



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 3/4/2025

*= Mandatory, information must be provided

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

***Title:**

P22TA00003 HISTORICAL COMMISSION TEXT AMENDMENT

***Introduction/Background:**

The Board of Supervisors directed staff to update Chapter 18, Zoning, to define the role of the Historical Commission in reviewing historic district and landmark zoning cases, ensuring clarity, consistency, and streamlined processes for historic preservation.

***Discussion:**

This text amendment modernizes and streamlines Pima County's historic preservation regulations by updating historic property designation criteria, establishing the Historical Commission as the review body for historic district and landmark zoning cases, formalizing review processes, and enhancing protections for historic resources in alignment with best practices.

***Conclusion:**

This text amendment defines the role of the Historical Commission and the County's Plans Review Subcommittee, and modernizes language and processes that will ensure clarity, consistency, and efficiency in the review of historic district and landmark zoning cases while aligning with best practices in historic preservation.

***Recommendation:**

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

***Fiscal Impact:**

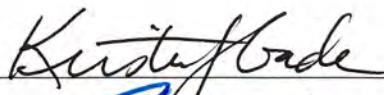


N/A

***Board of Supervisor District:**

1 2 3 4 5 All

Department: Conservation Lands & Resources Telephone: 520-724-5000

Contact: Ian Milliken, Cultural Resources & Historic Preservation Manager Telephone: 520-724-6684

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|--|--|-------|-----------|
| Department Director Signature: |  | Date: | 2/13/2025 |
| Deputy County Administrator Signature: |  | Date: | 2/18/2025 |
| County Administrator Signature: |  | Date: | 2/18/2025 |



TO: Honorable Board of Supervisors

FROM: Ian Milliken, Cultural Resources & Historic Preservation Manager
Public Works-Conservation Lands & Resources-Cultural Resources & Historic Preservation

DATE: February 14, 2025

SUBJECT: P22TA00003 HISTORICAL COMMISSION AMENDMENT

The above referenced code text amendment is scheduled for the Board of Supervisors' **TUESDAY, March 4, 2025** hearing.

REQUEST: A proposal to amend by Ordinance, Chapter 18 of the Pima County zoning code.

APPLICANT: Pima County Conservation Lands & Resources, Cultural Resources & Historic Preservation Division

DISTRICT: All

STAFF CONTACT: Ian Milliken, Cultural Resources & Historic Preservation Manager

PUBLIC COMMENT TO DATE: As of the Planning & Zoning Commission's hearing on January 29, 2025, a total of eight written public comments have been received in addition to verbal comments received during stakeholder meetings and a special study session with the Tucson-Pima County Historical Commission.

PLANNING & ZONING COMMISSION RECOMMENDATION: APPROVAL 10-0

STAFF RECOMMENDATION: APPROVAL

KG/CR
Attachments



BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P22TA00003

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FOR MARCH 4, 2025 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Ian Milliken, Cultural Resources & Historic Preservation Manager
Public Works-Conservation Lands & Resources-Cultural Resources & Historic Preservation

DATE: February 14, 2025

ADVERTISED ITEM FOR PUBLIC HEARING

HISTORICAL COMMISSION ORDINANCE

P22TA00003 TITLE 18: ZONING

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, RELATING TO ZONING (TITLE 18); AMENDING THE PIMA COUNTY CODE CHAPTER 18.63 (HISTORIC ZONE) SECTION 18.63.040 TO MODERNIZE AND REFINE THE CRITERIA FOR HISTORIC DESIGNATION, HISTORIC DISTRICT ZONES, AND LANDMARK ZONES; AMENDING SECTION 18.63.050 (ESTABLISHMENT) TO ADD REFERENCE TO A PLANS REVIEW SUBCOMMITTEE OF THE HISTORICAL COMMISSION, TO DEFINE SUBMITTAL REQUIREMENTS FOR HISTORIC DISTRICT ZONE APPLICATIONS, AND TO CHANGE "OFFICE TO SUSTAINABILITY AND CONSERVATION" TO "CULTURAL RESOURCES AND HISTORIC PRESERVATION OFFICE"; AMENDING SECTION 18.63.060 (HISTORIC DISTRICT ZONE ADVISORY BOARDS) TO MODIFY PARAMETERS FOR INITIATION AND ESTABLISHMENT, COMPOSITION, AND TO ADD TERMS; AMENDING SECTION 18.63.070 (DEVELOPMENT ZONES) TO FIX GRAMMATICAL ERROR; AMENDING SECTION 18.63.080 (NEW CONSTRUCTION OR ALTERATIONS) TO REPLACE "DESIGN REVIEW COMMITTEE" WITH "PLANS REVIEW SUBCOMMITTEE OF THE HISTORICAL COMMISSION" FOR ALL DESIGN PLAN REVIEW PROCEDURES PERTAINING TO HISTORIC ZONE OR HISTORIC LANDMARK ZONE REQUESTS; AMENDING SECTION 18.63.090 (DEMOLITION OF HISTORIC STRUCTURES) TO ADD THE PLANS REVIEW SUBCOMMITTEE OF THE HISTORICAL COMMISSION TO THE REVIEW PROCESS AND TO UPDATE DEMOLITION PROCEDURES TO REQUIRE PROOF OF ECONOMIC OR PHYSICAL UNFEASIBILITY FOR APPROVAL; AMENDING SECTION 18.63.100 (SPECIFIC REGULATIONS – SAN XAVIER ENVIRONS HISTORIC ZONE (H-1)) TO DEFINE STAFF AND ADD CONSULTATION WITH THE TOHONO O'ODHAM NATION; REPEALING CHAPTER 18.63.110 (SPECIFIC REGULATIONS – FORT LOWELL HISTORIC DISTRICT ZONE (H-1)); AMENDING SECTION 18.63.120 TO REMOVE MAP OF "FORT LOWELL HISTORIC DISTRICT ZONE (H-2)";

RENUMBERING SECTION 18.63.120 (MAPS) TO BECOME SECTION 18.63.110; AMENDING CHAPTER 18.73 (LANDSCAPE, BUFFERING, AND SCREENING STANDARDS) SECTION 18.73.050 (AMENITY LANDSCAPING REQUIREMENTS) TO CLARIFY THE ROLE OF THE PLANS REVIEW SUBCOMMITTEE OF THE HISTORICAL COMMISSION; AMENDING CHAPTER 18.79 (SIGN STANDARDS), SECTION 18.79.010 (PURPOSE) TO ADD PROMOTING PRESERVATION OF LANDMARK SIGNS TO THE PURPOSE; AMENDING 18.79.060 (NONCONFORMING SIGNS) TO MODIFY THE DEFINITION OF LANDMARK SIGN; AMENDING CHAPTER 18.95 (COMPLIANCE AND ENFORCEMENT) SECTION 18.95.030 (ENFORCEMENT) TO ALLOW REFERRAL OF HISTORIC ZONE MITIGATION ISSUES TO THE PLANS REVIEW SUBCOMMITTEE OF THE HISTORICAL COMMISSION OR THE DESIGN REVIEW COMMITTEE, TO CLARIFY THE ROLES OF THE DESIGN REVIEW SUBCOMMITTEE OR PLANS REVIEW SUBCOMMITTEE OF THE HISTORICAL COMMISSION ON A REVIEW OF AN APPEAL; AMENDING CHAPTER 18.99 (REVIEW COMMITTEES) SECTION 18.99.030 (DESIGN REVIEW SUBCOMMITTEE) TO REMOVE REFERENCES MADE TO SECTION 18.63.010, TO REPLACE "SUPERVISORS" WITH "BOARD OF SUPERVISORS", AND TO REMOVE REFERENCES TO "HISTORIC ZONE"; AMENDING CHAPTER 18.101 (ADMINISTRATORS), SECTION 18.101.020 (BOARD OF SUPERVISORS) TO REPLACE "SUPERVISORS" WITH "BOARD OF SUPERVISORS", TO ADD "HISTORICAL COMMISSION" TO APPOINTMENTS, AND TO DIFFERENTIATE "PLANNING AND ZONING COMMISSION" FROM "HISTORICAL COMMISSION"; AMENDING SECTION 18.101.030 (PLANNING AND ZONING COMMISSION) TO ADD HISTORICAL COMMISSION RECOMMENDATION TO HISTORIC DISTRICT ZONE DESIGNATION PROCESS AND TO REMOVE REFERENCE TO SECTION 18.63.090; CREATING SECTION 18.101.070 (HISTORICAL COMMISSION) TO ESTABLISH PARAMETERS AND RESPONSIBILITIES FOR THE HISTORICAL COMMISSION AND THE PLANS REVIEW SUBCOMMITTEE OF THE HISTORICAL COMMISSION. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL** 10-0. Staff recommends **APPROVAL**.

(Districts: All)

Planning and Zoning Commission Public Hearing Summary (January 29, 2025)

The public hearing was held in person and virtually. Some commissioners and staff were present while others attended virtually and through the telephonic option. Staff attended and presented in person.

Staff introduced the case, presenting that the proposed amendments to Chapter 18 of the Pima County Zoning Code modernize and strengthen historic preservation by updating designation criteria, formalizing the Historical Commission and subcommittees, streamlining review processes, and enhancing demolition protections. These changes, developed through extensive public outreach, maintain Pima County's leadership in preservation while balancing property owner needs and regulatory efficiency.

A commissioner asked if any controversy arose from stakeholder discussions. Staff responded that since historic district and landmark zone designations are constituent-driven, there was no opposition to the proposed amendments, and no objections were raised regarding replacing the

Design Review Committee with the Historic Commission for zoning reviews.

Another commissioner inquired about Pima Community College's plans to demolish three historic properties and whether the amendments would impact that case. Staff clarified that since Pima Community College is not subject to zoning regulations, the amendments would not apply.

Another commissioner asked about staffing of the County's Plans Review Subcommittee of the Historical Commission. Staff explained that while the City and County share a joint commission, each jurisdiction would have its own subcommittee. The County's subcommittee would consist of Historical Commission members appointed by the Board of Supervisors, while the City's would be composed of members appointed by the Mayor and Council. Each subcommittee would be responsible for reviewing cases originating within their respective jurisdiction.

The commission opened the public hearing. No one requested to speak and the public hearing was closed.

Commissioner Gungle moved to recommend **APPROVAL** of the code text amendment; Commissioner Tronsdal gave second.

By a voice vote the commission voted to recommend **APPROVAL** of the code text amendment 10-0.

KG/CR
Attachments

AMENDMENT OF CODE—REVISION OF MATERIAL

CODE ORDINANCE—LEGISLATIVE FORMAT

ORDINANCE 2025-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, RELATING TO ZONING (TITLE 18); AMENDING THE PIMA COUNTY CODE CHAPTER 18.63 (HISTORIC ZONE) SECTION 18.63.040 TO MODERNIZE AND REFINE THE CRITERIA FOR HISTORIC DESIGNATION, HISTORIC DISTRICT ZONES, AND LANDMARK ZONES; AMENDING SECTION 18.63.050 (ESTABLISHMENT) TO ADD REFERENCE TO A PLANS REVIEW SUBCOMMITTEE OF THE HISTORICAL COMMISSION, TO DEFINE SUBMITTAL REQUIREMENTS FOR HISTORIC DISTRICT ZONE APPLICATIONS, AND TO CHANGE “OFFICE TO SUSTAINABILITY AND CONSERVATION” TO “CULTURAL RESOURCES AND HISTORIC PRESERVATION OFFICE”; AMENDING SECTION 18.63.060 (HISTORIC DISTRICT ZONE ADVISORY BOARDS) TO MODIFY PARAMETERS FOR INITIATION AND ESTABLISHMENT, COMPOSITION, AND TO ADD TERMS; AMENDING SECTION 18.63.070 (DEVELOPMENT ZONES) TO FIX GRAMMATICAL ERROR; AMENDING SECTION 18.63.080 (NEW CONSTRUCTION OR ALTERATIONS) TO REPLACE “DESIGN REVIEW COMMITTEE” WITH “PLANS REVIEW SUBCOMMITTEE OF THE HISTORICAL COMMISSION” FOR ALL DESIGN PLAN REVIEW PROCEDURES PERTAINING TO HISTORIC ZONE OR HISTORIC LANDMARK ZONE REQUESTS; AMENDING SECTION 18.63.090 (DEMOLITION OF HISTORIC STRUCTURES) TO ADD THE PLANS REVIEW SUBCOMMITTEE OF THE HISTORICAL COMMISSION TO THE REVIEW PROCESS AND TO UPDATE DEMOLITION PROCEDURES TO REQUIRE PROOF OF ECONOMIC OR PHYSICAL UNFEASIBILITY FOR APPROVAL; AMENDING SECTION 18.63.100 (SPECIFIC REGULATIONS – SAN XAVIER ENVIRONS HISTORIC ZONE (H-1)) TO DEFINE STAFF AND ADD CONSULTATION WITH THE TOHONO O’ODHAM NATION; REPEALING CHAPTER 18.63.110 (SPECIFIC REGULATIONS – FORT LOWELL HISTORIC DISTRICT ZONE (H-1)); AMENDING SECTION 18.63.120 TO REMOVE MAP OF “FORT LOWELL HISTORIC DISTRICT ZONE (H-2)”; RENUMBERING SECTION 18.63.120 (MAPS) TO BECOME SECTION 18.63.110; AMENDING CHAPTER 18.73 (LANDSCAPE, BUFFERING, AND SCREENING STANDARDS) SECTION 18.73.050 (AMENITY LANDSCAPING REQUIREMENTS) TO CLARIFY THE ROLE OF THE PLANS REVIEW SUBCOMMITTEE OF THE HISTORICAL COMMISSION; AMENDING CHAPTER 18.79 (SIGN STANDARDS), SECTION 18.79.010 (PURPOSE) TO ADD PROMOTING PRESERVATION OF LANDMARK SIGNS TO THE PURPOSE; AMENDING 18.79.060 (NONCONFORMING SIGNS) TO MODIFY THE DEFINITION OF LANDMARK SIGN; AMENDING CHAPTER 18.95 (COMPLIANCE AND ENFORCEMENT) SECTION 18.95.030 (ENFORCEMENT) TO ALLOW REFERRAL OF HISTORIC ZONE MITIGATION ISSUES TO THE PLANS REVIEW SUBCOMMITTEE OF THE HISTORICAL COMMISSION OR THE DESIGN

