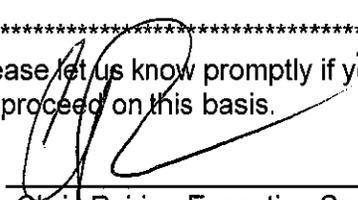


MEMORANDUM

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 **OCTOBER 25, 2017**
DATE: NOVEMBER 13, 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
- D1 Jodi Bain
- D2 Armando Membrila
- D3 Tom Tronsdal
- D3 Lynne Mangold

- D4 William Matter
- D5 Bruce Gungle
- D5 Bob Cook
- D4 Vacant

EIGHT MEMBERS PRESENT

ALSO PRESENT

- Chris Poirier, Planning Official
- Tom Drzazowski, Chief Zoning Official
- David Petersen, Senior Planner
- Jim Portner, Hearing Administrator
- Yves Khawam, Transportation Deputy Director
- Greg Saxe, Environmental Plan. Mgr., RFCDD
- Jeanette DeRenne, Principal Planner, DOT
- Lauren Ortega, Division Manager
- Joseph Godoy, Project Manager
- Artemio Hoyos, Senior Planner
- Angie Rangel, Commission Coordinator

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** SEPTEMBER 27, 2017 Summary, consent agenda as presented by staff.

The motion **PASSED** (6 – 0; Commissioners Cook, Gungle and Matter were absent)

4) **CALL TO THE AUDIENCE**

No one spoke.

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)

ON MOTION, it was

Voted: To recommend **Approval** subject to standard and special conditions;

Standard Conditions (per the Pima County Zoning Code)

1. Adherence to all requirements of Section 18.07.030.H and Section 18.07.040.A.4 (General Regulations and Exceptions) of the Pima County Zoning Code.

Special Conditions

1. The new top height of the actual tower structure shall not be more than the sixty-eight feet (68') and shall be camouflaged as a faux eucalyptus tree (i.e. a "mono-eucalyptus"). The "branches" and "leaves" of the mono-eucalyptus are permitted to extend to a height of seventy feet (70').
2. All associated cabling, etc. necessary to serve the antennae will be placed within the mono-eucalyptus base or be painted to blend in with the faux eucalyptus aesthetic.
3. The tower and its associated on-the-ground equipment area shall be located on the property as shown on the submitted Development Plan (DP).

The motion **PASSED** (6 – 0; Commissioners Cook, Gungle and Matter were absent)

Summary

OCTOBER 25, 2017

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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)

ON MOTION, it was

Voted: To **CONTINUE** the case until the **NOVEMBER 29, 2017 HEARING**.

The motion **PASSED** (6 – 0; Commissioners Cook, Gungle and Matter were absent)

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)

ON MOTION, it was

Voted: To recommend **APPROVAL** subject to standard and special conditions as presented:

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. Adherence to the sketch plan as approved at public hearing.
2. A minimum six-foot-high wall shall be provided as part of the required north landscape bufferyard. The wall is allowed to connect to the proposed building which can substitute for a portion of the wall if the building is oriented toward the north portion of the subject property as shown on the sketch plan. At a minimum, the wall shall extend from the western to the eastern extent of the parking area.
3. Uses shall be restricted to a professional office of a maximum of 5,500 square feet or a one-family dwelling.
4. The maximum building height shall be 24 feet and one story.
5. General adherence to the office building facade elevations as presented at public hearing.

6. Transportation conditions:
 - A. The property shall be limited to one access point located along the northern property line of the rezoning site as shown on the sketch plan.
 - B. The driveway is limited to right-in, right-out access only.
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. § 12-113.
8. 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.

The motion **PASSED** (6 – 0; Commissioners Cook, Gungle and Matter were absent).

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)

ON MOTION, it was moved to approve the modification of the subdivision and development street standards as presented.

Voted: Motion by Commissioner Becker, second by Commissioner Mangold.

The motion **PASSED** (6 – 0; Commissioners Cook, Gungle and Matter were absent)

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.

ON MOTION, it was

Voted: To recommend **APPROVAL OF THE INITIATION.**

The motion **PASSED** (6 – 0; Commissioners Cook, Gungle and Matter were absent)

10) NEW BUSINESS

- A) Board of Supervisors disposition of cases.
Tom Drzazowski, Chief Zoning Inspector, gave dispositions of cases.

11) ADJOURNMENT

Meeting was adjourned at 10:30 a.m. on motion by Commissioner Bain seconded by Commissioner Membrila.