



MEMORANDUM

DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION

TO: Chairman and Members, Pima County Planning and Zoning Commission

FROM: Arlan Colton, Executive Secretary

RE: Pima County Planning and Zoning Commission Hearing of January 25, 2012

DATE: January 27, 2012

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.

Arlan Colton, Executive Secretary

The meeting was called to order at 9:00 a.m. at the Public Works Building, 201 N. Stone Avenue, Basement Level, Conference Room C, Tucson, Arizona.

1) **ROLL CALL:**

PRESENT

Howard L. Richey, Chair
William Matter *Left at 12:45*
Thomas Spendiarian
Armando Membrila
Bob Cook
Jenny Neeley
Corey Smith

ABSENT

D'Laine Steinbrenner, Vice Chair
Bonnie Poulos
Randall R. Holdridge

SEVEN MEMBERS PRESENT

ALSO PRESENT

Arlan Colton, Planning Director
Chris Poirier, Assistant Planning Director
Janet Emel, Senior Planner
Jim Veomett, Senior Planner
Tom Drzazgowski, Deputy Chief Zoning Inspector
Jim Portner, Hearing Administrator

Maggie Shaw, Public Works Manager, DOT
Greg Saxe, Environmental Plan. Mgr., RFC
Celia Turner, Recording Secretary

- 2) **PLEDGE OF ALLEGIANCE**
- 3) **CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)**

A) B-123 APPROVAL OF AUGUST 2011 CHECKLIST

B) B-218 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.

ON MOTION, it was

Voted: To **APPROVE** the Consent Agenda as presented.

The motion **PASSED** (7 – 0; Commissioners Steinbrenner, Poulos and Holdridge were absent).

CONDITIONAL USE PERMITS FOR PUBLIC HEARING

4) **P21-11-014 ROSEMONT COPPER COMPANY - EAST GREATERVILLE ROAD**

Request of Rosemont Copper Company, represented by Verizon Wireless (Pinnacle Consulting), on property located at 12700 E Greaterville Rd., in the **IR Zone (Institutional Reserve)**, for a conditional use permit for a communication tower. Chapter 18.97 in accordance with Section 18.07.030H2e of the Pima County Zoning Code allows a communication tower as a Type III conditional use in the IR zone. (District 4)

ON MOTION, it was

Voted: To **DENY**

The motion **PASSED** (5 – 2; Commissioners Membrilla and Spendiarian voted **NAY**; Commissioners Steinbrenner, Poulos and Holdridge were absent).

5) **P21-11-015 VAIL SCHOOL DISTRICT NO 20 – EAST MARY ANN CLEVELAND WAY**

Request of Vail School District No 20, represented by Verizon Wireless (Ben Feldman), on property located at 12775 E Mary Ann Cleveland Way, in the **SP Zone (Vail Valley Specific Plan)**, for a conditional use permit for a communication tower (Adding an antenna to an existing communication tower). Chapter 18.97 in accordance with Section 18.07.030H2e of the Pima County Zoning Code allows a communication tower (Adding an antenna to an existing communication tower) as a Type III conditional use in the SP zone. (District 4)

ON MOTION, it was

Voted: To **APPROVE** subject to standards and special conditions:

Standard Conditions:

1. Obtaining an approved Development Plan.
2. Adherence to all requirements of Section 18.07.030.H (General Regulations and Exceptions) of the Pima County Zoning Code.

Special Conditions:

1. The new panel antennae shall be mounted at a top-height of no greater than ninety feet (90') as shown on the submitted preliminary development plan.
2. The new panel antennae, together with its associated cabling, shall be of the same material or be painted to substantially match the color of the existing galvanized metal monopole.
3. Any new equipment necessary to serve the new antennae array shall be located within the existing walled equipment enclosure as shown on the submitted Development Plan.

The motion **PASSED** (7 – 0; Commissioners Steinbrenner, Poulos and Holdridge were absent).

**COMPREHENSIVE PLAN AMENDMENT CONTINUED FROM NOVEMBER P & Z FOR
PUBLIC HEARING**

- 6) **Co7-11-02 LANDMARK TITLE AND TRUST TR 7933-T (M & S UNLIMITED LLC) – E. SAHUARITA ROAD PLAN AMENDMENT**
Request of Landmark Title and Trust TR 7933-T (Moshe Gedalia, M&S Unlimited LLC), represented by Tim McCann of Urban Engineering, to amend the Comprehensive Plan **from Medium Intensity Rural (MIR) to Medium Intensity Urban (MIU)**. The approximately **22.01-acre** amendment site is located at the northwest corner of E. Sahuarita Road and N. Calle Rinconado in the Rincon Southeast / Santa Rita Subregion. (District 4)

ON MOTION, it was

Voted: To **DENY**

The motion **PASSED** (7 – 0; Commissioners Steinbrenner, Poulos and Holdridge were absent).

REZONING FOR PUBLIC HEARING

- 7) **Co9-11-08 ANDRADA INVESTORS LLC – ANDRADA ROAD (ALIGNMENT) REZONING**
Request of Andrada Investors LLC, represented by Engineering and Environmental Consultants, Inc., for a rezoning of two sites (referred to as the “east site” and the “west site”) totaling approximately **716.3 acres**. The “east site” (**approximately 637.3 acres**) is a rezoning from **RH (Rural Homestead) to RH-® (Rural Homestead – Restricted), SR (Suburban Ranch Zone), CR-5 (Multiple Residence Zone) (Small Lot Subdivision Option), TR (Transitional Zone), and CB-1 (Local Business Zone)** and is located approximately 1 ¾ miles west of Houghton Road, ¾ mile west of Andrada Road, and 1 mile north of Sahuarita Road. The “west” site (**approximately 79 acres**) is a rezoning from **RH (Rural Homestead) to RH-® (Rural Homestead – Restricted)** and is located approximately 3 ¾ miles west of Houghton Road, 2 ¾ miles west of Andrada Road, and 1 ½ miles north of Sahuarita Road. The proposed rezoning conforms to the Pima County Comprehensive Plan Co7-00-20. (District 4)

ON MOTION, it was

Voted: To **CONTINUE** until February 29, 2012

Check List

The motion **PASSED** (7 – 0; Commissioners Steinbrenner, Poulos and Holdridge were absent).

