AGENDA

PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, AUGUST 29, 2018

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
Comprehensive Plan Amendments – 4
Initiation of Zoning Code Text Amendment - 1
Zoning Code Text Amendments – 2
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.

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REGULAR HEARING AGENDA

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

ROLL CALL:

( ) Brad Johns, Chair (District 1) ( ) David Hook (District 4)
( ) Barbara Becker, Vice-Chair (District 2) ( ) Ryan Maese (District 3)
( ) Jodi Bain (District 1) ( ) William Matter (District 4)
( ) Bob Cook (District 5) ( ) Armando Membrila (District 2)
( ) Bruce Gungle (District 5) ( ) Tom Tronsdal (District 3)

2) PLEDGE OF ALLEGIANCE

3) CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)

MONTHLY REPORTS TO THE P/Z COMMISSION
A) APPROVAL OF AUGUST 8, 2018 (Special Meeting) 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
COMPREHENSIVE PLAN AMENDMENTS

5) **P18CA00002 - LUMINEX LLC – E. OLD VAIL ROAD PLAN AMENDMENT**
   Request of Luminex LLC, represented by the Planning Center, to amend the Pima County Comprehensive Plan from Medium Intensity Rural (MIR) to Medium Low Intensity Urban (MLIU) land use designation for approximately 24.16 acres located northeast of E. Old Vail Road and west of the S. Freeman Road alignment, in Section 6, Township 16 South, Range 16 East, in the Central Planning Area.
   (District 4)
   
   a) Staff Report
   b) Public Hearing
   c) Action

6) **P18CA00003 - HARBOUR TRUST, ET AL. – N. LA CHOLLA BOULEVARD PLAN AMENDMENT**
   Request of Harbour Trust, Robert G. and Michelle K. Harbour Trust, Buck Family Revocable Trust and Linn Harbour, represented by Projects International, Inc., to amend the Pima County Comprehensive Plan from Low Intensity Urban 0.3 (LIU 0.3) to Medium Intensity Urban (MIU) land use designation for approximately 22.5 acres located at the northwest corner of the intersection of N. La Cholla Boulevard and W. Overton Road, in Section 21, Township 12 South, Range 13 East, in the Tortolita Planning Area.
   (District 1)
   
   a) Staff Report
   Additional Information
   b) Public Hearing
   c) Action

7) **P18CA00004 - QUEST LAND GROUP LLC, ET AL. – N. LA CHOLLA BOULEVARD PLAN AMENDMENT**
   Request of Quest Land Group LLC and Northwest Bible Church, represented by Projects International, Inc., to amend the Pima County Comprehensive Plan from Low Intensity Urban 0.3 (LIU 0.3) to Low Intensity Urban 1.2 (LIU 1.2) land use designation for approximately 29.5 acres located west of N. La Cholla Boulevard, 1400 feet north of the intersection of N. La Cholla Boulevard and W. Overton Road, in Section 21, Township 12 South, Range 13 East, in the Tortolita Planning Area.
   (District 1)
   
   a) Staff Report
   Additional Information
   b) Public Hearing
   c) Action
8) **P18CA00006 - DYNACARE PROPERTIES LLC – W. DESERT HARBOR CIRCLE PLAN AMENDMENT**

Request of Dynacare Properties LLC, represented by ISL Development and Construction LLC, to amend the Pima County Comprehensive Plan land use designation from Low Intensity Urban 1.2 (LIU 1.2) to Medium Intensity Urban (MIU) for approximately 17.76 acres located 350 feet west of the intersection of N. La Canada Drive and W. Desert Harbor Circle, in Section 3, Township 13 South, Range 13 East, in the Catalina Foothills Planning Area.

(District 1)

a) Staff Report

b) Public Hearing

c) Action

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9) **INITIATION OF ZONING CODE TEXT AMENDMENT – CHAPTER 18.68 INFILL OVERLAY ZONE (#2)**

Staff requests that the Planning and Zoning Commission authorize and initiate the addition of Chapter 18.68 Infill Overlay Zone to the Pima County Zoning Code to add the “Infill Overlay Zone”; to establish Section 18.68.010 (Purpose) to state the purpose of the Infill Overlay Zone; establish Section 18.68.020 (Applicability) to add how the Infill Overlay Zone applies to property; establish Section 18.68.030 (Designation) to specify the criteria and process for designating a new Infill Overlay Zone; and establish Section 18.68.040 (Kleindale/Dodge Infill Overlay Zone) to identify the Kleindale/Dodge Infill Overlay Zone map and development standards.

(All Districts)

a) Initiation Memo

b) Discussion / Action
10) **P18TA00002 - INFILL OVERLAY ZONE (#2)**
Staff requests that the Planning and Zoning Commission authorize and initiate the addition of Chapter 18.68 Infill Overlay Zone to the Pima County Zoning Code to add the “Infill Overlay Zone”; to establish Section 18.68.010 (Purpose) to state the purpose of the Infill Overlay Zone; establish Section 18.68.020 (Applicability) to add how the Infill Overlay Zone applies to property; establish Section 18.68.030 (Designation) to specify the criteria and process for designating a new Infill Overlay Zone; and establish Section 18.68.040 (Kleindale/Dodge Infill Overlay Zone) to identify the Kleindale/Dodge Infill Overlay Zone Map and development standards.

(All Districts)

a) Staff Report
   Comment Letter
   Comment Letter - 2

b) Public Hearing

c) Action

11) **P18TA00004 - FOOD ACCESS #2 – NEIGHBORHOOD MARKET IN RH RURAL HOMESTEAD AND GR-1 RURAL RESIDENTIAL ZONES**
Proposal to amend by ordinance the Pima County Zoning Code Chapter 18.03 (General Definitions), Section 18.03.20 (Definitions), to provide a definition for a Neighborhood Market; and Chapter 18.13 (Rh Rural Homestead Zone), Section 18.13.030 (Conditional Uses) and Chapter 18.14 (Gr-1 Rural Residential Zone), Section 18.14.030 (Conditional Uses), to provide conditional use permit standards for the Neighborhood Market to increase access to fresh food in rural areas.

(All Districts)

a) Staff Report

b) Public Hearing

c) Action
12) NEW BUSINESS

A) Board of Supervisors disposition of cases.

13) ADJOURNMENT