



Pima County
Planning and Zoning Commission

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

**Meeting Summary
04-29-2020**

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
PRESENT

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

ABSENT

TEN MEMBERS PRESENT

ALSO PRESENT

Chris Poirier, Planning Official & Executive Secretary
Tom Drzazgowski, Chief Zoning Inspector

*Terrill Tillman, Principal Planner
Mark Holden, Principal Planner

**Present Telephonically*

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA

- A. The Commission moved to **APPROVE** the meeting summary of March 25, 2020 Summary.
The motion **PASSED 9 – 0** (Commissioner Becker was not present at this time.)

4. CALL TO THE PUBLIC

No one from the public spoke.

HEARINGS

REZONING

5. **P20RZ00004 ARIZONA BAPTIST CONVENTION – E. VISTA MONTE DRIVE REZONING**
Arizona Baptist Convention represented by Beau Borboa, requests a **rezoning** of approximately 4.78 acres from the TR (Transitional) to the CB-2 (General Business) zone located on the north side of E. Vista Monte Drive approximately 1,000 feet east of the intersection of S. Houghton Road and E. Vista Monte Drive, addressed as **195 E. Vista Monte Drive**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property as Neighborhood Activity Center. (District 4)

ON MOTION, it was:

Voted to recommend **APPROVAL SUBJECT TO 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 condition: Development shall meet the requirements of the Subdivision and Development Street Standards.
3. Regional Flood Control District conditions:
 - A. 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. This shall include water harvesting to support site landscaping.
 - B. The development shall provide retention/detention. First flush retention shall be distributed throughout the facility.
4. Regional Wastewater Reclamation conditions:
 - A. The owner shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner to that effect.
 - B. The owner 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 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 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 shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. The owner shall connect all development within the 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 shall fund, design and construct all off-site and on-site sewers necessary to serve the 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 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 rezoning area.

5. Environmental Planning condition: Upon the effective date of the Ordinance, the owner 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.
6. 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.
7. Adherence to the preliminary development plan as approved at public hearing.
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 10 – 0**

CONDITIONAL USE

6. **P20CU00004 UNITED STATES OF AMERICA – E. SKI RUN ROAD**
Request of United States of America, represented by Pinnacle Consulting, located at **10300 E. Ski Run Road**, in the IR (Institutional Reserve) zone for a **Type III Conditional Use Permit for a 75' 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.**

Standard Conditions (per the Pima County Zoning Code)

1. Adherence to all requirements of Section 18.07.030.H and Section 18.07.040.A.4 (General Regulations and Exceptions) of the Pima County Zoning Code.

Special Conditions

1. The new top height of the monopole tower structure shall not be more than the requested seventy-five feet (75'). The tower shall replace an existing Trico Electric Cooperative pole, as shown on the submitted materials, and shall be painted to match the color of the existing pole being replaced.

2. All associated cabling, etc. necessary to serve the antennae will be placed within the tower's monopole or be painted to match the color of the pole.
3. The tower and its associated on-the-ground equipment area shall be located on the property as shown on the submitted set of construction drawings.

The motion **PASSED 10 – 0**.

ZONING CODE TEXT AMENDMENT

7. **P20TA00002 ECONOMIC OPPORTUNITY EXPANSION OMNIBUS NO. 2**
A PROPOSAL TO AMEND BY ORDINANCE THE PIMA COUNTY ZONING CODE, CHAPTER 18.25 (CR-3 SINGLE RESIDENCE ZONE), SECTION 18.25.030 (DEVELOPMENT STANDARDS-GENERAL), TO REDUCE THE MINIMUM FRONT YARD SETBACK REQUIREMENT AND INCREASE THE ALLOWED BUILDABLE AREA; CHAPTER 18.27 (CR-4 MIXED-DWELLING TYPE ZONE), SECTION 18.27.030 (DEVELOPMENT STANDARDS-GENERAL), TO CHANGE THE MAXIMUM LOT COVERAGE LIMIT TO A MAXIMUM SITE COVERAGE LIMIT; AND CHAPTER 18.29 (CR-5 MULTIPLE RESIDENCE ZONE), SECTION 18.29.030 (DEVELOPMENT STANDARDS-GENERAL) TO CHANGE THE MAXIMUM LOT COVERAGE LIMIT TO A MAXIMUM SITE COVERAGE LIMIT. (ALL DISTRICTS)

ON MOTION, it was

Voted to recommend **APPROVAL**.

The motion **PASSED 10 – 0**.

ZONING CODE TEXT AMENDMENT FOR INITIATION

8. **INITIATION OF ZONING CODE TEXT AMENDMENT - BENSON HIGHWAY INFILL OVERLAY ZONE**
STAFF REQUESTS THAT THE PLANNING AND ZONING COMMISSION AUTHORIZE AND INITIATE A TEXT AMENDMENT TO THE PIMA COUNTY ZONING CODE TO ADD THE BENSON HIGHWAY INFILL OVERLAY ZONE TO CHAPTER 18.68 INFILL OVERLAY ZONE, TO IDENTIFY THE BENSON HIGHWAY INFILL OVERLAY ZONE, DEVELOPMENT STANDARDS AND INCENTIVES. (DISTRICT 2)

ON MOTION, it was

Voted to recommend **APPROVAL**.

The motion **PASSED 10 – 0**.

9. COUNTY ATTORNEY'S OFFICE TO PROVIDE TRAINING AND GUIDANCE ON OPEN MEETING LAW AND THE FUNCTION OF THE PLANNING AND ZONING COMMISSION FOR COMMISSIONERS AND STAFF.

Lesley Lukach, Deputy County Attorney, presented.

10. BOARD OF SUPERVISORS DISPOSITION OF CASES.

Will be presented at the next P&Z meeting.

11. ADJOURNMENT

Meeting adjourned at XXX.

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