CODE TEXT AMENDMENTS FOR PUBLIC HEARING

- 8) **Co8-11-05 ANCILLARY AND UTILITY-SCALE RENEWABLE ENERGY SYSTEMS**
AN ORDINANCE OF THE PIMA COUNTY BOARD OF SUPERVISORS RELATING TO ZONING; AMENDING THE PIMA COUNTY ZONING CODE TITLE 18 CHAPTER 18.03 (GENERAL DEFINITIONS) TO ADD DEFINITIONS FOR ANCILLARY SCALE RENEWABLE ENERGY SYSTEM AND FOR UTILITY SCALE RENEWABLE ENERGY SYSTEM; AND AMENDING CHAPTER 18.07 (GENERAL REGULATIONS AND EXCEPTIONS) TO PROVIDE A PURPOSE STATEMENT, DEVELOPMENT STANDARDS, AND GENERAL REGULATIONS FOR AN ANCILLARY SCALE RENEWABLE ENERGY SYSTEM AND FOR A UTILITY SCALE RENEWABLE ENERGY SYSTEM AND TO ALLOW MODIFICATION OF SETBACK REQUIREMENTS REQUESTS FOR ANCILLARY AND UTILITY SCALE RENEWABLE ENERGY SYSTEMS. (ALL DISTRICTS)

ON MOTION, it was

Voted: To **APPROVE** subject to these revisions:

1. Revise Section 18.07.030P(4)(c)(2)(i) to read: “and the combined height of the solar wind device structure...”;
2. Restrict wind systems to wildlife friendly, double-helix wind turbines (no blade-type wind devices); and,
3. Reduce the maximum height of ground-mounted solar and wind systems to ten feet.

The motion **PASSED** (6 – 0; Commissioners Steinbrenner, Poulos, Holdridge and Matter were absent).

- 9) **Co8-11-06 RENEWABLE ENERGY INCENTIVE DISTRICT (REID)**
AN ORDINANCE OF THE PIMA COUNTY BOARD OF SUPERVISORS ESTABLISHING TITLE 14 OF THE PIMA COUNTY CODE, ENTITLED RENEWABLE ENERGY INCENTIVE DISTRICT (REID); DESIGNATING REID SITES WHERE UTILITY-SCALE SOLAR FACILITIES MAY BE DEVELOPED MORE EXPEDITIOUSLY; SPECIFYING REID SITE CRITERIA; ESTABLISHING PERFORMANCE STANDARDS AND AN INCENTIVE PLAN FOR THE FACILITY DEVELOPMENT; AND PROVIDING A PROCESS FOR AMENDING REID SITE CRITERIA AND DESIGNATING NEW REID SITES. (ALL DISTRICTS)

ON MOTION, it was

Voted: To **APPROVE** subject to these revisions:

1. Remove tax code parcels 103-04-003C and 103-04-050E from the REID site map;
2. Remove tax code parcel 103-12-011P from the REID site map;
3. Remove tax code parcel 212-34-1060 from the REID site map;
4. Remove the north half of tax code parcel 221-01-017A from the REID site map;
5. Update Section 14.03.010(G) to read “...solar radiation or glare shall not be directed onto abutting properties, ~~or~~ roadways, or impact nearby aircraft flight operations.”; and,

6. If a REID site is within the Approach-Departure Corridors 1, 2, and 3 of the Airport Environs Zone, Davis-Monthan Air Force Base will have an opportunity to comment on the REID site plan.

The motion **PASSED** (6 – 0; Commissioners Steinbrenner, Poulos, Holdridge and Matter were absent).

COMPREHENSIVE PLAN AMENDMENT STUDY SESSION
(NOT A PUBLIC HEARING)

10) Co7-11-01 FARMERS INVESTMENT COMPANY (FICO) – E. CONTINENTAL ROAD PLAN AMENDMENT

Request of Farmers Investment Company (FICO), represented by LVA Urban Design Studio, to modify the public hearing schedule to amend the Pima County Comprehensive Plan from **Resource Transition (RT), Low Intensity Rural (LIR), Low Intensity Urban 1.2 (LIU-1.2), Medium Intensity Urban (MIU), and Neighborhood Activity Center (NAC) to Medium Intensity Urban (MIU), Medium-High Intensity Urban (MHIU), Neighborhood Activity Center (NAC), and Community Activity Center (CAC)**. The approximately **287-acre** amendment site is located south of the Town of Sahuarita, north and south of E. Continental Road and east of S. Abrego Drive along the Santa Cruz River in the Camino de la Canoa Land Grant in the Upper Santa Cruz Subregion. (District 4)

ON MOTION, it was

Voted: To **APPROVE**, as presented.

The motion **PASSED** (6 – 0; Commissioners Steinbrenner, Poulos, Holdridge and Matter were absent).

11) NEW BUSINESS

- A) Arlan Colton; Planning Director, gave the Board of Supervisors disposition of cases.

12) CALL TO THE AUDIENCE

No one from the audience spoke.

13) ADJOURNMENT

Meeting was adjourned at 3:25 p.m. on motion by Commissioner Smith, seconded by Commissioner Neeley.