



# BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 4/4/2023

\*= Mandatory, information must be provided

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

**\*Title:**

P22TA00002 RESIDENTIAL TRAIL-ORIENTED DEVELOPMENT

**\*Introduction/Background:**

This text amendment creates incentives for residential development within 1/2 miles of the Chuck Huckelberry Loop Trail.

**\*Discussion:**

The first phase of Trail-oriented development established Pima County Zoning Code section 18.07.030.V and specifically addressed non-residential development uses in proximity to the Chuck Huckelberry Loop and its designated spurs. This text amendment for Residential Trail-oriented development is the second phase of Trail-oriented development. The amendment creates standards and incentives for Residential Trail-oriented development including reduced minimum site area and lot size while maintaining the density of the zoning district and simplified infrastructure standards.

**\*Conclusion:**

This text amendment expands upon Trail-oriented development by creating standards and incentives for residential development within 1/2 mile of the Chuck Huckelberry Loop and its designated spurs.

**\*Recommendation:**

Staff and the Planning and Zoning Commission recommend APPROVAL of the request.

**\*Fiscal Impact:**

N/A

**\*Board of Supervisor District:**

1    2    3    4    5    All

Department: Development Services, Planning Division   Telephone: 520-724-8800

Contact: Thomas Drzazgowski, Chief Zoning Inspector   Telephone: 520-724-6675

Department Director Signature:		Date:	<u>3/15/23</u>
Deputy County Administrator Signature:		Date:	<u>3/15/2023</u>
County Administrator Signature:		Date:	<u>3/15/2023</u>



**PIMA COUNTY**  
DEVELOPMENT SERVICES

**TO:** Honorable Board of Supervisors

**FROM:** Chris Poirier, Deputy Director   
Public Works-Development Services Department-Planning Division

**DATE:** March 14, 2023

**SUBJECT:** **P22TA00002 RESIDENTIAL TRAIL-ORIENTED DEVELOPMENT**  
(Zoning Code Text Amendment)

The above referenced Zoning Code Text Amendment is scheduled for the Board of Supervisors' **TUESDAY, April 4, 2023** hearing.

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**REQUEST:** Proposal to amend by ordinance, the Pima County Zoning Code.

**OWNER:** N/A

**APPLICANT:** Pima County Development Services Department

**DISTRICT:** ALL

**STAFF CONTACT:** Anita McNamara, AICP, Senior Planner

**PUBLIC COMMENT TO DATE:** As of March 14, 2023, staff has written public comments in support.

**PLANNING AND ZONING RECOMMENDATION:** **APPROVAL** (7-0; Commissioners Matter, Maese and Tronsdal were absent).

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL**.

TD/AM/ds  
Attachments



PIMA COUNTY

DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

Subject: P22TA00002

Page 1 of 2

FOR APRIL 4, 2023 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Poirier, Deputy Director *WLO For*  
Public Works-Development Services Department-Planning Division

DATE: March 14, 2023

ADVERTISED ITEM FOR PUBLIC HEARING

ZONING CODE TEXT AMENDMENT

P22TA00002 RESIDENTIAL TRAIL-ORIENTED DEVELOPMENT

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, RELATING TO ZONING; AMENDING THE PIMA COUNTY CODE BY AMENDING CHAPTER 18.07 (GENERAL REGULATIONS AND EXCEPTIONS) TO ADD STANDARDS FOR RESIDENTIAL DEVELOPMENT IN PROXIMITY TO THE CHUCK HUCKELBERRY LOOP TRAIL. On motion, the Planning and Zoning Commission voted 7-0 to recommend **APPROVAL** (Commissioners Matter, Maese and Tronsdal were absent). Staff recommends **APPROVAL**. (Districts 1,2,3, 4 and 5)

Summary of the Planning and Zoning Commission Hearing (March 1, 2023)

Staff presented the staff report highlighting the zoning code text amendment to expand upon Section 18.07.030.V Trail-oriented development to add standards and incentives for residential trail-oriented development. The standards and incentives include reductions in minimum site area and lot sizes while maintaining the density of the zoning district. For subdivisions of 10 or fewer lots, incentives include the use of Parking Area Access Lanes (PAALS) in lieu of streets designed to meet subdivision standards and allowing wastewater infrastructure per the International Plumbing Code, if the system is private, has no proposed manholes or forced means, and discharges 3000 gallons.

A commissioner asked if the stakeholders that were contacted included those beyond industry stakeholders. Staff replied that in addition to those stakeholders, staff contacted Southern Arizona Home Builders Association, Metro Pima Alliance, Tucson Mountains Association, Catalina Foothills Association, in addition to other neighborhood groups.

A commissioner asked for clarification regarding the PAALS and the allowed density. Staff responded that the PAALS, along with the private sewer help lower infrastructure cost and streamline the review process. Staff provided examples of how a property could develop using

these standards, such as reducing the minimum lot sizes and retaining the rest of the property as open space.

The chairman opened the public hearing and asked if there was anyone who wished to speak. No one responded and the commission voted to close the public hearing.

Commissioner Gungle made a motion to recommend **APPROVAL** of Zoning Code Text Amendment P22TA00002; Commissioner Cook gave second.

Upon a roll call vote, the motion to recommend **APPROVAL** passed (7-0; Commissioners Matter, Maese and Tronsdal were absent).

TD/AM/ds  
Attachments

C: Tom Drzazgowski, Chief Zoning Inspector

ORDINANCE 2023-\_\_\_\_

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, RELATING TO ZONING; AMENDING THE PIMA COUNTY CODE BY AMENDING CHAPTER 18.07 (GENERAL REGULATIONS AND EXCEPTIONS) TO ADD STANDARDS FOR RESIDENTIAL DEVELOPMENT IN PROXIMITY TO THE CHUCK HUCKELBERRY LOOP TRAIL.

THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA FINDS THAT:

1. The Planning and Zoning Commission, at its July 29, 2020 hearing, initiated and authorized staff to amend the Pima County Zoning Code to add standards for residential development in proximity to the Chuck Huckelberry Loop Trail.
2. The amendments to this ordinance will provide standards for residential development along the Chuck Huckelberry Loop Trail.
3. This ordinance does not create new restrictions on the use of property, and this ordinance is not intended to, nor should it be construed to, reduce any existing rights to use, divide, sell or possess private real property.

IT IS ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA:

**Section 1.** Pima County Code Chapter 18.07 (GENERAL REGULATIONS AND EXCEPTIONS), Section 18.07.030 (Land use regulations), is amended to provide standards for residential development adjacent the Chuck Huckelberry Loop Trail as follows:

Chapter 18.07

GENERAL RESIDENTIAL AND RURAL ZONING PROVISIONS

18.07.010 Purpose.  
Reserved.

18.07.020 Lots and parcels.

...

18.07.030 Land use regulations.

...

V. Trail-oriented development: to provide incentives to encourage economic development and business opportunities through retail and services and small-scale residential for users who commute and recreate on established county trails.

1. Guidelines - Establishments should:
  - a. Be located to provide safe access for pedestrians and bicyclists to and from trails;
  - b. Provide outdoor seating, shade, landscaping, and be oriented toward trails to the extent practicable;
  - c. Provide a diversity of housing types including workforce housing in conveniently located areas;
  - d. Use elements of green building, sustainability, water harvesting, and green infrastructure / low impact development in project design and construction;
  - e. Promote and complement the region's long historic, cultural and natural heritage, and existing specific site characteristics (such as shade trees, vegetation, or viewsheds) where possible.
2. Location:
  - a. Non-residential or mixed-use development - Any parcel within five-hundred feet of the Chuck Huckelberry Loop Trail or any county-identified Loop Trail spur segment, excluding any parcels west of N. Silverbell Road.
  - b. Residential - Any parcel within 2,640 feet of the Chuck Huckelberry Loop Trail or any county-identified Loop Trail spur segment, excluding any parcels west of N. Silverbell Road.
3. Uses:
  - a. Non-residential or mixed-use development:
    - i. Food and beverage service, such as coffee shop, café, delicatessen, ice cream store, juice bar, refreshment stand, brew pub, restaurant (with or without alcohol sales);
    - ii. Retail, such as bicycle shop, farm products stand, farmers market, grocery, convenience store, or similar small retail establishment;
    - iii. Services, such as bank or personal services;
  - b. Platted residential development connected to sanitary sewer:
  - c. Other trail-oriented development: all uses which are similar in type, scale or intensity to other uses listed and which are, in the opinion of the zoning inspector, not otherwise unlawful, injurious to the general health and welfare or specifically excluded.



4. Requirements for permanent structures and establishments:
- a. Non-residential development or mixed-use development:
    - i. Maximum floor area in RH, GR-1 and SR zones: 10,000 square feet;
  - b. Residential development:
    - i. Minimum site area: Seven thousand square feet;
    - ii. Average area per dwelling unit: in accordance with the appropriate zone;
    - iii. Minimum lot size: One thousand square feet;
    - iv. Minimum site setbacks: in accordance with the yard setbacks of the appropriate zone;
    - v. For subdivisions of 10 lots or less:
      - a) May develop per section 2.2. Commercial and Industrial Developments of the 2016 Subdivision and Development Street Standards (as amended from time to time).
      - b) May design wastewater infrastructure in accordance with the international plumbing code if the system is private, no manholes are proposed, 3,000 gallons per day (gpd) or less, and no force main is proposed.
  - bc. Setbacks on parcels that abut trails and onsite vehicle parking may be reduced to less than required, with Planning Official approval, when demonstrated that the minimum necessary to support onsite use is provided;
  - ed. Shall provide sufficient and secure bicycle parking.

...

