



Pima County  
Planning and Zoning Commission

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

**Meeting Summary  
6-30-2021**

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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.

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Chris Poirier, Executive Secretary

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1. ROLL CALL – 9:00 a.m.

**PRESENT**

*District 1* \*Mark Hanna  
\*Jan Truitt  
*District 2* \*Barbara Becker, Vice-Chair  
*District 3* \*Ryan Maese  
\*Tom Tronsdal  
*District 4* \*William Matter  
*District 5* \*Bob Cook  
\*Bruce Gungle

**ABSENT**

*District 2* Armando Membrila  
*District 4* David Hook

**EIGHT MEMBERS PRESENT**

**ALSO PRESENT**

\*Tom Drzazgowski, Chief Zoning Inspector  
\*Mark Holden, Principal Planner  
\*Donna Spicola, Planner & Commission Coordinator  
\*Terrill Tillman, Principal Planner  
\*Greg Saxe, Env Planning Manager

*\*Present Virtually or Telephonically*

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2. PLEDGE OF ALLEGIANCE
3. CONSENT AGENDA  
A. The Commission moved to **APPROVE** the meeting summary of May 26, 2021.  
The motion **PASSED** (8 – 0 Commissioners Hook and Membrila were absent).
4. CALL TO THE PUBLIC  
No one from the public spoke.

## NEW HEARINGS

### COMPREHENSIVE PLAN AMENDMENTS

5. **P21CA00001 PENA – W. BUCKING HORSE ROAD PLAN AMENDMENT**

Richard Pena requests a **Comprehensive Plan amendment** of approximately 5.0 acres from Low Intensity Rural (LIR) to Medium Intensity Rural (MIR), located approximately 800 feet southwest of the intersection of W. Bucking Horse Road and S. Avenida Little Dogie, and addressed as **6451 W. Bucking Horse Road**, in Section 03, Township 17 South, Range 12 East, in the Upper Santa Cruz Planning Area. (District 3)

ON MOTION, it was

Voted to recommend **MODIFIED APPROVAL SUBJECT TO REZONING POLICIES:**

- A. Notwithstanding the objectives and residential density allowed under the Low Intensity Rural (LIR) comprehensive plan land use designation, a rezoning to the GR-1 (Rural Residential) zone for one additional parcel and dwelling only, shall be deemed in conformance with the comprehensive plan.
- B. Development shall not impact the Flood Control Resource Area. The lot shall be split to provide buildable area outside the Flood Control Resource Area.

The motion **PASSED** 8-0 (Commissioners Hook and Membrila were absent).

6. **P21CA00002 THALMA LLC – W. INA ROAD PLAN AMENDMENT**

Thalma LLC requests a **Comprehensive Plan amendment** of approximately 0.81 acres from Low Intensity Urban 1.2 (LIU-1.2) to Medium Intensity Urban (MIU), located approximately 250 feet east of the intersection of W. Ina Road and N. Leonardo da Vinci Way, and addressed as **1102 W. Ina Road**, in Section 35, Township 12 South, Range 13 East, in the Catalina Foothills Planning Area. (District 1)

ON MOTION, it was

Voted to recommend **MODIFIED APPROVAL SUBJECT TO REZONING POLICIES:**

- A. Notwithstanding the objectives and residential density allowed under the Low Intensity Urban 1.2 (LIU-1.2) comprehensive plan land use designation, a rezoning to the TR (Transitional) zone for professional or semi-professional office or personal services only, shall be deemed in conformance with the comprehensive plan.

The motion **PASSED** 8-0 (Commissioners Hook and Membrila were absent).

## REZONINGS

### 7. **P21RZ0001 RAMIREZ - S. SHERIDAN AVENUE REZONING**

Michelle Ramirez, represented by Robert Tapia, request a **rezoning** of approximately .97 acres from the SR (Suburban Ranch) to the CR-1 (Single Residence) zone, located on the eastside of S. Sheridan Avenue approximately 1600 feet north of W. Drexel Road, addressed as **5401 S. Sheridan Avenue**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property as Low Intensity Urban 1.2. (District 5)

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 conditions:
  - A. The location, number and design of access point(s) shall be determined at the time of building permitting.
  - B. Surface treatment for dust control purposes for the private drive(s) shall be determined at the time of building permitting.
  - C. The property owner shall accept responsibility for the maintenance, control, safety and liability of privately owned roads, drives, physical barriers, drainageways and drainage easements.
3. Cultural Resources condition: A caution must be noted concerning human burials. In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
4. Adherence to the sketch plan as approved at public hearing.
5. 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.
6. 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** 8-0 (Commissioners Hook and Membrilla were absent).

8. **P21RZ00006 HERNANDEZ/NORIEGA - W. MICHIGAN STREET REZONING**  
Jesus Hernandez and Ana Noriega, represented by Jhoana Hernandez, request a **rezoning** of approximately 4.35 acres from the SR (Suburban Ranch) to the CR-1 (Single Residence) zone, located on the north side of W. Michigan Street, approximately 400 feet west of S. Camino Verde, addressed as **6710 W. Michigan Street**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Low Intensity Urban 3.0. (District 3)

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. Department of Transportation conditions:
  - A. The location, number and design of access point(s) shall be determined at the time of building permitting.
  - 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. Cultural Resources condition:

A caution must be noted concerning human burials. In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
4. Adherence to the sketch plan as approved at public hearing.
5. The maximum number of lots is three.
6. 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.
7. 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** 8-0 (Commissioners Hook and Membrila were absent).

9. DISCUSSION AND APPOINTMENT OF NEW CHAIR
10. BOARD OF SUPERVISORS DISPOSITION OF CASES

11. ADJOURNMENT

Meeting adjourned at 10:23 a.m.

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