REVIEW COMMITTEE, TO CLARIFY THE ROLES OF THE DESIGN REVIEW SUBCOMMITTEE OR PLANS REVIEW SUBCOMMITTEE OF THE HISTORICAL COMMISSION ON A REVIEW OF AN APPEAL; AMENDING CHAPTER 18.99 (REVIEW COMMITTEES) SECTION 18.99.030 (DESIGN REVIEW SUBCOMMITTEE) TO REMOVE REFERENCES MADE TO SECTION 18.63.010, TO REPLACE “SUPERVISORS” WITH “BOARD OF SUPERVISORS”, AND TO REMOVE REFERENCES TO “HISTORIC ZONE”; AMENDING CHAPTER 18.101 (ADMINISTRATORS), SECTION 18.101.020 (BOARD OF SUPERVISORS) TO REPLACE “SUPERVISORS” WITH “BOARD OF SUPERVISORS”, TO ADD “HISTORICAL COMMISSION” TO APPOINTMENTS, AND TO DIFFERENTIATE “PLANNING AND ZONING COMMISSION” FROM “HISTORICAL COMMISSION”; AMENDING SECTION 18.101.030 (PLANNING AND ZONING COMMISSION) TO ADD HISTORICAL COMMISSION RECOMMENDATION TO HISTORIC DISTRICT ZONE DESIGNATION PROCESS AND TO REMOVE REFERENCE TO SECTION 18.63.090; CREATING SECTION 18.101.070 (HISTORICAL COMMISSION) TO ESTABLISH PARAMETERS AND RESPONSIBILITIES FOR THE HISTORICAL COMMISSION AND THE PLANS REVIEW SUBCOMMITTEE OF THE HISTORICAL COMMISSION.

The Board of Supervisors of Pima County Arizona finds that:

1. The Planning and Zoning Commission, at its September 25, 2024 hearing, initiated and authorized staff to amend the Pima County Zoning Code as it pertains to a Historical Commission.
2. The amendments to this ordinance will include purpose, establishment, references, composition, terms, meetings, and other relevant aspects of a historical commission.
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.

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

Section 1. Pima County Code Chapter 18.63 (Historic Zone), Section 18.63.040 (Criteria), 18.63.050 (Establishment), 18.63.060 (Historic District Advisory Boards), 18.63.070 (Development zones), 18.63.080 (New construction or alterations, 18.63.090 (Demolition of historic structures), 18.63.100 (Specific regulations—San Xavier environs historic zone(H-1)), 18.63.110 (Specific regulations—Fort Lowell historic district zone(H-2)), 18.63.120 (Maps) are amended as follows:

**Chapter 18.63
HISTORIC ZONE**

...

18.63.040 Criteria.

- A. Criteria for Historic Designation. A historic district, site, building, structure, object, ~~man~~ human-made created, or -designed landscape, ~~archaeological resource~~, or space is subject to designation as historic, if it can:

...

- B. Criteria for Establishing Historic District Zones.

1. In determining whether an area or district shall be established as an historic district zone, the criteria of this subsection shall be applied.

2. Not all of the criteria need to be satisfied; however, a sufficient number of the criteria should be satisfied to comply with the purpose and intent of this chapter:

a. An historic district zone should include historic districts, sites, buildings, structures, objects, ~~man-made~~ human-created or -designed landscapes, or spaces.

b. An historic district zone should include historic districts, sites, buildings, structures, objects, ~~man-made~~ human-created or -designed landscapes, or spaces in their original setting which contribute to an understanding of the heritage of the community.

c. The historic districts, sites, buildings, structures, objects, ~~man-made~~ human-created or -designed landscapes, or spaces should provide the area with a sense of uniqueness, so that it is readily distinguishable from other areas of the community.

d. The collection of historic districts, sites, buildings, structures, objects, ~~man-made~~ human-created or -designed landscapes, or spaces should possess integrity of location, design, setting, materials, workmanship, feeling, and association, thus constituting a recognizable entity.

C. Criteria for Establishing Historic Landmark Zones.

1. In determining whether a single property or site shall ~~may~~ be established as a historic landmark zone, the criteria shall property must:

a. include archaeological sites, historic sites, historic buildings, or historic structures which are individually listed or individually determined to be eligible for listing in the National Register of Historic Places at the local, state, or national level of significance; and

b. meet one or more of the criteria of subsections 18.63.040(A) and (B).

...

18.63.050 Establishment.

A. Historic District Zone.

1. ~~Initiation.~~ Initiation/Application. An application for designation of a historic district zone may be initiated by the owners within the proposed district zone, or their agent, or by the planning and zoning commission upon recommendation of the Pima County plans review subcommittee of the historical commission with the consent of the owners, by submitting a historic district zone application to the development services department and complying with the provisions of this subsection.

An historic district zone may be initiated by:

a. Application of owners of not less than fifty one percent of the area of the proposed zone; or

b. The planning and zoning commission.

...

3. ~~Public Notice and Hearing Requirements.~~

- ~~a. Public notice of the hearing before the Commission and the board of supervisors shall be given as required in Section 18.91.060(B) (Rezoning);~~
- ~~b. No site, building, structure, object, man made landscape, or space shall be designated historic without notice to the owner and occupant of the premises; and~~
- ~~c. At the public hearing for the establishment of an historic district zone, the residents and property owners of the subject area, the historic district advisory board, as well as interested citizens and organizations shall be heard.~~

~~4. Public Hearing by the Planning and Zoning Commission.~~

- ~~a. The planning and zoning commission shall hold a public hearing on the proposed boundaries of the historic district zone and its buffer zone, as well as the sites, buildings, structures, objects, man made landscapes, and spaces that are to be designated historic.~~
- ~~b. Within sixty days after the close of the hearing, the commission shall forward its recommendations for the proposed historic district zone to the board of supervisors with pertinent information, including a survey of all sites, buildings, structures, objects, man-made landscapes, and spaces designated as historic.~~

~~5. Public Hearing by the Board of Supervisors. Within thirty days after receiving the commission's recommendation, the board of supervisors shall set a date for its public hearing on the proposed zone.~~

2. Submittal Requirements. The application shall include:

- a. Legal description of the property;
- b. A list by name and title, of all ownership interests in the property (e.g., individual, corporation, trust, or limited partnership);
- c. Letter of authorization for the owners' an agent (if applicable);
- d. Site plan. The base site plan shall be drawn to scale and shall provide the following information where applicable:
 - 1) The layout and elevation of all historic districts, sites, buildings, structures and objects;
 - 2) Existing significant human-created or -designed landscape features and proposed landscaped areas, fences, walls;
 - 3) The location of property lines and public rights-of-way;
 - 4) Specifications as to type, color, and texture of exterior surfaces of all historic districts, sites, building, structures and objects;
 - 5) If applicable, a sign plan, drawn to scale, showing the location, size, design, material, color, lettering and methods of attachment and illumination of all exterior signs; and,
 - 6) Any additional information deemed necessary by the development services department or the cultural resources and historic preservation office to properly review the site plan.
- e. A completed National Register of Historic Places form, or National Register nomination, or other documentation from the state historic preservation office or the

conservation lands and resources department that the property is listed in or eligible for listing in the National Register of Historic Places; or

f. Other evidence that the property has historic significance meeting the purpose, intent, and criteria of this chapter which may include a description of the historic resources, a recommendation of approval by the Pima County plans review subcommittee of the historical commission, a statement of significance, photographs, and other forms of information; and,

g. Most recent (available) aerial and elevation photos.

3. Public Notice, Planning and Zoning Commission and Board of Supervisors Hearings. The development services department and the cultural resources and historic preservation office shall review the submittal. Once determined complete, staff shall schedule the request for public hearing before the planning and zoning commission and board of supervisors. The public review, notice and comments shall be consistent with Sections 18.91.060(B) and (C), 18.91.070, 18.91.080, as applicable, of the rezoning process except as modified by the requirements outlined in this chapter. Conditions are not required. The submittal materials, staff and historical commission reviews, recommendations, and comments shall be transmitted to the planning and zoning commission and the board of supervisors.

4. Staff Report. The development services department shall coordinate with the cultural resources and historic preservation office to provide a written review, analysis, and recommendation on the designation of the property(ies) as a historic district zone based on the criteria established in this chapter. The staff report may include additional considerations such as land use impacts, as applicable.

B. Historic Landmark Zone.

1. Initiation/Application. An application for designation of a historic landmark zone may be initiated by the owners of the property, or by the planning and zoning commission upon recommendation of the Pima County plans review subcommittee of the historical commission with the consent of the owners, by submitting a historic landmark zone application to the development services department and complying with the provisions of this subsection.

2. Criteria. Refer to Section 18.63.040 (Criteria).

3. Preliminary Review. Prior to submittal, the applicant shall obtain a recommendation from a the Pima County plans review subcommittee of a the historical commission, and the applicant which shall be submitted that recommendation with their application. The applicant may consult with the staff of the development services department and cultural resources and historic preservation office ~~the office of sustainability and conservation – cultural resources and historic preservation division~~ concerning submittal requirements.

4. Submittal Requirements. The application shall include:

- a. Legal description of the property;
- b. A list by name and title, of all ownership interests in the property (e.g., individual, corporation, trust, or limited partnership);
- c. Letter of authorization for an agent;

d. Site plan. The base site plan ~~shall be~~ that is drawn to scale and ~~shall~~ provides the following information where applicable:

- 1) The layout and elevation of all structures and other improvements, including where appropriate, driveways, and ~~pedestrianways~~ pedestrian ways;
- 2) Existing significant landscape features and proposed landscaped areas, fences, walls;
- 3) The location of property lines and public rights-of-way;
- 4) Specifications as to type, color, and texture of exterior surfaces of buildings or structures;
- 5) If applicable, a sign plan, drawn to scale, showing the location, size, design, material, color, lettering and methods of attachment and illumination of all exterior signs; and,
- 6) Any additional information deemed necessary by the development services department or the cultural resources and historic preservation office ~~cultural resources and historic preservation division~~ of the Pima County ~~office of sustainability and conservation~~ to properly review the site plan.

e. A completed National Register of Historic Places form, or National Register nomination, or other documentation from the state historic preservation office or conservation lands and resources department that the property is listed in or eligible for listing in the National Register of Historic Places; or

f. Other evidence ~~a~~ that the property has historic significance meeting the purpose, intent, and criteria of this chapter which may include a description of the historic resources, a recommendation of approval from ~~a~~ the Pima County plans review subcommittee of ~~a~~ the historical commission, a statement of significance, photographs, ~~site plans~~, and other forms of information; and,

g. Most recent (available) aerial and elevation photos.

5. Public Notice, Planning and Zoning Commission and Board of Supervisors Hearings. The ~~submittal shall be reviewed by the development services department, and the office of sustainability and conservation – cultural resources and historic preservation division~~ cultural resources and historic preservation office shall review the submittal. Once determined complete, staff shall schedule the request for public hearing before the planning and zoning commission and board of supervisors. The public review, notice, and comments shall be consistent with Sections 18.91.060(B) and (C), 18.91.070, 18.91.080, as applicable, of the rezoning process except as modified by the requirements outlined in this chapter. Conditions are not required. The submittal materials, staff and historical commission reviews, recommendations, and comments shall be transmitted to the planning and zoning commission and the board of supervisors.

6. Staff Report. The development services department shall coordinate with the cultural resources and historic preservation ~~division of the pima county office of sustainability and conservation~~ cultural resources and historic preservation to provide a written review, analysis, and recommendation on the designation of the property as a historic landmark zone based on the criteria established in this chapter. The staff report may include additional considerations such as land use impacts, as applicable.

...

18.63.060 Historic district zone advisory boards.

A. Initiation and Establishment.

1. ~~Applicants for each proposed historic district zone may submit to the historical commission a list of persons whom they recommend to be appointed to the historic district zone advisory board. A separate advisory board shall be established for each proposed historic district zone.~~
2. ~~A separate advisory board shall be established for each proposed historic district zone. Applicants for each proposed historic district zone may submit to staff of the cultural resources and historic preservation office a proposed list of residents or real property owners to be considered for appointment to the historic district zone advisory board by the board of supervisors.~~
3. ~~The plans review subcommittee of the historical commission and staff from the cultural resources and historic preservation office shall recommend a list of applicants in the special qualifications category to the board of supervisors for appointment, at least six members from the list submitted by the applicants, and may recommend others.~~
4. The board of supervisors shall then establish the historic district zone advisory board and appoint its members.
5. Vacancies may be filled in the same manner.

B. Composition.

1. ~~One-third of those recommended and appointed shall be residents of the district; Each historic district zone advisory board shall consist of at least six, but not more than fifteen, members:~~
 - a. One-third shall be residents of the district;
 - b. One-third shall be real property owners within the district; and
 - c. One-third shall have special qualifications in architecture, history, archaeology, land use planning, landscape architecture, or related fields.
2. ~~One-third shall be real property owners within the district; and Members may be either voting or non-voting advisory members.~~
3. ~~One-third shall have special qualifications in architecture, history archaeology, land use planning, landscape architecture, or related fields~~

C. Terms.

1. The term of each member of an historic district zone advisory board is for a maximum of four years, expiring on December 31 of the fourth year. Terms may be staggered to assure continuity. Members are eligible for reappointment.

~~C.D.~~ Rules and Regulations.

1. The members of the advisory board shall receive no compensation and shall serve at the will of the board of supervisors.

