



MEMORANDUM

DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION

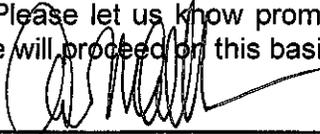
TO: Chairman and Members, Pima County Planning and Zoning Commission

FROM: Arlan Colton, Executive Secretary

RE: Pima County Planning and Zoning Commission Hearing of January 28, 2015

DATE: January 30, 2015

This abstract is subject to editing and amending. Please let us know promptly if you believe there are any omissions or corrections; otherwise, we will proceed on this basis.



Arlan Colton, Executive Secretary

The meeting was called to order at 9:00 a.m. at Pima County Administration Building Board of Supervisors Hearing Room, 130 W. Congress St., 1st Floor, Tucson, AZ

1) **ROLL CALL:**

PRESENT

ABSENT

Jenny Neeley, Chair
 Eddie Peabody, Jr., Vice-Chair
 Bonnie Poulos
 William Matter
 Randall R. Holdridge
 Armando Membrila
 Bob Cook *Came in at 10:25 a.m.*
 Lynne Mangold
 Brad Johns

Jodi Bain

NINE MEMBERS PRESENT

ALSO PRESENT

Arlan Colton, Planning Director	Greg Saxe, Environmental Plan. Mgr., RFCD
Chris Poirier, Assistant Planning Director	Jeanette DeRenne, Principal Planner, DOT
Carla Blackwell, Deputy Director	Patrick Cavanaugh, RWWR
Mark Holden, Principal Planner	Mark Gray, Community Office
Janet Emel, Senior Planner	Maria Masque, The Planning Center

Jim Veomett, Senior Planner
Sue Morman, Senior Planner
Tom Drzazgowski, Deputy Chief Zoning Inspector
Celia Turner, Coordinator

Sherry Ruther, Env. Planning Mgr.
Hilary Turby, The Planning Center
Jonathan Crowe, DOT

2) **PLEDGE OF ALLEGIANCE**

3) **CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)**

A) **B-123 APPROVAL OF OCTOBER 29, 2014 AND NOVEMBER 26, 2014 CHECKLISTS**

B) **B-218 MONTHLY REPORTS TO THE P/Z COMMISSION**

Monthly reports from Development Services Department for enterprise fund, total fees collected, services activity report and permits issued and from the planning division for total fees collected and services activity report.

ON MOTION, it was

Voted: To **APPROVE** both October 29, 2014 and November 26, 2014 checklists and the Consent Agenda. B-128 Monthly reports were not available.

The motion **PASSED** (8 – 0; Commissioners Cook and Bain were absent).

TYPE III CONDITIONAL USE PERMITS FOR PUBLIC HEARING

- 4) **P21-14-020 TUCSON SCHOOL DISTRICT NO. 1 – N. BEAR CANYON RD.** Request of Reliant Land Services (on behalf of T-Mobile), on property located at 3802 N. Bear Canyon Rd, in the **SR Zone**, for a conditional use permit for a communication tower, in accordance with Section 18.07.030H2e of the Pima County Zoning Code as a Type III conditional use permit. (District 4)

It was **WITHDRAWN** by Applicant.

No motion needed.

- 5) **P21-14-023 FENSTER RANCH SCHOOL – E. OCOTILLO DR.** Request of Sabino Recovery Group LLC, on property located at 8505 E. Ocotillo Dr., in the **SR Zone**, for a conditional use permit for a Residential Substance Abuse Diagnostic and Treatment Facility, in accordance with Section 18.17.030 of the Pima County Zoning Code as a Type III conditional use permit. (District 1)

ON MOTION, it was

Voted: To **APPROVE** subject to Standard and Special Conditions:

Standard Conditions:

1. Minimum site size: ten (10) acres.
2. Minimum setback: one hundred feet (100') from any property boundary.

3. Maximum lot coverage by structures: fifteen percent (15%).
4. Maximum number of patient rooms: seventy-five (75).

Special Conditions:

1. This conditional use permit approval is for a residential substance abuse diagnostic and treatment facility only, together with all of its customary related activities (food service, administration, etc.). No other non-residential or commercial uses other than the above are authorized or implied. The existing rental single-family residences at the southwest corner of the property will not be part of the facility nor any of its operations or activities.
2. The maximum resident/patient population on-site at any given time is limited to fifty-five (55) individuals.
3. The facility's resident/patient population and its operations will be in substantial conformance with the submitted application package, same being specifically titled, "Sabino Recovery Group, LLC, Pima County Conditional Use Permit Application, Property: 8505 E. Ocotillo Drive".
4. This conditional use permit approval is subject to, and dependent upon, the operator securing all applicable state-required licenses for the facility.
5. Given that the project will utilize the existing structures on the property and proposes no expansion of same or any new buildings, a full Development Plan is not required. However, in lieu of same, the applicant shall submit a detailed Site Plan, containing all necessary calculations for parking, loading, etc. and a designation of the specific uses of each building (e.g. patient/resident rooms, meeting rooms, administration, cafeteria, etc.). The Site Plan shall be submitted directly to the Deputy Chief Zoning Inspector, who will review it, provide comments, and work with the applicant to finalize the Site Plan as a document of record for this conditional use permit request.
6. In conjunction with the above Site Plan submittal, the applicant shall submit a traffic statement that is prepared, signed and sealed by a registered traffic engineer, which: 1) shall document the anticipated traffic volume and characteristics of the proposed facility at full staffing and full resident/patient occupancy; and 2) shall compare its traffic characteristics to those of the prior Fenster School when it was operating at its full capacity of one hundred fifty (150) students.
7. In accordance with Zoning Code requirements attendant to designated public trails, the property owner shall construct and dedicate a 15-foot easement for Trail #45 (Sabino Creek) through the subject property, as shown on the Pima Regional Trail System Master Plan. This easement may be sited within the 100-foot setback area (on assessor's parcel 114-09-0020) or in an alternative location as agreed upon by the property owner and by the staff of Pima County Natural Resources, Parks and Recreation.
8. The easement described in Item #7 above shall be labeled as a "Public Non-Motorized Trail Easement" and shall be shown on the Site Plan of record described in Item #5 above. A legal description for the easement and an accompanying location map shall be provided by the applicant in conjunction with the Site Plan. The easement verbiage will include, but not limited to, a description of the material to be used for the pathways and the responsible parties for the construction and maintenance the easement.

9. In accordance with Title 16.36.090 (Subdivisions & Development) of the Pima County Floodplain Management Ordinance, and due to the magnitude of its 100-year flow volume, the Sabino Creek regulatory floodplain and floodway shall be dedicated in fee to the Pima County Regional Flood Control District or, at a minimum, a public easement shall be granted for same. This dedication or easement shall be delineated on the Site Plan of record described in Item #5 above.
10. The applicant is also advised that some of the on-site structures (e.g. those within the erosion hazard setback of Sabino Creek) may not be in compliance with the current Floodplain Management Ordinance (FMO), but are currently classified as legal non-conforming uses. Further improvements or modifications to legal non-conforming uses may be limited until such time that they are brought into full compliance with the FMO.

The motion **PASSED** (8 – 0; Commissioners Cook and Bain were absent).

SPECIFIC PLAN REZONING FOR PUBLIC HEARING

- 6) **Co23-14-01 SISTERS OF THE IMMACULATE HEART OF MARY SPECIFIC PLAN (REZONING)**
 Request of Sisters of the Immaculate Heart of Mary, represented by Tucson Land and Cattle Co., for a rezoning of approximately 63 acres from SR (Suburban Ranch zoning) to SP (Sisters of the Immaculate Heart of Mary Continuing Care Retirement Community Specific Plan) on a property located east of N. Sabino Canyon Road, approximately one-quarter mile north of E. River Road in Section 29, T13S, R15E. The proposed specific plan (rezoning) conforms to the Pima County Comprehensive Plan Co7-00-20 and Co7-08-03. (District 1)

ON MOTION, it was

Voted: To APPROVE subject to Standard and Special Conditions (to be incorporated into the specific plan document):

1. Not more than 60 days after the Board of Supervisors approves the specific plan, the owner(s) / developer(s) shall submit to the Planning Director the specific plan document, including the following conditions and any necessary revisions of the specific plan document reflecting the final actions of the Board of Supervisors, and the specific plan text and exhibits in an electronic and written format acceptable to the Planning Division.
2. The property owner(s) / developer(s) shall:
 - A. Submit a development plan if determined necessary by the appropriate County agencies;
 - B. Record the necessary development related covenants as determined appropriate by the various County agencies;
 - C. Provide development related assurances as required by the appropriate agencies; and
 - D. Submit a title report (current within 60 days) to Development Services evidencing ownership of the property prior to the preparation of the development related covenants and any required dedications.