**Section 6.** This ordinance is effective 31 days after its adoption.

PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

ATTEST:

BOARD OF SUPERVISORS

\_\_\_\_\_  
Clerk, Board of Supervisors

\_\_\_\_\_  
Chairman, Board of Supervisors

APPROVED AS TO FORM:



---

Deputy County Attorney  
Krystal De La Ossa

APPROVED:



---

Executive Secretary  
Planning and Zoning Commission



ORDINANCE 2023-\_\_\_\_\_

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  - c. Provide a diversity of housing types including workforce housing in conveniently located areas;
  - d. Use elements of green building, sustainability, water harvesting, and green infrastructure / low impact development in project design and construction;
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    - ii. Retail, such as bicycle shop, farm products stand, farmers market, grocery, convenience store, or similar small retail establishment;
    - iii. Services, such as bank or personal services;
  - b. Platted residential development connected to sanitary sewer:
  - c. Other trail-oriented development: all uses which are similar in type, scale or intensity to other uses listed and which are, in the opinion of the zoning inspector, not otherwise unlawful, injurious to the general health and welfare or specifically excluded.

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    - iii. Minimum lot size: One thousand square feet;
    - iv. Minimum site setbacks: in accordance with the yard setbacks of the appropriate zone;
    - v. For subdivisions of 10 lots or less:
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ATTEST:

BOARD OF SUPERVISORS

\_\_\_\_\_  
Clerk, Board of Supervisors

\_\_\_\_\_  
Chairman, Board of Supervisors

APPROVED AS TO FORM:



---

Deputy County Attorney  
Krystal De La Ossa

APPROVED:



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Executive Secretary  
Planning and Zoning Commission

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION  
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**

**PUBLIC HEARING  
MARCH 1, 2023**

**P22TA00002**

**RESIDENTIAL TRAIL-ORIENTED DEVELOPMENT**

**STATUS / AGENDA ITEMS**

**Planning and Zoning Commission Public Hearing**  
Zoning Code Text Amendment

**REQUEST**

An Ordinance of the Board Of Supervisors of Pima County, Arizona, Relating To Zoning; Amending the Pima County Code by Amending Chapter 18.07 (General Regulations And Exceptions) by Adding Standards for Residential Development in Proximity to the Chuck Huckelberry Loop Trail. (Districts 1, 2, 3 and 4)

**INITIATION**

Planning and Zoning Commission, July 29, 2020

**STAFF RECOMMENDATION**

Staff recommends **APPROVAL** of the proposed Residential Trail-Oriented Development Zoning Code Text Amendment.

This proposed amendment is the second phase of trail-oriented development. The first phase of trail-oriented development was approved in 2020 and specifically addressed commercial development within 500 feet of the Chuck Huckelberry Loop Trail (the Loop). This phase, residential trail-oriented development, was initiated at the July 2020 Planning and Zoning Commission hearing. This amendment creates incentives to encourage residential development on property in proximity to trails in Pima County, beginning with the Loop and its designated spurs, and provides guidelines and development standards for residential development along trails.

**BACKGROUND**

Similar to transit-oriented development, trail-oriented development links people and places without the need of a vehicle. Specifically, the goal of residential trail-oriented development is to provide opportunities for diverse housing types, including workforce housing, in conveniently located areas and to promote a greater variety of housing options to help increase use of the Loop. The proposed amendment will incentivize residential development along the trail by streamlining certain development regulations. Incentives are identified for residential uses that would allow diverse residential building types while maintaining the density of the underlying zoning district.

Regionally, the Loop provides a system of separated paved shared-use paths that encircle Tucson and currently extend into Marana and Oro Valley. The central Loop, completed in early 2018, and branch spurs currently total about 130 miles in length, with future segments planned to Catalina, Sahuarita and Green Valley, Tanque Verde Creek, and Pima Co. Fairgrounds. About 18 miles of the Loop currently lie within unincorporated county.

Trail-oriented development, including residential uses, along county trails, and the Loop specifically, is supported by policies goals of the Pima County Comprehensive Plan and other county plans.

*Pima Prospers*, the 2015 update of the Pima County Comprehensive Plan, and other county plans identify the Loop for economic development, public health, and alternative transportation under a number of policies and goals:

- Support and promote the Loop and other system trails as regional attractions to promote healthy lifestyles, economic development, and connectivity to a variety of destinations (Pima Prospers 4.8(2), Policies 1 - 3)
- Consider in all land use decisions access to work, school, services, infrastructure, and healthy foods to create healthy communities, including pedestrian and bicycle infrastructure and amenities (Pima Prospers 3.1(1), Policies 8 & 9)
- Where appropriate, incorporate a diversity of housing types including workforce housing and a conveniently located mix of residential neighborhoods (Pima Prospers 3.2(5)(g))
- The Loop is identified as a Focused Development Investment (Growth) Area, designated to “make automobile, transit and other multimodal circulation more efficient, make infrastructure expansion more economical and provide a rational pattern of land development” (ARS §11-804(C)(2))

#### **RESIDENTIAL TRAIL-ORIENTED DEVELOPMENT**

This zoning text amendment will expand section 18.07.030.V Trail-Oriented Development of Chapter 18.07 General Regulations and Exceptions, Section 18.07.030 Land use regulations. The amendment provides incentives for residential development on properties within 2,640 feet of the Loop and its designated spurs. Staff estimates that this would include 15,840 parcels on approximately 11,108 acres along the Loop and its spurs. Residential trail-oriented development will be permitted in all zoning districts within 2,640 feet of the Loop or any county-identified Loop Trail spur segment, excluding any parcels west of N. Silverbell Road. The 2,640-foot distance is an increased distance based on stakeholder input. It should be noted that the original distance was 1,500 feet in the first draft sent to stakeholders.

The amendment does not increase allowed density but does allow more flexible development standards. This includes requirements for minimum site area of 7,000 square feet, with the average area per dwelling unit and minimum site setbacks as provided under the zoning district and a minimum lot size of 1,000 square feet.

Additionally, the amendment contains incentives to develop small-scale subdivision projects containing 10 or fewer lots. These standards allow private streets to be designed to commercial and industrial development standards, allowing parking area access lanes (PAALs) for both access and parking in lieu of streets meeting subdivision standards. Standards also allow wastewater infrastructure per International Plumbing Code if the system is private, has no proposed manholes or force mains, and discharges 3,000 gallons per day or less.

These changes will allow for more flexibility to develop a portion of a property while keeping the remainder as open space. An example would be a property potentially bypassed for development due to having areas within floodplain. This property could benefit through the reduction in minimum site area and lot size to allow development on a portion of the site while maintaining the floodplain area as open space.

#### **Departmental and Stakeholder Review and Comment**

Staff sent the draft text amendment to county departments and other local development and stakeholder groups for review and comment. The list of contacted departments and groups and their comments are attached.

**Public Comment**

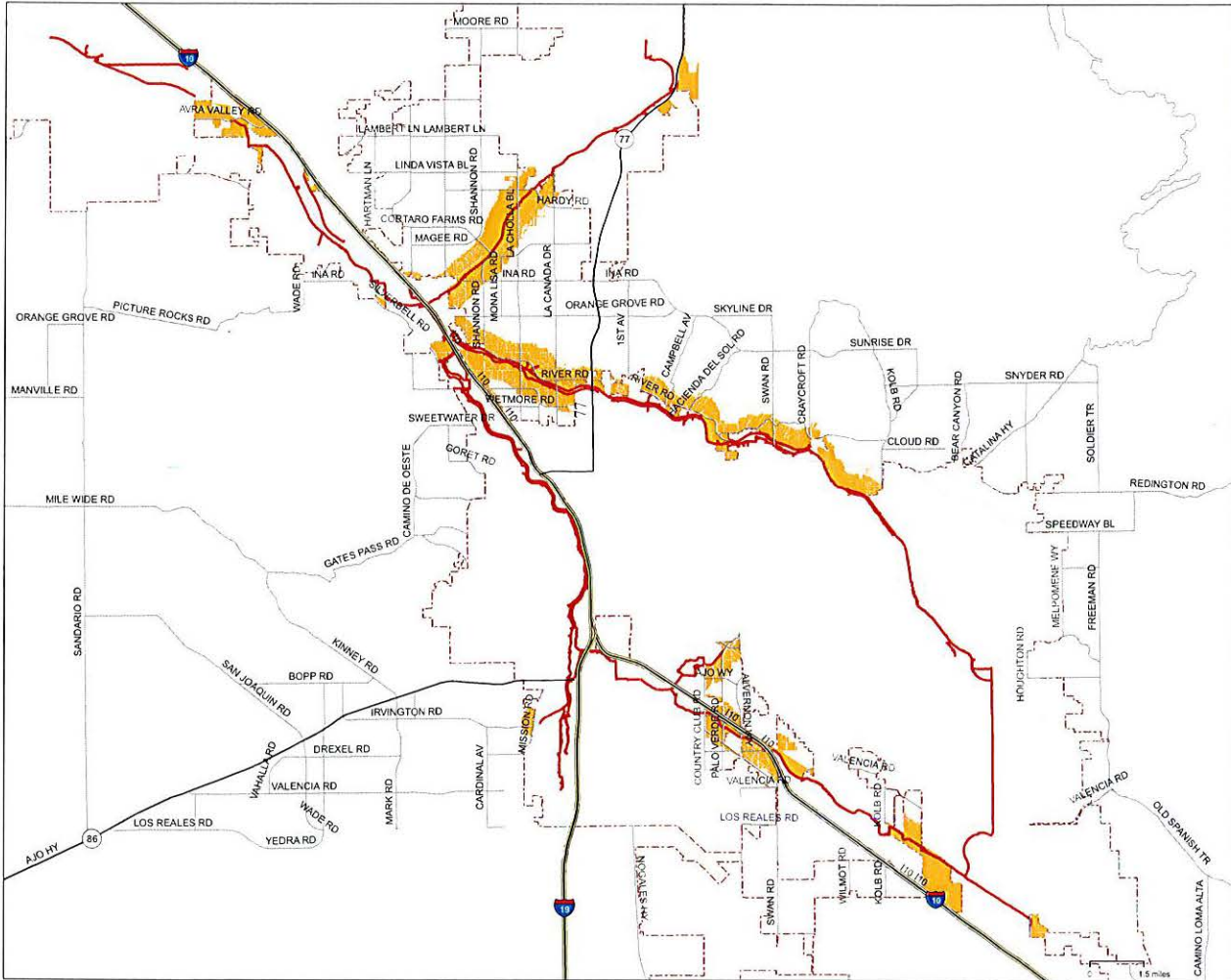
As of submittal of the text amendment for the Planning & Zoning Commission public hearing, staff has not received other public comment.

