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# MEMORANDUM

DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION

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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 26, 2014**  
DATE: February 28, 2014

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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.

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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**

Jenny Neeley, Vice-Chair  
Bonnie Poulos  
Randall R. Holdridge  
Armando Membriila  
Bob Cook  
Lynne Mangold  
Brad Johns  
Eddie Peabody, Jr.

**ABSENT**

William Matter, Chair  
Jodi Bain

**EIGHT MEMBERS PRESENT**

**ALSO PRESENT**

Chris Poirier, Assistant Planning Director  
David Petersen, Senior Planner  
Tom Coyle, Principal Planner  
Celia Turner, Coordinator

Jeannette DeRenne, Principal Planner, DOT  
Greg Saxe, Environmental Plan. Mgr., RFCD

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

**A) B-123 APPROVAL OF SEPTEMBER 25, 2013 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** January 29, 2014 checklist and the Consent Agenda with a correction as follows: Commissioner Armando Membriola left at 11:35 and came back at 12:05. B-128 Monthly reports were not available.

The motion **PASSED** (8 – 0; Commissioners Matter and Bain were absent).

**REZONING FOR PUBLIC HEARING**

- 4) **Co9-13-14 TANQUE VERDE HAY & FEED SUPPLY, LLC – TANQUE VERDE ROAD REZONING**

Request of **Tanque Verde Hay & Feed Supply, LLC**, represented by **Omni Architecture, Inc.**, for a rezoning of approximately 0.85 acre from RVC (Rural Village Center) and CB-1 (Local Business) to CB-2 (General Business), on property located on the south side of Tanque Verde Road, approximately 250 feet west of Tanque Verde Loop Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Neighborhood Activity Center. (District 4)

Voted: To **APPROVE** subject to the following standard and special conditions:

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. Transportation condition:  
The property shall be limited to two access points as shown on the sketch plan.
8. Flood Control conditions:
  - A. A Floodplain Use Permit is required for any new development.
  - B. No storage of equipment or material is permitted within the retention basin.
  - C. Prior to issuance of a Certificate of Compliance or any development permits, the property owner shall submit a drainage report (including hydraulic analysis) to the Pima County Regional Flood Control District for review and approval. The report

shall address elevations, setbacks and detention/retention requirements and shall verify whether or not the basin performs as designed in the Tanque Verde Loop Plaza grading plan (Co12-86-131).

9. Wastewater Reclamation condition:  
The owner/developer must secure approval from the Pima County Department of Environmental Quality to use on-site sewage disposal systems within the rezoning area at the time a tentative plat, development plan or request for building permit is submitted for review.
10. Environmental Quality condition:  
The applicant shall demonstrate that the lot, as proposed, can accommodate the existing and/or new facilities and an on-site wastewater disposal system, while meeting all required setbacks. Vehicular traffic shall not be allowed over the septic tank or disposal areas; the site must also provide for the primary and required 100% reserve disposal area. Existing and/or future development shall not be allowed within the designated disposal areas. This demonstration shall be made prior to issuance of the Certificate of Compliance.
11. Adherence to the sketch plan as approved at public hearing for sale of hay, feed, and supply and uses of similar intensity.
12. A permit must be obtained for the existing structure on parcel 133-02-0800.
13. The metal siding of the structure on parcel 133-02-0800 must be painted with a single desert/earth tone color.
14. 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)."
15. 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.
16. In the event the subject property is annexed, the property owner 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.

The motion **PASSED** (8 – 0; Commissioners Matter and Bain were absent).

## 5) **NEW BUSINESS**

- A) Pima Prospers – Comprehensive Plan update.  
The Assistant Planning Director presented a verbal update on the Plan progress.
- B) Board of Supervisors disposition of cases.

The Assistant Planning Director presented the actions on Planning and Zoning Commission's recommendations of the Board of Supervisors for the previous months.

7) **CALL TO THE AUDIENCE**

No one from the audience spoke.

8) **ADJOURNMENT**

Meeting was adjourned at 9:26 a.m. on motion by Commissioner Poulos, seconded by Commissioner Neeley.