3. In the event of a conflict between two or more requirements in this specific plan, or conflicts between the requirements of this specific plan and another Pima County regulation not listed in Section 18.90.050(B)(3), the more restrictive requirement shall apply.
4. This specific plan shall adhere to all applicable Pima County regulations that are not explicitly addressed within this specific plan. The specific plan's development regulations shall be interpreted to implement the specific plan or relevant Pima County regulations.
5. Adherence to the specific plan document as approved at the Board of Supervisor's public hearing.
6. In the event the subject property is annexed, the property owner shall adhere to all applicable conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
7. The property owner shall execute and record the following disclaimer regarding Proposition 207 rights. "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."
8. The Pima County Regional Flood Control District (District) recommends the following conditions:
 - A. First flush retention (retention of the first ½ inch of rainfall) shall be provided for all newly disturbed and impervious surfaces. This requirement shall be made a condition of the Site Construction Permit.
 - B. The area within the floodplain and erosion hazard setback of the regulatory watercourse shall be included in a private open space easement, except at utility, pedestrian and vehicular crossings.
 - C. Any required riparian habitat mitigation area should be located adjacent to this area and may be located in the easement.
 - D. The final design of the improvements shall meet District requirements for detention and retention.
 - E. A Final Integrated Water Management Plan consisting of Water Conservation Measures identified by the applicant in the Preliminary Integrated Water Management Plan shall be submitted to the District for review and approval at the time of development.
 - F. Drainage improvements that collect runoff from the new development including water harvesting to satisfy the Final Integrated Water Management Plan (FIWMP) requirements may be included in the open space easement, where feasible.
9. The Pima County Department of Transportation (DOT) recommends the following conditions:
 - A. A Transportation Impact Study for the entire specific plan area shall be submitted for approval by DOT prior to approval of the first development plan for the

- specific plan site. The study shall be updated with the submittal of each phase of development.
- B. Access onto Sabino Canyon Road will be limited to the two existing access points as shown in the specific plan approved at the public hearing. The northern access point will be a right-in / right-out only access.
10. The Pima County Regional Wastewater Reclamation Department (PCRWRD) recommends the following conditions:
- A. The owner(s) / developer(s) shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the specific plan (rezoning) area until Pima County executes an agreement with the owner(s) / developer(s) to that effect.
- B. The owner(s) / developer(s) shall obtain written documentation from the PCRWRD that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and / or conveyance capacity not be available at that time, the owner(s) / developer(s) shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
- C. The owner(s) / developer(s) shall time all new development within the specific plan (rezoning) area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
- D. The owner(s) / developer(s) shall connect all development within the specific plan (rezoning) area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
- E. The owner(s) / developer(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the specific plan (rezoning) area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
- F. The owner(s) / developer(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
11. The Cultural Resources and Historic Preservation Division requests further documentation of existing historic buildings and structures to assess potential development impacts to cultural resources. An historic architect or historic archaeologist shall complete a cultural resources assessment of the standing structures and land use features such as the Stations of the Cross trail, which may be interpreted as a Traditional Cultural Place. The completion of Historic Property Inventory Forms may be included as part of the assessment of historic cultural resources. Consultation with the State Historic Preservation Office may also be required.

12. Upon the effective date of the Ordinance, the owner(s) / developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the specific plan site and Pima County may enforce this condition against the property owner. The owner(s) / developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.

The motion **PASSED** (9 – 0; Commissioner Bain was absent).

ZONING CODE TEXT AMENDMENT FOR PUBLIC HEARING

- 7) **Co8-14-01 STORMWATER HARVESTING SYSTEM ZONING CODE AMENDMENT**
AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; AMENDING THE PIMA COUNTY CODE BY AMENDING CHAPTER 18.03 (GENERAL DEFINITIONS); CHAPTER 18.07 (GENERAL REGULATIONS AND EXCEPTIONS); CHAPTER 18.09 (GENERAL RESIDENTIAL AND RURAL ZONING PROVISIONS); CHAPTER 18.39 (GENERAL COMMERCIAL STANDARDS); CHAPTER 18.73 (LANDSCAPING, BUFFERING AND SCREENING STANDARDS); AND, CHAPTER 18.75 (OFF-STREET PARKING AND LOADING STANDARDS) TO ADD DEFINITIONS, STANDARDIZE TERMINOLOGY, AND PROVIDE REGULATIONS, STANDARDS AND INCENTIVES FOR THE USE OF STORMWATER HARVESTING SYSTEMS, AND TO RENUMBER SUBSEQUENT SECTIONS ACCORDINGLY. (ALL DISTRICTS)

ON MOTION, it was

Voted: To APPROVE as presented by staff.

