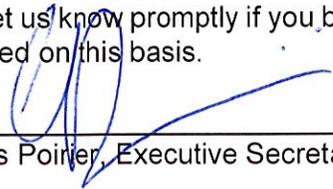


**MEMORANDUM**  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION

TO: Chairman and Members, Pima County Planning and Zoning Commission  
FROM: Chris Poirier, Executive Secretary  
RE: Pima County Planning and Zoning Commission Hearing of **APRIL 25, 2018**  
DATE: MAY 21, 2018

\*\*\*\*\*  
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., 1<sup>st</sup> Floor, Tucson, AZ

1) **ROLL CALL:**

**PRESENT**

- D1 Brad Johns, Chair
- D5 Bruce Gungle
- D3 Ryan Maese
- D5 Bob Cook
- D4 William Matter
- D2 Armando Membrila
- D3 Tom Tronsdal

**ABSENT**

- D2 Barbara Becker, Vice-Chair
- D1 Jodi Bain
- D4 David Hook

**SEVEN MEMBERS PRESENT**

**ALSO PRESENT**

- Chris Poirier, Planning Official
- Tom Drzazgowski, Chief Zoning Official
- Mark Holden, Principal Planner
- David Petersen, Senior Planner

- Lauren Ortega, Division Manager
- Jeanette DeRenne, Principal Planner, DOT
- Greg Saxe, Environmental Plan. Mgr., RFCD
- 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** the MARCH 28, 2017 Meeting Summary as presented by staff.

The motion **PASSED** (7 – 0; Commissioners Becker, Bain and Hook were absent)

4) **CALL TO THE AUDIENCE**

No one spoke.

**REZONING**

5) **P18RZ00002 - ACM VENTURES, LLC – E. SNYDER ROAD REZONING**

Request of ACM Ventures, LLC, represented by John Wesley Miller, for a **rezoning** of approximately 7.20 acres from the SR (Suburban Ranch) and SR (BZ) (Suburban Ranch – Buffer Overlay) zones to the SR-2 (Suburban Ranch Estate) and SR-2 (BZ) (Suburban Ranch Estate – Buffer Overlay) zones, on property located at the southwest corner of the intersection of E. Snyder Road and N. Lason Lane. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Low Intensity Urban 1.2. (District 1)

ON MOTION, it was

Voted to recommend: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** as follows:

1. The property owner shall not further lot split or subdivide the land without the written approval of the Board of Supervisors.
2. Adherence to the sketch plans as approved at public hearing.
3. Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.

4. Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. 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.
5. Adherence to Chapter 18.67 Buffer Overlay Zone (BOZO) performance standards for the portion of the rezoning site within the BOZO. The applicable performance standards include provisions for building color and reflective finish, fences and walls, lighting, utilities, functional open space, and natural open space.
6. At the time of development the applicant will be required to commit to water conservation measures identified in the Site Analysis Requirements in effect at that time sufficient to obtain 15 points.
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.
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** (7 – 0; Commissioners Becker, Bain and Hook were absent).

#### ZONING CODE TEXT AMENDMENT

6) **P18TA00003 - PRE-1976 MOBILE HOME STATE REHABILITATION CERTIFICATION**

Proposal to amend by ordinance the Pima County Zoning Code Chapter 18.07 (General Regulations and Exceptions), Section 18.07.030 (Land use regulations), to require Arizona Department of Housing rehabilitation certification for pre-1976 mobile homes imported, installed or relocated in Pima County.  
(ALL DISTRICTS)

ON MOTION, it was

Voted to recommend: **APPROVAL**.

The motion **PASSED** (6 – 1; Commissioner Membrila voted NAY; Commissioners Becker, Bain and Hook were absent).

8) **NEW BUSINESS**

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

9) **ADJOURNMENT**

Meeting was adjourned at 9:40 a.m..