



---

# 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 **February 29, 2012**

DATE: March 1, 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 11:50 a.m.*  
Randall R. Holdridge  
Bonnie Poulos *Arrived at 9:05 a.m.*  
Thomas Spendiarian  
Bob Cook *Left at 11:50 a.m.*  
Jenny Neeley  
Corey Smith

**ABSENT**

D'Laine Steinbrenner, Vice Chair  
Armando Membrila

**EIGHT MEMBERS PRESENT**

**ALSO PRESENT**

Arlan Colton, Planning Director  
Chris Poirier, Assistant Planning Director  
Janet Emel, Senior Planner  
Jim Veomett, Senior Planner  
Yves Khawam, Chief Building Official

Sherry Ruther, Mgr. Environmental & Long Range Planning Group  
Maggie Shaw, Public Works Manager, DOT  
Greg Saxe, Environmental Plan. Mgr., RFCD  
Celia Turner, Recording Secretary

2) **PLEDGE OF ALLEGIANCE**

3) **CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)**

A) **B-123 APPROVAL OF JANUARY 2012 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 Membrila were absent).

**REZONING CONTINUED FROM JANUARY MEETING FOR PUBLIC HEARING**

4) **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 **APPROVE** subject to the standard and special conditions:

**IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:**

Completion of the following conditions within five years  
from the date the rezoning request is approved by the Board of Supervisors:

1. Submittal of a development plan if determined necessary by the appropriate County agencies.
2. Recording of a covenant holding Pima County harmless in the event of flooding.

3. Recording of the necessary development related covenants as determined appropriate by the various County agencies.
4. Provision of development related assurances as required by the appropriate agencies.
5. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Development Services Department.
6. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
7. A master block plat along with the studies and/or plans required by various departments shall be submitted prior to any individual subdivision plats or development plans.
8. Transportation conditions:
  - A. The property owner/developer(s) shall dedicate 75 feet half right-of-way for Andrada Road, along the northern boundary of the rezoning.
  - B. The property owner/developer(s) shall dedicate 150 feet right-of-way, for Kolb Road along the western boundary of the western portion of the rezoning.
  - C. The property owner/developer(s) shall dedicate 75 feet half right-of-way for Rita Road, along the western boundary of the eastern portion of the rezoning.
  - D. Development shall comply with a 105 feet building setback measured from the centerline on Andrada Road located along the north boundary of the rezoning.
  - E. The property owner(s)/developer(s) shall enter into a Development Agreement with Pima County addressing, at a minimum, offsite improvements, phasing of access and right-of-way as approved by the Department of Transportation.
9. Flood Control conditions:
  - A. A Master Drainage Report shall be submitted with the Master Block Plat or the initial individual block individual block submittal whichever comes first for the Regional Flood Control District to determine 100-year water surface elevations for all lots and to analyze detention/retention requirements. The report shall determine final boundaries of the Lee Moore Wash Basin Management Study Flow corridors and associated Regulated Riparian Habitat for preservation within open space.
  - B. The property owner(s) shall dedicate right-of-way or easements for drainage and riparian preservation purposes to the Flood Control District and/or a Homeowners Association, as determined necessary during the development review process.