Section 1. That Chapter 18.03 of the Pima County Zoning Code is hereby amended by amending Section 18.03.020 Definitions as follows:

Chapter 18.03 GENERAL DEFINITIONS

18.03.020 Definitions.

G. Definitions "G."

7. Green infrastructure (GI): practices that use or mimic natural systems and processes to promote infiltration, evapotranspiration, and harvesting of

stormwater for retention and use in the landscape, generally by using vegetation and soil to manage stormwater where it falls.

L. Definitions "L."

15. Low impact development (LID): a land development or re-development approach that preserves or restores on-site natural systems and hydrologic functions, and reduces impervious or disturbed areas to manage stormwater as close to its source as possible.

S. Definitions "S."

21. Stormwater harvesting system: A system for the on-site collection and retention of precipitation that has reached the ground, collected from paved, impervious or disturbed surfaces. System elements may consist of:
- a. earthworks (including but not limited to depressed landscape areas, basins, berms, swales);
 - b. structures (including but not limited to curbs with inlets, scuppers or cuts, gabions, check-dams, permeable paving, rock mulch); and
 - c. other green infrastructure and low impact development elements to slow and disperse stormwater and promote its infiltration into the soil.

U. Definitions "U."

2. Urban heat island: a developed urban or suburban area that is significantly warmer (2°- 10° F or 1°- 6° C) than surrounding rural areas due to the retention of heat by un-shaded buildings and paved surfaces. Urban heat islands can increase energy demands, air conditioning costs, air pollution and greenhouse gas emissions, and heat-related illness and mortality.

Section 2. That Chapter 18.07 of the Pima County Zoning Code is hereby amended by amending Section 18.07.030 Land Use Regulations as follows:

**Chapter 18.07
GENERAL REGULATIONS AND EXCEPTIONS**

18.07.030 Land use regulations.

S. Stormwater Harvesting System.

1. Purpose. The use of stormwater harvesting systems can:
 - a. Increase on-site stormwater infiltration to reduce run-off and soil erosion;
 - b. Improve stormwater quality by absorption, filtration and uptake of pollutants into natural systems;
 - c. Provide a low-cost, sustainable source of irrigation to augment and reduce use of groundwater resources;
 - d. Support landscaping to create shade, lessen urban heat island, improve air quality and beautify local development;
 - e. Provide wildlife habitat and preserve and enhance existing riparian corridors; and
 - f. Reduce the burden on and cost of building public stormwater control structures.

2. Stormwater harvesting systems are permitted in all zones, subject to the requirements and exceptions of this subsection:
 - a. Design, installation and use of stormwater harvesting systems should use as guidance, where applicable, Pima County Code Title 16-Floodplain Management, the Regional Flood Control District Manual "Design Standards for Stormwater Detention and Retention," the City of Tucson / Pima County "Low Impact Development-Green Infrastructure Guidance Manual," and other accepted stormwater harvesting principles and guidelines for arid climates approved by the Floodplain Administrator and Planning Official.
 - b. Stormwater harvesting shall be reviewed in conjunction with site improvement plan review.
 - c. Stormwater harvesting systems shall be designed to:
 - 1) Collect stormwater from all on-site paved, impervious or disturbed surfaces, but may also collect off-site non-regulatory stormwater;
 - 2) Drain directly into bufferyards, off-street parking, and other required landscape and screening areas, as well as detention basins and areas that augment existing riparian habitat; and
 - 3) Allow the flow of stormwater between harvesting elements across the site – walls, hardscaping, and other structures shall also be designed to facilitate stormwater flow.

Section 3. That Chapter 18.09 of the Pima County Zoning Code is hereby amended by amending Section 18.09.100 Conservation Subdivision as follows:

**Chapter 18.09
GENERAL RESIDENTIAL AND RURAL ZONING PROVISIONS**

18.09.100 - Conservation subdivision.

- F. Conservation natural area standards. The planning official, or the planning official's designated representative qualified in such matters, shall review the subdivision's conservation natural area to ensure that it protects natural area connections and important habitat features. A conservation subdivision shall comply with the following standards:

- 2. Grading and conservation natural areas.