Respectfully Submitted,





*Anita McNamara*

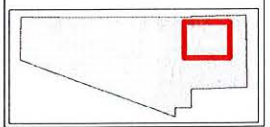
Anita McNamara, AICP  
Senior Planner





### Parcels near the Chuck Huckelberry Loop

-  CH Loop
  -  Major Washes
  -  Pima County Boundary
  -  Parcels within 2640' of CH Loop
- Count - 15,840  
Acre Estimate - 11,108



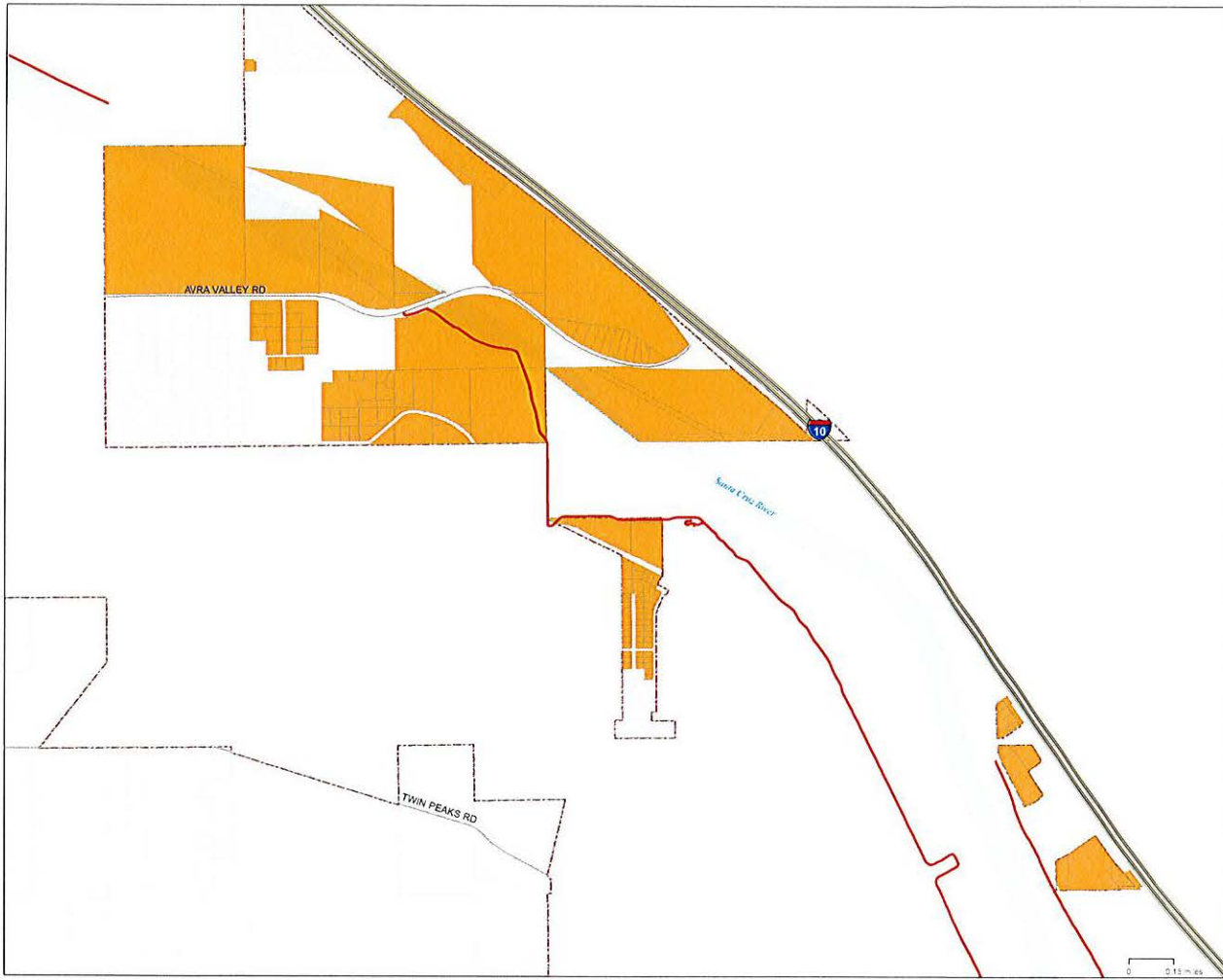

**PIMA COUNTY**  
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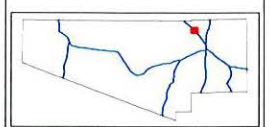
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Parcels near the  
Chuck Huckelberry Loop  
Rillito



-  CH Loop
-  Major Washes
-  Pima County Boundary
-  Parcels within 2640' of CH Loop




**PIMA COUNTY**  
 INFORMATION TECHNOLOGY  
 2015-2016 BUDGET

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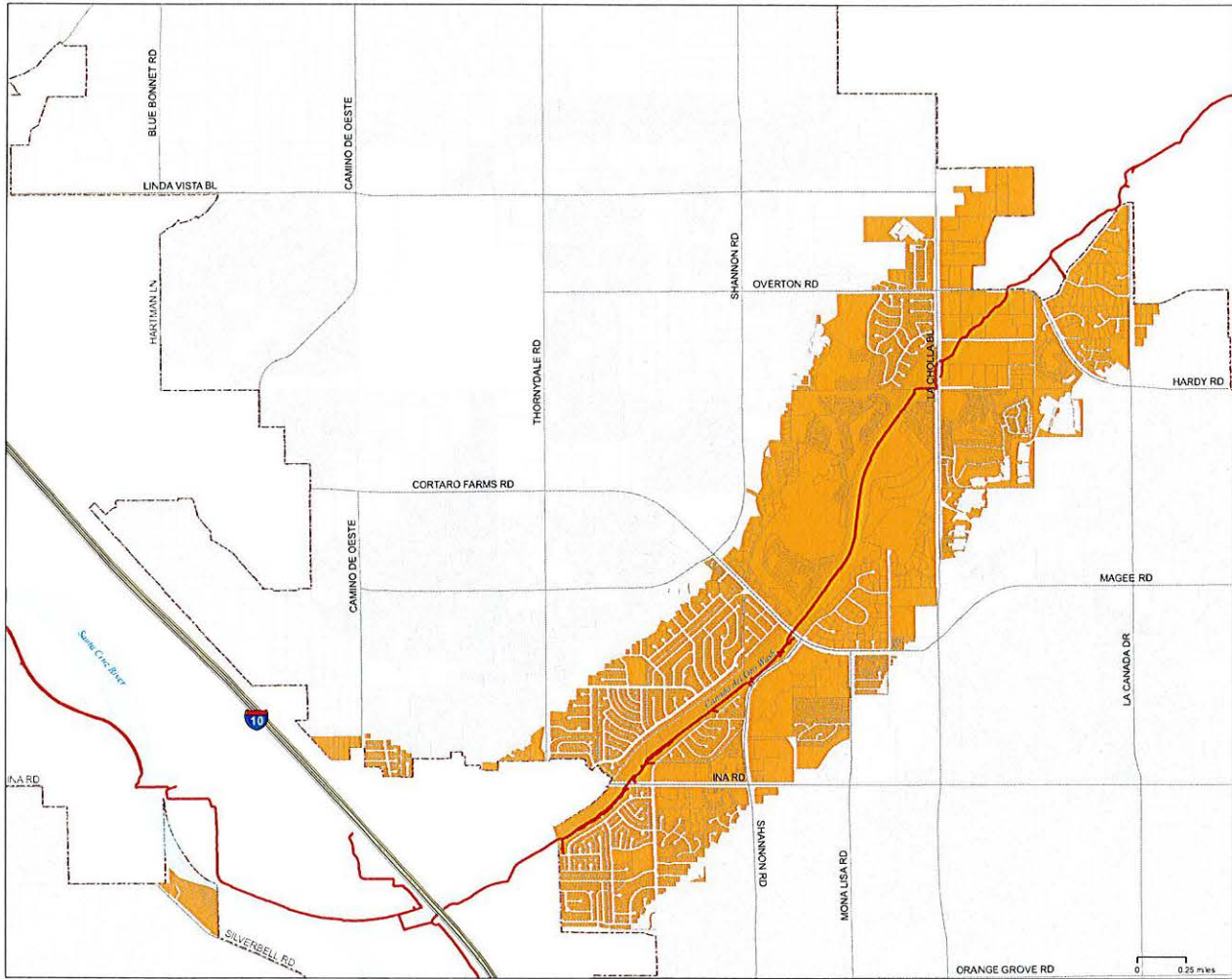
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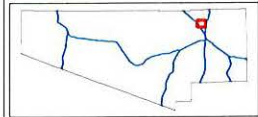
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Parcels near the  
Chuck Huckelberry Loop  
N La Cholla

- CH Loop
- Major Washes
- Pima County Boundary
- Parcels within 2640' of CH Loop



