



Pima County
Planning and Zoning Commission

MEETING LOCATION
Administration Bldg. - East
130 W. Congress Street
1st Floor
Tucson, AZ 85701

**Meeting Summary
07-29-2020**

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

1. ROLL CALL – 9:00 a.m.

PRESENT

- District 1 Brad Johns, Chair*
- District 2 *Barbara Becker, Vice-Chair*
- *Armando Membrilla*
- District 3 *Tom Tronsdal*
- District 4 *David Hook*
- *William Matter*
- District 5 *Bruce Gungle*

ABSENT

- District 1 Jodi Bain*
- District 3 Ryan Maese*
- District 5 Bob Cook*

SEVEN MEMBERS PRESENT

(Matter arrived at item #6)

ALSO PRESENT

Chris Poirier, Planning Official & Executive Secretary
Mark Holden, Principal Planner

Tom Drzazgowski, Chief Zoning Inspector

**Present Telephonically*

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA

- A. The Commission moved to **APPROVE** the meeting summaries of May 27, 2020 and June 24, 2020.
The motion **PASSED** (6 – 0 Commissioners Bain, Maese, Matter, and Cook were absent).

4. CALL TO THE PUBLIC

No one from the public spoke.

HEARINGS

REZONING

5. **P20RZ00005 TAYLOR ET AL - S. KOLB ROAD REZONING**

Michael Taylor, et al., represented by Coronado Engineering and Development Inc., requests a **rezoning** of approximately 3.47 acres from the SR (AE) (Suburban Ranch – Airport Environs) to the CB-2 (AE) (General Business – Airport Environs) zone located approximately 1,300 feet south of the intersection of S. Kolb Road and E. Valencia Road addressed as **6400 S. Kolb Road**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property as Military Airport (MA). (District 4)

ON MOTION, it was

Voted to **CONTINUE** to the August 26, 2020 hearing.

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

CONCURRENT PLAN AMENDMENT AND REZONING

6. **P20CR00001 CUMMINGS ET AL – E. REX MOLLY ROAD PLAN AMENDMENT AND REZONING**

Cummings et al., represented by Todd and Jessica Ogiba, for a **concurrent plan amendment and rezoning** to amend the Comprehensive Plan from Planned Development Community (PDC) to Medium Intensity Rural (MIR) and to rezone from SP (Specific Plan) to GR-1 (Rural Residential) zone on approximately 2.5 acres. The property is located at the southwest corner of E. Rex Molly Road and S. White Lightning Lane and addressed as **13650 E. Rex Molly Road**, in Section 3, Township 16 South, Range 16 East, in the Rincon Valley Planning Area. (District 4)

ON MOTION, it was

Voted to recommend **APPROVAL SUBJECT TO A REVISED SKETCH PLAN AND MODIFIED STANDARD AND SPECIAL CONDITIONS:**

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Regional Flood Control District condition: For disturbance of riparian habitat of one-third acre or greater, a Floodplain Use Permit and Riparian Habitat Mitigation Plan shall be required and approved by the Regional Flood Control District.
3. Regional Wastewater Reclamation Department conditions:
 - A. The owner(s) shall construe no action by Pima County as a commitment of capacity to serve any new development within the plan amendment/rezoning area until Pima County executes an agreement with the owner(s) to that effect.
 - B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the plan amendment/rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and / or conveyance capacity not be available at that time, the owner(s) shall

enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.

- C. The owner(s) shall time all new development within the plan amendment/rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. The owner(s) shall connect all development within the plan amendment/rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - E. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the plan amendment/rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
 - F. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the plan amendment/rezoning area.
4. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those listed below. 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.

Invasive Non-Native Plant Species Subject to Control

<i>Ailanthus altissima</i>	Tree of Heaven
<i>Alhagi pseudalhagi</i>	Camelthorn
<i>Arundo donax</i>	Giant reed
<i>Brassica tournefortii</i>	Sahara mustard
<i>Bromus rubens</i>	Red brome
<i>Bromus tectorum</i>	Cheatgrass
<i>Centaurea melitensis</i>	Malta starthistle
<i>Centaurea solstitialis</i>	Yellow starthistle
<i>Cortaderia</i> spp.	Pampas grass
<i>Cynodon dactylon</i>	Bermuda grass (excluding sod hybrid)
<i>Digitaria</i> spp.	Crabgrass
<i>Elaeagnus angustifolia</i>	Russian olive
<i>Eragrostis</i> spp.	Lovegrass (excluding <i>E. intermedia</i> , plains lovegrass)
<i>Melinis repens</i>	Natal grass
<i>Mesembryanthemum</i> spp.	Iceplant
<i>Oncosiphon piluliferum</i>	Stinknet
<i>Peganum harmala</i>	African rue
<i>Pennisetum ciliare</i>	Buffelgrass
<i>Pennisetum setaceum</i>	Fountain grass
<i>Rhus lancea</i>	African sumac
<i>Salsola</i> spp.	Russian thistle
<i>Schinus</i> spp.	Pepper tree
<i>Schismus arabicus</i>	Arabian grass

