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 JULY 31, 2013
DATE: August 2, 2013
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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
William Matter, Chair
Jenny Neeley, Vice-Chair
Howard L. Richey
Bonnie Poulos
Randall R. Holdridge
Bob Cook
Armando Membrila
Lynne Mangold
Brad Johns

ABSENT
Jodi Bain

left at 1:30 p.m.

left at 11:20 a.m.

NINE MEMBERS PRESENT

ALSO PRESENT
Arlan Colton, Planning
Chris Poirier, Assistant Planning Director
David Petersen, Senior Planner
Jim Veomett, Senior Planner
Donna Spicola, Planner
Celia Turner, Recording Secretary

Tom Drzazgowski, Deputy Chief Zoning Inspector
Greg Saxe, Environmental Plan. Mgr., RFCD
Robert Young, DOT
Frank Postillion, Flood Control
Sherry Ruther, Env. Planning Mgr.
2) **PLEDGE OF ALLEGIANCE**

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

**A) 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. B-128 Monthly reports were not presented at this time.

The motion **PASSED** (9 – 0; Commissioner Bain was absent).

**COMPREHENSIVE PLAN AMENDMENTS FOR PUBLIC HEARING**

4) **Co7-13-01 SABINO CANYON ROAD PROPERTIES, LLC – N. SABINO CANYON ROAD PLAN AMENDMENT**

Request of Sabino Canyon Road Properties, LLC, represented by Erin Harris, Star Consulting of Arizona, Inc., to amend the Pima County Comprehensive Plan from **Low Intensity Urban 3.0 (LIU-3.0)** to **Medium-High Intensity Urban (MHIU)** for approximately **15.14 acres** located at the northeast corner of N. Sabino Canyon Road and E. Cloud Road, in Section 29, Township 13 South, Range 15 East, in the Catalina Foothills Subregion. (District 1)

ON MOTION, it was

Voted: To recommend **MODIFIED APPROVAL** for a Comprehensive Plan Amendment from **Medium-High Intensity Urban (MHIU)** to **Medium Intensity Urban (MIU)**.

The motion **PASSED** (6 – 3; Commissioners Neeley, Richey, and Johns voted **NAY**; Commissioner Bain was absent).

5) **Co7-13-02 SMITH VIRGIL B REVOCABLE LIVING TRUST – S. FREEMAN ROAD ALIGNMENT PLAN AMENDMENT**

Request of Virgil B. Smith Revocable Living Trust, represented by Steve Lenihan, Vail Smith, LLC, to amend the Pima County Comprehensive Plan from **Low Intensity Rural (LIR)** to **Medium Intensity Urban (MIU)** for approximately **25.0 acres** located on the east side of S. Freeman Road alignment, approximately one-half mile south of Mary Ann Cleveland Way and one-quarter mile north of the Union Pacific Railroad, in Section 5, Township 16 South, Range 16 East, in the Rincon Southeast/Santa Rita Subregion. (District 4)
ON MOTION, it was

Voted: To **APPROVE** a Comprehensive Plan Amendment from **Low Intensity Rural** (LIR) to **Medium Intensity Urban** (MIU).

The motion **PASSED** (9 – 0; Commissioner Bain was absent).

6) **Co7-13-07 TITLE SECURITY OF ARIZONA TR 2055 - E. TANQUE VERDE ROAD PLAN AMENDMENT**

Request of Title Security of Arizona TR 2055, represented by The WLB Group, Inc., to amend the Pima County Comprehensive Plan from **Resource Transition (RT)** to **Low Intensity Urban 1.2 (LIU 1.2)** for approximately **53.0 acres** located on the north side of E. Tanque Verde Road, approximately 2,300 feet east of N. Houghton Road and 1,150 feet west of N. Tanque Verde Loop Road, in Section 36, Township 13 South, Range 15 East, in the Catalina Foothills Subregion. (District 4)

ON MOTION, it was

Voted: To recommend **APPROVAL** for a Comprehensive Plan Amendment from **Resource Transition (RT)** to **Low Intensity Urban 1.2 (LIU-1.2)**, subject to the following Rezoning Policies (RP):

1. Full compliance with Conservation Lands System Conservation Guidelines is required, 80% conservation for the Biological Core Management Area and 95% conservation for the Important Riparian Area.

2. All Regulated Riparian Areas and mapped floodplain shall remain planned Resource Transition (RT).

Staff note: Recommended policy #2 is not structured as a Rezoning Policy that would be implemented during rezoning. Rather, it is a recommendation for **MODIFIED APPROVAL** that would reduce the acreage changed from Resource Transition (RT) to Low Intensity Urban 1.2 (LIU-1.2) on the Planned Land Use map.

The motion **PASSED** (5 – 2; Commissioners Membrila and Johns voted **NAY**, Commissioner Bain, Cook, and Neeley were absent).

7) **NEW BUSINESS**

   A) Board of Supervisors disposition of cases.

8) **CALL TO THE AUDIENCE**

No one from the audience spoke.

9) **ADJOURNMENT**
Meeting was adjourned at 1:40 p.m. on motion by Commissioner Matter seconded by Commissioner Membrila.