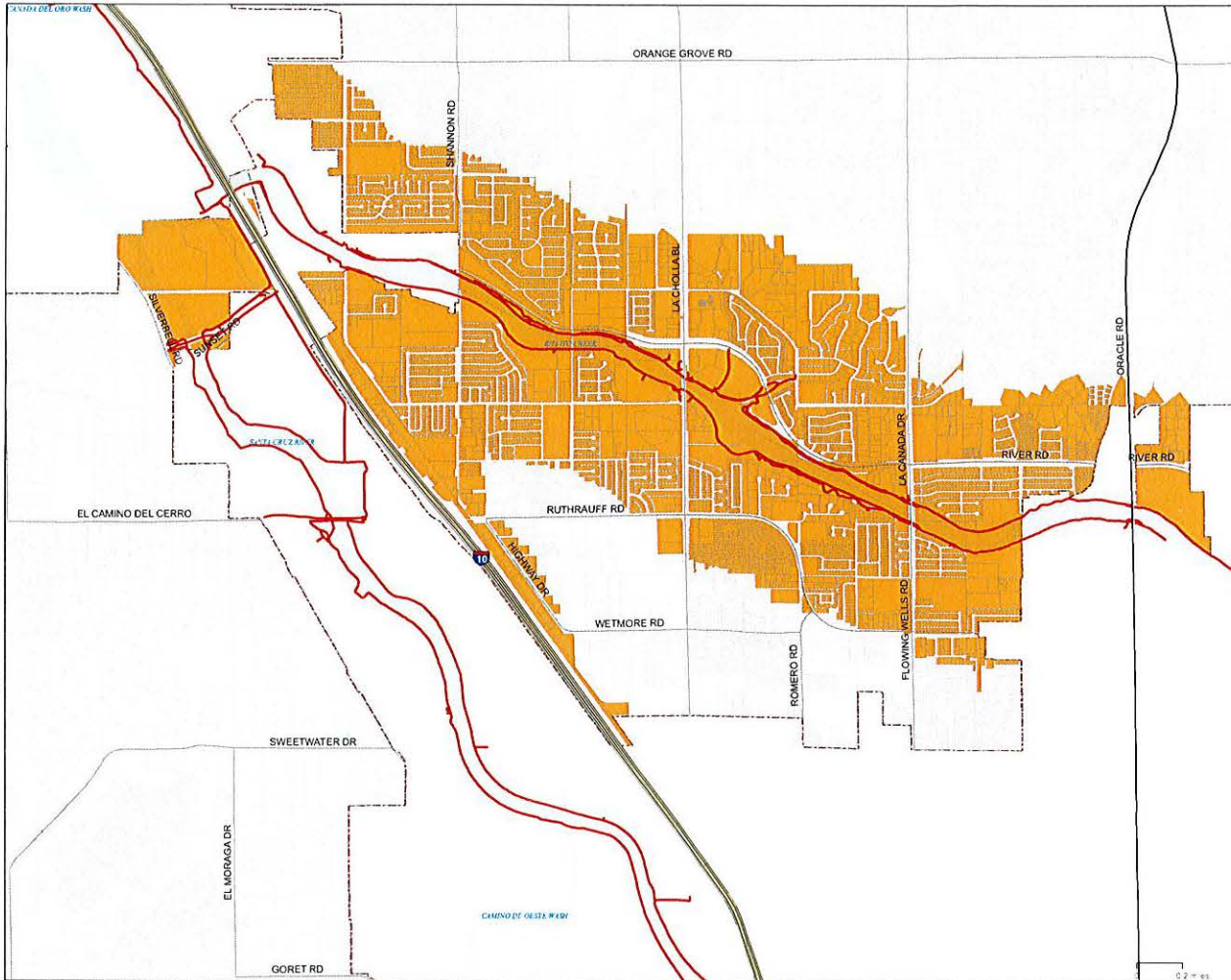

**PIMA COUNTY**  
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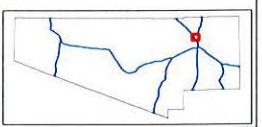
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### Parcels near the Chuck Huckelberry Loop W River

-  CH Loop
-  Major Washes
-  Pima County Boundary
-  Parcels within 2640' of CH Loop




**PIMA COUNTY**  
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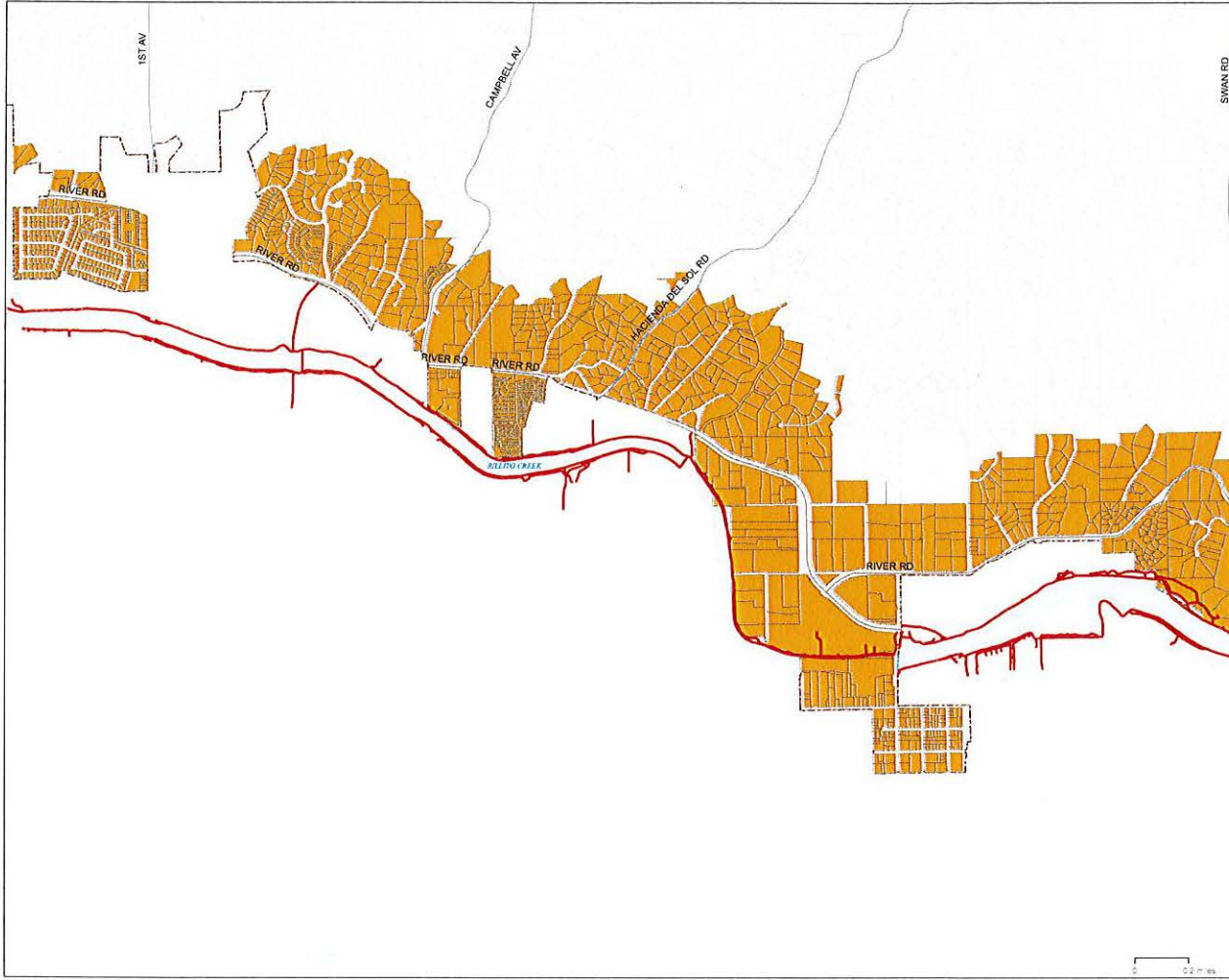
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 Phone: (206) 835-1300  
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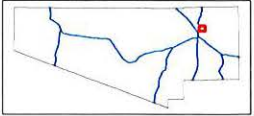
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Parcels near the  
Chuck Huckelberry Loop  
Binghampton/Kleindale

-  CH Loop
-  Major Washes
-  Pima County Boundary
-  Parcels within 2640' of CH Loop

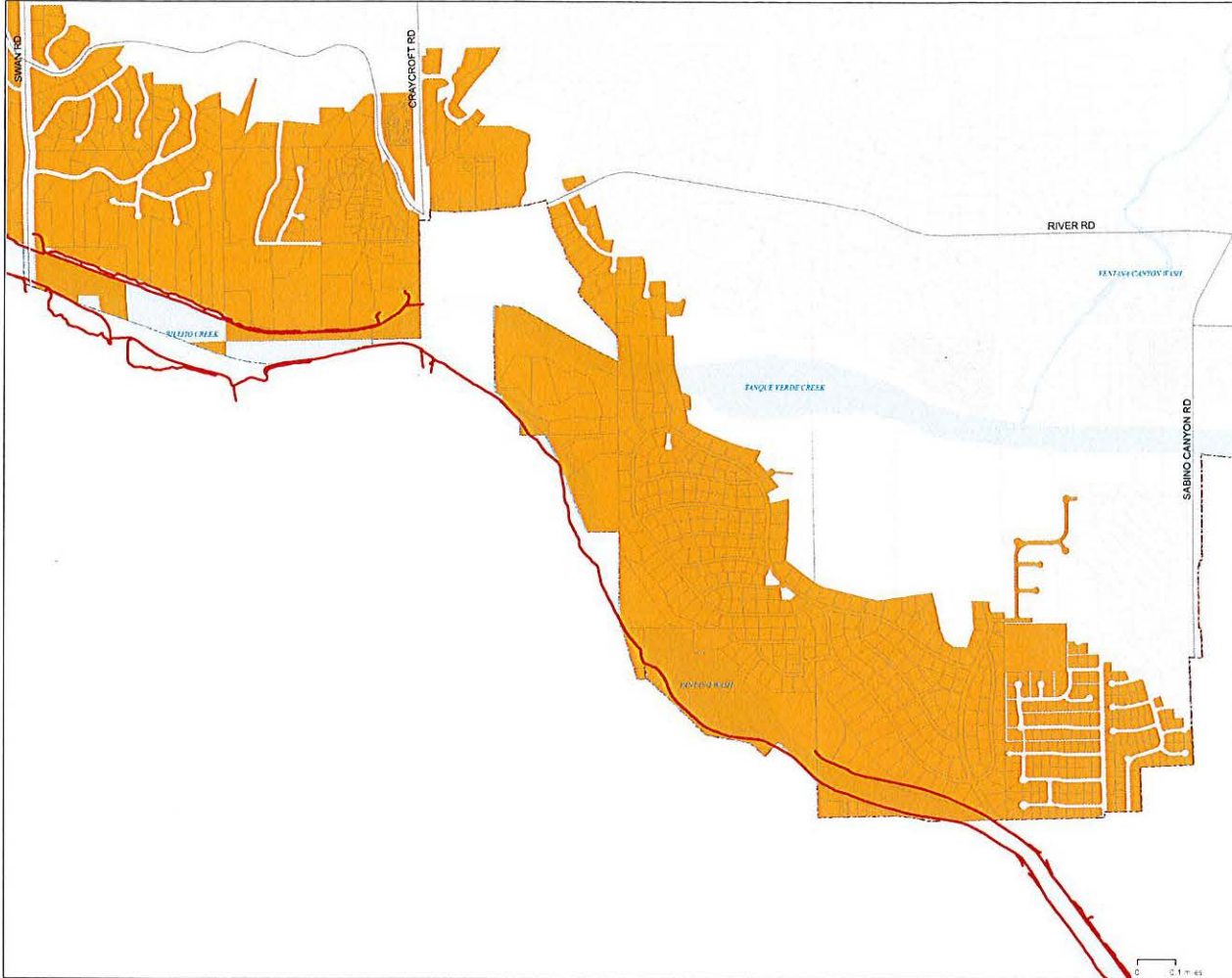



**PIMA COUNTY**  
 INFORMATION TECHNOLOGY  
 600 NORTH WASHINGTON STREET  
 TULSA, OKLAHOMA 74103  
 PHONE: 918.591.1100  
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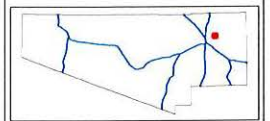
0 0.2 Miles





