

**MINUTES OF THE REGULAR MEETING  
OF THE  
SANTA CRUZ COUNTY PLANNING AND ZONING COMMISSION**

**APPROVED**  
10/27/2014

**DATE:** May 26, 2016

**TIME AND PLACE:** 1:00 p.m., Santa Cruz County Board of Supervisors' Meeting Room, 2150 N. Congress Drive, Nogales, Arizona 85621.

**MEMBERS PRESENT:** Daniel Bell, David Gutfahr, Guillermo Padilla, Nancy Pottinger and Guillermo Valencia,

**MEMBERS ABSENT:** Marcelino Varona, Randy Heiss and Sheila Dagucon

**STAFF PRESENT:** Mary Dahl (Director) and Angelika Ortiz.

Mr. Bell called the meeting to order at approximately 1:00 p.m. Pledge of allegiance preceded roll call and it was noted for the record that a quorum was present.

Mr. Bell ordered a call to the public. After hearing no response, he moved to the next item on the agenda: Case No. REZ-16-02 - Parcel 112-43-001 (portion) and Parcel No. 140-02-036 – a request to rezone approximately 43.9 acres from GR (General Rural) to M-1 (Light Industry) and approximately 43.9 acres from GR (General Rural) to P (Preservation) on a property located adjacent to and east of the existing Rio Rico South Industrial Park in Rio Rico, Arizona.

Ms. Dahl reviewed the staff report and mentioned that the purpose of the rezoning is to extend the Rio Rico Industrial Park to the east to create an additional twelve lots on about 50 acres and, furthermore, the applicant proposes to designate about 44 acres as Preservation zoning adjacent to the Santa Cruz River. She explained that the Preservation area is proposed to be developed with storm water retention and water recharge basins handling and managing the runoff from the entire old and new industrial park.

Ms. Dahl stated that the drainage in the South Industrial Park has always been a problem due to the fact that the existing platted drainage ways do not daylight to the river and that the water can stand up to 1 ½ to 2 feet deep along Kipper Street. The rezoning proposal contemplates converting platted drainage ways into access ways which will require the cooperation of adjacent lot owners in the existing industrial park.

Ms. Dahl addressed the traffic impacts in the area and spoke about the factors to mitigate this impact:

1. The applicant has had discussions with existing lot owners who have expressed an interest in obtaining the proposed new industrial lots in order to have more room for truck parking, circulation etc. This means that they might not be developed with new businesses, but serve instead to allow existing businesses to expand. This will result in more traffic, but maybe not to the scale of a new venture.
2. Another factor is that the Arizona Department of Transportation (ADOT) has recognized that the Ruby Road interchange and the frontage road system needs capacity enhancement and traffic flow improvements.
3. A third consideration is the speed of buildout. It has taken 45 years for the existing industrial park to build out to about 90%. Except for those existing businesses that may wish to expand, the introduction of new businesses would be measured.

Ms. Dahl made a recommendation to the Planning and Zoning Commission to recommend approval of the rezoning request to the Board of Supervisors with the following conditions:

1. Prior to setting the public hearing before the Board of Supervisors, the applicants shall demonstrate that they have secured vehicular access to the property as shown on the preliminary development plan.
2. No building permits will be issued on the M-1 property until the final plat has been approved and recorded and all required improvements have been made.
3. All plans and subsequent development shall conform to the approved Master Drainage Plan for this area.

Mr. Valencia commented that as Chairman of the Port Authority, he met with Jesus Valdez, The Fresh Produce Association and ADOT regarding the Ruby Roaed Interchange to discuss funding issues. He stated that they came to an agreement to expand the project assessment to an environmental assessment and then present it to the State Transportation Board for a five-year plan. He spoke in favor of the request and the need for economic development and future growth in the area.

He questioned if the drainage coming down on a drainage easement on Calle Cristina and asked if that water is going to will stay in that area or if it will run down into these new lots.

