



# **AGENDA**

**PIMA COUNTY  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
WEDNESDAY, NOVEMBER 30, 2016**

**AT OR AFTER 9:00 A.M.**

Pima County Administration Building  
Board of Supervisors Hearing Room  
130 W. Congress St., 1<sup>st</sup> 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 Permit

Zoning Code Text Amendment (Continued from October 26, 2016 meeting)

Zoning Code Text Amendment

Comprehensive Plan 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.

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**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 Membrila          | ( ) #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 OCTOBER 26, 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 PERMIT**

5) **P16CU00009 BORDERLAND INVESTMENTS I, LLC – S. CAMINO DEL SOL**

Request of **Wireless Policy Group LLC**, on property located at 4530 S. Camino Del Sol, in the RH Zone, 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 4)

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

- [Supplemental 1](#)
- [Supplemental 2](#)
- [Supplemental 3](#)

**ZONING CODE TEXT AMENDMENT (CONTINUED FROM OCTOBER 26, 2016 HEARING)**

6) **Co8-16-02 SITE ANALYSIS POLICY**

PROPOSAL TO AMEND PIMA COUNTY'S "SITE ANALYSIS REQUIREMENTS" WHICH ARE USED TO IMPLEMENT THE PIMA COUNTY SITE ANALYSIS POLICY, ADOPTED BY BOARD OF SUPERVISORS RESOLUTION IN JULY 1985, AS LAST AMENDED IN MARCH 2010, IN ORDER TO REORGANIZE, UPDATE, AND CLARIFY THE CURRENT DOCUMENT. THE SITE ANALYSIS IS A TOOL REQUIRED TO ACCOMPANY MOST REZONING AND ALL SPECIFIC PLAN REQUESTS AND ALL CLUSTER PROJECT REQUESTS. (ALL DISTRICTS)

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

- [Supplemental 1](#)
- [Supplemental 2](#)

**ZONING CODE TEXT AMENDMENT**

7) **P16TA00002 WALLS/FENCES, SELF-STORAGE, COMPREHENSIVE PLAN,**

### **SPECIFIC PLAN AND REZONING**

AN ORDINANCE OF THE PIMA COUNTY BOARD OF SUPERVISORS RELATING TO ZONING; AMENDING THE PIMA COUNTY ZONING CODE CHAPTER 18.07 (GENERAL REGULATIONS AND EXCEPTIONS) SECTION 18.07.030 (LAND USE REGULATIONS) TO PROVIDE SAFETY STANDARDS FOR EXISTING LARGE COMMERCIAL STRUCTURES; SECTION 18.07.050 (DEVELOPMENT STANDARDS EXCEPTIONS) TO AMEND THE SETBACK REQUIREMENT FOR WALLS AND FENCES AND SECTION 18.07.070 (MODIFICATION OF SETBACK REQUIREMENTS AND LOT COVERAGE LIMITS) TO CLARIFY THE FEE AND ADOPT THE MODIFICATION OF SETBACK AND LOT COVERAGE LIMITS PROCESS FOR PROPERTIES IN A SPECIFIC PLAN; AMENDING CHAPTER 18.43 (LOCAL BUSINESS ZONE), SECTION 18.43.030 (PERMITTED USES) TO REPEAL THE MAXIMUM SITE AREA FOR SELF-STORAGE FACILITIES; AMENDING CHAPTER 18.45 (GENERAL BUSINESS) SECTION 18.45.030 (PERMITTED USES) TO REPEAL THE MAXIMUM SITE AREA FOR SELF-STORAGE FACILITIES; AMENDING CHAPTER 18.89 (COMPREHENSIVE PLAN) SECTION 18.89.041 (OTHER PLAN AMENDMENT PROCEDURES) TO ALLOW A CONCURRENT PLAN AMENDMENT WITH A SPECIFIC PLAN; AMENDING CHAPTER 18.90 (SPECIFIC PLANS) SECTION 18.90.020 (DEFINITIONS) TO ADD THE DEFINITION FOR CERTIFICATE OF COMPLIANCE AND REPEAL THE DEFINITIONS OF MASTER AND STANDARD ASSURANCES; SECTION 18.90.030 (APPLICATION) TO REPEAL THE MINIMUM SITE AREA FOR A SPECIFIC PLAN, CLARIFY SUBMITTAL REQUIREMENTS, AND ALLOW FOR CONCURRENT COMPREHENSIVE PLAN AMENDMENT WITH A SPECIFIC PLAN SUBMITTAL; SECTION 18.90.050 (SPECIFIC PLAN REQUIREMENTS) TO REPEAL THE PROHIBITION ON SPECIFIC PLANS MODIFYING THE REGULATIONS IN ALL CHAPTERS IN THE ZONING CODE; SECTION 18.90.060 (PLANNING AND ZONING COMMISSION REVIEW) TO REPEAL THE REVIEW REQUIREMENT BY THE DESIGN REVIEW COMMITTEE; SECTION 18.90.070 (BOARD OF SUPERVISORS REVIEW) TO REVISE DEADLINE AND REDUCE THE TIME ALLOWED TO SUBMIT WRITTEN PROTESTS; CHAPTER 18.91 (REZONING PROCEDURES) SECTION 18.91.040 (INITIATION) TO ADD CURRENT NAME TO LAND USE INTENSITY LEGEND; SECTION 18.91.080 (BOARD OF SUPERVISORS REVIEW) TO REVISE DEADLINE AND REDUCE THE TIME ALLOWED TO SUBMIT WRITTEN PROTESTS. (ALL DISTRICTS)

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

### **COMPREHENSIVE PLAN AMENDMENT**

8) **P16CA00004 STEWART TITLE & TRUST TR 3698 – WEST VALENCIA ROAD PLAN AMENDMENT**

Request of **Stewart Title & Trust TR 3698**, represented by **Gordon Thomas Alley III**, to amend the Pima County Comprehensive Plan from **Medium Intensity Urban (MIU)** to **Community Activity Center (CAC)** for approximately 7.72 acres located on the south side of West Valencia Road, approximately 700 feet west of South Wade Road in Section

16, Township 15 South, Range 12 East, in the Southwest Planning Area. (District 3)

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

9) **NEW BUSINESS**

A) Board of Supervisors disposition of cases.

10) **ADJOURNMENT**