Parcels near the  
Chuck Huckelberry Loop  
River Rd / Craycroft Rd

-  CH Loop
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-  Pima County Boundary
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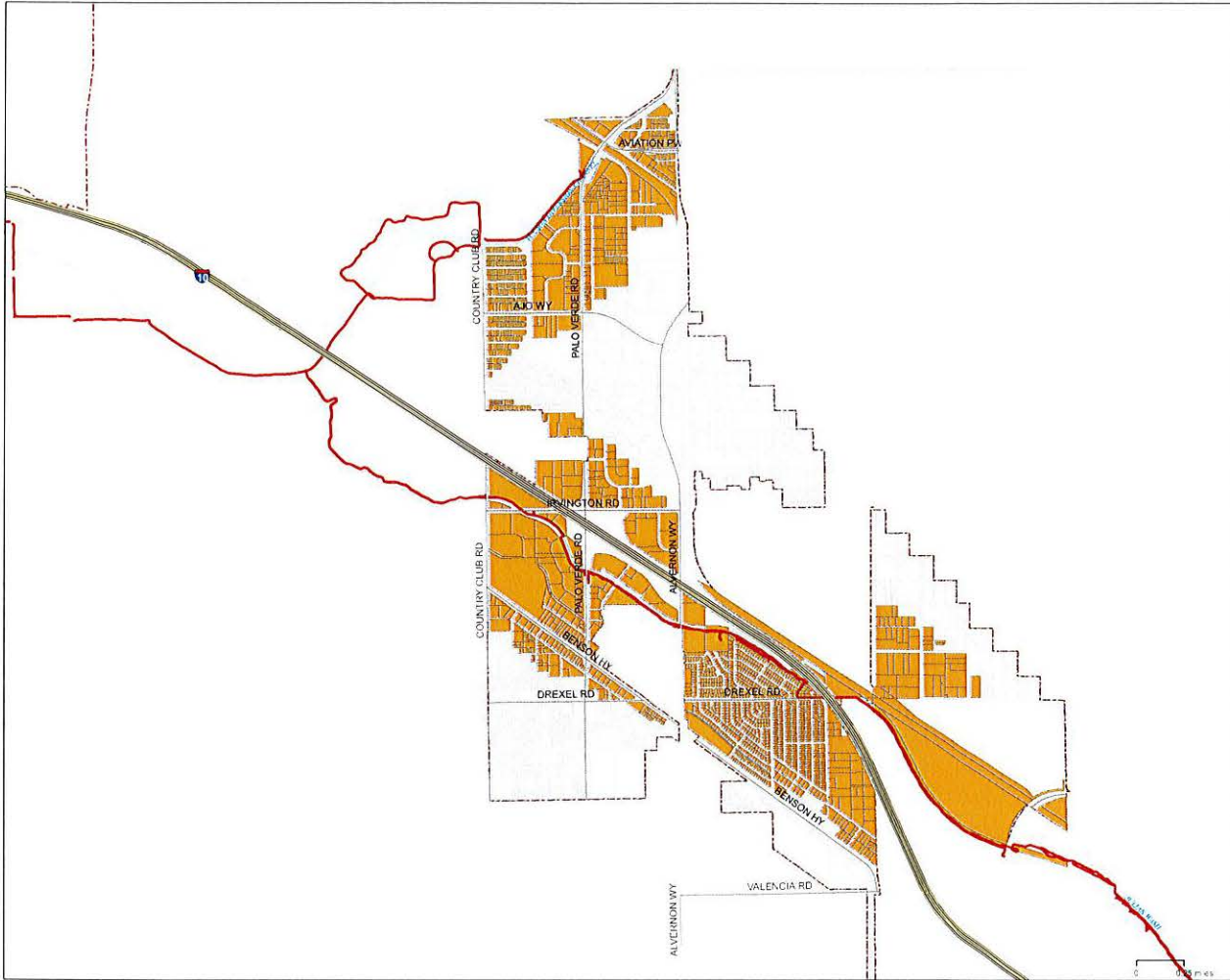



**PIMA COUNTY**  
 INFORMATION TECHNOLOGY  
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 Pima County Information Technology Dept.  
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 Tucson, AZ 85701-1000  
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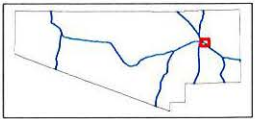
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© CHuck\_Road\_Map\_01/20/15 Date: 2/17/2015



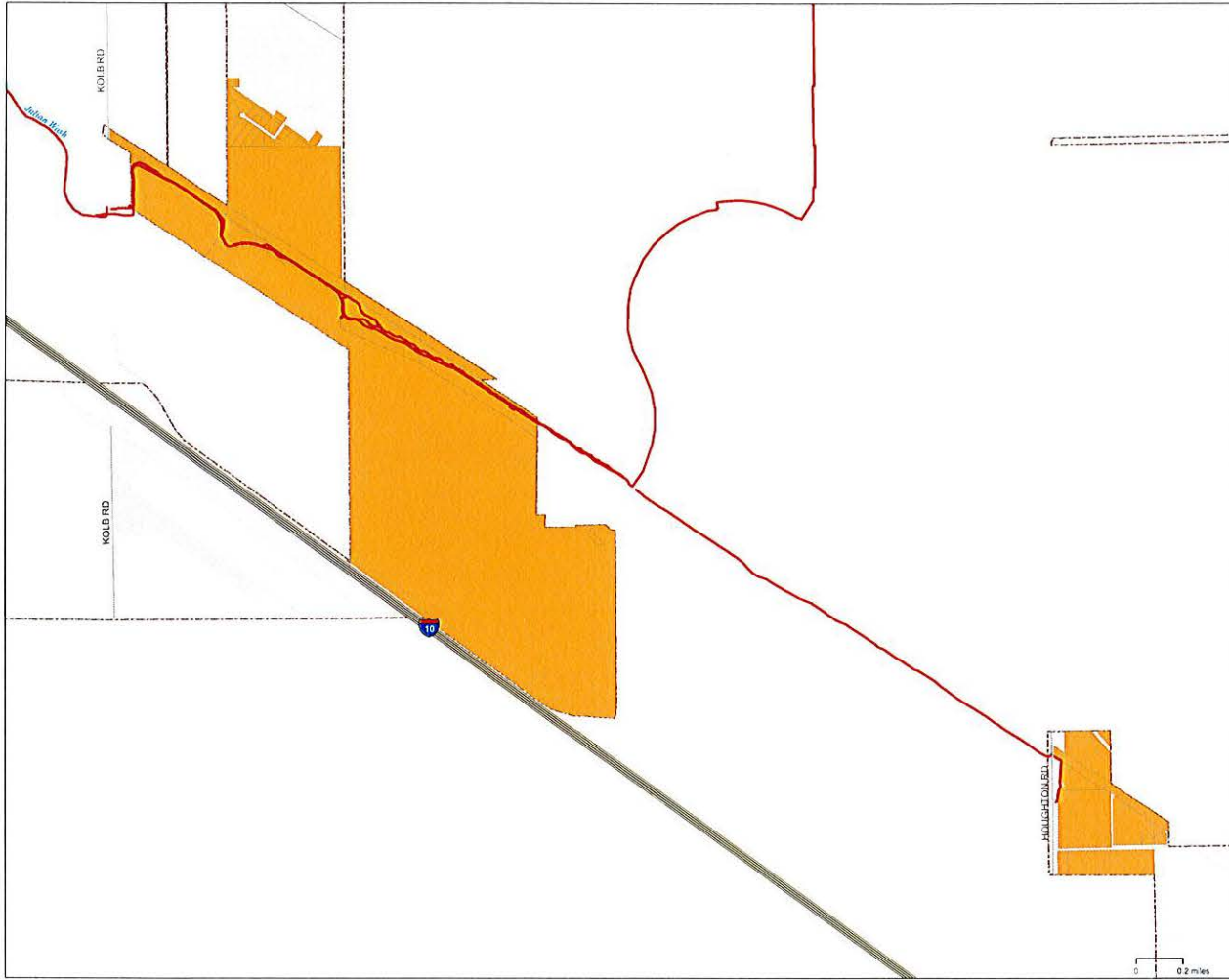
Parcels near the  
Chuck Huckelberry Loop  
Benson Hy

-  CH Loop
-  Major Washes
-  Pima County Boundary
-  Parcels within 2640' of CH Loop







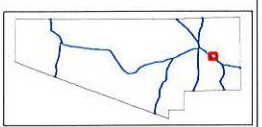

**PIMA COUNTY**  
 INFORMATION TECHNOLOGY  
 600 NORTH RIVER STREET  
 TULSA, OKLAHOMA 74103  
 TEL: 918.492.1100  
 FAX: 918.492.1101





Parcels near the  
Chuck Huckelberry Loop  
Julian Wash

-  CH Loop
-  Major Washes
-  Pima County Boundary
-  Parcels within 2640' of CH Loop