- C. The property owner(s) shall provide all necessary on-site and off-site drainage related improvements at no cost to Pima County that are needed as a result of the proposed development of the subject property. The location, design and construction of said improvements shall be subject to the approval of the Flood Control District.
  - D. All-weather access shall be provided to all lots to meet concurrency requirements.
  - E. A Riparian Habitat Mitigation Plan and Conservation Plan shall be submitted during the development review process. This Plan shall address maintenance, restoration and mitigation of Regulated Riparian Habitat not just where it may be disturbed but also within the Lee Moore Wash Basin Management Study Flow Corridors on the developed portion of the project and also within the western set-aside area.
  - F. A final Integrated Water Management Plan (FIWMP) shall be submitted for review at the time of submittal of the block plat or development plans (for commercial) detailing conservation measures, including water harvesting and other indoor and outdoor conservation measures.
10. Wastewater Reclamation conditions:
- A. The owner / developer shall construe no action by Pima County as a commitment of capacity to serve any new development within the rezoning area until Pima County executes an agreement with owner / developer to that effect.
  - B. By accepting this rezoning, the owner / developer acknowledges and agrees that there is no existing treatment facility for this development in the Southlands Service Basin and that the Corona de Tucson WRF was not designed to provide service for these downstream parcels. Any connection to the Corona de Tucson WRF will require augmentation of the treatment capacity.
  - C. By accepting this rezoning, the owner / developer acknowledges and agrees that in order to be served by the Corona de Tucson WRF, a conveyance system must be constructed by the owner / developer. Pima County shall decide whether this system will be conveyed to public ownership, or operated as a private sewer system by the owner / developer.
  - D. The owner / developer shall prepare a study of the sewer basin at his or her sole expense for the purposes of determining the routing and sizing of all off-site and on-site private or public sewer facilities necessary to provide both conveyance and treatment capacity and service to the rezoning area, and / or for the purpose of conceptual phasing of a pump station. The owner / developer shall fund, design and construct the necessary wastewater collection, conveyance and treatment facility improvements necessary to serve the rezoning area, as determined by the basin study.

- E. The owner / developer shall sewer the rezoning area as directed below:
- 1) At the time of Block Platting, a detailed basin study and a financial analysis of all viable options shall be required to establish the method of sewer service and required capacity.
  - 2) The rezoning area may be sewerred using private gravity sewers and a private sewage pumping station that discharges via a private force main to the Corona de Tucson WRF, only if authorized by the Pima County Regional Wastewater Department in their written documentation that treatment capacity for the proposed development is available.
  - 3) If Pima County allows the conveyance system to be public, the rezoning area may be sewerred using public sewers, if and only if the owner / developer meets the following conditions:
    - a. The owner / developer may fund, design and construct the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the Pima County Regional Wastewater Reclamation Department.
    - b. Upon approval of the basin study, the owner / developer shall enter into a master sewer service agreement with Pima County that specifies the improvements to be made to Pima County's public sewerage system and their timing.
    - c. A sewer master sewer service agreement must be approved by the Pima County Regional Wastewater Reclamation Department prior to approval of a master block plat, any tentative plat, development plan, sewer construction plan, or request for building permit.
    - d. Should the rezoning area be serviced to the Corona de Tucson Wastewater Treatment facility, the owner / developer shall provide all weather, unrestricted vehicular access to all new public sewer manholes within the rezoning area. The owner / developer shall obtain all necessary public sewer easements within the rezoning area prior to approval of a master block plat, any tentative plat, development plan, sewer construction plan, or request for building permit at his / her own expense.
- F. No more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review, the owner / developer shall obtain written documentation that sanitary sewerage treatment and conveyance capacity for the proposed development will be available when needed to serve the development.

11. Office of Sustainability and Conservation conditions:

- A. Landscaping in developed areas will be limited to native plants.
- B. A Conservation Plan will be submitted with the initial submittal of the block plat and be approved by the Planning Director, or their designee, prior to the approval of the final block plat. The Conservation Plan will include, but not be limited to the following:
  - 1) An evaluation of the potential to retain the existing stock tank for purposes of water harvesting, riparian resources, and as a source of water for wildlife. Where potential exists, recommendations as to how such purpose(s) can be accomplished will be included.
  - 2) A program for the entirety of the rezoned property that will reduce grazing pressure to levels that will improve on-site ecological conditions. This program will also evaluate elimination of cattle grazing and present an implementation schedule, as appropriate.
  - 3) A quantitative assessment of the entire project area to determine biological and vegetative quality and will: include observations of saguaro and Pima pineapple cactus; map areas suitable to receive transplanted and replacement specimens of saguaro, Pima pineapple cactus, and other plantings intended to augment undeveloped areas; and delineate any mitigation measures that exceed the regulatory requirements of the Native Plant Preservation Ordinance (18.72) for Pima pineapple cactus that will be implemented as part of block platting or subsequent subdivision platting stages.
  - 4) Describe and generally identify the location of those water-harvesting measures that will be used to support and promote riparian areas and other re-vegetated areas.

