



MINUTES

DESIGN REVIEW COMMITTEE MEETING

March 17, 2016

AT OR AFTER 1:30 P. M.

201 North Stone Avenue, Public Works Building,
Conference Room C, (basement floor).

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- **CALL TO ORDER: At 1:30 p.m.**

- **ROLL CALL:**

APPOINTED VOTING MEMBERS:

- (X) Gary Best (Chairman)
- (X) Stacey Weaks
- (X) Wayne Swan
- (X) Don Laidlaw
- (X) Clave Lilien

STAFF VOTING MEMBERS:

- (X) Chris Poirier
- () Tom Drzazgowski
- (X) Jeanette DeRenne

NON-VOTING DEVELOPMENT SERVICES DEPARTMENT STAFF MEMBERS:

- (X) Betty Sanchez, Recording Secretary, Planning Division
- () Sue Morman, Senior Planner, Planning Division
- (X) Artemio Hoyos, Case Planner, Planning Division
- () Greg Saxe, Environmental Planning Manager, Regional Flood Control District

HOMEOWNERS' ASSOCIATION REPRESENTATIVE VOTING MEMBER(S):

None

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- **PLEDGE OF ALLEGIANCE:** Done
 - **APPROVAL OF MINUTES:** For December 15, 2015, motion to approve minutes was made by Member Weaks and seconded by Member DeRenne. The Vote was 7-0 to approve.

- **CONSENT AGENDA:** Staff recommends that the DRC consider each of these requests as a consent item based on applicant agreement with staff recommendations. In the event there are no written objections presented at this meeting from a representative of the local Home Owner Association or from a neighboring property owner, and no request by a member of the DRC to remove the request from the consent agenda; then staff recommends that the DRC consider approving each of these requests that meet the above conditions without first reading the staff report and without deliberation by the DRC.

No Consent Agenda Items

- **Buffer Overlay Zone and Landscaping, Buffering and Screening Standards Review
P16VA00004 Justins RV Park & Water World LLC**

Location: San Joaquin/Bopp Road

Tax Code: #212-35-1300

Zoning: TH (Trailer Homesite) and GR-1 (Rural Residential)

Size: 25.22 acres

Homeowner's Association(s): None

a) Staff Report: Artemio Hoyos, Planner

b) Applicant: Stacey Weaks (Norris Design)

c) MOTION: Yes No Continue

Staff Report:

Artemio Hoyos presented the staff report.

Member Laidlaw inquired about the history and purpose of the rezoning.

Member Poirier informed the Committee that the initial development was the Waterpark and a limited amount of RVs incidental to the Waterpark. The Waterpark closed and the RV lot continued to grow without proper zoning. The rezoning is the first step towards bringing the entire RV Park in zoning conformance.

Member Poirier clarified that the results of the P&Z Commission will be presented to the Board, as well as the results of the Design Review Committee, and the Board will make the final decision.

Mr. Hoyos clarified that the staff recommendation of 38% natural open space rather than 34% was due to the condition that the 7 northeast lots be removed and re-vegetated.

The owner provided a history of his ownership of the property.

Hilary Turby of Norris Design presented.

Member Lilien inquired about the oleander hedge and bufferyard width.

Ms. Turby noted that the eastern bufferyard is only 10 ft. and the request was to make an exception for the oleanders that are not in the approved Buffer Overlay Zone plant list and not for the width of the bufferyard.

Member Lilien asked about the history of the northeast 7 lots.

Ms. Turby stated that originally one permit was issued and presented on the original plan, but now there are 7.

Chairman Best asked if there were any neighborhood concerns during the P&Z Commission process.

Ms. Turby replied no.

Mr. Hoyos specified that there is no additional functional or natural open space near or around the Waterpark development; BOZO open space must be continuous and not impede wildlife movement; and research from planning staff indicated no permits were issued for 1 nor 7 lots in the northeast section of the site.

Member DeRenne noted that she took a site visit and was pleased with the large oleander buffer, however noticed areas with bamboo.

Member DeRenne made a recommendation that the bamboo be removed.

Member Swan inquired about the difference in costs between the 7 northeast lots and the other RV Park lots.

The owner replied that they are at more of a premium due to location, scenery, and space.

Member DeRenne stated that behind the 7 lots it was highly vegetated and provided a nice barrier.

Chairman Best asked why did the Waterpark shut down.

The owner responded that there were various issues and it was too stressful to maintain.

Staff highlighted that the lots have been there for years, however they are not in conformance nor ever had a permit as an allowed use.

Member Poirier expressed his new role on the Committee.

Member Poirier noted that at some time there was grading in relation to a previous development plan, yet as Staff has stressed there were no permits issued for the existing 7 lots.

Member Laidlaw stated that he's evaluating if there's a hardship for the owner and if there's a hardship for adjacent properties.

Member DeRenne agreed with Member Laidlaw and added that lots are already being reduced and there have been no public comments or complaints.

Member Swan added that he would like to see the owner be successful.

Member Lilien expressed mixed emotions, noting he would also like to see the owner be successful, but at the same time does not want to reward bad behavior and set a bad precedent for owners who do nonconforming activities.

Member Poirier stated that there should be no issue on precedents because each case and property is different.

Chairman Best asked the committee if there was a motion.

MOTION:

Member Laidlaw made a Motion recommending approval of P16VA00004 Justins RV Park & Water World LLC subject to the edited conditions:

- The PDP shall be implemented with 34% BOZO open space and 212 lots as approved by the DRC.
- All bamboo shall be removed from the eastern 10' bufferyard.

Member Swan seconded Member Lilien's motion.

VOTE:

P16VA00004 – Justins RV Park & Water World LLC was approved by a 6-0 vote. Member Weaks abstained. There were no dissenting votes.

- **NEW BUSINESS:** None

- **ADJOURNMENT:**

Member Swan made a motion to adjourn.

Member Laidlaw seconded Member Swan's motion.

Adjournment approved by a 7-0 vote.

The DRC meets on the third Thursday of every month. The next meeting is tentatively scheduled at 1:30 p.m. on April 21, 2016 in the Public Works Building, Basement Level, Conference Room "C".

Minutes prepared by Artemio Hoyos. Meeting audio CD's may be made available for additional information not included in the minutes.

NOTE TO HOMEOWNERS' ASSOCIATIONS AND HISTORICAL DISTRICT ADVISORY BOARDS:

All Homeowners' Associations (HOA) and Historic District Advisory Boards on file that are affected (within officially mapped HOA boundaries) by certain DRC projects are notified by the Pima County Planning Division of the Development Services Department as to the project's purpose, and the date, time and place of the meeting. If more than one HOA or Advisory Board is involved, it shall be the responsibility of the several groups to decide among themselves which Association or Board shall have the vote, and to inform this Department in writing of their decision at or prior to the Design Review Committee Design Review Committee (DRC) meeting.