**PIMA COUNTY**  
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0 0.2 miles



## DISTRIBUTION LIST FOR TEXT AMENDMENTS [December 2022 update]

American Institute of Architects (AIA) Southern AZ  
Attn: John Czarnecki  
[john@aia-arizona.org](mailto:john@aia-arizona.org)

Arizona Builders Alliance  
Attn: Tim Bee  
PH: (520) 488-8734  
[tbee@azbuilders.org](mailto:tbee@azbuilders.org)

Diamond Ventures  
Attn: Priscilla Storm  
PH: (520) 577-0200  
[pstorm@diamondven.com](mailto:pstorm@diamondven.com)

Coalition of Sonoran Desert Protection  
Attn: Carolyn Campbell  
PH: (520) 388-9925  
[carolyn.campbell@sonorandesert.org](mailto:carolyn.campbell@sonorandesert.org)

Metropolitan Pima Alliance (MPA)  
Attn: Allyson Solomon  
(520) 404-8973  
[Allyson@mpaaz.org](mailto:Allyson@mpaaz.org)

Rick Volk Real Estate  
Attn: Rick Volk  
PH: (520) 326-3200  
[rickvolk@volkco.com](mailto:rickvolk@volkco.com)

Southern Arizona Homebuilders Association  
(SAHBA)  
Attn: David Godlewski & Jennifer Barroso  
PH: (520) 795-5114  
[david@sahba.org](mailto:david@sahba.org)  
[jennifer@sahba.org](mailto:jennifer@sahba.org)

Tucson Association of Realtors  
Attn: Shawn Cote  
PH: (520) 382-8807  
[shawn@tucsonrealtors.org](mailto:shawn@tucsonrealtors.org)

Tucson Metropolitan Chamber of Commerce  
Attn: Alexa Scholl  
PH: (520) 792-2250 X 129  
[ascholl@tucsonchamber.org](mailto:ascholl@tucsonchamber.org)

Lauren Romero, Tucson Area Assoc Executive  
Arizona Multihousing Association  
[lromero@azmultihousing.org](mailto:lromero@azmultihousing.org)

Sun Corridor Inc. (formerly TREO)  
Attn: Joe Snell  
PH: (520) 243-1900  
[joe.snell@suncorridorinc.com](mailto:joe.snell@suncorridorinc.com)

Tucson Mountains Association  
[TMA@TucsonMountainsAssoc.org](mailto:TMA@TucsonMountainsAssoc.org)  
Paul Eckerstrom, Chair,  
[Paul@tucsonmountainsassoc.org](mailto:Paul@tucsonmountainsassoc.org)  
John Coinman, Secretary,  
[John@TucsonMountainsAssoc.org](mailto:John@TucsonMountainsAssoc.org)  
Steve Dolan, Member  
[Denise@tucsonmountainsassoc.org](mailto:Denise@tucsonmountainsassoc.org)

Gates Pass Area Neighborhood Association  
[gpanasec@gmail.com](mailto:gpanasec@gmail.com)

La Cholla Magee Neighborhood Association  
[LCMNA2@aol.com](mailto:LCMNA2@aol.com)

Catalina Foothills Association  
[secretary@cfatucson.org](mailto:secretary@cfatucson.org) (or  
[bpc21ccc@msn.com](mailto:bpc21ccc@msn.com))

Green Valley Council  
Debbie Kenyon, President -  
[President@gvcouncil.org](mailto:President@gvcouncil.org)  
David McAllister Romo – Executive Director  
[McAllisterRomo@gvcouncil.org](mailto:McAllisterRomo@gvcouncil.org)  
[info@gvcouncil.org](mailto:info@gvcouncil.org)

District 4 - Southeast Regional Council - Corona de  
Tucson/Vail  
Lucretia Free  
[Lucretia.Free@pima.gov](mailto:Lucretia.Free@pima.gov)

JJ Lamb  
Vail Preservation Society  
[vailpreservationsociety@gmail.com](mailto:vailpreservationsociety@gmail.com)

Steward Observatory  
Richard Green, Assistant Director for  
Government Relations  
[vailpreservationsociety@gmail.com](mailto:vailpreservationsociety@gmail.com)

Living Streets Alliance  
P.O. Box 2641  
Tucson, AZ 85702  
(520) 261-8777  
[info@livingstreetsalliance.org](mailto:info@livingstreetsalliance.org)

**From:** [David Godlewski](#)  
**To:** [Chris Poirier](#)  
**Cc:** [Anita McNamara](#)  
**Subject:** RE: Proposed Text Code Amendment - Residential Development adjacent to the Chuck Huckelberry Loop Trail  
**Date:** Friday, December 9, 2022 8:17:12 AM

---

**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Appreciate the response. Makes sense. We will circulate and get some feedback for you.

-----  
David Godlewski  
President  
SAHBA

**From:** Chris Poirier <Chris.Poirier@pima.gov>  
**Sent:** Friday, December 9, 2022 7:57 AM  
**To:** David Godlewski <David@sahba.org>  
**Cc:** Anita McNamara <Anita.McNamara@pima.gov>  
**Subject:** RE: Proposed Text Code Amendment - Residential Development adjacent to the Chuck Huckelberry Loop Trail

Good point.

It should never be treated as a mandate as it resides under a "Should:," statement rather than a shall. And truly, any type of housing will contribute to a diversity of housing types. (we look at it from a holistic perspective).

If that language was jammed into item 2, 3 or 4 it could be problematic but as part of 1 we should be ok

**From:** David Godlewski <[David@sahba.org](mailto:David@sahba.org)>  
**Sent:** Thursday, December 8, 2022 8:32 PM  
**To:** Chris Poirier <[Chris.Poirier@pima.gov](mailto:Chris.Poirier@pima.gov)>  
**Subject:** RE: Proposed Text Code Amendment - Residential Development adjacent to the Chuck Huckelberry Loop Trail

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Ok. Thanks. So you wouldn't have to have a diversity of housing types in the same project?

-----



David Godlewski  
President  
SAHBA

**From:** Chris Poirier <[Chris.Poirier@pima.gov](mailto:Chris.Poirier@pima.gov)>  
**Sent:** Thursday, December 8, 2022 3:18 PM  
**To:** David Godlewski <[David@sahba.org](mailto:David@sahba.org)>  
**Subject:** RE: Proposed Text Code Amendment - Residential Development adjacent to the Chuck Huckelberry Loop Trail

Would be permissive to allow on small lots ...also would allow for plexes.....provided meeting underlying density

**From:** David Godlewski <[David@sahba.org](mailto:David@sahba.org)>  
**Sent:** Thursday, December 8, 2022 2:33 PM  
**To:** Chris Poirier <[Chris.Poirier@pima.gov](mailto:Chris.Poirier@pima.gov)>  
**Subject:** FW: Proposed Text Code Amendment - Residential Development adjacent to the Chuck Huckelberry Loop Trail

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Chris,

Great talking with you today.

How will V.1.c be interpreted/applied on a project specific basis? Provide a diversity of housing types including workforce housing in conveniently located areas?

-----  
David Godlewski  
President  
SAHBA

**From:** Anita McNamara <[Anita.McNamara@pima.gov](mailto:Anita.McNamara@pima.gov)>  
**Sent:** Tuesday, December 6, 2022 7:58 AM  
**To:** [john@aia-arizona.org](mailto:john@aia-arizona.org); [tbee@azbuilders.org](mailto:tbee@azbuilders.org); Storm, Priscilla <[pstorm@diamondden.com](mailto:pstorm@diamondden.com)>; [carolyn.campbell@sonorandesert.org](mailto:carolyn.campbell@sonorandesert.org); [Allyson@mpaaz.org](mailto:Allyson@mpaaz.org); [rickvolk@volkco.com](mailto:rickvolk@volkco.com); David Godlewski <[David@sahba.org](mailto:David@sahba.org)>; Jennifer Barroso <[Jennifer@sahba.org](mailto:Jennifer@sahba.org)>; [shawn@tucsonrealtors.org](mailto:shawn@tucsonrealtors.org); [ascholl@tucsonchamber.org](mailto:ascholl@tucsonchamber.org); [lromero@azmultihousing.org](mailto:lromero@azmultihousing.org); [joe.snell@suncorridorinc.com](mailto:joe.snell@suncorridorinc.com); [TMA@TucsonMountainsAssoc.org](mailto:TMA@TucsonMountainsAssoc.org); [Paul@tucsonmountainsassoc.org](mailto:Paul@tucsonmountainsassoc.org); [John@TucsonMountainsAssoc.org](mailto:John@TucsonMountainsAssoc.org); [Denise@tucsonmountainsassoc.org](mailto:Denise@tucsonmountainsassoc.org); [gpanasec@gmail.com](mailto:gpanasec@gmail.com);

LCMNA2@aol.com; secretary@cfatucson.org; bpc21ccc@msn.com; Lucretia Free  
<[Lucretia.Free@pima.gov](mailto:Lucretia.Free@pima.gov)>; [vailpreservationsociety@gmail.com](mailto:vailpreservationsociety@gmail.com);  
[vailpreservationsociety@gmail.com](mailto:vailpreservationsociety@gmail.com); [info@livingstreetsalliance.org](mailto:info@livingstreetsalliance.org)

**Cc:** Chris Poirier <[Chris.Poirier@pima.gov](mailto:Chris.Poirier@pima.gov)>; Thomas Drzazgowski <[Thomas.Drzazgowski@pima.gov](mailto:Thomas.Drzazgowski@pima.gov)>;  
Carla Blackwell <[Carla.Blackwell@pima.gov](mailto:Carla.Blackwell@pima.gov)>

**Subject:** Proposed Text Code Amendment - Residential Development adjacent to the Chuck  
Huckelberry Loop Trail

Dear Stakeholder:

Pima County Development Services is proposing an update to the Pima County Zoning Code to incentivize and promote residential development adjacent to the Chuck Huckelberry Loop, or any county-identified Loop spur segment. This code amendment will supplement the Trail-Oriented Development code amendment (18.07.030.V. of the Pima County Zoning Code) adopted in 2020 that promotes small-scale commercial and mixed-use development to foster a greater variety of destinations along the Loop.