Ms. Dahl responded that the idea is to master plan the entire existing development and move all the incoming water from the existing and future lots into the river.

Mr. David Gutfahr and Mr. Guillermo Padilla disclosed having business dealings with the applicant regarding agricultural issues, but not related to this real estate.

Mr. Gary Grizzle, WLB Group, made a presentation of the request. He addressed the preliminary development plan presented and mentioned that the M-1 (light industry) lots are of similar size as the existing ones to give them options in the future for possible lot combos with the existing lots. He addressed a master drainage report and a couple of solutions to alleviate and mitigate the drainage problems, he also addressed the P (Preservation) zone property, mentioning that this will be a large water recharge basin, which they will revegetate to stabilize and enhance the area with native plants. They will provide a trailhead and earthen parking lot for the Anza Trail.

Mr. Grizzle stated that access to the new lots will be through existing drainage way easements. WLB has done a hydrological study and can put those drainage ways into concrete channels to make them more narrow and allow them to be able to put the road there. He stated that this development will create economic development, will mitigate the drainage problems and would also enhance the area.

Mr. Gutfahr asked if, for the proposed lots, they would generate the fill from excavation in the P (Preservation) area and if they would revegetate the areas.

Mr. Grizzle responded yes.

Mrs. Pottinger asked if the two access entrances would be in the same location as the drainage channels and if the new lots would be elevated since they are in the floodplain.

Mr. Grizzle responded yes, that they need the adjacent lot owner's approval because it is their easement and that the lots will be elevated out of the floodplain.

Mr. Valencia asked how the existing water flow is going to be handled in the easement.

Mr. Grizzle responded that they will do a study to determine how to transport all drainage thorough the development into the river.

Mr. Valencia mentioned that there are a lot of trucks parked on the street and asked how are they going to handle the truck parking.

Mr. Grizzle responded that they have been working with Jesus Valdez and they will have direct access point onto the lots and in the right of way, outside the pavement area, they would have barricades to prevent on street parking.

Mr. Andy Jackson addressed the Commission and said that this was born out of the combined need for flood control in the area and large amount of trucks blocking Kipper Street. He mentioned that most adjacent owners are interested in expanding for the sake of getting better access and better maneuvering of the trucks. He mentioned that this would be a relief valve more than for new business.

Mrs. Pottinger mentioned that there are many uses permitted in M-1 and asked the applicant if they would be primarily using it for expansion of the existing business.

Mr. Jackson responded that because of the cost to develop, and the engineering problems in this area an expansion for the existing business would be a good and less expensive opportunity, he also mentioned that this would have no negative impact on anybody and they would help to solve drainage issues.

Mr. Bell opened the public hearing.

Mr. Gary Elliot commended the applicant and spoke in favor of the request.

Mr. Jerry Behn addressed the Commission on behalf of the Anza Trail Coalition spoke in favor of the request and thanked the applicant for the trail access.

Mr. Bell closed the public hearing and moved to Commission questions, comments and/or discussion.

Mr. Gutfahr expressed his approval for the request.

Mr. Bell concurred with Mr. Gutfahr.

Mr. Gutfahr made a motion, seconded by Mr. Valencia, to recommend approval of the rezoning request to the Board of Supervisors with the following conditions:

1. Prior to setting the public hearing before the Board of Supervisors, the applicants shall demonstrate that they have secured vehicular access to the property as shown on the preliminary development plan.
2. No building permits will be issued on the M-1 property until the final plat has been approved and recorded and all required improvements have been made.
3. All plans and subsequent development shall conform to the approved Master Drainage Plan for this area.

Motion was voted upon and approved unanimously.

Mr. Bell moved to discussion and possible action relating to the approval of the minutes from March 24, 2016.

Mr. Padilla made a motion, seconded by Mrs. Pottinger, to approve the March 24, 2016 minutes as presented.

Motion was approved unanimously.

Meeting was adjourned at 1:49 p.m.



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Daniel Bell, Chair