



AGENDA

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, SEPTEMBER 29, 2010**

AT OR AFTER 9:00 A.M.

Public Works Building, 201 North Stone Avenue
Tucson, Arizona
Basement - Meeting Rooms "C" and "D"

SCHEDULE

8:30 A.M. BRIEFING SESSION

Conference Room 'D'

9:00 A.M. REGULAR SESSION

Conference Room 'C'

Consent Agenda
Zoning Code Text Amendment
Comprehensive Plan Amendments
Initiation of Zoning Code Text Amendments
New Business
Call to the Audience
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:

- | | |
|---|---|
| <input type="checkbox"/> Bonnie Poulos, Chair | <input type="checkbox"/> Armando Membrila |
| <input type="checkbox"/> Howard L. Richey, Vice-Chair | <input type="checkbox"/> Randall R. Holdridge |
| <input type="checkbox"/> Bob Cook | <input type="checkbox"/> Mary Jo Smith |
| <input type="checkbox"/> Jenny Neeley | <input type="checkbox"/> Thomas Spendiarian |
| <input type="checkbox"/> William Matter | <input type="checkbox"/> Dee Steinbrenner |

2) **PLEDGE OF ALLEGIANCE**

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

A) B-123 APPROVAL OF JULY 2010 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.

- a) Staff Report
- b) Action

ZONING CODE TEXT AMENDMENT

4) Co8-10-07 MEDICAL MARIJUANA DISPENSARIES

AN ORDINANCE OF THE PIMA COUNTY BOARD OF SUPERVISORS, RELATING TO ZONING (TITLE 18); AMENDING THE PIMA COUNTY CODE BY ADDING DEFINITIONS FOR MEDICAL MARIJUANA DESIGNATED CAREGIVER CULTIVATION LOCATION, MEDICAL MARIJUANA DISPENSARY, MEDICAL MARIJUANA DISPENSARY OFFSITE CULTIVATION LOCATION AND MEDICAL MARIJUANA QUALIFYING PATIENT CULTIVATION LOCATION TO CHAPTER 18.03 (DEFINITIONS) AND ADDING MEDICAL MARIJUANA DISPENSARY, MEDICAL MARIJUANA DISPENSARY OFFSITE CULTIVATION LOCATION AND MEDICAL MARIJUANA DESIGNATED CAREGIVER CULTIVATION LOCATION TO CHAPTER 18.45 (CB-2 GENERAL BUSINESS ZONE), SECTION 18.45.040 (CONDITIONAL USES) AS CONDITIONAL USES AND ADDING DEVELOPMENT STANDARDS, CONDITIONS, APPLICATION REQUIREMENTS AND IDENTIFYING THE EXISTING APPLICABLE FEE FOR MEDICAL MARIJUANA DISPENSARIES, MEDICAL MARIJUANA DISPENSARY OFFSITE CULTIVATION LOCATIONS AND MEDICAL MARIJUANA DESIGNATED CAREGIVER CULTIVATION LOCATIONS TO CHAPTER 18.45, SECTION 18.45.040 (ALL DISTRICTS)

- a) Staff Report
- b) Public Hearing
- c) Action

COMPREHENSIVE PLAN AMENDMENTS FOR PUBLIC HEARING

5) Co7-10-02 AJOUZ – W. INA ROAD PLAN AMENDMENT

Request of Toufic M. Ajouz and Katherine Mather-Ajouz to amend the Pima County Comprehensive Plan from **Low Intensity Urban 1.2 (LIU-1.2) to Medium Intensity Urban (MIU)**. The approximately **0.88-acre** property is located at 1022 W. Ina Road, on the north side of W. Ina Road approximately 100 feet west of N. La Cresta Avenue, in Section 25, Township 12 South, Range 13 East in the Northwest Subregion. (District 1)
Notification distance: 1,000 feet

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

6) **Co7-10-03 PIMA COUNTY REGIONAL FLOOD CONTROL DISTRICT – LEE MOORE WASH STUDY AREA SPECIAL AREA POLICY PLAN AMENDMENT**

Request of Pima County Regional Flood Control District to amend Pima County Comprehensive Plan Regional, Rezoning and Special Area Plan Policies by **amending Special Area Plan Policy S-18**, Floodplain Management, to add a new section to reference and incorporate the June, 2010 Lee Moore Wash Basin Management Study (LMWBMS) and to provide for a comprehensive flood control protection program and appropriate guidelines for development. Planned Land Use Intensity would remain unchanged. The approximately **101,253-acre** unincorporated Pima County portion of the 136,320-acre LMWBMS area defines the amendment area, which is generally bounded by Interstate 10 and the City of Tucson on the north, Sonoita Highway / State Route 83 on the east, Coronado National Forest and Santa Rita Experimental Range on the south, and S. Nogales Highway, San Xavier District and the Town of Sahuarita on the west. The amendment site covers all or part of: Township 15 South, Range 14 East, Sections 31 and 32; Township 16 South, Range 14 East, Sections 1-15, 18-20, 22, 28-30, and 32-36; Township 16 South, Range 15 East, Sections 7, 10-15, 17, 18, 22-27, 32, 34 and 36; Township 16 South, Range 16 East, Sections 15, 16, 18-22, and 26-35; Township 17 South, Range 14 East, Sections 1-5, 8-17, 20-28 and 34-35; Township 17 South, Range 15 East, Sections 1-36; Township 17 South, Range 16 East, Sections 1-35; Township 17 South Range 17 East, Sections 18 and 19; Township 18 South, Range 14 East, Sections 1, 2 and 11-13; Township 18 South, Range 15 East, Sections 1-27, 35 and 36; and Township 18 South, Range 16 East, Sections 3-8 and 17-19 in the Rincon-Southeast / Santa Rita and Upper Santa Cruz Subregions. (Districts 2 and 4)

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

7) **INITIATION OF ZONING CODE TEXT AMENDMENT**

Staff requests that the Planning and Zoning Commission initiate a text amendment to modify various chapters of the Pima County Zoning Code in order to update standards and requirements, to extend time limits for conditional use permits, to correct inaccurate citations, and align the code with state statutes.

- a) [Discussion/Action](#)

8) **INITIATION FOR ZONING CODE TEXT AMENDMENT**

Staff requests that the Planning and Zoning Commission initiate the text amendment relating to modifying the Pima County Zoning Code Chapter 18.69 Subdivision Standards and 18.71 Development Plan Standards, in order to reflect the current Pima Regional Trail System Master Plan, and to adopt “Pima Regional Trail System Master Plan” to replace the existing “Eastern Pima County Trail System Master Plan.”

- a) [Discussion/Action](#)

9) **NEW BUSINESS**

A) Phase II City and County Water Study Presentation of Draft Action Plan.

a) [Presentation/Discussion](#)

B) Board of Supervisors disposition of cases.

C) Discussion regarding the Commission's request for a Communication Tower Survey.

10) **CALL TO THE AUDIENCE**

11) **ADJOURNMENT**