Please see the attached draft and provide comments by January 13, 2023. Please email comments to [DSDPlanning@pima.gov](mailto:DSDPlanning@pima.gov)

Thank you.

Sincerely,

Anita McNamara, AICP  
Senior Planner  
Pima County Development Services, Planning Division  
201 N. Stone Ave, 1<sup>st</sup> floor  
Tucson, AZ 85701  
[Anita.McNamara@pima.gov](mailto:Anita.McNamara@pima.gov)  
520.724.6692

**From:** [Anita McNamara](#)  
**To:** [Denise](#)  
**Subject:** RE: Proposed Text Code Amendment - Residential Development adjacent to the Chuck Huckelberry Loop Trail  
**Date:** Thursday, December 15, 2022 1:08:00 PM

---

Hi Denise.

The properties along the Santa Cruz/Loop that are within Pima County's jurisdiction are north of Sunset Rd between Silverbell and Interstate 10. These properties are owned by the Pima County Flood Control District. Private property in Pima County along the Loop that could develop under the proposed ordinance is east of I-10.

I hope this answers your question.

Thanks,  
Anita

**From:** Denise <[denise@tucsonmountainsassoc.org](mailto:denise@tucsonmountainsassoc.org)>  
**Sent:** Wednesday, December 14, 2022 8:57 PM  
**To:** Anita McNamara <[Anita.McNamara@pima.gov](mailto:Anita.McNamara@pima.gov)>  
**Subject:** Re: Proposed Text Code Amendment - Residential Development adjacent to the Chuck Huckelberry Loop Trail

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Hi Anita,

Would you explain the extent this text amendment would impact properties along the Santa Cruz River?

Thank you,

Denise Baldwin  
Vice President  
Tucson Mountains Association

On Dec 6, 2022, at 7:58 AM, Anita McNamara <[Anita.McNamara@pima.gov](mailto:Anita.McNamara@pima.gov)> wrote:

Dear Stakeholder:

Pima County Development Services is proposing an update to the Pima County Zoning Code to incentivize and promote residential development adjacent to the Chuck Huckelberry Loop, or any county-identified Loop spur segment. This code amendment will supplement the Trail-Oriented Development code amendment (18.07.030.V. of the Pima County Zoning Code) adopted in 2020 that promotes small-scale commercial and mixed-use development to foster a greater variety of

destinations along the Loop.

Please see the attached draft and provide comments by January 13, 2023. Please email comments to [DSDPlanning@pima.gov](mailto:DSDPlanning@pima.gov)

Thank you.

Sincerely,

Anita McNamara, AICP  
Senior Planner  
Pima County Development Services, Planning Division  
201 N. Stone Ave, 1<sup>st</sup> floor  
Tucson, AZ 85701  
[Anita.McNamara@pima.gov](mailto:Anita.McNamara@pima.gov)  
[520.724.6692](tel:520.724.6692)

<Draft Loop Residential.pdf>





**Southern Arizona  
Home Builders  
Association**

2840 N. Country Club Rd.  
Tucson, AZ 85716  
P: 520.795.5114  
[www.sahba.org](http://www.sahba.org)

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David M. Godlewski

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Hayes Construction

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KB Home

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Randy Agron  
A.F. Sterling Homes

**Immediate Past Chair**

Michael Del Castillo  
Richmond American Homes

Affiliated With



January 13, 2023

Pima County Development Services  
201 N. Stone Ave  
Tucson, AZ 85701

RE: Proposed Text Code Amendment – Residential Development adjacent to the Chuck Huckelberry Loop Trail

Dear Anita McNamara,

With the urgent need for additional housing supply, it is crucial that local government entities collaborate with the building industry to find solutions. We, on behalf of the residential development industry, appreciate the County for including us in decisions that could impact the economic vitality of our communities and expand housing opportunities for our residents.

We are in support of the proposed ordinance to amend regulations by adding standards for residential development adjacent to the Chuck Huckelberry Loop. It is a good initial step towards addressing the chronic undersupply of housing affecting Southern Arizona. The ordinance identifies an area (along the Loop) that is highly conducive for infill housing. While the number of parcels that may be available for development are uncertain, the proposed incentives have the potential to encourage private investment in areas that are currently underutilized. The resulting housing will also help advance the goals of the Affordable Housing Task Force.

We do have a few questions, comments, and suggestions we request be taken into consideration:

- Has the County analyzed how many undeveloped parcels may benefit from this policy change? If so, could you share that information with us?
- In our research, we noticed on PimaMaps that many of the parcels adjacent to the Loop which would be beneficial for infill are owned by the County, reducing the potential increased housing that could result of this ordinance. Has Pima County considered selling parcels along the Loop?
- 18.07.030, #2, b. Location details residential development may only occur east of N. Silverbell Rd. Again, based on our research, it would be advantageous to also be able to utilize parcels **west of N. Silverbell Rd** (adjacent to N. Silverbell Rd. or within a few hundred feet).
- 18.07.030, #2:, b. Location in terms of residential development details that any parcel within 1,500 feet of the Chuck Huckelberry Loop Trail may be utilized. We would like to suggest the County consider extending this distance to **2,500ft**.

On behalf of the Building Industry, we believe that this amendment could be the start of an ongoing effort to identify code changes that facilitate housing in our community, which is welcomed and greatly appreciated. We would like to thank you and the other Pima County staff for their effort and for the opportunity to offer comments. We look forward to working together as this moves forward to adoption and on future amendments.

Sincerely,

Jennifer Barroso, *Government Liaison*

**Southern Arizona Home Builders Association**  
2840 N. Country Club Rd. Tucson, AZ 85716  
520.795.5114 | [jennifer@sahba.org](mailto:jennifer@sahba.org)

**From:** [Chris Stidley](#)  
**To:** [Anita McNamara](#)  
**Cc:** [Denise](#)  
**Subject:** Re: Pima County Code Text Amendment to 18.07  
**Date:** Sunday, January 29, 2023 9:31:45 PM

---

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Dear Ms. McNamara:

Thank you for your response concerning Tucson Mountains Association's letter about development along the Chuck Huckleberry Loop.

I have been unable to discuss your email with Denise Baldwin. With the clarifications in your email, it appears we erred by not realizing that the entire stretch of the Loop from Valencia to Twin Peaks is within either Tucson or Marana city limits so it is not covered by Pima County.

Thank you for your comments.

Sincerely,

Chris Stidley

Tucson Mountains Association, Vice President

On Jan 27, 2023, at 1:55 PM, Anita McNamara <[Anita.McNamara@pima.gov](mailto:Anita.McNamara@pima.gov)> wrote:

Denise and Chris,

I am following up to see if we addressed your concerns. Please let me know if still have concerns or questions on the proposed amendments.

Thank you and have a great weekend.

Sincerely,

Anita McNamara, AICP

Senior Planner

Pima County Development Services, Planning Division

201 N. Stone Ave

Tucson, AZ 85701

[Anita.McNamara@pima.gov](mailto:Anita.McNamara@pima.gov)

**From:** Anita McNamara

**Sent:** Monday, January 23, 2023 9:16 AM

**To:** Chris Stidley <[chris@TucsonMountainsAssoc.org](mailto:chris@TucsonMountainsAssoc.org)>

**Cc:** Denise <[Denise@tucsonmountainsassoc.org](mailto:Denise@tucsonmountainsassoc.org)>

**Subject:** RE: Pima County Code Text Amendment to 18.07

Good morning Chris and Denise.

Thank you for your comments. I wanted to clarify a couple items. The proposed text amendment is the second phase of the Trail-oriented development text amendment from 2020 that established 18.07.030.V. This amendment sets standards for residential development adjacent to the Loop, while the first amendment set standards for commercial development.

The area that you expressed concern about, the Loop between Valencia and Twin Peaks, is not subject to this amendment as these areas are outside Pima County's jurisdiction. The proposed amendment will not apply to these areas.

Thank you again for your input. Your comments are very appreciated.

Please let me know if you have any questions or wish to provide additional comments.

Thanks,  
Anita

**From:** Chris Stidley <[chris@TucsonMountainsAssoc.org](mailto:chris@TucsonMountainsAssoc.org)>  
**Sent:** Friday, January 13, 2023 4:41 PM  
**To:** Anita McNamara <[Anita.McNamara@pima.gov](mailto:Anita.McNamara@pima.gov)>  
**Cc:** Denise <[Denise@tucsonmountainsassoc.org](mailto:Denise@tucsonmountainsassoc.org)>  
**Subject:** Pima County Code Text Amendment to 18.07

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Dear Ms. McNamara:

Tucson Mountains Association thanks you for inviting us to review and comment on the proposed text amendment to Pima County Code Chapter 18.07. We appreciate the county's dedication to open space and protection of wildlife corridors that are vital to the health of the Tucson Mountains. We are concerned with some of the proposed changes, as you can see in the attached letter from TMA's president, Denise Baldwin.

Please contact us if you have further questions.

Thank you.