12. Cultural Resources conditions:

- A. If the recorded National Register-eligible cultural resources within the current development property cannot be avoided during construction, a cultural resources mitigation treatment plan shall be developed and implemented before any construction begins. The mitigation treatment will address impacts on the resources by archaeological data recovery (excavation). All work shall be conducted by an archaeologist permitted by the Arizona State Museum. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.
- B. A caution must be noted concerning human burials. Archaeological clearance recommendations do not exempt the construction and other ground-disturbing activities from compliance with State burial protection laws. 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 A.R.S. § 41-865 and A.R.S. § 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.

- 13. Natural Resources, Parks and Recreation conditions:
  - A. With the submittal of a subdivision plat, a recreation area plan shall be submitted and meet the requirements of 18.69.090 Residential recreation area.
  - B. G047 Southlands Greenway, as identified in the Pima Regional Trail System Master Plan, shall be located on the southern side of Andrada Road and within the subject property, installed at the time Andrada Road is constructed and meet the greenway standards as stated in the master plan.
  
- 14. Environmental Planning conditions:
  - A. Upon the effective date of the Ordinance, the owner(s)/developer(s) of the rezoned property 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. Prior to issuance of the certificate of compliance, the owner(s)/developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.
  - B. Maintenance of Lots by Owners: Lot Owners shall keep private lots free of invasive non-native plant species including but not limited to those listed below.

**Invasive Non-Native Plant Species Subject to Control:**

Ailanthus altissima	Tree of Heaven
Alhagi pseudalhagi	Camelthorn
Arundo donax	Giant reed
Brassica tournefortii	Sahara mustard
Bromus rubens	Red brome
Bromus tectorum	Cheatgrass
Centaurea melitensis	Malta starthistle
Centaurea solstitialis	Yellow starthistle
Cortaderia spp.	Pampas grass
Cynodon dactylon	Bermuda grass (excluding sod hybrid)
Digitaria spp.	Crabgrass
Elaeagnus angustifolia	Russian olive
Eragrostis spp.	Lovegrass (excluding E. intermedia, plains lovegrass)
Melinis repens	Natal grass

Mesembryanthemum spp.	Iceplant
Peganum harmala	African rue
Pennisetum ciliare	Buffelgrass
Pennisetum setaceum	Fountain grass
Rhus lancea	African sumac
Salsola spp.	Russian thistle
Schismus arabicus	Arabian grass
Schismus barbatus	Mediterranean grass
Sorghum halepense	Johnson grass
Tamarix spp.	Tamarisk

15. Adherence to the preliminary development plan shall be required. A maximum of 1,736 dwelling units shall be allowed.
16. A mix of housing types shall be provided to insure a diverse community. Single-family detached residential development shall not be allowed within the CAC mixed-use activity center or area(s).
17. A three hundred (300) foot wide lower-density residential buffer area shall be located along the perimeter of the site where residences exist adjacent to the project (Parcel "I" on the preliminary development plan). The buffer area shall allow no more than one residence per acre, lighting shall be shielded and will be directed within the project, not offsite, and a fifty (50) foot minimum rear setback is required for buildings. The 300-foot transition area will be designated as a Study Area, with the uses within the Study Area further defined at the time of platting. Informational meetings with residents will be held during the refinement of land uses within the Study Area.
18. No two-story structures shall be allowed along the 300-foot perimeter of the property where there are abutting, existing residences. All homes located adjacent to the spine road within the property will be limited to single-story. Only single-story homes will be allowed on corner lots at intersections of neighborhood streets. No more than three, two-story houses will be constructed in a row. No continuous walls along the south property line or where there are abutting, existing residences.
19. The development shall incorporate safe and convenient facilities for children to walk to school and/or provide safe and convenient staging areas for children to wait for school buses.
20. If wells are used, they shall be located in the northern half of the rezoning site.
21. In the event the subject property is annexed, the property owner(s) / developers(s) 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.
22. The property owner(s) / developers(s) shall execute and record a document acceptable to the Pima County Community Development and Neighborhood Conservation Department indicating that the owner/developer shall contribute to the affordable housing trust fund as adopted by the Pima County Board of Supervisors on December 13, 2005, before a certificate of compliance is issued.