2. The advisory boards may adopt rules and regulations for carrying on their assigned duties.

D-E. Duties.

...

18.63.070 Development zones.

A. Historic District Development Zones. Development zone means a certain designated area around a lot, any part of which is being considered within an historic district zone, as follows:

...

2. Where a lot is located adjacent to an historic district zone boundary, the development zone shall include that lot, all lots located within the same block not to exceed six hundred feet in either direction, and those lots located on the opposite side of any street adjoining the same block, as well as those lots located on the opposite corners, except such portions of the development zone which fall outside the boundary of the historic district zone;

...

18.63.080 New construction or alterations.

A. Historic District Zone New Construction or Alterations.

...

2. Design Criteria.

a. The design shall properly preserve the historical and architectural characteristics of an historic structure, object, or man-made landscape which make it unique, ~~shall be properly preserved~~ and any changes shall generally conform to the character of the structures, objects, and man-made landscapes located within its development zone.

b. No specific architectural style shall be required for the design of a new building or other structures that have not been designated as historic. However, such buildings and structures are subject to the following:

...

4) If demolished and new structures are erected, ~~they~~ the structures shall generally conform to the character of the buildings located within their development zone.

3. Building Permit Criteria.

a. The criteria of this subsection (~~which are exemplified in the report, Tucson's Historic Districts: Criteria for Preservation and Development, latest edition~~) shall be used as a guide in approving a building permit and determining if the design of a proposed structure is compatible with the collective characteristics of the buildings or structures located within its development zone. The criteria are exemplified in the latest edition of the report Tucson's Historic Districts: Criteria for Preservation and Development.

...

4. Additional Criteria.

...

b. Such provisions and criteria may be adopted by the board of supervisors, on recommendation by the planning and zoning commission and the historical

commission, following public hearings as set forth in Section 18.63.050(A)(3) through (A)(5).

5. Submittal Requirements and Review Procedures.

a. Design Plan Requirements. The design plan shall be drawn to a legible scale and shall provide the following information where applicable:

- 1) The proposed layout of all structures and other improvements, including where appropriate, driveways, and pedestrian ways ~~pedestrianways~~;

...

b. Design Plan Review Procedures.

1) Preliminary Review.

a) Prior to the submittal of a design plan, the applicant may consult with the staff of the ~~planning and development services department~~ development services department and the cultural resources and historic preservation office concerning submission requirements.

...

2) Application and Compliance Review.

a) Application for historic district zone design review shall be made on forms provided by the ~~planning and development services director~~ development services department and shall be accompanied by five copies of a design plan.

...

3) Plan Transmittal. The zoning inspector shall, within one working day, transmit a copy of the accepted design plan ~~to the design review committee (refer to Section 18.99.030, Design Review Committee)~~ to the Pima County plans review subcommittee of the historical commission and one copy to the appropriate historic district zone advisory board for their review and recommendation.

4) Historic District Zone Advisory Board Recommendation.

a) The appropriate historic district zone advisory board shall submit its recommendation to the historical commission within fifteen working days.

...

5) Review and Decision by the ~~Design Review~~ Pima County Plans Review Subcommittee of the Historical Commission.

a) The ~~committee~~ Pima County plans review subcommittee of the historical commission shall notify the applicant and the appropriate historic district zone advisory board as to the time and place of the preliminary review and the applicant shall be heard.

b) The ~~committee~~ Pima County plans review subcommittee of the historical commission shall review the proposed design plan for its compliance with the purpose and intent of the historic district zone and applicable standards and criteria and shall approve, subject to conditions, or disapprove the design plan.

c) In no event shall the ~~committee~~ Pima County plans review subcommittee of the historical commission act on the proposed design without having considered the recommendations of the applicable advisory board.

d) ~~If~~ After completing at the preliminary review, if the committee Pima County plans review subcommittee of the historical commission and the historic district zone advisory board are in agreement, the committee Pima County plans review subcommittee of the historical commission shall forward the application to the zoning inspector for processing.

e) ~~The committee Pima County plans review subcommittee of the historical commission~~ may require additional information from the applicant or it may require modifications of the proposed design plan to comply with the requirements of this chapter, in which case the Pima County plans review subcommittee of the historical commission shall hold a second hearing review shall be held.

f) ~~The applicant and appropriate historic district zone advisory board shall be notified of the time and place thereof and shall be heard by the Pima County plans review subcommittee of the historical commission.~~

6) Appeals Procedure.

a) ~~The decision of the committee historical commission~~ Pima County plans review subcommittee of the historical commission may be appealed to the board of supervisors by:

...

ii. A member of the applicable historic district zone advisory board;

...

c) Notice. Notice shall be sent to the applicant, to the applicable historic district zone advisory board, and all interested parties, ~~for~~ indicating the time and place for appeal hearing and the applicant shall be heard.

d) Decision by the board of Supervisors. The board of supervisors, upon shall uphold, modify, or reverse the decision, after considering the appeal, and the recommendations of the Pima County plans review subcommittee of the historical commission and the applicable historic district zone advisory board, shall uphold, modify, or reverse the decision.

7) Issuance of Permits.

a) The central permitting office shall not issue a building permit for:

...

iii. The installation of a sign within an historic district zone, without the written certification of the ~~planning and development services director~~ chief zoning inspector, stating that the application for such a permit has complied with all the requirements of this chapter.

...

B. Historic Landmark Zone New Construction or Alterations.

1. Additional Construction or Alterations. An application for the creation or construction of new buildings or structures, or the redesigning, remodeling or modification, addition, alteration, or moving of existing historic buildings, historic structures, or historic objects, man-made human-created or -designed landscapes, or spaces in historic landmark zones

may be initiated by the owners of the property and submitted to the development services department, and shall comply with the provisions of this subsection.

2. Criteria.

a. The design shall properly preserve historical and architectural characteristics of a historic site, historic building, historic structure, historic object, or man-made human-created or designed landscape or space which make it unique, ~~shall be properly preserved~~ and any changes shall generally conform to the intrinsic and unique character of the existing historic landmark zone.

...

c. The following features shall be generally consistent with the existing historic building(s) and/or historic structure(s), with the prevailing existing structural proportions, and with the historic period in which the existing structure was built: Front setbacks; roof types regarding architectural configuration, mass, and materials; building surface texture; site utilization; projections and recessions such as but not limited to porches, steps, awnings, overhangs, entrances, and windows; architectural details such as but not limited to cornices, lintels, arches, grillwork, and shutters, window and door trims, and canals; building form regarding size, mass, and scale; and rhythm regarding proportion and pattern;

d. To provide flexibility in the review of applications, other pertinent factors generally affecting the appearance, harmony, and efficient functioning of the historic landmark zone may be considered as appropriate such as: ~~Color~~ color and landscaping consistent with ~~structure~~ the style of the building or /structure and with the historic period; enclosures compatible with architectural style and not blocking views of the primary façade from public viewpoints; utilities located underground where possible and the use of utility boxes on front façades reviewed for appropriateness and compatibility; and compatibility of the appearance, color, size, position, method of attachment, texture of materials, and design of signs.

3. Preliminary Review. Prior to submittal, the applicant shall obtain a recommendation from ~~a~~ the Pima County plans review subcommittee of a the historical commission, and the applicant ~~which shall be submitted~~ that recommendation with their application. The applicant may consult with the staff of the development services department and the ~~office of sustainability and conservation~~ office concerning submittal requirements.

4. Submittal Requirements. Based on the original or base site plan and highlighting the proposed amendments, an amended site plan shall be drawn to a legible scale and shall provide the following information where applicable, plus the most recent aerial and elevation photos, and written reasons for the proposed changes:

...

d. Site plan.

1) The layout and elevation of all structures and other improvements with amended features highlighted, including where appropriate, driveways, and pedestrian ways ~~pedestrianways~~;

...

4) Architectural drawings or sketches, drawn to a legible scale in sufficient detail to show all elevations of the proposed structures;

...

6) If applicable, a sign plan, drawn to a legible scale, showing the location, size, design, material, color, lettering, and methods of attachment and illumination of all exterior signs;

7) Any additional information deemed necessary by the development services department or the cultural resources and historic preservation ~~of the Pima County office of sustainability and conservation~~ to properly review the site plan.

...

5. Public notice, Planning and Zoning Commission and Board of Supervisors Hearings. The ~~submittal shall be reviewed by the development services department and the cultural resources and historic preservation office of sustainability and conservation~~ shall review the submittal. Once determined complete, staff shall schedule the request for public hearing before the planning and zoning and board of supervisors. The public review, notice, and comments shall be consistent with Sections 18.91.060(B) and (C), 18.91.070, 18.91.080, as applicable, of the rezoning process except as modified by the requirements outlined in this chapter. The submittal materials, staff and historic reviews, recommendations, and comments shall be transmitted to the planning and zoning commission and the board of supervisors.

6. Staff Report. The development services department shall coordinate with the cultural resources and historic preservation ~~office division of the Pima County office of sustainability and conservation~~ to provide a written review, analysis, and recommendation on the requested additional construction or alteration of the historic landmark zone based on the criteria established in this chapter.

...

18.63.090 Demolition of historic structures.

A. Historic District Zone.

1. Scope.

a. No permit shall be issued by the building official for demolition of all or any significant part of a structure or building which has been designated as historic prior to a review and recommendation from the Pima County plans review subcommittee of the historical commission for consideration and subsequent permit ~~before~~ approval by the planning and zoning commission.

b. In making ~~its~~ their decision, the Pima County plans review subcommittee of the historical commission and the planning and zoning commission shall determine if the applicant has shown that the preservation of the structure is physically and/or economically unfeasible.

...

2. Historical Commission Action.

a. If the Pima County plans review subcommittee of the historical commission finds that preservation is physically and/or economically unfeasible, such finding shall be included in its recommendation.

b. If the preservation of the structure is found to be feasible, the Pima County plans review subcommittee of the historical commission shall make a recommendation to notify persons or groups interested in historic preservation who may attempt to convince the owner to preserve the building or structure; or, if the owner does not agree, to attempt to have the property purchased by someone who will agree to preserve the building or structure in accordance with the provisions of this chapter.

c. Staff from the cultural resources and historic preservation office and the development services department shall include the Pima County plans review subcommittee of the historical commission's findings in their report to the planning and zoning commission.

2.3. Planning and Zoning Commission Action.

a. If preservation of the building or structure is found to be physically and/or economically unfeasible, the planning and zoning commission it shall notify the zoning inspector that the issuance of the demolition permit is approved ~~by the commission~~. The site may be left vacant or a new building constructed in accordance with the provisions set forth in Section 18.63.070(B) and (C).

b. If the planning and zoning commission finds that preservation of the structure is ~~found to be~~ feasible, the planning and zoning commission shall notify persons or groups interested in historic preservation who may either attempt to convince the owner to preserve the building or structure or, if the owner does not agree, to attempt to have the property purchased by someone who will agree to preserve the building or structure in accordance with the provisions of this chapter.

...

3.4. Authority of the Building Official. Approval by the planning and zoning commission of the issuance of a permit does not mandate the granting of a permit by the building official if the official should find reasons and deny it under other provisions of the county building code (Title 15).

B. Historic Landmark Zone. Demolition of historic buildings, historic structures, or historic objects, ~~man-made~~ human-created or -designed landscapes, or spaces.

1. Demolition. An application for demolition on site may be initiated by the owners of the property and submitted to the development services department, and shall comply with the provisions of this subsection. The development services department shall not consider an application for demolition if the board of supervisors has denied a demolition request on the same property within the previous thirty-six months. ~~Applications shall not be considered on property denied a demolition request by the board of supervisors within the previous thirty-six months.~~

2. Criteria. The intent of this section is to preserve the historic and architectural resources within a historic landmark zone in their original appearance, setting, and placement. Demolition of a historic landmark can cause an irreplaceable loss to the quality and character of Pima County. However, it is recognized that there can be circumstances beyond the control of a property owner that may result in the necessary demolition of a structure within a historic landmark zone.

The applicant shall submit evidence meeting one or more of the following criteria:

...

f. Adequate discussion regarding alternatives to demolition has occurred. If potential parties of interest in the historical preservation community ~~such as the Tucson/Pima County Historical Commission~~ have been contacted and incorporated into the discussion of alternatives.

3. Preliminary Review. Prior to submittal, the applicant shall obtain a recommendation from a ~~the Pima County~~ plans review subcommittee of a ~~the~~ historical commission which shall be submitted with their application. The applicant may consult with the staff of the development services department and the ~~office of sustainability and conservation — cultural resources and historic preservation Division office~~ concerning submittal requirements.

4. Submittal Requirements. The ~~director, or a designated representative, of the cultural resources and historic preservation division of the pima county office of sustainability and conservation~~ shall determine the required evidence for a complete demolition submittal. Evidence may include and be submitted in the form of:

- a. ~~m~~Most recent assessed values and appraisals of the land and improvements;
- b. title/title acquisitions;
- c. real estate taxes for the previous two years;
- d. any annual debt service documentation for the previous two years;
- e. sale or rent listings; any consideration by the owner as to profitable adaptive uses for the property;
- f. rehabilitation cost estimates; annual gross income from the property for the previous two years;
- g. itemized operating and maintenance expenses for the previous two years;
- h. annual cash flow for the previous two years;
- i. proof of effort toward attaining a reasonable return;
- j. and other applicable materials.

5. Public notice, Planning and Zoning Commission and Board of Supervisors Hearings. ~~Upon~~ The development services department, and the cultural resources and historic preservation office shall review the submittal. Once the submittal is determined to be of a complete request, development services staff shall schedule the request for public hearing before by the pPlanning and zZoning cCommission and by the bBoard of sSupervisors. The public review, notice, and comments shall be consistent with Sections 18.91.060(B) and (C), 18.91.070, and 18.91.080 as applicable. A review and recommendation statement from the site plans review subcommittee of a historical commission and a review and recommendation statement from the cultural resources and historic preservation division of the Pima County office of sustainability and conservation and development services department shall be transmitted to the planning and zoning commission and board of supervisors.

