



Pima County
Planning and Zoning Commission

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

**Meeting Summary
1-26-2022**

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 *Mark Hanna
- District 2 *Barbara Becker, Vice-Chair
- *Armando Membrila
- District 3 *Ryan Maese
- *Tom Tronsdal
- District 4 *William Matter
- *David Hook
- District 5 *Bruce Gungle

ABSENT

- District 1 Jan Truitt
- 5 Bob Cook

EIGHT MEMBERS PRESENT (Gungle arrived at item #7)

ALSO PRESENT

- *Tom Drzazgowski, Chief Zoning Inspector
- *Mark Holden, Principal Planner
- *Donna Spicola, Sr. Planner & Commission Coordinator
- *Terrill Tillman, Principal Planner
- *Joseph Godoy, Project Manager
- *Jenny Neeley, Program Manager

**Present Virtually or Telephonically*

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA

- A. The Commission moved to **APPROVE** the meeting summary of December 8, 2021.
The motion **PASSED** 7-0 (Commissioners Truitt, Cook and Gungle were absent).

4. CALL TO THE PUBLIC

No one from the public spoke.

CONTINUED HEARING

REZONING

5. **P21RZ00015 JOT PROPERTIES LLC – E. IRVINGTON ROAD REZONING**

JOT Properties LLC, represented by Balwinder Riat, requests a **rezoning** for approximately 2.65 acres (parcel code 140-07-001B) from the CI-1 (Light Industrial/Warehousing)(1.87 acres) and the CI-1 (AE) (Light Industrial/Warehousing – Airport Environs)(0.78 acres) zones to the CB-1 (Local Business)(1.87 acres) and the CB-1 (AE) (Local Business – Airport Environs)(0.78 acres) zones on property located approximately 260 feet southeast of the 1-10 Interchange and E. Irvington Road, addressed as **3704 E. Irvington Road**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Industrial. (District 2)

ON MOTION, it was

Voted to **CONTINUE** to the February 23, 2022 hearing:

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

NEW HEARINGS

CONDITIONAL USE

6. **P21CU00007 CITY OF TUCSON – S. SANDARIO ROAD**

Request of City of Tucson represented by Coal Creek on property identified as parcel #209-17-0060 in the RH (Rural Homestead) zone for a **Type III Conditional Use Permit** for a communication tower in accordance with Section 18.07.030 of the Pima County Zoning Code. (District 3)

ON MOTION, it was

Voted to recommend **APPROVAL**:

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

COMPREHENSIVE PLAN AMENDMENT AND SPECIFIC PLAN

7. **P20SP00002 RIVER HOUSE TRUST, ET AL. – N. CRAYCROFT ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT**

River House Trust, et al., represented by Lazarus & Silvyn, P.C., request a **comprehensive plan amendment and specific plan rezoning** for approximately 34 acres (parcel 109-26-003H, 109-26-005H, 109-26-005R and portions of parcels 109-26-003D and 109-26-004D) from the Low Intensity Urban 1.2 (LIU 1.2) to the Planned Development Community (PDC) land use designation and from the SR (Suburban Ranch) and the CR-1 (Single Residence) zones to the SP (Specific Plan) zone located approximately 1,200 feet southwest of the E.

River Road and N. Craycroft Road intersection in Section 26, Township 13 South, Range 14 East, in the Catalina Foothills Planning Area. (District 1)

ON MOTION, it was

Voted to recommend **DENIAL**:

1. Not more than 60 days after the Board of Supervisors approves the specific plan, the owner(s) shall submit to the Planning Director the specific plan document, including the following conditions and any necessary revisions of the specific plan document reflecting the final actions of the Board of Supervisors, and the specific plan text and exhibits in an electronic and written format acceptable to the Planning Division.
2. In the event of a conflict between two or more requirements in this specific plan, or conflicts between the requirements of this specific plan and the Pima County Zoning Code, the specific plan shall apply. The specific plan does not regulate Building Codes.
3. This specific plan shall adhere to all applicable Pima County regulations that are not explicitly addressed within this specific plan. The specific plan's development regulations shall be interpreted to implement the specific plan or relevant Pima County regulations.
4. Transportation conditions:
 - A. Prior to development permit approval for the senior living facilities, any required access easement(s) within Regional Flood Control District property for the senior living facilities shall be obtained by the owner with the District and/or Real Property Service.
 - B. Prior to development permit approval for the senior living facilities, proof of coordination with the City of Tucson Transportation Department shall be provided to Pima County Development Services.
 - C. Cross-access between Phase 1 development (Senior Living Facilities) and Phase 2 development (Block 1 and 21 residential lots) shall be prohibited with the exception of providing emergency access only through a gated entrance. Any shared access easement between the developments shall be provided by the owner.
 - D. 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.
 - E. River House Road between Camino Blanco and Camino Blanco Place shall be paved to Pima County Standards and it is subject to Department of Transportation approval. Off-site improvements shall include intersection improvements for Block 1 access onto the Camino Blanco/River House Road intersection.
 - F. An updated Traffic Impact Study (TIS) shall be submitted for review and approval by the Department of Transportation with the submittal of each phase. Off-site improvements determined necessary as a result of the traffic impact study shall be provided by the property owner.
5. Flood Control District conditions:
 - A. A 408 Permit and a Facilities Impact Permit is required for any modifications to the Rillito River Bank protection, the Loop or mitigated 404 vegetation on District property. Adequate detention/retention facilities shall be constructed on site to ensure that the Loop is not impacted by greater flood peaks, flood volumes, or flood frequency than current conditions.
 - B. The development shall meet the flood mitigation standards for a critical facility, including elevation.

- C. Riparian mitigation shall be placed within drainage features and as a 50' buffer to the Loop.
 - D. First flush retention shall be provided in LID practices distributed throughout the site.
 - E. At the time of development the developer shall be required to select a combination of Water Conservation Measures from Table B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
 - F. If the improvements are proposed within the effective FEMA Special Flood Hazard Area, both a CLOMR and LOMR are required. The CLOMR shall be approved by FEMA prior to District approval of the site construction permit.
6. Regional Wastewater Reclamation conditions:
- A. The owner(s) shall construe no action by Pima County as a commitment of capacity to serve any new development within the 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 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 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 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 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 rezoning area.
7. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s)/developer(s) 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.
8. Cultural Resources condition: 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.

9. Adherence to the specific plan document as approved at the Board of Supervisor's public hearing.
10. In the event the subject property is annexed, the property owner shall adhere to all applicable 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.
11. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act 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** 5-3 (Commissioners Hook, Maese and Becker voted NAY; Commissioners Truitt and Cook were absent).

8. BOARD OF SUPERVISORS DISPOSITION OF CASES

9. ADJOURNMENT

Meeting adjourned at 12:18 p.m.

The meeting summary will be posted on the website at:
[Planning and Zoning Commission Information - Pima County](#)