



AGENDA

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, SEPTEMBER 30, 2015**

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
Rezoning
Type 2 Minor Revision to the Comprehensive Plan
Zoning Code Text Amendment
Initiation of 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:

- | | |
|---------------------------------------|----------------------|
| () #5 Jenny Neeley, Chair | () #5 Bob Cook |
| () #4 Eddie Peabody, Jr., Vice-Chair | () #1 Jodi Bain |
| () #4 William Matter | () #1 Brad Johns |
| () #2 Randall R. Holdridge | () #3 Lynne Mangold |
| () #2 Armando Membriola | () #3 Peter Gavin |

2) PLEDGE OF ALLEGIANCE

3) CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)

MONTHLY REPORTS TO THE P/Z COMMISSION

A) APPROVAL OF AUGUST 26, 2015 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**

REZONINGS FOR PUBLIC HEARING

5) **P15RZ00002 JEWELL REVOC TR – N. HIDDEN VALLEY ROAD**

Request of **Jewell Revoc TR**, represented by **MJM Consulting, Inc. (Michael Marks)**, for a rezoning of approximately 3.9 acres from the SR (Suburban Ranch) / BZ (Buffer Overlay) zone to the CR-1 (Single Residence) / BZ (Buffer Overlay) zone, on property located south of E. Ocotillo Drive, approximately ¾ miles east of Sabino Canyon Road. The proposed rezoning conforms to the Pima County Comprehensive Plan (Pima Prospers) which designates the property for Low Intensity Urban -1.2 (LIU-1.2) and Resource Transition (RT). (District 1)

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

6) **Co9-15-05 JT RP LLC – EAST EAGLE FEATHER ROAD (EASEMENT) REZONING**

Request by **JT RP LLC**, represented by **Kathy Gormally**, for a rezoning of approximately 3.81 acres from SR (Suburban Ranch) Zone to CR-1 (Single Residence) Zone on property located approximately 800' east of Bear Canyon Road on the south side of East Eagle Feather Road (Easement). The proposed rezoning conforms to the Pima County Comprehensive Plan (Co7-00-20). (District 4)

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

- [Public Comment Received](#)
- [Additional Material](#)

TYPE 2 MINOR REVISION TO THE COMPREHENSIVE PLAN FOR PUBLIC HEARING

7) **Co7-13-10 PIMA COUNTY COMPREHENSIVE PLAN, “PIMA PROSPERS”, GLOSSARY MODIFICATIONS**

Proposal from Development Services Department Staff to amend the 2015 Pima County Comprehensive Plan “Pima Prospers” (Co7-13-10), Appendix E (Glossary) to add definitions for “Agriculture Inholdings within the Conservation Lands System” and “Scientific Research Areas” and to replace the definitions for “Biological Core Management Areas”, “Critical Landscape Connections”, “Important Riparian Areas”, “Multiple Use Management Areas”, and “Special Species Management Areas” to be consistent with the definitions in the 2001 Pima County Comprehensive Plan (Co7-00-20) as amended, and to allow for grammatical clarity. Due to an oversight, correct definitions were inadvertently left out of the Glossary as Pima Prospers was going through the public hearing process in the Spring of 2015.

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

CODE TEXT AMENDMENT FOR PUBLIC HEARING

8) Co8-15-02 WALLS, FENCES AND HOME OCCUPATIONS

Proposal to amend by ordinance the Pima County Zoning Code Title 18, Section 18.03 to revise the definition of a structure to exempt walls and fences with a height of 84 inches or less from permit requirements, and to amend Section 18.09 General Residential and Rural Zoning Provisions to revise the Home Occupations section to align it with changes in the Arizona State Statutes. (All districts)

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

- [Public Comment Received](#)
- [Additional Material](#)
- [Revised Strike-Out Ordinance 9/28/15 and 18.09.030 – Home Occupation \(current code\)](#)

CODE TEXT AMENDMENT FOR INITIATION

9) INITIATION OF ZONING CODE TEXT AMENDMENT – SECOND APPLICATION WINDOW; CONCURRENT COMPREHENSIVE PLAN/REZONING; EXPANSION DEFINITION OF MAJOR AMENDMENT; AND ADMINISTRATIVE CONFORMANCE OF THE ZONING WITH THE COMPREHENSIVE PLAN

Staff requests that the Planning and Zoning Commission authorize and initiate revisions to the Pima County Zoning Code, Chapter 18.89 to: (1) create a second window during the calendar year to accept non-major Comprehensive Plan Amendments; (2) potentially expand the criteria for a concurrent Comprehensive Plan Amendment and rezoning; (3) change the definition of Major Plan Amendment from 500 to 640 acres; and, (4) conform the balance of Chapter 18.89 and related language elsewhere in the code, as may be necessary, with the Comprehensive Plan Amendment (Pima Prospers). The first two proposals would implement Goal 1, Policy 20 of the Pima County Comprehensive Plan, Land Use Element, and the third and fourth proposals would conform the zoning code with the adopted Comprehensive Plan language.

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

10) NEW BUSINESS

A) Board of Supervisors disposition of cases.

11) ADJOURNMENT