6. Staff Report. The development services department shall coordinate with the cultural resources and historic preservation ~~division of the Pima County office of sustainability and~~

conservation to provide a written review, analysis, and recommendation on a requested demolition on the historic landmark zone property based on the criteria established in this chapter.

...

18.63.100 Specific regulations—San Xavier environs historic zone (H-1).

...

F. ~~County staff~~ The cultural resources and historic preservation office and the development services department shall review all development plans within a mile and one-half of the San Xavier Mission for conformance to this section, and consult with the Tohono O'odham Nation, as appropriate. Appeals shall be directed to the ~~design review committee~~ board of supervisors (refer to Section 18.99.030 Design Review Committee).

...

~~18.63.110 Specific regulations—Fort Lowell historic district zone (H-2).~~

~~A. Purpose. To insure harmonious growth and development, prevent dilution of the district's historic integrity, and encourage continued use of the historic resources in their original appearance and setting, the specific provisions and development of this section are adopted for the Fort Lowell historic district by the board of supervisors.~~

~~B. Historic District Zone.~~

~~1. Because of the large area occupied by Fort Lowell Park, the entire remaining portion of the Fort Lowell historic district shall constitute the development zone.~~

~~2. Since a multi-unit development such as the townhouse condominium complex, with or without cluster option, would be incompatible with and would overshadow this small district's distinguishing identity, new residential development shall be:~~

~~a. Confined to one story, individual (detached), single family residences of non-uniform facades; and~~

~~b. Separated by open areas as specified in the underlying zoning.~~

~~3. All accessory structures such as garages, carports, sheds, patio walls, and fences, shall be designed and constructed so that they are compatible with the aesthetic character of the residences with which they are associated.~~

~~4. In view of the fact that at the time of historic designation, the district's developed parcels, largely CR-3 and CR-2, had long maintained a density below that allowed in the underlying zoning, homeowners in such CR-3 and CR-2 zones shall be encouraged to petition for lower density zoning and, if and when petition is made for higher density zoning on the SR parcels, the maximum density permitted shall be that of CR-1.~~

~~5. Consistent with the district's semi-rural nature:~~

~~a. New roadways, lanes, and externally visible driveways shall be constructed without curbs or pedestrian pavements and with surfacing that blends with existing landscape; and~~

~~b. No grid plan of streets is to be superimposed upon the area;~~

~~6. Vegetation on all externally visible land areas in front of and between buildings in developed parcels shall have the unlandscaped appearance and natural, native growth characteristic of the district.~~

~~7. Parking areas common to more than two dwellings shall be prohibited.~~

~~8. New above ground power and telephone line installations shall be prohibited.~~

~~C. Buffer Zone.~~

~~1. Purpose and Establishment. To promote growth and development in the county without impairing the sense of neighborhood and the historic integrity of the Fort Lowell historic district, a buffer zone is hereby established.~~

~~2. Scope.~~

~~a. The buffer zone shall extend from the east, north and west borders of the district.~~

~~b. Where the border runs along the boundary line between lots, the buffer zone includes those lots or portions of lots within two hundred feet of the border.~~

~~c. Where the boarder lies along a dedicated roadway, highway or easement, the buffer zone includes those lots or portions of lots within two hundred feet of the dedicated right-of-way.~~

~~3. Any new or remodeled structure shall be limited to one story and of a height not to exceed sixteen feet.~~

~~4. Signs in the buffer zone shall be subject to 18.79.050(W) (Sign Standards).~~

~~5. Lighting in the buffer zone shall be subject to Section 18.63.110(G).~~

~~6. No building permit shall be issued for the erection or construction of a new structure, the modification, addition to or alteration of an existing structure or the installation of a sign or lighting within the historic district buffer zone without the written certification of the historic district advisory board that the application for such permit complies with the above requirements.~~

~~D. Permitted Uses. Any use permitted by the existing zones over which this historic district zone is superimposed shall be allowed, so long as it is carried out in a manner which does not diminish the historic district's visual distinction.~~

~~E. Off street Parking Requirements. Parking spaces are required by this code and shall be provided on or off the site but no more than six hundred feet beyond the historic district zone boundary.~~

~~F. Signs. In accordance with Section 18.79.050(W) (Sign Standards).~~

~~G. Lighting shall be in accordance with the county outdoor lighting code (Title 15).~~

~~(Ord. 2011-2 § 15 (part), 2011; Ord. 1985-82 (part), 1985)~~

18.63.420-110 Maps.

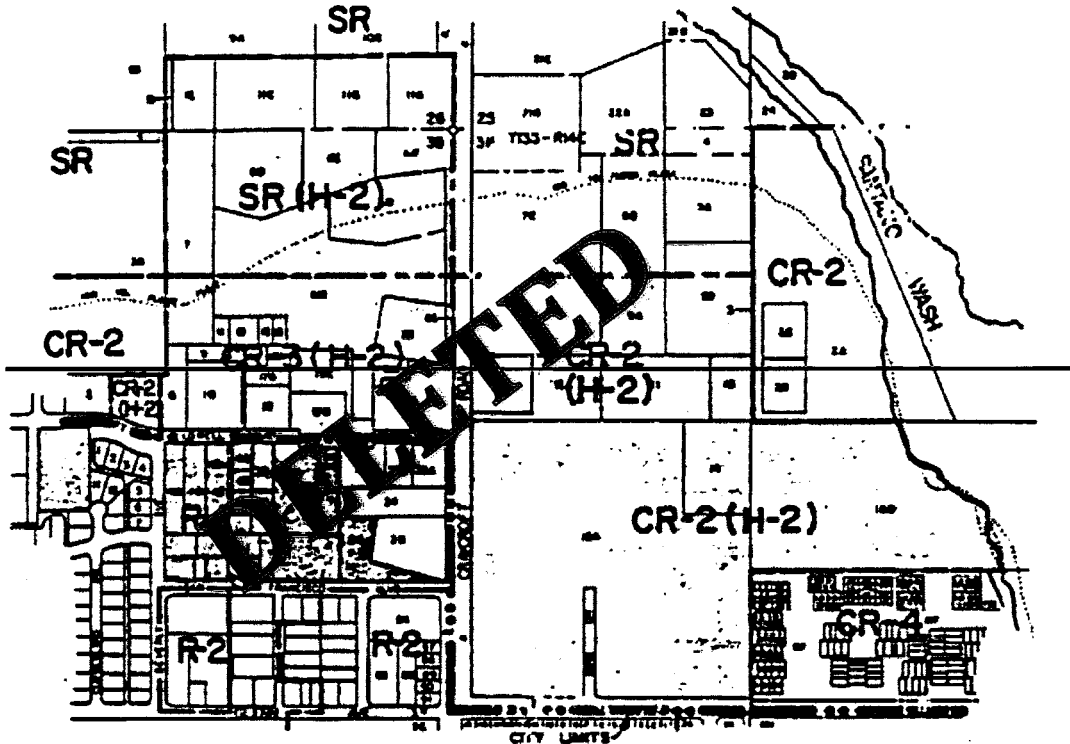
...

B. Fort Lowell historic district zone (H-2): See Map 18.63.120(B).

Map 18.63.120A
San Xavier Environs Historic Zone (H-1) Map

110A

Map 18.63.120A
Fort Lowell Historic District Zone (H-2) Map



...

Section 2. Pima County Code Chapter 18.73 (Landscaping, Buffering and Screening Standards), 18.73.050 (Amenity landscaping requirements) is amended as follows:

Chapter 18.73
LANDSCAPING, BUFFERING AND SCREENING STANDARDS

...

18.73.050 Amenity landscaping requirements.

A. Scope. Amenity landscaping shall be provided for certain specific plans, development plans and land uses in addition to the screening requirements of Section 18.73.040 of this chapter. For example, amenity landscaping can be required as a condition of rezoning, as a requirement of cluster option approval or other action of the design review committee (historic, campus park industrial, rural village center, major resort, scenic routes, etc.), or for Hillside Development zone revegetation compliance, or by approval or other action of the historical commission for a historic district zone or a historic landmark zone. Buffer areas provided to satisfy screening requirements may be used to reduce site gross area in calculating the

amenity landscaping for these land uses. Where amenity landscaping is required or used, but is not determined by parking area calculations, the area, type, density and height of the amenity landscaping shall be approved by the specific review body assigned the review function (e.g. design review committee; subdivision and development review committee; Pima County plans review subcommittee and historic landscape committee of the historic commission).

...

Section 3. Pima County Code Chapter 18.79 (Sign Standards), Section 18.79.010 (Purpose), and 18.79.060 (Nonconforming signs) is amended as follows:

**Chapter 18.79
SIGN STANDARDS**

...

18.79.010. Purpose.

A. It is the purpose of this chapter to authorize the use of signs that:

...

7. Promote the preservation of landmark signs by restoration and/or adaptive reuse.

...

Section 8. Pima County Code Chapter 18.79 (Sign Standards), Section 18.79.060 (Nonconforming signs), is amended as follows:

**Chapter 18.79
SIGN STANDARDS**

...

18.79.060 Nonconforming signs.

...

F. Landmark Sign. A sign erected prior to the effective date of the ordinance codified in this chapter shall be given the status of a landmark sign and shall be exempt from the regulations of this chapter, including an exemption from the total sign allotment, if the provided the design review committee historical commission finds it has significant cultural or historical character as a landmark.

...

Section 4. Pima County Code Chapter 18.95 (Compliance and Enforcement), Section 18.95.030 (Nonconforming signs), is amended as follows:

**Chapter 18.95
COMPLIANCE AND ENFORCEMENT**

...

18.95.030 Enforcement.

...

C. Mitigation Requirements:

...

2. The hearing officer may, in writing, refer a determination of all or part of the requirements for mitigation of a violation of the following zoning code chapters or sections to the dDesign rReview cCommittee (DRC) or Pima County plans review subcommittee of the historical commission, as appropriate:

...

d. Chapter 18.63 Historic Zone. Historic Zone mitigation issues may be referred to the Pima County plans review subcommittee of the historical commission.

...

E. Design Review Committee Review of an Appeal:

1. The design review committee shall hear and review aAppeals of a hearing officer's decision regarding one or more zoning violations of the development standards or development conditions of a chapter, section, or provision listed in the following Sections 18.95.030.E.1.a. and b. ~~shall be heard and reviewed by the DRC.~~ The design review committee ~~DRC's~~ recommendations shall be forwarded to the board of supervisors before the appeal is heard and acted on by the board.

a. Environmentally or preservation focused zoning code chapters or Sections:

...

~~4) Chapter 18.63 Historic Zone.~~

~~5)4) Chapter 18.72 Native Plant Preservation.~~

~~6)5) Chapter 18.73 Landscaping, Buffering and Screening Standards.~~

~~7)6) Chapter 18.81 Grading Standards.~~

~~8)7) Chapter 18.90 Specific Plans.~~

...

2. In addition to the requirements of this section, the ~~DRC~~ design review committee or historical commission shall establish rules of procedure, submittal requirements, submittal deadlines, and review criteria to govern the public hearing and review of an appeal.

3. The design review committee ~~DRC~~ public hearing process shall include the following:

...

c. The ~~DRC's~~ design review committee's review of the appellant's appeal, the staff report, and the circumstances and testimony presented at the hearing;

d. The design review committee ~~DRC's~~ action. A recommendation for denial or approval of the appeal may include conditions but shall not recommend an increase or decrease of civil penalties over those previously assessed by the hearing officer;

e. The design review committee DRG shall not continue a public hearing or its review and action unless more information is needed which the petitioner cannot provide at the public hearing.

F. Pima County Plans Review Subcommittee of the Historical Commission Review of an Appeal:

1. The Pima County plans review subcommittee of the historical commission shall hear appeals of a hearing officer's decision regarding one or more zoning violations of the development standards or development conditions of a chapter, section, or provision listed in the following Section 18.95.030.(F)(1)(a). The Pima County plans review subcommittee of the historical commission's recommendations shall be forwarded to the board of supervisors before the appeal is heard and acted on by the board.

a. Environmentally or preservation focused zoning code chapters or Sections:

1) Chapter 18.63 Historic Zone.

2. In addition to the requirements of this section, the Pima County plans review subcommittee of the historical commission shall establish rules of procedure, submittal requirements, submittal deadlines, and review criteria to govern the public hearing and review of an appeal.

3. The Pima County plans review subcommittee of the historical commission's public hearing process shall include the following:

a. A mailed notification of the hearing to all parties who received notice of the violation hearing at which the hearing officer took action and all other parties who attended the violation hearing;

b. An opportunity for property owners and residents within a minimum of three hundred feet of the boundaries of the violation to make comment on the appeal;

c. The Pima County plans review subcommittee of the historical commission's review of the appellant's appeal, the staff report, and the circumstances and testimony presented at the hearing;

d. The Pima County plans review subcommittee of the historical commission's action. A recommendation for denial or approval of the appeal may include conditions but shall not recommend an increase or decrease of civil penalties over those previously assessed by the hearing officer;

e. The Pima County plans review subcommittee of the historical commission shall not continue a public hearing or its review and action unless more information is needed which the petitioner cannot provide at the public hearing.

...

Section 5. Pima County Code Chapter 18.99 (Review Committees), Section 18.99.030 (Design Review Committee) is amended as follows:

**Chapter 18.99
REVIEW COMMITTEES**

...

18.99.030 Design review committee.

A. Purpose. The review provided by this committee is intended to:

...

4. Accomplish other goals for specific types of development, as described in Sections 18.09.040 (General Residential and Rural Zoning Provisions; Cluster Development Option), 18.49.010 (CPI Campus Park Industrial Zone; Purpose and Intent), 18.79.010 (Sign Standards; Purpose) and 18.79.100(B) (Sign Standards; Master sign program).; ~~and 18.63.010 (Historic Zone; Purpose and Intent).~~

...

