



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 **October 27, 2010**

DATE: October 29, 2010

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

Bonnie Poulos, Chair
William Matter
Howard L. Richey, Vice Chair
Bob Cook
Thomas Spendiarian
Armando Membrila arrived at 9:25 a.m.
D'Laine Steinbrenner
Jenny Neeley

ABSENT

Mary Jo Smith
Randall R. Holdridge

EIGHT MEMBERS PRESENT

ALSO PRESENT

Arlan Colton, Planning Director
Chris Poirier, Assistant Planning Director
David Petersen, Senior Planner
Elva Pedrego, Senior Planner
Jim Portner, Hearing Administrator
Daniel Tylutki, Community Services
Betty Stamper, Development Services
Celia Turner, Recording Secretary

Maggie Shaw, Sr. Civil Eng. DOT
Greg Saxe, Environmental Plan. Mgr.
RFCD
Steve Anderson, NRPR
Bruce Plenk, City of Tucson Office of
Sustainability.

2) **PLEDGE OF ALLEGIANCE**

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

A) **B-123 APPROVAL OF SEPTEMBER 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.

ON MOTION, it was

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

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

CONDITIONAL USE PERMITS FOR PUBLIC HEARING

4) **P21-10-012 PICTURE ROCKS VOLUNTEER FIRE DISTRICT – NORTH SANDARIO RD.**

Request of Picture Rocks Volunteer Fire District, represented by FM Group, on property located at 7341 N. Sandario Rd., in the **GR-1 Zone**, 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 GR-1 zone. (District 3)

ON MOTION, it was

Voted: To **APPROVE** with Standard and Special conditions.

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

5) **P21-10-014 PIMA COUNTY – SOUTH WESTOVER AV.**

Request of FM Group, on property located at 5200 S. Westover Av., in the **SH Zone**, 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 SH zone. (District 5)

ON MOTION, it was

Voted: To **APPROVE** with Standard and Special conditions.

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

* Please note that the following two items were heard together, but motions were voted upon separately.

REZONING FOR PUBLIC HEARING

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6) Co9-10-05 PIMA COUNTY – TIFFANY LOOP REZONING

Request of Pima County for a rezoning of approximately **6.9 acres** from **RH (Rural Homestead) to CB-2 (General Business)**, on property located on the east side of Tiffany Loop, approximately 400 feet south of the intersection of Linda Vista Boulevard and Tiffany Loop and approximately 500 feet west of Interstate 10. The proposed rezoning conforms to the Pima County Comprehensive Plan Co7-00-20. (District 3)

ON MOTION, it was

Voted: To **APPROVE** as proposed by staff.

The motion **PASSED** (8 – 0; Commissioners Smith and Holdridge were absent).

MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITIONS FOR PUBLIC HEARING

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7) Co9-72-198 COOK – LINDA VISTA ROAD REZONING

Request of Pima County for a **waiver** of rezoning condition #'s 1 through 7. The modification of condition #1 is classified as a substantial change. Condition #1 restricts use of the rezoning site to outdoor recreational uses; Condition #2 requires provisions for hooding outdoor lighting to prevent the light sources from being seen from adjacent properties; Condition #3 requires provision of necessary rights-of-way for roads and drainage; Condition #4 requires completion of requirements for a zoning ordinance within two years of the date of rezoning approval (February 20, 1973) by the Board of Supervisors; Condition #5 requires a suitable arrangement for sanitary facilities; Condition #6 requires recording of a covenant holding Pima County harmless in the event of flooding; and Condition #7 requires submittal of a development plan. The subject property is approximately 2.25 acres zoned CB-2 (General Business) and is located on the east and west sides of Tiffany Loop, south of the intersection of Linda Vista Boulevard and Tiffany Loop and approximately 500 feet west of Interstate 10. (District 3)

ON MOTION, it was

Voted: To **APPROVE** a waiver of rezoning conditions #1 through 7 as proposed by staff.

The motion **PASSED** (8 – 0; Commissioners Smith and Holdridge were absent).

MASTER PLAN AND ZONING CODE TEXT AMENDMENT FOR PUBLIC HEARING

8) **Co8-10-06 TRAILS SYSTEM MASTER PLAN AND CONFORMING CODE AMENDMENT**

PROPOSAL TO ADOPT BY ORDINANCE OF THE PIMA COUNTY BOARD OF SUPERVISORS THE PIMA COUNTY REGIONAL TRAIL SYSTEM MASTER PLAN, REPLACING THE EASTERN PIMA COUNTY TRAIL SYSTEM MASTER PLAN AND TO ADOPT AN ORDINANCE OF THE PIMA COUNTY BOARD OF SUPERVISORS RELATING TO ZONING; AMENDING THE PIMA COUNTY ZONING CODE TITLE 18 BY AMENDING CHAPTERS 18.67 (BUFFER OVERLAY ZONE), 18.69 (SUBDIVISION STANDARDS), 18.71 (DEVELOPMENT PLAN STANDARDS) AND 18.91 (REZONING PROCEDURES) TO REPLACE REFERENCES TO THE "EASTERN PIMA COUNTY TRAIL SYSTEM MASTER PLAN" WITH THE "PIMA COUNTY REGIONAL TRAIL SYSTEM MASTER PLAN". (ALL DISTRICTS)

ON MOTION, it was

Voted: To **APPROVE** as specified.