23. The property owner shall execute and record the following disclaimer regarding Prop 207 rights. "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(I)."
24. An alternative energy plan, including solar features within the homes similar to the Civano development, shall be submitted with the block plat.
25. The development shall provide enhanced water harvesting.

**Additionally, the Commission noted as part of its motion, directed to the County that: If the "west site" is traded, it shall be traded for CLS or Pima pineapple cactus conservation lands.**

The motion **PASSED** (7 – 1; Commissioner Holdridge voted **NAY**; Commissioners Steinbrenner and Membrilla were absent).

### **REZONING FOR PUBLIC HEARING**

- 5) **Co9-11-09 PASCUA YAQUI TRIBE, ET AL. – MARK ROAD REZONING**  
Request of the Pascua Yaqui Tribe, et al. for a **rezoning** of approximately **30.1 acres** from **GR-1 (TDR-RA) (Rural Residential) (Transfer of Development Rights – Receiving Area) to CB-2 (General Business) (TDR-RA)**, on property located at the southeast corner of Mark Road and Valencia Road. The proposed rezoning conforms to the Pima County Comprehensive Plan Co7-00-20. (District 3)

ON MOTION, it was

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

#### **IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:**

Completion of the following conditions within **five years**  
from the date the rezoning request is approved by the Board of Supervisors:

1. Submittal of a development plan if determined necessary by the appropriate County agencies.
2. Recording of a covenant holding Pima County harmless in the event of flooding.
3. Recording of the necessary development related covenants as determined appropriate by the various County agencies.
4. Provision of development related assurances as required by the appropriate agencies.
5. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Development Services Department.

6. Transportation conditions:
  - A. The property owner/developer(s) shall dedicate 100 feet half right-of-way for Valencia Road, along the northern boundary of the rezoning.
  - B. The property owner/developer(s) shall dedicate 60 feet right-of-way, for Mark Road along the western boundary of the rezoning.
  - C. The property owner/developer(s) shall provide offsite improvements, including but not limited to, additional travel lanes, possible median improvements, drainage, relocation of curb/sidewalk, and relocation of bus stop, as determined necessary by the Department of Transportation.
  - D. The relocation of the bus stop on Valencia Road will need to be coordinated and approved by Sun Tran prior to approval of Offsite Improvement Plans.
7. Regional Flood Control conditions:
  - A. A drainage study shall be submitted for review and approval that addresses the impacts of development to the federally mapped floodplain and local area drainage.
  - B. The property owner shall comply with detention/retention conditions and restrictions, or provide an in-lieu fee, as stated in the Floodplain Management Ordinance since the property lies within a critical basin.
  - C. A Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR) are required due to changes to and development within a FEMA 100-year floodplain.
8. Water Resources condition:
  - A. A Final Integrated Water Management Plan (FIWMP) shall be submitted for review at the time of development plan submittal which details conservation measures, including water harvesting and other indoor and outdoor conservation measures.
9. Wastewater Management conditions:
  - A. The owner / developer shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner / developer to that effect.
  - B. The owner / developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review. Should treatment and / or conveyance capacity not be available at that time, the owner / developer shall have the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the Pima County Regional Wastewater Reclamation Department.
  - C. The owner / developer shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.

