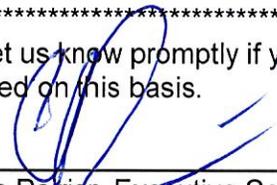


MEMORANDUM
DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION

TO: Chairman and Members, Pima County Planning and Zoning Commission
FROM: Chris Poirier, Executive Secretary
RE: Pima County Planning and Zoning Commission Hearing of JULY 26, 2017
DATE: JULY 31, 2017

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.



Chris Poirier, 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

- D1 Brad Johns, Chair
- D2 Barbara Becker, Vice-Chair
- D4 William Matter
- D5 Bruce Gungle
- D3 Lynne Mangold
- D5 Bob Cook

- D2 Armando Membrila
- D3 Peter Gavin
- D1 Jodi Bain

SIX MEMBERS PRESENT

ALSO PRESENT

- Chris Poirier, Planning Official
- Mark Holden, Principal Planner
- Terri L. Tillman, Senior Planner
- Janet Emel, Senior Planner
- Celia Turner, Coordinator

- Greg Saxe, Environmental Plan. Mgr., RFCD
- Jenny Neeley, Program Manager, Sustainability

2) **PLEDGE OF ALLEGIANCE**

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

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** MAY 31, 2017 checklist, consent agenda as presented by staff.

The motion **PASSED** (6 – 0; Commissioners Membrila, Bain, and Gavin were absent)

4) **CALL TO THE AUDIENCE**

No one spoke.

REZONING

5) **P17RZ00003 MOXY INVESTMENTS LLC, ET AL. - N. SHANNON ROAD REZONING**

Request of **Moxy Investments LLC**, represented by **Randall Rusing**, for a **rezoning** of approximately 4.73 acres from SR (Suburban Ranch) to the CR-1 (Single Residence) zone, on property addressed as 9123 N. Shannon Road located approximately 300 feet south of W. Overton Road on the west side of N. Shannon Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Low Intensity Urban 0.3. (District 1)

ON MOTION, it was

Voted: To **RECOMMEND APPROVAL** subject to standard and special conditions as amended:

1. The property owner shall not further lot split or subdivide the land without the written approval of the Board of Supervisors.
2. Transportation conditions:
 - A. Any common, private roadway/driveway serving more than one dwelling unit shall be paved (chip sealed) within six (6) months of the issuance of building permits.
 - B. Access shall be designed to provide cross access between the rezoning site and the adjacent property to the south. Cross access easements shall be provided by the property owner for affected portions of the rezoning site to adjacent properties along the southern border of the rezoning site.
3. Environmental Planning conditions:
 - A. The property owner/developer shall achieve compliance with the Maeveen Marie Behan Conservation Lands System Conservation Guidelines by limiting the amount of grading to no more than ~~43,360 square feet~~ 25% per lot with enhancement and restoration of native vegetation to pre-disturbance levels of the site.
 - B. Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those below. 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 rezoning site and Pima County

may enforce this rezoning condition against the property owner. Prior to issuance of the certificate of compliance, the owner(s)/developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.

Invasive Non-Native Plant Species Subject to Control

<i>Ailanthus altissima</i>	Tree of Heaven
<i>Alhagi pseudalhagi</i>	Camelthorn
<i>Arundo donax</i>	Giant reed
<i>Brassica tournefortii</i>	Sahara mustard
<i>Bromus rubens</i>	Red brome
<i>Bromus tectorum</i>	Cheatgrass
<i>Centaurea melitensis</i>	Malta starthistle
<i>Centaurea solstitialis</i>	Yellow starthistle
<i>Cortaderia</i> spp.	Pampas grass
<i>Cynodon dactylon</i>	Bermuda grass (excluding sod hybrid)
<i>Digitaria</i> spp.	Crabgrass
<i>Elaeagnus angustifolia</i>	Russian olive
<i>Eragrostis</i> spp.	Lovegrass (excluding <i>E. intermedia</i> , plains lovegrass)
<i>Melinis repens</i>	Natal grass
<i>Mesembryanthemum</i> spp.	Iceplant
<i>Peganum harmala</i>	African rue
<i>Pennisetum ciliare</i>	Buffelgrass
<i>Pennisetum setaceum</i>	Fountain grass
<i>Rhus lancea</i>	African sumac
<i>Salsola</i> spp.	Russian thistle
<i>Schinus</i> spp.	Pepper tree
<i>Schismus arabicus</i>	Arabian grass
<i>Schismus barbatus</i>	Mediterranean grass
<i>Sorghum halepense</i>	Johnson grass
<i>Tamarix</i> spp.	Tamarisk

4. Cultural Resources condition: In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
5. Adherence to the sketch plan as approved at public hearing.
6. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning 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 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)."

The motion **PASSED** (6 – 0; Commissioners Membrila, Bain, and Gavin were absent)

CODE TEXT AMENDMENT FOR INITIATION

6) INITIATION OF ZONING CODE TEXT AMENDMENT – CR-4, CR-5, TR, CB-1, CB-2 DEVELOPMENT STANDARDS

STAFF REQUESTS THAT THE PLANNING AND ZONING COMMISSION AUTHORIZE AND INITIATE REVISIONS TO THE PIMA COUNTY ZONING CODE CHAPTERS 18.27 (CR-4), 18.29 (CR-5), 18.31 (TR), 18.43 (CB-1), AND 18.45 (CB-2) TO MAKE THE MINIMUM AREA AND SITE WIDTH REQUIREMENTS FOR SINGLE-FAMILY DETACHED DWELLINGS THE SAME AS FOR MULTI-FAMILY DWELLINGS AND TO DELETE THE MAXIMUM LOT COVERAGE AND THE MINIMUM DISTANCE BETWEEN MAIN BUILDINGS REQUIREMENTS TO ALLOW MORE FLEXIBLE DESIGN AND COMPACT RESIDENTIAL DEVELOPMENT. THIS AMENDMENT IS CONSISTENT WITH SEVERAL GOALS AND POLICIES OF THE 2015 PIMA COUNTY COMPREHENSIVE PLAN UPDATE, PIMA PROSPERS. SECTION 18.01.070(B)(1) OF THE PIMA COUNTY ZONING CODE STATES THE BOARD OF SUPERVISORS OR THE PLANNING AND ZONING COMMISSION IS RESPONSIBLE FOR THE INITIATION OF CODE AMENDMENTS.

ON MOTION, it was

Voted: To **RECOMMEND APPROVAL** to initiate the zoning code text amendment.

The motion **PASSED** (6 – 0; Commissioners Membrila, Bain, and Gavin were absent)

7) NEW BUSINESS

A) Board of Supervisors disposition of cases.
Chris Poirier, Planning Official, gave dispositions of cases.

9) ADJOURNMENT

Meeting was adjourned at 10:00 a.m. on motion by Commissioner Gungle seconded by Commissioner Matter.