<i>Schismus barbatus</i>	Mediterranean grass
<i>Sorghum halepense</i>	Johnson grass
<i>Tamarix</i> spp.	Tamarisk

5. Cultural Resources condition: 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.
6. Adherence to the sketch plan as approved at public hearing, and keeping of no more than four (4) horses and two (2) goats (female or neutered male goats only) on the site per application request letter. No other types of livestock or small farm animals shall be permitted. No horses from off-site shall be permitted to use the facilities on-site.
7. Less restrictive rezoning applications may not be submitted under the approved comprehensive plan designation. A separate comprehensive plan amendment and rezoning are required for less restrictive zoning.
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.
9. 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(I).”

The motion **PASSED** 7-0 (Commissioners Bain, Cook and Maese were absent).

TEXT AMENDMENT

7. **P20TA00004 ECONOMIC OPPORTUNITY EXPANSION OMNIBUS NO. 2 – ADAPTIVE/REUSE, CB-1 USES, TECHNICAL REVIEW COMMITTEE**
 A PROPOSAL TO AMEND BY ORDINANCE THE PIMA COUNTY CODE, CHAPTER 18.09 (GENERAL RESIDENTIAL AND RURAL ZONING PROVISIONS) SECTION 18.09.020(R) (GENERAL REQUIREMENTS AND EXCEPTIONS – ADAPTIVE REUSE) TO AMEND THE DEVELOPMENT STANDARDS FOR ADAPTIVE REUSE TO REDUCE THE MINIMUM LOT SIZE REQUIREMENT FROM 36,000 SQUARE FEET TO 16,000 SQUARE FEET; TO INCREASE THE MAXIMUM NUMBER OF PARKING SPACES FROM SIX TO TEN; TO GRANT THE HEARING ADMINISTRATOR DISCRETION TO ALLOW PARKING FEATURES INCLUDING WHEEL STOPS, PAVING, PARKING LANES OR STRIPING; TO INCREASE THE MAXIMUM NUMBER OF COMMERCIAL VEHICLES FROM ONE TO TWO; AND TO ALLOW CHANGES TO THE RESIDENTIAL CHARACTER OF THE INTERIOR OF THE DWELLING AND ACCESSORY STRUCTURE(S); CHAPTER 18.43 (CB-1 LOCAL BUSINESS ZONE) SECTION 18.43.030 (PERMITTED USES) TO ADD THE

