



Pima County  
Planning and Zoning Commission

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

**Meeting Summary  
05-27-2020**

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

**ABSENT**

- District 5 Bruce Gungle

**NINE MEMBERS PRESENT**

**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 summary of April 29, 2020 Summary.  
The motion **PASSED** 9 – 0 (Commissioner Gungle was absent).

4. CALL TO THE PUBLIC

No one from the public spoke.

## HEARINGS

### REZONING (WAIVER OF THE PLATTING REQUIREMENTS)

#### 5. P20RZ00003 FRIED – E. RUDASILL ROAD REZONING

Request of Ellen Fried, represented by Simmons Home Designs, for a **waiver of the platting requirement of the Catalina Foothills Zoning Plan**. The applicant requests a **rezoning** of approximately 5.23 acres from SR (BZ) (Suburban Ranch – Buffer Overlay) zone to CR-1 (BZ) (Single Residence – Buffer Overlay) zone on a property located on the south side of E. Rudasill Road approximately 1,900 feet west of N. Sabino Canyon Road **addressed as 7590 E. Rudasill Road**. 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 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. Transportation conditions:
  - A. A 30 foot ingress/egress easement shall be recorded for the new proposed lots as shown in the sketch plan. All lots shall be served by this common, private road/driveway (easement) from the existing ingress/egress easement. The private roadway/driveway shall be paved (chip sealed) within six (6) months of the issuance of building permits.
  - B. The property owner(s) shall accept responsibility for the maintenance, control, safety, and liability of privately owned roads, drives, physical barriers, drainageways and drainage easements.
3. Flood Control condition: Floodplains, floodway, Important Riparian Area and Erosion Hazard Setbacks shall be avoided by all development. Easements and covenants, conditions, and restrictions shall be recorded at the time of the split.
4. 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.
5. Building heights are restricted to a maximum of 24 feet.
6. The owner(s) shall dedicate a Non-Motorized Trail easement to Pima County and construct the Esperero Wash single track trail in accordance with the Pima County Standards.
7. The utilities shall be underground ~~within the rezoning site~~ on the rezoning site for new structures.
8. Adherence to the sketch plan as approved at public hearing, including a maximum of three lots.
9. 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.

10. 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(l)."

The motion **PASSED** 9 – 0 (Commissioner Membrila ABSTAINED, Commissioner Gungle was absent).

## **COMPREHENSIVE PLAN AMENDMENT**

### **6. P20CA00001 CHACON - S. MARIO RANCH LANE PLAN AMENDMENT**

Norma Chacon, represented by The Planning Center, requests a **comprehensive plan amendment** of approximately 1.11 acres from Low Intensity Urban 1.2 (LIU-1.2) to Medium Intensity Urban (MIU) land use designation, on the parcel **addressed as 2655 S. Mario Ranch Lane**, located on the east side of S. Mario Ranch Lane, about 250 feet south of the intersection of S. Mario Ranch Lane and E. Golf Links Road, in Section 25, Township 14 South, Range 15 East, in the Catalina Foothills Planning Area. (District 4)

ON MOTION, it was

Voted to recommend **DENIAL**.

The motion **PASSED** 7 – 2 (Commissioners Johns and Becker voted NAY, Commissioner Gungle was absent).

## **UNADVERTISED STUDY SESSION: THE CHUCK HUCKELBERRY LOOP TRAIL SURVEY REPORT**

7. University of Arizona Master of Public Health candidate Christina Baum will present the results of the spring 2020 survey regarding use on the Chuck Huckelberry Loop Trail (the Loop). Loop users and non-users were surveyed to better understand barriers to accessing and using the Loop, use patterns, and county residents' concerns and desires for Loop use. The survey and report were completed as a requirement of the University of Arizona Coverdell Fellows Assistantship, through a year-long internship with the county Planning Division.

Christina Baum delivered a presentation to the commission on her report on the Loop survey looking at access and use, including her methods, analysis of results, and recommendations for areas to improve access and promote development for trail users, and took questions from the commission.

### **8. BOARD OF SUPERVISORS DISPOSITION OF CASES**

### **9. ADJOURNMENT**

Meeting adjourned at 10:48 a.m.

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