architects) from their presentations and in answer to questions from neighbors:

Bednar wanted to "clear up misunderstandings." His company is not the developer. He simply bought finished lots, agreeing to pay back 21-28 percent of taxable income to Fannie Mae. His company has nothing to do with any previous maps, comments, etc.

The Specific Plan says the property for the Civano North Ridge project has always been zoned R-1, and has been planned for between 55 and 85 units. He said this information was disclosed in the Specific Plan all homeowners received when they bought their units and signed that they had read it. He pointed out that it read that "no oral representations" are valid.

Bednar said there is no such thing as selling "premium views." Premiums can be paid for lot sizes, adjacencies to common areas, etc., but not for views.

Hunt and Belt said:

R1 zoning in Tucson means low density residential. The North Ridge encompasses 29.8 acres. The land drops quickly, down to 30-40 feet at the northern edge. The Pantano Wash is 600 feet away, with a "500-year flood plain" in between. The end result is 17.8 acres for home development.

He explained there are a number of documents that have been taken into consideration in this project, from the Land Use Plan to Specific Plan to the Civano IMPACT System to the Memorandum of Understanding (MOU).

Clearing up other misunderstandings: There will be no parking on Civano Blvd., no driveways across Civano Blvd., the same Bednar models where either front or back can be

main entrances, low walls with gates like in Desert Country area, five feet of landscaping between home walls and pedestrian/bike paths, and there will be no private streets that will be the responsibility of HOA. (There will be a few places where homeowners will have shared driveways).

They discussed what they termed the "four main issues" from comments and the previous meeting that have been addressed:

1. Crossing of pedestrian path: Now three crossings, not six, at Thunder Sky, Sixto Molina, and off Nightbloom.
2. Lots: There will be 82 lots, based on 5.4 dwelling units per acre.
3. Views: Dirt stockpiles will be removed; first row of homes will be single story, except for potentially three homes (They indicated they would look at any options for the three exceptions that require the two-story model for lot size). The lots will be 2-4 feet lower, so views will be preserved. The homes further to the back will be on lower slopes.
4. Traffic circulation and parking: Civano Blvd. is based on 500-800 trips per day now; they are increasing projection to 1,318. They believe there is plenty of capacity. Streets will be wider (per codes) than Civano's current streets, parking in the North Ridge will be allowed on one side of the street. There will be stop signs. There are no plans for any changes to Houghton-Civano Blvd. Intersection, though Buntin said there are plans for a signal at Irvington and Houghton eventually.

There will a major effort made to preserve natural resources. Desert tortoises will be "uncovered" and moved before bulldozers arrive. Those that remain in places where there is no building will be undisturbed. 12 acres of North Ridge has been set aside as natural with native plants, salvaged, preserved as possible. Plants along the Houghton Corridor will be Palo Verde trees, preserving the look. A small portion of the Houghton Greenway will be in place. Drainage features will be preserved as will view corridor openings.

Recreational amenities will include the short section of the Greenway Path, three soft surface trails leading from Civano Blvd. to the natural area and wash will have trailheads with benches, etc. A quiet, restful passive recreation area – a mini desert botanical garden will be in place. There will be small open areas with desert landscaping throughout (not grassy parks). There is no orchard in this plan.

Civano North Ridge will be part of the Civano I Neighborhood I HOA and homeowners are subject to the same CC&Rs. They agreed to take a second look at trees and buffers.

Concern raised about lack of children's amenities. Bednar believes the mini-botanical garden is an excellent children's amenity.

The amenities planned for Neighborhood 1 took the homes in CNR under consideration; however, Belt said "We need to be sure we get all the amenities we were promised from the developer."

Meeting ended with Lee Rayburn congratulating the Bednar group on their presentation.

Meeting was adjourned at 9:05 p.m.

After meeting ended, Ted Bednar told Buntin that he is seeking support of the neighborhood association on this proposal.

Submitted by Craig Altschul