C. Composition. The following persons or their representatives shall be members of the committee:

1. The ~~planning and~~ development services director;
2. The director of the department of transportation; ~~and flood control district;~~
3. The director of the flood control district;
- ~~3-4.~~ The chief zoning inspector;
- ~~4-5.~~ One architect appointed by the board of supervisors;
- ~~5-6.~~ One landscape architect appointed by the board of supervisors;
- ~~6-7.~~ One civil engineer or land planner appointed by the board of supervisors;
- ~~7-8.~~ One person experienced in residential and commercial property development, appointed by the board of supervisors;
- ~~8-9.~~ One person representing homeowners' associations in the community at-large, appointed by the board of supervisors;
- ~~9-10.~~ One person representing all affected homeowners' associations of a specific development proposal, approved by such associations for review of that proposal only. ~~In review of historic zone development, a member of the applicable historic district advisory board shall fill this position;~~ and
- ~~10-11.~~ One person representing the Tucson-Pima Arts Council or the city of Tucson's director of art in public places, city of Tucson, or representing the historical commission, to only review and approve streetscape sculpture and furniture in accordance with Section 18.73.030(B)(10) (Landscaping, Buffering and Screening Standards).

D. Transaction of Business.

...

2. Meetings: The committee shall hold regular meetings once a month, with additional meetings called, as needed, by the ~~planning and~~ development services director.

...

G. Review Procedures, Submittals, and Criteria:

...

- ~~3. Historic zone review; Refer to Section 18.63.080 (Historic Zone);~~4.
- 4. 3. RVC development review: Refer to Section 18.71.060 (Development Plan Standards);
- ~~5. 4.~~ Gateway Overlay Zone review; Refer to Section 18.78.030 (Development Standards) and 18.78.040 (Site Planning Review).
- ~~6. 5.~~ Master Sign program review: Refer to Section 18.79.100(B);
- ~~7. 6.~~ Commercial and other design review: Reserved.

...

H. Appeal of Design Review Committee Decision.

...

- ~~2. Historic zone development:~~
 - ~~a. The decision of the committee may be appealed to the board of supervisors within thirty days of the committee decision by:~~
 - ~~1) The applicant;~~
 - ~~2) A member of the applicable historic district advisory board;~~
 - ~~3) Any real property owner within the historic district; or~~
 - ~~4) Any resident of the historic district;~~
 - ~~b. The supervisors shall uphold or reverse the committee's decision, and may add, subtract or modify conditions of design plan approval.~~
- ~~3. 2.~~ Large scale retail establishment and regional, neighborhood, and small retail center.
 - a. The decision of the committee may be appealed to the board of supervisors within twenty days of the of the committee's decision by the applicant or any property owner within three hundred feet.
- ~~4. 3.~~ Master Sign Program Section 18.79.100(B). The decision of the committee may be appealed to the board of supervisors within thirty days of the committee's decision by the applicant or any property owner within three hundred feet.

...

Section 6. Pima County Code Chapter 18.101 (Administrators), Section 18.101.020 (Board of Supervisors), 18.101.030 (Planning and zoning commission), 18.101.070 (Historical Commission) are amended as follows:

**Chapter 18.101
ADMINISTRATORS**

...

18.101.020 Board of supervisors.

...

B. Powers and duties:

1. Comprehensive plan: Upon recommendation by the planning and zoning commission, the board of supervisors adopt and amend a comprehensive plan, which establishes the goals of Pima County regarding future development of the county, in accordance with Chapter 18.89 (Comprehensive Plans);
2. Zoning regulations and districts: By ordinance, the board of supervisors establish and amend the zoning regulations of this code in accordance with Section 18.01.070 (General Provisions), and provide for zoning district changes and amendments in accordance with Chapter 18.91 (Rezoning Procedures);
3. Land use policies: The board of supervisors adopt, by resolution, policies relating to land use issues and review procedures;
4. Subdivision and development plan regulations: The board of supervisors adopt, by ordinance, regulations for the subdivision of land within the county (refer to Chapter 18.69, Subdivision Standards) and for development plans, which establish the features of a development (refer to Chapter 18.71, Development Plan Standards);
5. Appeals and special permits: The board of supervisors hear and decide appeals and special permits to developmental or procedural requirements, when authorized by this code;
6. Enforcement: The board of supervisors establish, by ordinance, rules and procedures for the enforcement of this code by the zoning inspector;
7. Appointments: The board of supervisors appoint or ratify the members of the following boards, commissions and committees:

...

c. Historical commission

- ~~e. d.~~ Historic district zone advisory boards
 - ~~d. e.~~ Design review committee,
 - ~~e. f.~~ Other committees, as necessary.
- ...

18.101.030 Planning and zoning commission.

...

B. Powers and duties: The planning and zoning commission performs the following duties:

1. Comprehensive plan:
 - a. The planning and zoning commission initiates and recommends to the board of supervisors a comprehensive plan, which establishes the goals of Pima County

regarding future development of the county, in accordance with Chapter 18.89 (Comprehensive Plan),

b. The planning and zoning commission reviews and provides recommendations to the board of supervisors on all amendments to the comprehensive plan, including concurrent plan amendments/rezonings, permitted by Section 18.89.041;

2. Zoning code amendments: The planning and zoning commission initiates and provides recommendations to the board of supervisors on amendments to this code, in accordance with Section 18.01.070 (Code Amendment Procedures);

3. Specific plans: The planning and zoning commission provides recommendations to the supervisors on a proposed specific plan;

4. Rezoning: The planning and zoning commission provides recommendations to the board of supervisors on a proposed rezoning, with the exception of rezonings that conform to a zoning plan, in accordance with Chapter 18.91 (Rezoning Procedures);

5. Historic zones:

a. The planning and zoning commission initiates the designation of property as an historic district zone or an historic landmark zone upon the recommendation of the Pima County plans review subcommittee of the historical commission (refer to Section 18.63.050),

b. The planning and zoning commission provides recommendations to the board of supervisors on a proposed historic district zone or a historic landmark zone, the associated preservation and development criteria, and historic district advisory board, as applicable.

~~c. The commission determines if the preservation of a historic structure proposed for demolition is physically or economically unfeasible, in accordance with Section 18.63.090.~~

6. Subdivision and development plan regulations:

a. The planning and zoning commission hears appeals from the subdivision and development review committee, in accordance with Chapter 18.69 (Subdivision Standards),

b. The planning and zoning commission reviews development plans for RVC zoning in accordance with Section 18.71.060 (Requirements and procedures for RVC zoning);

7. Other matters: The planning and zoning commission may initiate or conduct special studies relating to planning and zoning matters, and may consider requests for the same from the board of supervisors.

...

18.101.070 Historical Commission.

A. Purpose: Pima County is a Certified Local Government (CLG) in historic preservation. Pima County, the city of Tucson, also a CLG, and the city of South Tucson have entered into an intergovernmental agreement to establish a joint Tucson-Pima County Historical Commission to preserve and protect the historic character of the community by advising the respective

governing bodies concerning various existing historic districts, buildings, structures, sites, human-created, or -designed landscapes or spaces in the community, and to recommend which properties merit historic designation. This section applies solely to the Pima County jurisdiction of the historical commission.

1. The purpose of this section is to implement the requirements of Section 18.63 (Historic Zone) for properties within Pima County's jurisdiction. The review provided by the historical commission is intended to ensure:

a. Accomplishment of other goals for specific types of development, as described in Section 18.63.010 (Historic Zone; Purpose and Intent).

B. Establishment. The historical commission is established by the adoption of this chapter.

C. References: The historical commission shall refer to the criteria established in the Certification of Local Governments, National Historic Preservation Act, P.L. No. 89-665, as amended; 54 U.S.C. §§ 300101, 302501–302505; and 36 C.F.R. § 61.6(e).

D. Composition: The historical commission membership includes ten members appointed by the board of supervisors as follows:

1. Five members, one appointed by each supervisor of the board of supervisors.

2. Five members, appointed by a majority vote of the board of supervisors, who are qualified professionals consisting of:

a. One architect;

b. One archaeologist;

c. One landscape architect or historic preservation planner;

d. One architectural historian; and

e. One person experienced in historic residential and commercial property development.

3. The historical commission may, by vote, appoint up to two ex-officio members to serve in an advisory capacity. Ex-officio members shall not have voting rights but may participate in discussions and provide guidance on matters within the commission's jurisdiction. Ex-officio members are not subject to term requirements as described in 18.101.70 E.

E. Terms.

1. Terms of members shall be coterminous with the terms of office of the supervisor who appointed them, or until their successor is appointed;

2. Members may be removed with or without cause prior to the expiration of their term by the supervisor who appointed them or by the supervisor's successor in office;

3. Members shall be eligible for reappointment; but in no event may any individual serve more than a total of eight continuous years. Once a member has served eight years, he or she may not be reappointed until after a break in service of at least one continuous year. If the historical commission is dissolved and reconstituted, time previously spent in service shall count towards the eight-year limitation.

4. The terms of all members appointed prior to December 30, 2024, shall be reset/considered to have an effective term date starting on January 1, 2025 for the purpose of this subsection. All members will be subject to an eight-year continuous service limitation, regardless of prior service.

5. A member who misses four consecutive meetings for any reason or who fails to attend for any reason at least forty percent of the meetings called in a calendar year is automatically and immediately removed as a member of the historical commission.

6. No Pima County employee may serve on the historical commission except in a nonvoting, ex-officio capacity.

7. Should an appointing supervisor fail to appoint a member within thirty days after the expiration of the term of the member or thirty days after a vacancy occurs, the appointment may be made by the board of supervisors.

8. Prior to the expiration of the term of members, or within thirty days after a vacancy occurs, the appointing supervisor may request an extension of time from the board of supervisors to make the appointment.

F. Meetings: The historical commission shall hold meetings monthly or as needed, for a minimum of six meetings per year. All meetings shall be publicly noticed.

G. Pima County Plans Review Subcommittee

1. Purpose. The purpose of this section is to implement the requirements of Section 18.63 (Historic Zone) in reviews of historic zone and historic landmark zone requests on properties within unincorporated Pima County.

2. Composition. The board of supervisors shall appoint at least three County-appointed members of the historical commission to the Pima County plans review subcommittee. The three members must be among the five appointed members of the historical commission who are qualified professionals, as identified in 18.99.060(D)(2).

3. Terms. Members of the Pima County plans review subcommittee shall serve four-year terms; a maximum of two such terms may be served on this subcommittee of the historical commission.

4. Meetings. The plans review subcommittee shall hold meetings monthly or as needed, for a minimum of six meetings per year.

5. Powers and Responsibility:

a. Historic district zone: The Pima County plans review subcommittee of the historical commission shall review and recommend to the planning and zoning commission the establishment of historic district zones and historic landmark zones on properties located within unincorporated Pima County.

b. Historic zone development: The Pima County plans review subcommittee of the historical commission shall review all development proposals in historic district zones and historic landmark zones on properties within unincorporated Pima County, and make recommendations to approve, approve with conditions, or deny plans for such development; and, staff shall include the Pima County plans review subcommittee of

the historical commission's recommendations in their staff report to the planning and zoning commission. The historical commission's review may include:

- 1) Amenity landscaping; and
- 2) Landmark signs for exemption from sign code requirements in Section 18.79.060F (Landmark Sign).
- 3) Fees: Fees for review shall be charged in accordance with the adopted fees schedule.

H. Appeal of Pima County plans review subcommittee of the Historical Commission and Planning and Zoning Commission Decisions:

1. The decision of the Pima County plans review subcommittee of the historical commission and the planning and zoning commission may be appealed to the board of supervisors within thirty days of the planning and zoning commission decision by:

- a. The applicant; or
- b. Any real property owner within the historic district zone or landmark zone.

2. The board of supervisors shall uphold or reverse the Pima County plans review subcommittee of the historical commission and the planning and zoning commission decisions, and may add, subtract, or modify conditions of the design plan approval.

...

Section 7. This ordinance is effective 30 days after its adoption.

PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona, this _____ day of _____, 2025.