USE OF A BAR AS A PERMITTED USE SUBJECT TO A MAXIMUM FLOOR AREA OF 2,500 SQUARE FEET, A MINIMUM SETBACK OF 300 FEET FROM THE NEAREST PROPERTY LINE OF AN EXISTING RESIDENCE, ALL ACTIVITIES CONDUCTED ENTIRELY WITHIN AN ENCLOSED BUILDING INCLUDING NO DRIVE-THROUGH AND NO ENTERTAINMENT OR MUSIC AUDIBLE OFF-SITE, AND TO RENUMBER ACCORDINGLY; TO ADD HAIR SALON TO BEAUTY SHOP; TO REPEAL THE USE MESSENGER OFFICE, AND TO RENUMBER ACCORDINGLY; TO RENAME THE USE REDUCING SALON TO HEALTH SPA, PERSONAL FITNESS SERVICES, CROSS-FIT, AND PUBLIC GYM; TO AMEND SECTION 18.43.030(J) (SELF-STORAGE FACILITY) TO REDUCE THE REQUIREMENTS FOR A SELF-STORAGE FACILITY AS A PERMITTED USE TO SINGLE-STORY WITH A MAXIMUM HEIGHT OF NINETEEN FEET, ALL STORAGE SHALL BE IN AN ENCLOSED BUILDING, AND ALL ACCESS LANES WITHIN FACILITY SHALL BE OF A PAVED OR CONCRETE SURFACE; SECTION 18.43.040 (CONDITIONAL USES) TO ADD THE USE OF BAR AS A CONDITIONAL USE (TYPE 1 PROCEDURE) SUBJECT TO A MINIMUM SETBACK OF 300 FEET FROM THE NEAREST PROPERTY LINE OF AN EXISTING RESIDENCE AND ALL ACTIVITIES CONDUCTED ENTIRELY WITHIN ENCLOSED BUILDING INCLUDING NO DRIVE-THROUGH AND NO ENTERTAINMENT OR MUSIC AUDIBLE OFF-SITE; TO ADD THE USE OF MULTI-STORY SELF-STORAGE FACILITY AS A CONDITIONAL USE (TYPE 1 PROCEDURE) SUBJECT TO SINGLE BUILDING WITH MAXIMUM TWO STORIES AND 24 FEET, ALL ACTIVITIES CONDUCTED ENTIRELY WITHIN ENCLOSED BUILDING, NO ACTIVITY OCCURS OTHER THAN THE LOADING AND UNLOADING OF HOUSEHOLD AND PERSONAL PROPERTY, AND ALL ACCESS LANES SHALL BE PAVED OR CONCRETE SURFACE; CHAPTER 18.81 (GRADING STANDARDS) SECTIONS 18.81.040 (GENERAL GRADING PERFORMANCE STANDARDS) TO REPLACE THE RECOMMENDATION ON AMENDMENTS TO THE GRADING DESIGN MANUAL FROM THE TECHNICAL REVIEW COMMITTEE TO THE DESIGN REVIEW COMMITTEE AND 18.81.100 (WAIVERS AND INTERPRETATION REVIEW) TO REPLACE THE TECHNICAL REVIEW COMMITTEE WITH THE DESIGN REVIEW COMMITTEE FOR WAIVERS AND INTERPRETATION REVIEW; CHAPTER 18.99 (REVIEW COMMITTEES) SECTION 18.99.030 (DESIGN REVIEW COMMITTEE) TO ADD GRADING WAIVERS, GRADING INTERPRETATION REVIEW, AND RECOMMENDATIONS ON GRADING CODE AND MANUAL AMENDMENTS TO THE PURPOSE OF THE DESIGN REVIEW COMMITTEE; SECTION 18.99.040 (TECHNICAL REVIEW COMMITTEE) TO REPEAL THE TECHNICAL REVIEW COMMITTEE; AND TO UPDATE THE GRADING DESIGN MANUAL ACCORDINGLY. (ALL DISTRICTS)

This case was **WITHDRAWN** by staff.

CONDITIONAL USE

8. P20CU00005 PIMA COUNTY – S. HOUGHTON ROAD

Request of Pima County, represented by AT&T Mobility, located at **11300 S. Houghton Road**, in the RH-AE (Rural Homestead-Airport Environs) zone for a **Type III Conditional Use Permit** for a 100 foot Communication Tower, in accordance with Section 18.07.030 of the Pima County Zoning Code. (District 4)

ON MOTION, it was

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

The motion **PASSED** 7-0 (Commissioners Bain, Cook and Maese were absent).

ZONING CODE TEXT AMENDMENT FOR INITIATION

9. **INITIATION AND COMMISSION HEARING DISCUSSION OF ZONING CODE TEXT AMENDMENT: TRAIL-ORIENTED RESIDENTIAL DEVELOPMENT**

STAFF REQUESTS THAT THE PLANNING AND ZONING COMMISSION AUTHORIZE AND INITIATE A TEXT AMENDMENT OF THE PIMA COUNTY ZONING CODE TO ADD INCENTIVES FOR RESIDENTIAL DEVELOPMENT ORIENTED AROUND THE PIMA COUNTY TRAILS SYSTEM AND CHUCK HUCKELBERRY LOOP TRAIL SPECIFICALLY. STAFF ALSO REQUESTS THE COMMISSION INITIATE DISCUSSION OF TRAIL-ORIENTED RESIDENTIAL DEVELOPMENT, INCLUDING THE PROPOSED INCENTIVES WITH STAFF AT THE HEARING, TO PROVIDE IDEAS AND DIRECTION FROM WHICH STAFF MAY MOVE FORWARD WITH THE TEXT AMENDMENT.

ON MOTION, it was

Voted to recommend **APPROVAL** of the initiation of the Trail-Oriented Residential Development zoning code text amendment.

The motion **PASSED** 7-0 (Commissioners Bain, Cook and Maese were absent).

10. BOARD OF SUPERVISORS DISPOSITION OF CASES

11. ADJOURNMENT

Meeting adjourned at 10:30 a.m..

The meeting summary will be posted on the website at <http://pima.gov/DSDBCC/>