- k. Site development shall include reduction of ~~storm-water~~ runoff by means of stormwater harvesting (~~swales, basins, gabions, mulches, etc.~~), erosion control through benign grade stabilization, and careful siting of improvements to minimize negative impacts in conformance with permaculture accepted local green infrastructure and low impact development practices and concepts.

Section 4. That Chapter 18.39 of the Pima County Zoning Code is hereby amended by amending Section 18.39.030 Large Scale Retail Establishment, Section 18.39.050 Neighborhood Shopping Center, and Section 18.39.060 Small Shopping Center as follows:

**Chapter 18.39
GENERAL COMMERCIAL STANDARDS**

18.39.030 - Large Scale Retail Establishment.

- C. Development Standards.

- 3. Landscape and screening:

- c. The landscaping plan shall include stormwater harvesting features for ~~water~~ to be used in the development;

18.39.050 - Neighborhood Shopping Center.

- C. Development Standards.

- 4. Landscape and screening:

- b. The development shall provide for stormwater harvesting with the features shown on the landscape plan submittal; and

18.39.060 - Small Shopping Center.

C. Development Standards.

3. Landscape and screening:

- b. The development shall include stormwater harvesting features ~~for water~~ to be used in the development;

Section 5. That Chapter 18.73 of the Pima County Zoning Code is hereby amended by amending Section 18.73.010 Purpose and Scope, Section 18.73.030 Performance Standards, and Section 18.73.050 Amenity Landscaping Requirements as follows:

Chapter 18.73 LANDSCAPE, BUFFERING AND SCREENING STANDARDS

18.73.010 - Purpose and scope.

- A. The purpose of this chapter is to provide landscaping requirements and performance standards which:

- 2. Conserve groundwater resources in conformance with the Arizona Groundwater Code, Title 45, Chapter 2, by:

- b. ~~Helping control and~~ utilize stormwater, and control and reduce runoff,

18.73.030 - Performance standards.

C. Stormwater Harvesting Option.

- 1. Stormwater harvesting in bufferyards. When stormwater harvesting systems meet requirements in 18.07.030(S)(2) and cover at least three-quarters of the required bufferyard area:
 - a. The height of walls required in the Landscape Design Manual for Bufferyards A through D only may be reduced to three and one-half feet; and

- b. The density of canopy trees required in the Landscape Design Manual for all bufferyards may be reduced by 50 percent.

18.73.050 - Amenity landscaping requirements.

C. Stormwater Harvesting Option.

- 1. Amenity landscaping reduction for stormwater harvesting. The ten percent amenity landscaping requirement may be reduced by half when the following stormwater harvesting elements are installed:
 - a. All pedestrian walkways and sidewalks shall use accepted porous / pervious pavement, pavers or bricks, or similar water-permeable surface; and
 - b. All landscaped traffic islands shall meet stormwater harvesting requirements for landscape planters in 18.75.040(F).

Section 6. That Chapter 18.75 of the Pima County Zoning Code is hereby amended by amending Section 18.75.040 Development Standards as follows:

**Chapter 18.75
OFF-STREET PARKING AND LOADING STANDARDS**

18.75.040 - Development standards.

B. Site Improvement Standards.

- 2. Drainage. In addition to county drainage requirements, stormwater drainage flow shall be considered a resource and be designed to benefit landscaped areas on the development site. Erosion control measures shall be designed and implemented to control drainage flow from hard-surfaced areas onto abutting soil surfaces.
- 3. Landscaping. In accordance with the requirements of Chapter 18.73 (Landscaping Standards):

- b. Raised Landscaping planters no less than four feet wide shall be placed at the ends of parking rows to define driveways with at least one canopy tree per parking aisle and appropriate ground cover.

- d. When single parking rows occur, canopy trees shall be placed every four un-shaded parking stalls ~~in planters having a minimum of four sides with no dimension less than four feet.~~ When double aisles of parking occur, canopy trees shall be placed every eight un-shaded parking stalls.

- e. When the placement of trees in the required location among single or double row parking stalls is made impracticable by the location of a building, access area, drainage area or similar site constraint, the required parking area trees in the problem area may be reduced to one tree for every ten spaces in a four-foot wide median planter the length of the parking spaces. The remainder of the required trees may be placed within the bufferyard, stormwater harvesting area, retention/detention area or other landscaped area of the site.

