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# MEMORANDUM

DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION

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

FROM: Arlan Colton, Executive Secretary

RE: Pima County Planning and Zoning Commission Hearing of **JULY 31, 2013**

DATE: August 2, 2013

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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.

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Arlan Colton, Executive Secretary

The meeting was called to order at 9:00 a.m. at the Public Works Building, 201 N. Stone Avenue, Basement Level, Conference Room C, Tucson, Arizona.

1) **ROLL CALL:**

**PRESENT**

**ABSENT**

William Matter, Chair  
Jenny Neeley, Vice-Chair *left at 1:30 p.m.*  
Howard L. Richey  
Bonnie Poulos  
Randall R. Holdridge  
Bob Cook *left at 11:20 a.m.*  
Armando Membrila  
Lynne Mangold  
Brad Johns

Jodi Bain

**NINE MEMBERS PRESENT**

**ALSO PRESENT**

Arlan Colton, Planning  
Chris Poirier, Assistant Planning Director  
David Petersen, Senior Planner  
Jim Veomett, Senior Planner  
Donna Spicola, Planner  
Celia Turner, Recording Secretary

Tom Drzazgowski, Deputy Chief Zoning Inspector  
Greg Saxe, Environmental Plan. Mgr., RFCD  
Robert Young, DOT  
Frank Postillion, Flood Control  
Sherry Ruther, Env. Planning Mgr.

2) **PLEDGE OF ALLEGIANCE**

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

**A) 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** the Consent Agenda as presented. B-128 Monthly reports were not presented at this time.

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

**COMPREHENSIVE PLAN AMENDMENTS FOR PUBLIC HEARING**

4) **Co7-13-01 SABINO CANYON ROAD PROPERTIES, LLC – N. SABINO CANYON ROAD PLAN AMENDMENT**

Request of Sabino Canyon Road Properties, LLC, represented by Erin Harris, Star Consulting of Arizona, Inc., to amend the Pima County Comprehensive Plan from **Low Intensity Urban 3.0 (LIU-3.0)** to **Medium-High Intensity Urban (MHIU)** for approximately **15.14 acres** located at the northeast corner of N. Sabino Canyon Road and E. Cloud Road, in Section 29, Township 13 South, Range 15 East, in the Catalina Foothills Subregion. (District 1)

ON MOTION, it was

Voted: To recommend **MODIFIED APPROVAL** for a Comprehensive Plan Amendment from **Medium-High Intensity Urban (MHIU)** to **Medium Intensity Urban (MIU)**.

The motion **PASSED** (6 – 3; Commissioners Neeley, Richey, and Johns voted **NAY**, Commissioner Bain was absent).

5) **Co7-13-02 SMITH VIRGIL B REVOCABLE LIVING TRUST – S. FREEMAN ROAD ALIGNMENT PLAN AMENDMENT**

Request of Virgil B. Smith Revocable Living Trust, represented by Steve Lenihan, Vail Smith, LLC, to amend the Pima County Comprehensive Plan from **Low Intensity Rural (LIR)** to **Medium Intensity Urban (MIU)** for approximately **25.0 acres** located on the east side of S. Freeman Road alignment, approximately one-half mile south of Mary Ann Cleveland Way and one-quarter mile north of the Union Pacific Railroad, in Section 5, Township 16 South, Range 16 East, in the Rincon Southeast/Santa Rita Subregion. (District 4)

ON MOTION, it was

Voted: To **APPROVE** a Comprehensive Plan Amendment from **Low Intensity Rural (LIR)** to **Medium Intensity Urban (MIU)**.

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

**6) Co7-13-07 TITLE SECURITY OF ARIZONA TR 2055 - E. TANQUE VERDE ROAD PLAN AMENDMENT**

Request of Title Security of Arizona TR 2055, represented by The WLB Group, Inc., to amend the Pima County Comprehensive Plan from **Resource Transition (RT)** to **Low Intensity Urban 1.2 (LIU 1.2)** for approximately **53.0 acres** located on the north side of E. Tanque Verde Road, approximately 2,300 feet east of N. Houghton Road and 1,150 feet west of N. Tanque Verde Loop Road, in Section 36, Township 13 South, Range 15 East, in the Catalina Foothills Subregion. (District 4)

ON MOTION, it was

Voted: To recommend **APPROVAL** for a Comprehensive Plan Amendment from **Resource Transition (RT)** to **Low Intensity Urban 1.2 (LIU-1.2)**, subject to the following Rezoning Policies (RP):

1. Full compliance with Conservation Lands System Conservation Guidelines is required, 80% conservation for the Biological Core Management Area and 95% conservation for the Important Riparian Area.
2. All Regulated Riparian Areas and mapped floodplain shall remain planned Resource Transition (RT).

Staff note: Recommended policy #2 is not structured as a Rezoning Policy that would be implemented during rezoning. Rather, it is a recommendation for **MODIFIED APPROVAL** that would reduce the acreage changed from Resource Transition (RT) to Low Intensity Urban 1.2 (LIU-1.2) on the Planned Land Use map.

The motion **PASSED** (5 – 2; Commissioners Membrila and Johns voted **NAY**, Commissioner Bain, Cook, and Neeley were absent).

**7) NEW BUSINESS**

- A) Board of Supervisors disposition of cases.

**8) CALL TO THE AUDIENCE**

No one from the audience spoke.

**9) ADJOURNMENT**

Meeting was adjourned at 1:40 p.m. on motion by Commissioner Matter seconded by Commissioner Membrila.