ATTEST:


BOARD OF SUPERVISORS

Clerk, Board of Supervisors


Chair, Pima County Board of Supervisors

APPROVED AS TO FORM:

APPROVED:



Bobby Yu, Deputy County Attorney



Chris Poirier, Executive Secretary
Planning and Zoning Commission

AMENDMENT OF CODE—REVISION OF MATERIAL

CODE ORDINANCE—CLEAN (FINAL) VERSION

ORDINANCE 2025-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, RELATING TO ZONING (TITLE 18); AMENDING THE PIMA COUNTY CODE CHAPTER 18.63 (HISTORIC ZONE) SECTION 18.63.040 TO MODERNIZE AND REFINE THE CRITERIA FOR HISTORIC DESIGNATION, HISTORIC DISTRICT ZONES, AND LANDMARK ZONES; AMENDING SECTION 18.63.050 (ESTABLISHMENT) TO ADD REFERENCE TO A PLANS REVIEW SUBCOMMITTEE OF THE HISTORICAL COMMISSION, TO DEFINE SUBMITTAL REQUIREMENTS FOR HISTORIC DISTRICT ZONE APPLICATIONS, AND TO CHANGE “OFFICE TO SUSTAINABILITY AND CONSERVATION” TO “CULTURAL RESOURCES AND HISTORIC PRESERVATION OFFICE”; AMENDING SECTION 18.63.060 (HISTORIC DISTRICT ZONE ADVISORY BOARDS) TO MODIFY PARAMETERS FOR INITIATION AND ESTABLISHMENT, COMPOSITION, AND TO ADD TERMS; AMENDING SECTION 18.63.070 (DEVELOPMENT ZONES) TO FIX GRAMMATICAL ERROR; AMENDING SECTION 18.63.080 (NEW CONSTRUCTION OR ALTERATIONS) TO REPLACE “DESIGN REVIEW COMMITTEE” WITH “PLANS REVIEW SUBCOMMITTEE OF THE HISTORICAL COMMISSION” FOR ALL DESIGN PLAN REVIEW PROCEDURES PERTAINING TO HISTORIC ZONE OR HISTORIC LANDMARK ZONE REQUESTS; AMENDING SECTION 18.63.090 (DEMOLITION OF HISTORIC STRUCTURES) TO ADD THE PLANS REVIEW SUBCOMMITTEE OF THE HISTORICAL COMMISSION TO THE REVIEW PROCESS AND TO UPDATE DEMOLITION PROCEDURES TO REQUIRE PROOF OF ECONOMIC OR PHYSICAL UNFEASIBILITY FOR APPROVAL; AMENDING SECTION 18.63.100 (SPECIFIC REGULATIONS – SAN XAVIER ENVIRONS HISTORIC ZONE (H-1)) TO DEFINE STAFF AND ADD CONSULTATION WITH THE TOHONO O’ODHAM NATION; REPEALING CHAPTER 18.63.110 (SPECIFIC REGULATIONS – FORT LOWELL HISTORIC DISTRICT ZONE (H-1)); AMENDING SECTION 18.63.120 TO REMOVE MAP OF “FORT LOWELL HISTORIC DISTRICT ZONE (H-2)”; RENUMBERING SECTION 18.63.120 (MAPS) TO BECOME SECTION 18.63.110; AMENDING CHAPTER 18.73 (LANDSCAPE, BUFFERING, AND SCREENING STANDARDS) SECTION 18.73.050 (AMENITY LANDSCAPING REQUIREMENTS) TO CLARIFY THE ROLE OF THE PLANS REVIEW SUBCOMMITTEE OF THE HISTORICAL COMMISSION; AMENDING CHAPTER 18.79 (SIGN STANDARDS), SECTION 18.79.010 (PURPOSE) TO ADD PROMOTING PRESERVATION OF LANDMARK SIGNS TO THE PURPOSE; AMENDING 18.79.060 (NONCONFORMING SIGNS) TO MODIFY THE DEFINITION OF LANDMARK SIGN; AMENDING CHAPTER 18.95 (COMPLIANCE AND ENFORCEMENT) SECTION 18.95.030 (ENFORCEMENT) TO

ALLOW REFERRAL OF HISTORIC ZONE MITIGATION ISSUES TO THE PLANS REVIEW SUBCOMMITTEE OF THE HISTORICAL COMMISSION OR THE DESIGN REVIEW COMMITTEE, TO CLARIFY THE ROLES OF THE DESIGN REVIEW SUBCOMMITTEE OR PLANS REVIEW SUBCOMMITTEE OF THE HISTORICAL COMMISSION ON A REVIEW OF AN APPEAL; AMENDING CHAPTER 18.99 (REVIEW COMMITTEES) SECTION 18.99.030 (DESIGN REVIEW SUBCOMMITTEE) TO REMOVE REFERENCES MADE TO SECTION 18.63.010, TO REPLACE “SUPERVISORS” WITH “BOARD OF SUPERVISORS”, AND TO REMOVE REFERENCES TO “HISTORIC ZONE”; AMENDING CHAPTER 18.101 (ADMINISTRATORS), SECTION 18.101.020 (BOARD OF SUPERVISORS) TO REPLACE “SUPERVISORS” WITH “BOARD OF SUPERVISORS”, TO ADD “HISTORICAL COMMISSION” TO APPOINTMENTS, AND TO DIFFERENTIATE “PLANNING AND ZONING COMMISSION” FROM “HISTORICAL COMMISSION”; AMENDING SECTION 18.101.030 (PLANNING AND ZONING COMMISSION) TO ADD HISTORICAL COMMISSION RECOMMENDATION TO HISTORIC DISTRICT ZONE DESIGNATION PROCESS AND TO REMOVE REFERENCE TO SECTION 18.63.090; CREATING SECTION 18.101.070 (HISTORICAL COMMISSION) TO ESTABLISH PARAMETERS AND RESPONSIBILITIES FOR THE HISTORICAL COMMISSION AND THE PLANS REVIEW SUBCOMMITTEE OF THE HISTORICAL COMMISSION.

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

SECTION 1. Pima County Code Chapter 18.63 (Historic Zone), Section 18.63.040 (Criteria), 18.63.050 (Establishment), 18.63.060 (Historic District Advisory Boards), 18.63.070 (Development zones), 18.63.080 (New construction or alterations, 18.63.090 (Demolition of historic structures), 18.63.100 (Specific regulations—San Xavier environs historic zone(H-1)), 18.63.110 (Specific regulations—Fort Lowell historic district zone(H-2)), 18.63.120 (Maps) are amended as follows:

**CHAPTER 18.63
HISTORIC ZONE**

...

18.63.040 Criteria.

A. Criteria for Historic Designation. A historic district, site, building, structure, object, human-created, or -designed landscape, or space is subject to designation as historic, if it can:

...

B. Criteria for Establishing Historic District Zones.

1. In determining whether an area or district shall be established as a historic district zone, the criteria of this subsection shall be applied.

2. Not all of the criteria need to be satisfied; however, a sufficient number of the criteria should be satisfied to comply with the purpose and intent of this chapter:

a. A historic district zone should include historic districts, sites, buildings, structures, objects, human-created or -designed landscapes, or spaces.

b. A historic district zone should include historic districts, sites, buildings, structures, objects, human-created or -designed landscapes, or spaces in their original setting which contribute to an understanding of the heritage of the community.

c. The historic districts, sites, buildings, structures, objects, human-created or -designed landscapes, or spaces should provide the area with a sense of uniqueness, so that it is readily distinguishable from other areas of the community.

d. The collection of historic districts, sites, buildings, structures, objects, human-created or -designed landscapes, or spaces should possess integrity of location, design, setting, materials, workmanship, feeling, and association, thus constituting a recognizable entity.

C. Criteria for Establishing Historic Landmark Zones.

1. In determining whether a single property or site may be established as a historic landmark zone, property must:

a. include archaeological sites, historic sites, historic buildings, or historic structures which are individually listed or individually determined to be eligible for listing in the National Register of Historic Places at the local, state, or national level of significance; and

b. meet one or more of the criteria of subsections 18.63.040(A) and (B).

...

18.63.050 Establishment.

A. Historic District Zone.

1. Initiation/Application. An application for designation of a historic district zone may be initiated by the owners within the proposed district zone, or their agent, or by the planning and zoning commission upon recommendation of the Pima County plans review subcommittee of the historical commission with the consent of the owners, by submitting a historic district zone application to the development services department and complying with the provisions of this subsection.

...

2. Submittal Requirements. The application shall include:

a. Legal description of the property;

b. A list by name and title, of all ownership interests in the property (e.g., individual, corporation, trust, or limited partnership);

c. Letter of authorization for the owners' agent (if applicable);

d. Site plan. The base site plan shall be drawn to scale and shall provide the following information where applicable:

1) The layout and elevation of all historic districts, sites, buildings, structures and objects;

2) Existing significant human-created or -designed landscape features and proposed landscaped areas, fences, walls;

3) The location of property lines and public rights-of-way;

4) Specifications as to type, color, and texture of exterior surfaces of all historic districts, sites, building, structures and objects;

- 5) If applicable, a sign plan, drawn to scale, showing the location, size, design, material, color, lettering and methods of attachment and illumination of all exterior signs; and,
 - 6) Any additional information deemed necessary by the development services department or the cultural resources and historic preservation office to properly review the site plan.
- e. A completed National Register of Historic Places form, or National Register nomination, or other documentation from the state historic preservation office or the conservation lands and resources department that the property is listed in or eligible for listing in the National Register of Historic Places; or
- f. Other evidence that the property has historic significance meeting the purpose, intent, and criteria of this chapter which may include a description of the historic resources, a recommendation of approval by the Pima County plans review subcommittee of the historical commission, a statement of significance, photographs, and other forms of information; and,
- g. Most recent (available) aerial and elevation photos.

3. Public Notice, Planning and Zoning Commission and Board of Supervisors Hearings. The development services department and the cultural resources and historic preservation office shall review the submittal. Once determined complete, staff shall schedule the request for public hearing before the planning and zoning commission and board of supervisors. The public review, notice and comments shall be consistent with Sections 18.91.060(B) and (C), 18.91.070, 18.91.080, as applicable, of the rezoning process except as modified by the requirements outlined in this chapter. Conditions are not required. The submittal materials, staff and historical commission reviews, recommendations, and comments shall be transmitted to the planning and zoning commission and the board of supervisors.

4. Staff Report. The development services department shall coordinate with the cultural resources and historic preservation office to provide a written review, analysis, and recommendation on the designation of the property(ies) as a historic district zone based on the criteria established in this chapter. The staff report may include additional considerations such as land use impacts, as applicable.

B. Historic Landmark Zone. 1. Initiation/Application. An application for designation of a historic landmark zone may be initiated by the owners of the property, or by the planning and zoning commission upon recommendation of the Pima County plans review subcommittee of the historical commission with the consent of the owners, by submitting a historic landmark zone application to the development services department and complying with the provisions of this subsection.

2. Criteria. Refer to Section 18.63.040 (Criteria).3. Preliminary Review. Prior to submittal, the applicant shall obtain a recommendation from the Pima County plans review subcommittee of the historical commission, and the applicant shall submit that recommendation with their application. The applicant may consult with the staff of the development services department and cultural resources and historic preservation office concerning submittal requirements.

4. Submittal Requirements. The application shall include:

- a. Legal description of the property;
- b. A list by name and title, of all ownership interests in the property (e.g., individual, corporation, trust, or limited partnership);
- c. Letter of authorization for an agent;

d. Site plan. The base site plan that is drawn to scale and provides the following information where applicable:

- 1) The layout and elevation of all structures and other improvements, including where appropriate, driveways, and pedestrian ways;
- 2) Existing significant landscape features and proposed landscaped areas, fences, walls;
- 3) The location of property lines and public rights-of-way;
- 4) Specifications as to type, color, and texture of exterior surfaces of buildings or structures;
- 5) If applicable, a sign plan, drawn to scale, showing the location, size, design, material, color, lettering and methods of attachment and illumination of all exterior signs; and,
- 6) Any additional information deemed necessary by the development services department or the cultural resources and historic preservation office of the to properly review the site plan.

e. A completed National Register of Historic Places form, or National Register nomination, or other documentation from the state historic preservation office or conservation lands and resources department that the property is listed in or eligible for listing in the National Register of Historic Places; or

f. Other evidence that the property has historic significance meeting the purpose, intent, and criteria of this chapter which may include a description of the historic resources, a recommendation of approval from the Pima County plans review subcommittee of the historical commission, a statement of significance, photographs, , and other forms of information; and,

g. Most recent (available) aerial and elevation photos.

5. Public Notice, Planning and Zoning Commission and Board of Supervisors Hearings. The development services department, and the cultural resources and historic preservation office shall review the submittal. Once determined complete, staff shall schedule the request for public hearing before the planning and zoning commission and board of supervisors. The public review, notice, and comments shall be consistent with Sections 18.91.060(B) and (C), 18.91.070, 18.91.080, as applicable, of the rezoning process except as modified by the requirements outlined in this chapter. Conditions are not required. The submittal materials, staff and historical commission reviews, recommendations, and comments shall be transmitted to the planning and zoning commission and the board of supervisors.

6. Staff Report. The development services department shall coordinate with the cultural resources and historic preservation office to provide a written review, analysis, and recommendation on the designation of the property as a historic landmark zone based on the criteria established in this chapter. The staff report may include additional considerations such as land use impacts, as applicable.

...

18.63.060 Historic district zone advisory boards.

A. Initiation and Establishment.

1. A separate advisory board shall be established for each proposed historic district zone.

2. Applicants for each proposed historic district zone may submit to staff of the cultural resources and historic preservation office a proposed list of residents or real property owners to be considered for appointment to the historic district zone advisory board by the board of supervisors.
3. The plans review subcommittee of the historical commission and staff from the cultural resources and historic preservation office shall recommend a list of applicants in the special qualifications category to the board of supervisors for appointment.
4. The board of supervisors shall then establish the historic district zone and appoint its members.
5. Vacancies may be filled in the same manner.

B. Composition.

1. Each historic district zone advisory board shall consist of at least six, but not more than fifteen, members:
 - a. One-third shall be residents of the district;
 - b. One-third shall be real property owners within the district; and
 - c. One-third shall have special qualifications in architecture, history, archaeology, land use planning, landscape architecture, or related fields.
2. Members may be either voting or non-voting advisory members.

C. Terms.

1. The term of each member of an historic district zone advisory board is for a maximum of four years, expiring on December 31 of the fourth year. Terms may be staggered to assure continuity. Members are eligible for reappointment.

D. Rules and Regulations.

1. The members of the advisory board shall receive no compensation and shall serve at the will of the board of supervisors.
2. The advisory boards may adopt rules and regulations for carrying on their assigned duties.

E. Duties.

...

18.63.070 Development zones.

A. Historic District Development Zones. Development zone means a certain designated area around a lot, any part of which is being considered within a historic district zone, as follows:

...

2. Where a lot is located adjacent to a historic district zone boundary, the development zone shall include that lot, all lots located within the same block not to exceed six hundred feet in either direction, and those lots located on the opposite side of any street adjoining the same block, as well as those lots located on the opposite corners, except such portions of the development zone which fall outside the boundary of the historic district zone;

...

18.63.080 New construction or alterations.

A. Historic District Zone New Construction or Alterations.

...

2. Design Criteria.

a. The design shall properly preserve the historical and architectural characteristics of a historic structure, object, or man-made landscape which make it unique, and any changes shall generally conform to the character of the structures, objects, and man-made landscapes located within its development zone.

b. No specific architectural style shall be required for the design of a new building or other structures that have not been designated as historic. However, such buildings and structures are subject to the following:

...

4) If demolished and new structures are erected, the structures shall generally conform to the character of the buildings located within their development zone.

