



AGENDA

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, OCTOBER 25, 2017**

AT OR AFTER 9:00 A.M.

Pima County Administration Building
Board of Supervisors Hearing Room
130 W. Congress St., 1st Floor
Tucson, AZ 85701

SCHEDULE

8:30 A.M. BRIEFING SESSION

Board of Supervisors Conference Room

9:00 A.M. REGULAR SESSION

Board of Supervisors Hearing Room (Unless otherwise noted)

Consent Agenda
Call to the Audience
Type III Conditional Use Permit - 2
Rezoning - 1
Policy Amendment - 1
New Business
Adjournment

SPEAKING PROCEDURE

1. All speakers will position themselves so they can approach the podium as quickly as possible.
Please submit speaker's cards to the Staff members.
2. Those wishing to speak must sign in and state name and address.
3. **Speakers will have THREE minutes each to present testimony.** More time may be granted at the discretion of the Chairman. The Commission requests that they not be repetitive. When there is a large group wishing to speak, it will be appreciated if one or two persons could represent the group.
4. Public hearing will then be closed and debate will be limited to Commission and staff.
5. Commission votes on motion and the outcome is announced.

REGULAR HEARING AGENDA

1) CALL TO ORDER 9:00 A.M.

ROLL CALL:

- | | |
|--|---|
| <input type="checkbox"/> Brad Johns, Chair (District 1) | <input type="checkbox"/> Lynne Mangold (District 3) |
| <input type="checkbox"/> Barbara Becker, Vice-Chair (District 2) | <input type="checkbox"/> William Matter (District 4) |
| <input type="checkbox"/> Jodi Bain (District 1) | <input type="checkbox"/> Armando Membriila (District 2) |
| <input type="checkbox"/> Bob Cook (District 5) | <input type="checkbox"/> Tom Tronsdal (District 3) |
| <input type="checkbox"/> Bruce Gungle (District 5) | <input type="checkbox"/> Vacant (District 4) |

2) PLEDGE OF ALLEGIANCE

3) CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)

MONTHLY REPORTS TO THE P/Z COMMISSION

A) APPROVAL OF SEPTEMBER 27, 2017 SUMMARY

B) 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.

- a) Staff Report
- b) Action

4) **CALL TO THE AUDIENCE**

**TYPE III CONDITIONAL USE PERMIT
COMMUNICATION TOWER**

- 5) **P17CU00010 GOLDER RANCH FIRE DISTRICT – E. GOLDER RANCH DRIVE**
Request of Novation Group Consulting and Verizon Wireless representing Golder Ranch Fire District, on property located at 3885 E. Golder Ranch Drive, in the **GR-1 (Rural Residential) Zone**, for a conditional use permit for a communication tower, in accordance with Section 18.07.030.H.2.e of the Pima County Zoning Code as a Type III conditional use permit.
(District 1)

- a) [Staff Report](#)
- b) Public Hearing
- c) Action

**TYPE III CONDITIONAL USE PERMIT
SAND & GRAVEL OPERATION;
CONSTRUCTION & DEMOLITION LANDFILL;
AND COMPOSTING & RECYCLING**

- 6) **P17CU00011 FAIRFAX COMPANIES LLC – S. WILMOT ROAD**
Request of the Planning Center, representing Fairfax Companies LLC, on property located at 11505 S. Wilmot Road, in the RH (Rural Homestead) Zone, for a conditional use permit for a sand and gravel operation; construction and demolition landfill; and composting and recycling, in accordance with Section 18.13.030.B.23 and 35 of the Pima County Zoning Code as a Type III conditional use permit.
(District 4)

- a) [Continuance Request](#)
- b) Public Hearing
- c) Action

REZONING

7) **P17RZ00005 GOLDEN RULE ENTERPRISE, LLC – N. LA CANADA DRIVE REZONING**

Request of Golden Rule Enterprise, LLC, represented by Cypress Civil Development, for a **rezoning** of approximately .79 acre from the CR-1 (Single Residence) zone to the TR (Transitional) zone, on property located on the east side of N. La Canada Drive, approximately 160 feet north of W. Ina Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Low Intensity Urban 1.2 with a Rezoning Policy (RP-104) that allows a rezoning application for TR for professional office use only.

(District 1)

- a) [Staff Report](#)
- b) Public Hearing
- c) Action

MANUAL AMENDMENT

8) **P17TA00004 2016 SUBDIVISION AND DEVELOPMENT STREET STANDARDS REVISION**

AN ORDINANCE OF PIMA COUNTY, ARIZONA; RELATING TO TRANSPORTATION AND ZONING; ADOPTING A REVISION TO THE SUBDIVISION AND DEVELOPMENT STREET STANDARDS MANUAL; REVISING SECTION 4.17 PAVEMENT DESIGN TO INCLUDE ADDITIONAL PAVEMENT PERFORMANCE STANDARDS.

(All Districts)

- a) [Staff Report](#)
- b) Public Hearing
- c) Action

INITIATION OF ZONING CODE TEXT AMENDMENT

9) **COMMUNICATION TOWERS AND UTILITY POLES**

STAFF REQUESTS THAT THE PLANNING AND ZONING COMMISSION AUTHOIRZE AND INITIATE REVISIONS TO THE PIMA COUNTY ZONING CODE TO ALIGN THE ZONING CODE WITH STATE OF ARIZONA LAWS THAT WERE RECENTLY ADOPTED ABOUT COMMUNICATION TOWERS AND UTILITY POLES. STATE LAW PROVIDED MANY EXCEPTIONS FOR SMALL SCALE COMMUNICATION TOWERS AND THE ASSOCIATED UTILITY POLES THAT ARE ADDED. SECTION 18.01.070(B)(1) OF THE PIMA COUNTY ZONING CODE STATES THAT BOARD OF

SUPERVISORS OR THE PLANNING AND ZONING COMMISSION IS RESPONSIBLE FOR THE INITIATION OF THE CODE AMENDMENTS.

- a) [Request](#)
- b) Discussion
- c) Action

10) **NEW BUSINESS**

- A) Board of Supervisors disposition of cases.

11) **ADJOURNMENT**