D. The owner / developer shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the Regional Wastewater Reclamation Department in its capacity response letter and as specified by the Development Services Department at the time of review of the tentative plat, development plan, sewer construction plan, or request for building permit.

E. The owner / developer shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, sewer construction plan or request for building permit.

F. The owner / developer shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.

10. Environmental Planning condition:
  - A. Upon the effective date of the Ordinance, the owner(s)/developer(s) of the rezoned property 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. Prior to issuance of the certificate of compliance, the owner(s)/developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.
  - B. Prior to the approval of the Development Plan, the developer must either secure Pima Pineapple Cactus to mitigate transplants or establish an acceptable propagation plan to grow new cactus.
11. In the event the subject property is annexed, the property owner(s) / developers(s) 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.
12. The property owner shall execute and record the following disclaimer regarding Proposition 207 rights. "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 to 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)."
13. Adherence to the preliminary development plan as approved at public hearing.

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

**COMPREHENSIVE PLAN AMENDMENT FOR PUBLIC HEARING**

**6) 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 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, subject to the following Rezoning Policies:

A. Development Services Department

1. A rezoning or specific plan application and companion river management plan will reflect commitments made during the comprehensive plan amendment process, as evidenced by application materials and the record of public hearings, to implement an integrated, holistic planning approach which promotes compact, sustainable development and recognizes the many values of the Santa Cruz River corridor as the central design element for future development.

B. Regional Flood Control District

1. Development shall conform to and be consistent with floodplain and drainage improvements and habitat preservation efforts identified in the River Management Plan to be approved as part of the Specific Plan Process.

C. Office of Sustainability and Conservation

1. Development occurring within areas affected by designations of the Maeveen Marie Behan Conservation Lands System shall be mitigated on-site, off-site, or combination thereof in a manner consistent with the Board of Supervisors' application of the applicable Conservation Guideline(s).

2. Any subsequent Management Plan for the Santa Cruz River shall include, but not be limited to, design and management elements that provide for a holistic, integrated approach to perpetuating the river's wildlife habitat, riparian and wetland resources, and value as a biological landscape corridor.

D. Cultural Resources Office

1. The entire 287-acre property shall be surveyed for cultural resources (Class III inventory survey) and any standing structures over 50 years old shall be recorded, and all identified historic properties shall be evaluated regarding their significance in consultation with the Arizona State Historic Preservation Officer.

2. Any significant historic properties shall be treated through mitigation of impact (effect) to these historic properties prior to construction.

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

**CODE TEXT AMENDMENT FOR PUBLIC HEARING**

- 7) **Co8-12-03 2012 PIMA COUNTY OUTDOOR LIGHTING CODE**  
AN ORDINANCE OF PIMA COUNTY, ARIZONA; RELATING TO BUILDING, CONSTRUCTION AND LIGHTING FILTRATION/SHIELDING; ADOPTING BY REFERENCE THE 2012 PIMA COUNTY OUTDOOR LIGHTING CODE; REPEALING ALL PREVIOUSLY ADOPTED EDITIONS OF THE PIMA COUNTY OUTDOOR LIGHTING CODE AND AMENDING CHAPTER 15.12 OF THE PIMA COUNTY CODE TO CONFORM (ALL DISTRICTS).

ON MOTION, it was

Voted: To **APPROVE** with changes.

The motion **PASSED** (8 – 0; Commissioners Steinbrenner and Membrila were absent).

8) **NEW BUSINESS**

- A) Chris Poirier; Assistant Planning Director, gave the Board of Supervisors disposition of cases.

9) **CALL TO THE AUDIENCE**

No one from the audience spoke.

10) **ADJOURNMENT**

Meeting was adjourned at 2:25 p.m. on motion by Commissioner Smith, seconded by Commissioner Holdridge.