Chris Stidley

Tucson Mountains Association, Vice President

[chris@TucsonMountainsAssoc.org](mailto:chris@TucsonMountainsAssoc.org)



Tucson Mountains Association  
Since 1934

January 13, 2023

Anita McNamara, AICP Senior Planner  
Pima County Development Services Department  
202 N. Stone Avenue, 1<sup>st</sup> Floor  
Tucson, AZ 85701-1207

Emailed to: Anita.McNamara@pima.gov

Re: Pima County Code Text Amendment to 18.07  
Adding Standards for Residential Development Adjacent to the Chuck Huckelberry Loop

Dear Ms. McNamara:

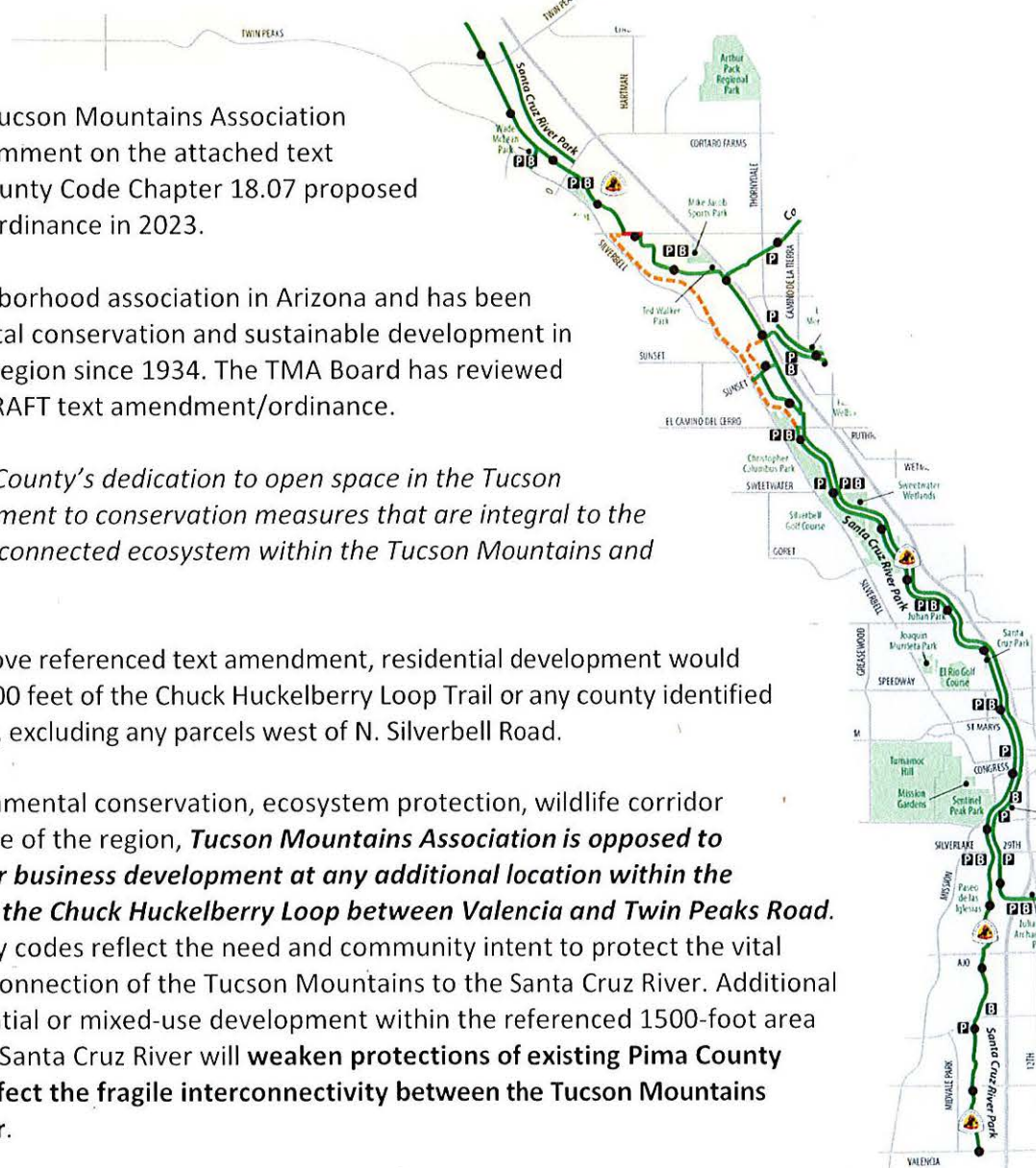
Thank you for inviting Tucson Mountains Association (TMA) to review and comment on the attached text amendment to Pima County Code Chapter 18.07 proposed to be submitted as an ordinance in 2023.

TMA is the oldest neighborhood association in Arizona and has been promoting environmental conservation and sustainable development in the Tucson Mountains region since 1934. The TMA Board has reviewed the above referenced DRAFT text amendment/ordinance.

*TMA appreciates Pima County's dedication to open space in the Tucson Mountains and commitment to conservation measures that are integral to the health of our delicately connected ecosystem within the Tucson Mountains and its piedmonts.*

It is proposed in the above referenced text amendment, residential development would be permitted within 1,500 feet of the Chuck Huckelberry Loop Trail or any county identified Loop Trail spur segment, excluding any parcels west of N. Silverbell Road.

To promote the environmental conservation, ecosystem protection, wildlife corridor preservation, and nature of the region, **Tucson Mountains Association is opposed to additional residential or business development at any additional location within the 1500-foot area west of the Chuck Huckelberry Loop between Valencia and Twin Peaks Road.** Decades of Pima County codes reflect the need and community intent to protect the vital ecosystem of the interconnection of the Tucson Mountains to the Santa Cruz River. Additional residential, non-residential or mixed-use development within the referenced 1500-foot area on the west side of the Santa Cruz River will **weaken protections of existing Pima County codes and adversely affect the fragile interconnectivity between the Tucson Mountains and the Santa Cruz River.**



Thank you for providing TMA with the opportunity to review the provided Pima County code DRAFT text amendment/ordinance and to provide comments on behalf of our Tucson Mountains Association. **Tucson Mountains Association supports wildlife corridor preservation and open space and is opposed to additional residential or business development at any location within the 1500-foot area west of the Chuck Huckelberry Loop between Valencia and Twin Peaks Road west of and along the Santa Cruz.**

Sincerely,

A handwritten signature in black ink that reads "Denise Baldwin". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Denise Baldwin, MBA  
President, Tucson Mountains Association

Attachment: Proposed Ordinance:  
Pima County Code Chapter 18.07

ORDINANCE 2023-\_\_\_\_\_

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, RELATING TO ZONING (TITLE 18); AMENDING THE PIMA COUNTY CODE CHAPTER 18.07 (GENERAL REGULATIONS AND EXCEPTIONS) BY ADDING STANDARDS FOR RESIDENTIAL DEVELOPMENT ADJACENT TO THE CHUCK HUCKELBERRY LOOP.

THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA FINDS THAT:

1. The Planning and Zoning Commission, at its July 29, 2020 hearing, initiated and authorized staff to amend the Pima County Zoning Code to add standards for residential development adjacent to the Chuck Huckelberry Loop Trail.
2. The amendments to this ordinance will provide standards for residential development along the Chuck Huckelberry Loop.
3. This ordinance does not create new restrictions on the use of property, and this ordinance is not intended to, nor should it be construed to, reduce any existing rights to use, divide, sell or possess private real property.

IT IS ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA:

**Section 1.** Pima County Code Chapter 18.07 (GENERAL REGULATIONS AND EXCEPTIONS), Section 18.07.030 (Land use regulations), is amended to provide standards for residential development adjacent to the Chuck Huckelberry Loop as follows: Chapter 18.07

GENERAL RESIDENTIAL AND RURAL ZONING PROVISIONS

18.07.010 Purpose.  
Reserved.

18.07.020 Lots and parcels.

...

18.07.030 Land use regulations.

- V. Trail-oriented development: to provide incentives to encourage economic development and business opportunities through retail and services and small-scale residential for users who commute and recreate on established county trails.
1. Guidelines - Establishments should:
    - a. Be located to provide safe access for pedestrians and bicyclists to and from trails;
    - b. Provide outdoor seating, shade, landscaping, and be oriented toward trails to the extent practicable;
    - c. Provide a diversity of housing types including workforce housing in conveniently located areas;
    - ed. Use elements of green building, sustainability, water harvesting, and green infrastructure / low impact development in project design and construction;
    - de. Promote and complement the region's long historic, cultural and natural heritage, and existing specific site characteristics (such as shade trees, vegetation, or viewsheds) where possible.
  2. Location:
    - a. Non-residential or mixed-use development - Any parcel within five- hundred feet of the Chuck Huckelberry Loop Trail or any county-identified Loop Trail spur segment, excluding any parcels west of N. Silverbell Road.
    - b. Residential - Any parcel within 1,500 feet of the Chuck Huckelberry Loop Trail or any county-identified Loop Trail spur segment, excluding any parcels west of N. Silverbell Road.
  3. Uses:
    - a. Non-residential or mixed-use development:
      - i. Food and beverage service, such as coffee shop, café, delicatessen, ice cream store, juice bar, refreshment stand, brew pub, restaurant (with or without alcohol sales);
      - ii. Retail, such as bicycle shop, farm products stand, farmers market, grocery, convenience store, or similar small retail establishment;
      - iii. Services, such as bank or personal services;
    - b. Platted residential development connected to sanitary sewer:
    - c. Other trail-oriented development: all uses which are similar in type, scale or intensity to other uses listed and which are, in the opinion of the zoning inspector, not otherwise unlawful, injurious to the general health and welfare or specifically excluded.
  4. Requirements for permanent structures and establishments:



- a. Non-residential development or mixed-use development:
  - i. Maximum floor area in RH, GR-1 and SR zones: 10,000 square feet;
- b. Residential development:
  - i. Minimum site area: Seven thousand square feet;
  - ii. Average area per dwelling unit: in accordance with the appropriate zone;
  - iii. Minimum lot size: One thousand square feet;
  - iv. Minimum site setbacks: in accordance with the yard setbacks of the appropriate zone;
  - v. For subdivisions of 10 lots or less:
    - a) May develop per section 2.2. Commercial and Industrial Developments of the 2016 Subdivision Development Street Standards (as amended from time to time).
    - b) May design wastewater infrastructure in accordance with the international plumbing code if the system is private, no manholes are proposed, 3,000 gallons per day (gpd) or less, and no force main is proposed.
  - bc. Setbacks on parcels that abut trails and onsite vehicle parking may be reduced to less than required, with Planning Official approval, when demonstrated that the minimum necessary to support onsite use is provided;
  - ed. Shall provide sufficient and secure bicycle parking per 18.07.030.V.6.b.

...

**Section 6.** This ordinance is effective 31 days after its adoption.

PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

ATTEST:

BOARD OF SUPERVISORS

\_\_\_\_\_  
Clerk, Board of Supervisors

\_\_\_\_\_  
Chairman, Board of Supervisors

APPROVED AS TO FORM:

APPROVED:

\_\_\_\_\_  
Deputy County Attorney

\_\_\_\_\_  
Executive Secretary  
Planning and Zoning Commission