



AGENDA

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, SEPTEMBER 26, 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)

Call to the Audience

Rezoning – 2

Code Text Amendment - 1

Zoning Code Text Amendment - 1

Initiation of a Zoning Code Text 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"/> David Hook (District 4) |
| <input type="checkbox"/> Barbara Becker, Vice-Chair (District 2) | <input type="checkbox"/> Ryan Maese (District 3) |
| <input type="checkbox"/> Jodi Bain (District 1) | <input type="checkbox"/> William Matter (District 4) |
| <input type="checkbox"/> Bob Cook (District 5) | <input type="checkbox"/> Armando Membrila (District 2) |
| <input type="checkbox"/> Bruce Gungle (District 5) | <input type="checkbox"/> 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 29, 2018 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

REZONINGS

5) **P18RZ00004 - LARSEN – N. TREASURE DRIVE REZONING**

Request of Peter Larsen, represented by Tucson Historic Preservation Foundation, for a **rezoning** of approximately 4.19 acres from the CR-1 (Single Residence) zone to the CR-1 (HL) (Single Residence – Historic Landmark) zone, on property located at the terminus of N. Treasure Drive, approximately 500 feet north of W. Orange Grove Road and approximately 650 feet west of N. Oracle Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Low Intensity Urban 1.2.

(District 1)

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

6) **P18RZ00006 - OFENLOCH – N. CALLE DE ESTEVAN REZONING**

Request of Bernard Ofenloch, represented by Tucson Historic Preservation Foundation, for a **rezoning** of approximately 1.0 acre from the CR-1 (Single Residence) zone to the CR-1 (HL) (Single Residence – Historic Landmark) zone, on property located on the east side of N. Calle de Estevan, approximately 400 feet north of E. Orange Grove Road and approximately 1,000 feet east of N. 1st Avenue. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Low Intensity Urban 1.2.

(District 1)

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

CODE TEXT AMENDMENT

7) **P18TA00006 - BUILDING AND CONSTRUCTION CODE UPDATES**

AN ORDINANCE OF PIMA COUNTY, ARIZONA; RELATING TO BUILDING AND CONSTRUCTION; ADOPTING BY REFERENCE THE 2012 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS; ADOPTING BY REFERENCE THE 2012 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS; ADOPTING BY REFERENCE THE 2011 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS; ADOPTING BY REFERENCE THE 2012 INTERNATIONAL

MECHANICAL CODE WITH LOCAL AMENDMENTS; ADOPTING BY REFERENCE THE 2012 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS; ADOPTING BY REFERENCE THE 2012 INTERNATIONAL FUEL GAS CODE WITH LOCAL AMENDMENTS; ADOPTING BY REFERENCE THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE WITH LOCAL AMENDMENTS; ADOPTING BY REFERENCE THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE WITH LOCAL AMENDMENTS; ADOPTING BY REFERENCE THE 2012 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE WITH LOCAL AMENDMENTS (APPLICABLE ONLY TO AREAS DESIGNATED RURAL FOREST VILLAGE UNDER THE PIMA COUNTY COMPREHENSIVE PLAN AND AREAS ENCIRCLED THEREBY), ADOPTING BY REFERENCE THE 2012 INTERNATIONAL EXISTING BUILDING CODE WITH LOCAL AMENDMENTS, AMENDING CHAPTERS 15.04, 15.08, 15.12, 15.14, 15.16, 15.18 AND 15.20 OF THE PIMA COUNTY CODE TO REFLECT THE AMENDMENTS ADOPTED BY THIS ORDINANCE AND TO CHANGE THE DESIGNATED LOCATION OF COPIES OF ADOPTED CODES AVAILABLE FOR PUBLIC INSPECTION, AND AMEND SECTION 15.04.080 TO REFLECT CHANGES TO CODE COMMITTEES MADE IN A PREVIOUSLY ADOPTED BOARD OF SUPERVISORS RESOLUTION (ALL DISTRICTS).

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

ZONING CODE TEXT AMENDMENT

8) **P18TA00005 - MEDICAL MARIJUANA DESIGNATED CAREGIVER CULTIVATION LOCATION.**

STAFF REQUESTS THAT THE PLANNING AND ZONING COMMISSION AUTHORIZE AND INITIATE A REVISION TO THE PIMA COUNTY ZONING CODE TO REVISE THE MEDICAL MARIJUANA DESIGNATED CAREGIVER CULTIVATION LOCATION SECTION IN THE CB-2 ZONE TO REMOVE THE TYPE III CONDITIONAL USE PERMIT REQUIREMENT AND TO ALLOW MEDICAL MARIJUANA DESIGNATED CAREGIVER CULTIVATION LOCATIONS IN GR-1 AND RH AS A TYPE I CONDITIONAL USE PERMIT.

(ALL DISTRICTS)

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

INITIATION OF ZONING CODE TEXT AMENDMENT

9) **INITIATION OF ZONING CODE TEXT AMENDMENT – BOARD OF ADJUSTMENT NOTIFICATION AREA**

Staff requests that the Planning and Zoning Commission authorize and initiate revisions to the Pima County Zoning Code to address the notification boundary regarding variances within the Board of Adjustment Chapter 18.93. Staff is considering increasing the minimum notice area for lower density zones. Chapter 18.93.030 E (c.) currently states, "Mailing notice to all owners of property within three hundred feet of the subject property."

(ALL DISTRICTS)

a) [Initiation Memo](#)

b) Action

10) **NEW BUSINESS**

A) Board of Supervisors disposition of cases.

11) **ADJOURNMENT**