



AGENDA

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
*WEDNESDAY, JANUARY 11, 2017***

AT OR AFTER 9:00 A.M.

Pima County Administration Building
Board of Supervisors Hearing Room
130 W. Congress St., 1st Floor
Tucson, AZ 85701

SCHEDULE

8:30 A.M. BRIEFING SESSION

Board of Supervisors Conference Room

9:00 A.M. REGULAR SESSION

Board of Supervisors Hearing Room (Unless otherwise noted)

Consent Agenda
Call to the Audience
Type III Conditional Use Permits
Rezoning
Zoning Code Text Amendment
New Business
Adjournment

SPEAKING PROCEDURE

1. All speakers will position themselves so they can approach the podium as quickly as possible.
Please submit speaker's cards to the Staff members.
2. Those wishing to speak must sign in and state name and address.
3. **Speakers will have THREE minutes each to present testimony.** More time may be granted at the discretion of the Chairman. The Commission requests that they not be repetitive. When there is a large group wishing to speak, it will be appreciated if one or two persons could represent the group.
4. Public hearing will then be closed and debate will be limited to Commission and staff.
5. Commission votes on motion and the outcome is announced.

REGULAR HEARING AGENDA

1) CALL TO ORDER 9:00 A.M.

ROLL CALL:

- | | |
|----------------------------------|-----------------------|
| () #4 Eddie Peabody, Jr., Chair | () #1 Jodi Bain |
| () #1 Brad Johns, Vice-Chair | () #3 Peter Gavin |
| () #4 William Matter | () #2 Barbara Becker |
| () #2 Armando Membriola | () #5 Bob Cook |
| () #3 Lynne Mangold | () #5 Bruce Gungle |

2) PLEDGE OF ALLEGIANCE

3) CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)

MONTHLY REPORTS TO THE P/Z COMMISSION

A) APPROVAL OF NOVEMBER 30, 2016 CHECKLIST

B) MONTHLY REPORTS TO THE P/Z COMMISSION

Monthly reports from Development Services Department for enterprise fund, total fees collected, services activity report and permits issued and from the planning division for total fees collected and services activity report.

- a) [Staff Report](#)
- b) Action

4) **CALL TO THE AUDIENCE**

TYPE III CONDITIONAL USE PERMITS

- 5) **P16CU00010 HUFFMAN TRUST – N. ANWAY RD.** Request of **Nancy Smith with Central States Towers (on behalf of Huffman Trust and Verizon Wireless)**, on property located at 11190 N. Anway Rd., in the RH Zone (Rural Homestead), for a conditional use permit for a communication tower, in accordance with Section 18.07.030H2e of the Pima County Zoning Code as a Type III conditional use permit. (District 3)

- a) [Staff Report](#)
- b) Public Hearing
- c) Action

- [Request for continuance](#)

- 6) **P16CU00011 ECO-SITE, INC. – N. ANWAY RD.** Request of **Mike Slotemaker with Cortel, LLC (on behalf of Eco-Site, Inc. and T-Mobile)**, on property located on parcels 208-26-1310 and 208-26-1320 located on N. Anway Rd., in the SH Zone (Suburban Homestead), for a conditional use permit for a communication tower, in accordance with Section 18.07.030H2e of the Pima County Zoning Code as a Type III conditional use permit. (District 3)

- a) [Staff Report](#)
- b) Public Hearing
- c) Action

REZONING

- 7) **P16RZ00011 AJO CAMINO DE OESTE, LLC – W. AJO HY. REZONING**
Request of **Ajo Camino de Oeste, LLC** represented by **MJM Consulting Inc. (Mike Marks)** for a rezoning of approximately 34.13 acres from the SR (Suburban Ranch) zone to the CR-4 (Mixed Dwelling Type) (7.24 acres) and CB-1 (Local Business) (9.02 acres) and TR (Transitional) (1.86 acres) and SR (Suburban Ranch) (16.01 acres) zone, on property located at the southeast corner of N. Camino de Oeste and W. Ajo Hy. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Community Activity Center (21.69 acres) and Medium Low Intensity Urban (12.44 acres). (District 5)

- a) [Staff Report](#)
- b) Public Hearing

c) Action

- [Site Analysis](#)
- [Final Preliminary Development Plan \(PDP\)](#)
- [Supplemental 1](#)

ZONING CODE TEXT AMENDMENT

8) **INITIATION OF ZONING CODE TEXT AMENDMENT – FOOD ACCESS**

STAFF REQUESTS THAT THE PLANNING AND ZONING COMMISSION AUTHORIZE AND INITIATE REVISIONS TO THE PIMA COUNTY ZONING CODE TO INCREASE AND IMPROVE ACCESS TO HEALTHY AND AFFORDABLE FOOD. THE 2015 PIMA COUNTY COMPREHENSIVE PLAN UPDATE, PIMA PROSPERS, INCLUDES A SECTION ON FOOD ACCESS THAT SEEKS TO ENHANCE LOCAL PRODUCTION, PROCESSING, AND AFFORDABLE DISTRIBUTION OF HEALTHY FOOD AS AN ELEMENT OF CREATING AND SUSTAINING A HEALTHY COMMUNITY. SECTION 18.01.070(B)(1) OF THE PIMA COUNTY ZONING CODE STATES THE BOARD OF SUPERVISORS OR THE PLANNING AND ZONING COMMISSION IS RESPONSIBLE FOR THE INITIATION OF CODE AMENDMENTS.

a) [Discussion](#)/Action

9) **NEW BUSINESS**

A) Board of Supervisors disposition of cases.

10) **ADJOURNMENT**