



Pima County
Planning and Zoning Commission

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

**Meeting Summary
3-30-2022**

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
- *Jan Truitt
- District 2 *Barbara Becker
- *Armando Membrilla
- District 3 *Tom Tronsdal, Vice-Chair
- *Ryan Maese
- District 4 *David Hook, Chair
- District 5 *Bruce Gungle

ABSENT

- District 4 William Matter
- District 5 Bob Cook

EIGHT MEMBERS PRESENT

ALSO PRESENT

- *Chris Poirier, Planning Official & Executive Secretary
- *Tom Drzazgowski, Chief Zoning Inspector
- *Donna Spicola, Senior Planner & Commission Coordinator
- *Terrill Tillman, Principal Planner
- *Mark Holden, Principal Planner
- *Courtney Rose, Program Manager

**Present Virtually or Telephonically*

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA

- A. The Commission moved to **APPROVE** the meeting summary of February 23, 2022.

The motion **PASSED** 8-0 (Commissioners Cook and Matter were absent).

4. CALL TO THE PUBLIC

No one from the public spoke.

NEW HEARINGS

REZONINGS

5. **P22RZ00002 5645 NORTH CAMPBELL, LLC - N. CAMPBELL AVENUE REZONING**
5645 North Campbell, LLC represented by Demion Clinco requests a **rezoning** of approximately 2.34 acres from the CR-1 (Single Residence) to the CR-1 (HL) (Single Residence – Historic Landmark) zone, located approximately 330 feet west of N. Campbell Avenue and 550 feet north of E. Camino Miraval, addressed as **5645 N. Campbell Avenue**. 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 CONDITIONS:**

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. The property owner shall execute the following disclaimer regarding the Private Property Protection Act: "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."

The motion **PASSED** 8-0 (Commissioner Cook and Matter were absent).

6. **P22RZ00003 SAGU – S. BUTTS ROAD REZONING #2**
Claudio and Luz Sagu request a **rezoning** for approximately 4.90 acres from the SR (Suburban Ranch) to the CR-1 (Single Residence) zone on the property located northwest of the T-intersection of S. Butts Road and W. Dakota Street, addressed as **5450 S. Butts Road**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for 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 property owner(s) shall dedicate 30 feet of right-of-way for S. Butts Road along the east property boundary.
 - B. The property shall be limited to one (1) access point on S. Butts Road. Unless the existing access is utilized, the access shall be abandoned and improvements removed. Private improvements shall not be located within the right-of-way without a license agreement.

- C. A shared access easement for legal access between the properties is required prior to the issuance of a building permit. The location and design of said access easement shall be determined during the building permitting process.
 - D. Surface treatment for dust control purposes for the private drive(s) shall be determined at the time of building permitting.
 - E. A 1-foot no access easement shall be provided along the east property boundary adjacent to S. Butts Road excluding the access point.
 - F. 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. PDEQ conditions:
- A. The owner/developer must apply for and obtain Construction Authorizations from Pima County for the onsite waste water treatment facilities before they are constructed.
 - B. The owner/developer must apply for and obtain Discharge Authorizations from Pima County before the onsite waste water treatment facilities are put into use.
4. Environmental Planning condition:
Upon the effective date of the Ordinance, the owner(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.
5. 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.
6. Adherence to the sketch plan as approved at public hearing.
7. 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.
8. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act. "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 (Commissioner Cook and Matter were absent).

7. DISCUSSION AND UPDATE TO IN-PERSON/HYBRID PLANNING & ZONING MEETINGS
8. BOARD OF SUPERVISORS DISPOSITION OF CASES
9. ADJOURNMENT

Meeting adjourned at 10:09 a.m.

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