3. Building Permit Criteria.

a. The criteria of this subsection shall be used as a guide in approving a building permit and determining if the design of a proposed structure is compatible with the collective characteristics of the buildings or structures located within its development zone. The criteria are exemplified in the latest edition of the report Tucson's Historic Districts: Criteria for Preservation and Development.

...

4. Additional Criteria.

...

b. Such provisions and criteria may be adopted by the board of supervisors, on recommendation by the planning and zoning commission and the historical commission, following public hearings as set forth in Section 18.63.050(A)(3) through (A)(5).

5. Submittal Requirements and Review Procedures.

a. Design Plan Requirements. The design plan shall be drawn to a legible scale and shall provide the following information where applicable:

1) The proposed layout of all structures and other improvements, including where appropriate, driveways, and pedestrian ways;

...

b. Design Plan Review Procedures.

1) Preliminary Review.

a) Prior to the submittal of a design plan, the applicant may consult with the staff of the development services department and the cultural resources and historic preservation office concerning submission requirements.

...

2) Application and Compliance Review.

a) Application for historic district zone design review shall be made on forms provided by the development services department and shall be accompanied by five copies of a design plan.

...

3) Plan Transmittal. The zoning inspector shall, within one working day, transmit a copy of the accepted design plan to the Pima County plans review subcommittee of the historical commission and one copy to the appropriate historic district zone advisory board for their review and recommendation.

4) Historic District Zone Advisory Board Recommendation.

a) The appropriate historic district zone advisory board shall submit its recommendation to the historical commission within fifteen working days.

...

5) Review and Decision by the Pima County Plans Review Subcommittee of the Historical Commission.

a) The Pima County plans review subcommittee of the historical commission shall notify the applicant and the appropriate historic district zone advisory board as to the time and place of the preliminary review and the applicant shall be heard.

b) The Pima County plans review subcommittee of the historical commission shall review the proposed design plan for its compliance with the purpose and intent of the historic district zone and applicable standards and criteria and shall approve, subject to conditions, or disapprove the design plan.

c) In no event shall the Pima County plans review subcommittee of the historical commission act on the proposed design without having considered the recommendations of the applicable advisory board.

d) After completing the preliminary review, if the Pima County plans review subcommittee of the historical commission and the historic district zone advisory board are in agreement, the Pima County plans review subcommittee of the historical commission shall forward the application to the zoning inspector for processing.

e) The Pima County plans review subcommittee of the historical commission may require additional information from the applicant or it may require modifications of the proposed design plan to comply with the requirements of this chapter, in which case the Pima County plans review subcommittee of the historical commission shall hold a second review .

f) The applicant and appropriate historic district zone advisory board shall be notified of the time and place thereof and shall be heard by the Pima County plans review subcommittee of the historical commission.

6) Appeals Procedure.

a) The decision of the committee Pima County plans review subcommittee of the historical commission may be appealed to the board of supervisors by:

...

ii. A member of the applicable historic district zone advisory board;

...

c) Notice. Notice shall be sent to the applicant, to the applicable historic district zone advisory board, and all interested parties, indicating the time and place for appeal hearing and the applicant shall be heard.

d) Decision by the board of supervisors. The board of supervisors, shall uphold, modify, or reverse the decision, after considering the appeal, and the recommendations of the Pima County plans review subcommittee of the historical commission and the applicable historic district zone advisory board.

7) Issuance of Permits.

a) The central permitting office shall not issue a building permit for:

...

iii. The installation of a sign within a historic district zone, without the written certification of the chief zoning inspector, stating that the application for such a permit has complied with all the requirements of this chapter.

...

B. Historic Landmark Zone New Construction or Alterations.

1. Additional Construction or Alterations. An application for the creation or construction of new buildings or structures, or the redesigning, remodeling or modification, addition, alteration, or moving of existing historic buildings, historic structures, or historic objects, human-created or -designed landscapes, or spaces in historic landmark zones may be initiated by the owners of the property and submitted to the development services department, and shall comply with the provisions of this subsection.

2. Criteria.

a. The design shall properly preserve historical and architectural characteristics of historic site, historic building, historic structure, historic object, or human-created or designed landscape or space which make it unique, and any changes shall generally conform to the intrinsic and unique character of the existing historic landmark zone.

...

c. The following features shall be generally consistent with the existing historic building(s) and/or historic structure(s), with the prevailing existing structural proportions, and with the historic period in which the existing structure was built: Front setbacks; roof types regarding architectural configuration, mass, and materials; building surface texture; site utilization; projections and recessions such as but not limited to porches, steps, awnings, overhangs, entrances, and windows; architectural details such as but not limited to cornices, lintels, arches, grillwork, and shutters, window and door trims, and canales; building form regarding size, mass, and scale; and rhythm regarding proportion and pattern;

d. To provide flexibility in the review of applications, other pertinent factors generally affecting the appearance, harmony, and efficient functioning of the historic landmark zone may be considered as appropriate such as: color and landscaping consistent with the style of the building or structure and with the historic period; enclosures compatible with architectural style and not blocking views of the primary façade from public viewpoints; utilities located underground where possible and the use of utility boxes on front façades reviewed for appropriateness and compatibility; and compatibility of the appearance, color, size, position, method of attachment, texture of materials, and design of signs.

3. Preliminary Review. Prior to submittal, the applicant shall obtain a recommendation from the Pima County plans review subcommittee of the historical commission, and the applicant shall submit that recommendation with their application. The applicant may consult with the staff of the development services department and the cultural resources and historic preservation office concerning submittal requirements.

4. Submittal Requirements. Based on the original or base site plan and highlighting the proposed amendments, an amended site plan shall be drawn to a legible scale and shall provide the following information where applicable, plus the most recent aerial and elevation photos, and written reasons for the proposed changes:

...

d. Site plan.

1) The layout and elevation of all structures and other improvements with amended features highlighted, including where appropriate, driveways, and pedestrian ways ;

...

4) Architectural drawings or sketches, drawn to a legible scale in sufficient detail to show all elevations of the proposed structures;

...

6) If applicable, a sign plan, drawn to a legible scale, showing the location, size, design, material, color, lettering, and methods of attachment and illumination of all exterior signs;

7) Any additional information deemed necessary by the development services department or the cultural resources and historic preservation office to properly review the site plan.

...

5. Public notice, Planning and Zoning Commission and Board of Supervisors Hearings. The development services department and cultural resources and historic preservation office shall review the submittal. Once determined complete, staff shall schedule the request for public hearing before the planning and zoning and board of supervisors. The public review, notice, and comments shall be consistent with Sections 18.91.060(B) and (C), 18.91.070, 18.91.080, as applicable, of the rezoning process except as modified by the requirements outlined in this chapter. The submittal materials, staff and historic reviews, recommendations, and comments shall be transmitted to the planning and zoning commission and the board of supervisors.

6. Staff Report. The development services department shall coordinate with the cultural resources and historic preservation office to provide a written review, analysis, and recommendation on the requested additional construction or alteration of the historic landmark zone based on the criteria established in this chapter.

...

18.63.090 Demolition of historic structures.

A. Historic District Zone.

1. Scope.

a. No permit shall be issued by the building official for demolition of all or any significant part of a structure or building which has been designated as historic prior to a review and recommendation from the Pima County plans review subcommittee of the historical

commission for consideration and subsequent permit approval by the planning and zoning commission.

b. In making their decision, the Pima County plans review subcommittee of the historical commission and the planning and zoning commission shall determine if the applicant has shown that the preservation of the structure is physically and/or economically unfeasible.

...

2. Historical Commission Action.

a. If the Pima County plans review subcommittee of the historical commission finds that preservation is physically and/or economically unfeasible, such finding shall be included in its recommendation.

b. If the preservation of the structure is found to be feasible, the Pima County plans review subcommittee of the historical commission shall make a recommendation to notify persons or groups interested in historic preservation who may attempt to convince the owner to preserve the building or structure; or, if the owner does not agree, to attempt to have the property purchased by someone who will agree to preserve the building or structure in accordance with the provisions of this chapter.

c. Staff from the cultural resources and historic preservation office and the development services department shall include the Pima County plans review subcommittee of the historical commission's findings in their report to the planning and zoning commission.

3. Planning and Zoning Commission Action.

a. If preservation of the building or structure is found to be physically and/or economically unfeasible, the planning and zoning commission shall notify the zoning inspector that the issuance of the demolition permit is approved. The site may be left vacant or a new building constructed in accordance with the provisions set forth in Section 18.63.070(B) and (C).

b. If the planning and zoning commission finds that preservation of the structure is feasible, the planning and zoning commission shall notify persons or groups interested in historic preservation who may either attempt to convince the owner to preserve the building or structure or, if the owner does not agree, to attempt to have the property purchased by someone who will agree to preserve the building or structure in accordance with the provisions of this chapter.

...

4. Authority of the Building Official. Approval by the planning and zoning commission of the issuance of a permit does not mandate the granting of a permit by the building official if the official should find reasons and deny it under other provisions of the county building code (Title 15).

B. Historic Landmark Zone. Demolition of historic buildings, historic structures, or historic objects, human-created or -designed landscapes, or spaces.

1. Demolition. An application for demolition on site may be initiated by the owners of the property and submitted to the development services department, and shall comply with the provisions of this subsection. The development services department shall not consider an application for demolition if the board of supervisors has denied a demolition request on the same property within the previous thirty-six months.

2. Criteria. The intent of this section is to preserve the historic and architectural resources within a historic landmark zone in their original appearance, setting, and placement. Demolition of a

historic landmark can cause an irreplaceable loss to the quality and character of Pima County. However, it is recognized that there can be circumstances beyond the control of a property owner that may result in the necessary demolition of a structure within a historic landmark zone.

The applicant shall submit evidence meeting one or more of the following criteria:

...

f. Adequate discussion regarding alternatives to demolition has occurred. If potential parties of interest in the historical preservation community have been contacted and incorporated into the discussion of alternatives.

3. Preliminary Review. Prior to submittal, the applicant shall obtain a recommendation from the Pima County plans review subcommittee of the historical commission which shall be submitted with their application. The applicant may consult with the staff of the development services department and the cultural resources and historic preservation office concerning submittal requirements.

4. Submittal Requirements. The e cultural resources and historic preservation office shall determine the required evidence for a complete demolition submittal. Evidence may include and be submitted in the form of:

- a. most recent assessed values and appraisals of the land and improvements;
- b. title/title acquisitions;
- c. real estate taxes for the previous two years;
- d. any annual debt service documentation for the previous two years;
- e. sale or rent listings; any consideration by the owner as to profitable adaptive uses for the property;
- f. rehabilitation cost estimates; annual gross income from the property for the previous two years;
- g. itemized operating and maintenance expenses for the previous two years;
- h. annual cash flow for the previous two years;
- i. proof of effort toward attaining a reasonable return;
- j. and other applicable materials.

5. Public notice, Planning and Zoning Commission and Board of Supervisors Hearings. The development services department, and the cultural resources and historic preservation office shall review the submittal. Once the submittal is determined to be complete, development services staff shall schedule the request for public hearing before the planning and zoning commission and by the board of supervisors. The public review, notice, and comments shall be consistent with Sections 18.91.060(B) and (C), 18.91.070, and 18.91.080 as applicable.

6. Staff Report. The development services department shall coordinate with the cultural resources and historic preservation office to provide a written review, analysis, and recommendation on a requested demolition on the historic landmark zone property based on the criteria established in this chapter.

...

18.63.100 Specific regulations—San Xavier environs historic zone (H-1).

...

F. The cultural resources and historic preservation office and the development services department shall review all development plans within a mile and one-half of the San Xavier Mission for conformance to this section, and consult with the Tohono O’odham Nation, as appropriate. Appeals shall be directed to the board of supervisors.

...

18.63.110 Maps.

...

B. Map 18.63. 110A
San Xavier Environs Historic Zone (H-1) Map

...

SECTION 2. Pima County Code Chapter 18.73 (Landscaping, Buffering and Screening Standards), 18.73.050 (Amenity landscaping requirements) is amended as follows:

**CHAPTER 18.73
LANDSCAPING, BUFFERING AND SCREENING STANDARDS**

...

18.73.050 Amenity landscaping requirements.

A. Scope. Amenity landscaping shall be provided for certain specific plans, development plans and land uses in addition to the screening requirements of Section 18.73.040 of this chapter. For example, amenity landscaping can be required as a condition of rezoning, as a requirement of cluster option approval or other action of the design review committee (campus park industrial, rural village center, major resort, scenic routes, etc.), or for Hillside Development zone revegetation compliance, or by approval or other action of the historical commission for a historic district zone or a historic landmark zone. Buffer areas provided to satisfy screening requirements may be used to reduce site gross area in calculating the amenity landscaping for these land uses. Where amenity landscaping is required or used, but is not determined by parking area calculations, the area, type, density and height of the amenity landscaping shall be approved by the specific review body assigned the review function (e.g. design review committee; subdivision and development review committee; Pima County plans review subcommittee and historic landscape committee of the historic commission).

...

SECTION 3. Pima County Code Chapter 18.79 (Sign Standards), Section 18.79.010 (Purpose), and 18.79.060 (Nonconforming signs) is amended as follows:

**CHAPTER 18.79
SIGN STANDARDS**

...

18.79.010. Purpose.

A. It is the purpose of this chapter to authorize the use of signs that:

...

7. Promote the preservation of landmark signs by restoration and/or adaptive reuse.

...

SECTION 8. Pima County Code Chapter 18.79 (Sign Standards), Section 18.79.060 (Nonconforming signs), is amended as follows:

**CHAPTER 18.79
SIGN STANDARDS**

18.79.060 Nonconforming signs.

...

F. Landmark Sign. A sign erected prior to the effective date of the ordinance codified in this chapter shall be given the status of a landmark sign and shall be exempt from the regulations of this chapter, including an exemption from the total sign allotment, provided the historical commission finds it has significant cultural or historical character as a landmark.