The motion **PASSED** (8 – 0; Commissioners Smith and Holdridge were absent).

ZONING CODE TEXT AMENDMENT FOR PUBLIC HEARING

9) **Co8-10-05 CHARTER SCHOOLS, LIGHTING, FEES, GRADING STANDARDS, REZONING NOTIFICATIONS, CONDITIONAL USE TIME LIMITS, INACCURATE CITATIONS, ETC.**

AN ORDINANCE OF THE PIMA COUNTY BOARD OF SUPERVISORS RELATING TO ZONING; AMENDING THE PIMA COUNTY ZONING CODE TITLE 18 BY AMENDING CHAPTERS 18.01 (GENERAL PROVISIONS), 18.07 (GENERAL REGULATIONS AND EXCEPTIONS), 18.09 (GENERAL RESIDENTIAL AND RURAL ZONING PROVISIONS), 18.69 (SUBDIVISION STANDARDS) AND 18.79 (SIGN STANDARDS) TO DELETE SPECIFIC FEE AMOUNTS; AMENDING CHAPTERS 18.07 (GENERAL REGULATIONS AND EXCEPTIONS), 18.09 (GENERAL RESIDENTIAL AND RURAL ZONING PROVISIONS), 18.13 (RURAL HOMESTEAD ZONE), 18.14 (RURAL RESIDENTIAL ZONE), 18.17 (SUBURBAN RANCH ZONE), 18.19 (SH ZONE), 18.39 (GENERAL COMMERCIAL STANDARDS), 18.43 (LOCAL BUSINESS ZONE), 18.45 (GENERAL BUSINESS ZONE), 18.49 (CAMPUS PARK INDUSTRIAL ZONE), 18.61 (HILLSIDE DEVELOPMENT OVERLAY ZONE), 18.63 (HISTORIC ZONE), 18.67 (BUFFER OVERLAY), 18.75 (OFF-STREET PARKING AND LOADING STANDARDS), 18.81 (GRADING STANDARDS) TO DEFER THE LIGHTING REQUIREMENTS TO THE COUNTY OUTDOOR LIGHTING CODE REQUIREMENTS; AMENDING CHAPTER 18.03 (GENERAL DEFINITIONS) TO ADD A DEFINITION FOR A CARPORT, TO FURTHER DESCRIBE A GUEST HOUSE AND TO REVISE THE CHARTER SCHOOL DEFINITION; AMENDING CHAPTER 18.07 TO ALLOW MODIFICATION OF THE FRONT YARD SETBACK THROUGH THE MODIFICATION

OF SETBACK REQUIREMENTS; AMENDING CHAPTER 18.09 TO ADD CHARTER SCHOOLS AS AN OUTRIGHT PERMITTED USE, TO DELETE THE REFERENCE TO ADDITIONAL FEES FOR THE SECONDARY DWELLING APPEAL; AMENDING CHAPTERS 18.12 (INSTITUTIONAL RESERVE ZONE), 18.13 AND CHAPTER 18.17 TO CORRECT INACCURATE CITATIONS; AMENDING CHAPTERS 18.37 (MULTIPLE USE ZONE) AND 18.43 TO ADD CHARTER SCHOOLS AS AN OUTRIGHT PERMITTED USE; AMENDING CHAPTER 18.81 (GRADING STANDARDS) TO REVISE THE TYPE I PERMIT REQUIREMENT; AMENDING CHAPTER 18.91 (REZONING PROCEDURES) TO REVISE NOTIFICATION REQUIREMENTS TO CONFORM WITH STATE STATUTES; AMENDING CHAPTER 18.97 (CONDITIONAL USE PROCEDURES) BY REVISING TIME LIMITS AND TIME EXTENSIONS. (ALL DISTRICTS)

ON MOTION, it was

Voted: To **APPROVE** as specified.

The motion **PASSED** (8 – 0; Commissioners Smith and Holdridge were absent).

CODE AMENDMENTS FOR STUDY SESSION

10) PIMA COUNTY RENEWABLE ENERGY INCENTIVE DISTRICTS (REID)

Daniel Tylutki, Pima County Community Services, provided a Power Point Presentation on the topic, and answered questions along with Betty Stamper and Arlan Colton, Pima County Development Services; and Bruce Plenk, City of Tucson Office of Sustainability.

11) NEW BUSINESS

- A) Chris Poirier; Assistant Planning Director, gave the Board of Supervisors disposition of cases.
- B) Mr. Matter commented about Communication Tower Survey.
- C) It was noted that the meeting in November may be canceled if there is no business to transact and that the Chair and the Planning Director will make that decision. Additionally, due to lack of a quorum, the Planning and Zoning Commission Meeting in December is canceled.

**** Note:** Subsequent to the October Commission meeting, due to no business to transact, the November meeting was canceled.

Also, Commissioner Membrilla requested a report on use of soil cement within the CLS from Greg Saxe, Regional Flood Control District, to be part of the New Business at the next available meeting.

12) CALL TO THE AUDIENCE

No one from the audience spoke.

13) ADJOURNMENT

Meeting was adjourned at 11:45 a.m. on motion by Commissioner Poulos, seconded by Commissioner Matter.