- 4. Screening. Screening (refer to Chapter 18.73, Landscaping Standards) shall buffer parking areas from the following general land uses:

- c. Screening areas for off-street parking may use the landscape bufferyard stormwater harvesting option found in 18.73.030(C).

- 7. Shading. Required landscape planters, and canopy trees in particular, should be designed and installed with an emphasis on maximizing shading of paved surfaces. Linear planters should be installed as near as possible to north-south orientation to maximize shade.

E. Parking Lot Improvements Standards.

2. Barriers.

- a. Parking areas and spaces shall be provided with bumper barriers, wheel stops or wheel stop curbing, designed in conformance with the manual to prevent parked vehicles from extending beyond the property lines, damaging adjacent landscaping, walls or buildings, or overhanging sidewalk areas. Wheel stops or wheel stop curbing shall be located three feet from the front of the parking space.
- b. Landscape planters shall be provided with a protective barrier (wheel stops, bollards, non-continuous curbing, or similar hardscaping) to prevent vehicles from damaging landscaping.

F. Stormwater Harvesting Option.

- 1. Stormwater harvesting in off-street parking. Landscape planters for stormwater harvesting in off-street parking areas shall meet requirements in 18.07.030(S)(2), and shall also have:
 - a. At least the same number, area and dimensions, and density of canopy trees and other vegetation as landscape planters required in 18.75.040(B)(3);
 - b. Surface gradually depressed a minimum of 6 inches below the surrounding paved grade;
 - c. Protected edges, headers or other means slopes to prevent undermining and erosion by in-flowing stormwater; and

- d. Curbing with inlets, scuppers, notches or cuts, depressed curbing, wheel stops, bollards, or similar non-continuous protective barrier to prevent vehicles from damaging landscaping and allow the flow of stormwater into planters.
- 2. When at least three-quarters of site's required parking area landscape planters and screening areas meet stormwater harvesting requirements in 18.75.040(F)(1):
 - a. The length of walls required for screening in 18.75.040(B)(4) may be reduced by half, provided walls are spaced intermittently and strategically placed to provide needed screening.

The motion **PASSED** (9 – 0; Commissioner Bain was absent).

8) NEW BUSINESS

A) Board of Supervisors disposition of cases.

Chris Poirier, Assistant Planning Director gave a summary on Board of Supervisors disposition of cases.

B) Tentative Planning and Zoning Commission meeting dates in February and March 2015.

Tentative Planning and Zoning Commission meeting dates were discussed at the Study Session.

9) CALL TO THE AUDIENCE

No one spoke.

STUDY SESSIONS

10) Co7-13-10 COMPREHENSIVE PLAN UPDATE - PIMA PROSPERS

The Planning and Zoning Commission will hold a study session with staff on the proposed comprehensive plan update, known as Pima Prospers. The draft plan, when adopted by the Board of Supervisors, will be the governing policy document for Pima County up to approximately ten (10) years; the draft plan's outlook is approximately 20 years. The current comprehensive plan, as amended, has been in effect since 2001, and if adopted, Pima Prospers will replace the current plan. Pima Prospers is intended to both meet state statutory requirements for a county comprehensive plan (elements covering land use, circulation, water resources, open space, cost of development, growth areas, environment, and energy) and include n a number of other elements, including but not limited to economic development, health services, cultural resources, housing and community design, communications and other services provided by the County.

11) Co14-14-01 MAJOR STREETS & SCENIC ROUTE PLAN UPDATE

The Planning and Zoning Commission will hold a study session on a proposed update to the Major Streets and Routes Plan in conjunction with the Comprehensive Plan Study

session. It is contemplated that hearings on this major update be held at the same time as the Pima County Comprehensive Plan. The proposed changes include additions of and deletions to major route designations and changes in required right-of-way, No changes are proposed to the scenic route component other than separation of the plan into separate maps and deletion of an unbuilt scenic route in conjunction with a major route deletion.

These two items were discussed together.

ON MOTION, it was

Voted: To **CONTINUE** Study Session to February 18, 2015.

Tentative Planning and Zoning Commission public hearing dates were discussed at the Study Session. The Commission decided that the first public hearing on Pima Prospers and the Major Streets and Scenic Routes Plan would be held on March 25th and the second public hearing would be held on either April 1st or the 8th.

The motion **PASSED** (9 - 0; Commissioner Bain was absent).

12) **ADJOURNMENT**

Meeting was adjourned at 3:40 p.m. on motion by Commissioner Neeley.