...

Section 4. Pima County Code Chapter 18.95 (Compliance and Enforcement), Section 18.95.030 (Nonconforming signs), is amended as follows:

**CHAPTER 18.95
COMPLIANCE AND ENFORCEMENT**

18.95.030 Enforcement.

...

C. Mitigation Requirements:

...

2. The hearing officer may, in writing, refer a determination of all or part of the requirements for mitigation of a violation of the following zoning code chapters or sections to the design review committee or Pima County plans review subcommittee of the historical commission, as appropriate:

...

d. Chapter 18.63 Historic Zone. Historic Zone mitigation issues may be referred to the Pima County plans review subcommittee of the historical commission.

...

E. Design Review Committee Review of an Appeal:

1. The design review committee shall hear and review appeals of a hearing officer's decision regarding one or more zoning violations of the development standards or development conditions of a chapter, section, or provision listed in the following Sections 18.95.030.E.1.a. and b. The design review committee's recommendations shall be forwarded to the board of supervisors before the appeal is heard and acted on by the board.

a. Environmentally or preservation focused zoning code chapters or Sections:

...

- 4) Chapter 18.72 Native Plant Preservation.
- 5) Chapter 18.73 Landscaping, Buffering and Screening Standards.
- 6) Chapter 18.81 Grading Standards.
- 7) Chapter 18.90 Specific Plans.

...

2. In addition to the requirements of this section, the design review committee or historical commission shall establish rules of procedure, submittal requirements, submittal deadlines, and review criteria to govern the public hearing and review of an appeal.

3. The design review committee public hearing process shall include the following:

...

- c. The design review committee's review of the appellant's appeal, the staff report, and the circumstances and testimony presented at the hearing;
- d. The design review committee 's action. A recommendation for denial or approval of the appeal may include conditions but shall not recommend an increase or decrease of civil penalties over those previously assessed by the hearing officer;
- e. The design review committee shall not continue a public hearing or its review and action unless more information is needed which the petitioner cannot provide at the public hearing.

F. Pima County Plans Review Subcommittee of the Historical Commission Review of an Appeal:

1. The Pima County plans review subcommittee of the historical commission shall hear appeals of a hearing officer's decision regarding one or more zoning violations of the development standards or development conditions of a chapter, section, or provision listed in the following Section 18.95.030.(F)(1)(a). The Pima County plans review subcommittee of the historical commission's recommendations shall be forwarded to the board of supervisors before the appeal is heard and acted on by the board.

a. Environmentally or preservation focused zoning code chapters or Sections:

- 1) Chapter 18.63 Historic Zone.

2. In addition to the requirements of this section, the Pima County plans review subcommittee of the historical commission shall establish rules of procedure, submittal requirements, submittal deadlines, and review criteria to govern the public hearing and review of an appeal.

3. The Pima County plans review subcommittee of the historical commission's public hearing process shall include the following:

- a. A mailed notification of the hearing to all parties who received notice of the violation hearing at which the hearing officer took action and all other parties who attended the violation hearing;
- b. An opportunity for property owners and residents within a minimum of three hundred feet of the boundaries of the violation to make comment on the appeal;

c. The Pima County plans review subcommittee of the historical commission's review of the appellant's appeal, the staff report, and the circumstances and testimony presented at the hearing;

d. The Pima County plans review subcommittee of the historical commission's action. A recommendation for denial or approval of the appeal may include conditions but shall not recommend an increase or decrease of civil penalties over those previously assessed by the hearing officer;

e. The Pima County plans review subcommittee of the historical commission shall not continue a public hearing or its review and action unless more information is needed which the petitioner cannot provide at the public hearing.

...

SECTION 5. Pima County Code Chapter 18.99 (Review Committees), Section 18.99.030 (Design Review Committee) is amended as follows:

**CHAPTER 18.99
REVIEW COMMITTEES**

...

18.99.030 Design review committee.

A. Purpose. The review provided by this committee is intended to:

...

4. Accomplish other goals for specific types of development, as described in Sections 18.09.040 (General Residential and Rural Zoning Provisions; Cluster Development Option), 18.49.010 (CPI Campus Park Industrial Zone; Purpose and Intent), 18.79.010 (Sign Standards; Purpose) and 18.79.100(B) (Sign Standards; Master sign program).

...

C. Composition. The following persons or their representatives shall be members of the committee:

1. The development services director;
2. The director of the department of transportation;
3. The director of the flood control district;
4. The chief zoning inspector;
5. One architect appointed by the board of supervisors;
6. One landscape architect appointed by the board of supervisors;
7. One civil engineer or land planner appointed by the board of supervisors;
8. One person experienced in residential and commercial property development, appointed by the board of supervisors;

9. One person representing homeowners' associations in the community at-large, appointed by the board of supervisors;

10. One person representing all affected homeowners' associations of a specific development proposal, approved by such associations for review of that proposal only; and

11. One person representing the Tucson-Pima Arts Council or the city of Tucson's director of art in public places, or representing the historical commission, to only review and approve streetscape sculpture and furniture in accordance with Section 18.73.030(B)(10) (Landscaping, Buffering and Screening Standards).

D. Transaction of Business.

...

2. Meetings: The committee shall hold regular meetings once a month, with additional meetings called, as needed, by the development services director.

...

G. Review Procedures, Submittals, and Criteria:

...

3. RVC development review: Refer to Section 18.71.060 (Development Plan Standards);

4. Gateway Overlay Zone review; Refer to Section 18.78.030 (Development Standards) and 18.78.040 (Site Planning Review).

5. Master Sign program review: Refer to Section 18.79.100(B);

6. Commercial and other design review: Reserved.

...

H. Appeal of Design Review Committee Decision.

...

2. Large scale retail establishment and regional, neighborhood, and small retail center.

a. The decision of the committee may be appealed to the board of supervisors within twenty days of the committee's decision by the applicant or any property owner within three hundred feet.

3. Master Sign Program Section 18.79.100(B). The decision of the committee may be appealed to the board of supervisors within thirty days of the committee's decision by the applicant or any property owner within three hundred feet.

...

SECTION 6. Pima County Code Chapter 18.101 (Administrators), Section 18.101.020 (Board of Supervisors), 18.101.030 (Planning and zoning commission), 18.101.070 (Historical Commission) are amended as follows:

**CHAPTER 18.101
ADMINISTRATORS**

...

18.101.020 Board of supervisors.

...

B. Powers and duties:

1. Comprehensive plan: Upon recommendation by the planning and zoning commission, the board of supervisors adopt and amend a comprehensive plan, which establishes the goals of Pima County regarding future development of the county, in accordance with Chapter 18.89 (Comprehensive Plans);
2. Zoning regulations and districts: By ordinance, the board of supervisors establish and amend the zoning regulations of this code in accordance with Section 18.01.070 (General Provisions), and provide for zoning district changes and amendments in accordance with Chapter 18.91 (Rezoning Procedures);
3. Land use policies: The board of supervisors adopt, by resolution, policies relating to land use issues and review procedures;
4. Subdivision and development plan regulations: The board of supervisors adopt, by ordinance, regulations for the subdivision of land within the county (refer to Chapter 18.69, Subdivision Standards) and for development plans, which establish the features of a development (refer to Chapter 18.71, Development Plan Standards);
5. Appeals and special permits: The board of supervisors hear and decide appeals and special permits to developmental or procedural requirements, when authorized by this code;
6. Enforcement: The board of supervisors establish, by ordinance, rules and procedures for the enforcement of this code by the zoning inspector;
7. Appointments: The board of supervisors appoint or ratify the members of the following boards, commissions and committees:

...

- c. Historical commission
- d. Historic district zone advisory boards
- e. Design review committee,
- f. Other committees, as necessary.

...

18.101.030 Planning and zoning commission.

...

B. Powers and duties: The planning and zoning commission performs the following duties:

1. Comprehensive plan:

- a. The planning and zoning commission initiates and recommends to the board of supervisors a comprehensive plan, which establishes the goals of Pima County regarding future development of the county, in accordance with Chapter 18.89 (Comprehensive Plan),
 - b. The planning and zoning commission reviews and provides recommendations to the board of supervisors on all amendments to the comprehensive plan, including concurrent plan amendments/rezonings, permitted by Section 18.89.041;
2. Zoning code amendments: The planning and zoning commission initiates and provides recommendations to the board of supervisors on amendments to this code, in accordance with Section 18.01.070 (Code Amendment Procedures);
3. Specific plans: The planning and zoning commission provides recommendations to the supervisors on a proposed specific plan;
4. Rezoning: The planning and zoning commission provides recommendations to the board of supervisors on a proposed rezoning, with the exception of rezonings that conform to a zoning plan, in accordance with Chapter 18.91 (Rezoning Procedures);
5. Historic zones:
- a. The planning and zoning commission initiates the designation of property as a historic district zone or a historic landmark zone upon the recommendation of the Pima County plans review subcommittee of the historical commission (refer to Section 18.63.050),
 - b. The planning and zoning commission provides recommendations to the board of supervisors on a proposed historic district zone or a historic landmark zone, the associated preservation and development criteria, and historic district advisory board, as applicable.
6. Subdivision and development plan regulations:
- a. The planning and zoning commission hears appeals from the subdivision and development review committee, in accordance with Chapter 18.69 (Subdivision Standards),
 - b. The planning and zoning commission reviews development plans for RVC zoning in accordance with Section 18.71.060 (Requirements and procedures for RVC zoning);
7. Other matters: The planning and zoning commission may initiate or conduct special studies relating to planning and zoning matters, and may consider requests for the same from the board of supervisors.

...

18.101.070 Historical Commission.

A. Purpose: Pima County is a Certified Local Government (CLG) in historic preservation. Pima County, the city of Tucson, also a CLG, and the city of South Tucson have entered into an intergovernmental agreement to establish a joint Tucson-Pima County Historical Commission to preserve and protect the historic character of the community by advising the respective governing bodies concerning various existing historic districts, buildings, structures, sites, human-created, or -designed landscapes or spaces in the community, and to recommend which properties merit historic designation. This section applies solely to the Pima County jurisdiction of the historical commission.

1. The purpose of this section is to implement the requirements of Section 18.63 (Historic Zone) for properties within Pima County's jurisdiction. The review provided by the historical commission is intended to ensure:

- a. Accomplishment of other goals for specific types of development, as described in Section 18.63.010 (Historic Zone; Purpose and Intent).

B. Establishment. The historical commission is established by the adoption of this chapter.

C. References: The historical commission shall refer to the criteria established in the Certification of Local Governments, National Historic Preservation Act, P.L. No. 89-665, as amended; 54 U.S.C. §§ 300101, 302501–302505; and 36 C.F.R. § 61.6(e).

D. Composition: The historical commission membership includes ten members appointed by the board of supervisors as follows:

- 1. Five members, one appointed by each supervisor of the board of supervisors.
- 2. Five members, appointed by a majority vote of the board of supervisors, who are qualified professionals consisting of:
 - a. One architect;
 - b. One archaeologist;
 - c. One landscape architect or historic preservation planner;
 - d. One architectural historian; and
 - e. One person experienced in historic residential and commercial property development.

3. The historical commission may, by vote, appoint up to two ex-officio members to serve in an advisory capacity. Ex-officio members shall not have voting rights but may participate in discussions and provide guidance on matters within the commission's jurisdiction. Ex-officio members are not subject to term requirements as described in 18.101.70 E.

E. Terms.

- 1. Terms of members shall be coterminous with the terms of office of the supervisor who appointed them, or until their successor is appointed;
- 2. Members may be removed with or without cause prior to the expiration of their term by the supervisor who appointed them or by the supervisor's successor in office;
- 3. Members shall be eligible for reappointment; but in no event may any individual serve more than a total of eight continuous years. Once a member has served eight years, he or she may not be reappointed until after a break in service of at least one continuous year. If the historical commission is dissolved and reconstituted, time previously spent in service shall count towards the eight-year limitation.
- 4. The terms of all members appointed prior to December 30, 2024 shall be considered to have an effective term date starting on January 1, 2025 for the purpose of this subsection. All members will be subject to an eight-year continuous service limitation, regardless of prior service.

5. A member who misses four consecutive meetings for any reason or who fails to attend for any reason at least forty percent of the meetings called in a calendar year is automatically and immediately removed as a member of the historical commission.

6. No Pima County employee may serve on the historical commission except in a nonvoting, ex-officio capacity.

7. Should an appointing supervisor fail to appoint a member within thirty days after the expiration of the term of the member or thirty days after a vacancy occurs, the appointment may be made by the board of supervisors.

8. Prior to the expiration of the term of members, or within thirty days after a vacancy occurs, the appointing supervisor may request an extension of time from the board of supervisors to make the appointment.

F. Meetings: The historical commission shall hold meetings monthly or as needed, for a minimum of six meetings per year. All meetings shall be publicly noticed.

G. Pima County Plans Review Subcommittee

1. Purpose. The purpose of this section is to implement the requirements of Section 18.63 (Historic Zone) in reviews of historic zone and historic landmark zone requests on properties within unincorporated Pima County.

2. Composition. The board of supervisors shall appoint at least three County-appointed members of the historical commission to the Pima County plans review subcommittee. The three members must be among the five appointed members of the historical commission who are qualified professionals, as identified in 18.99.060(D)(2).

3. Terms. Members of the Pima County plans review subcommittee shall serve four-year terms; a maximum of two such terms may be served on this subcommittee of the historical commission.

4. Meetings. The plans review subcommittee shall hold meetings monthly or as needed, for a minimum of six meetings per year.

5. Powers and Responsibility:

a. Historic district zone: The Pima County plans review subcommittee of the historical commission shall review and recommend to the planning and zoning commission the establishment of historic district zones and historic landmark zones on properties located within unincorporated Pima County.

b. Historic zone development: The Pima County plans review subcommittee of the historical commission shall review all development proposals in historic district zones and historic landmark zones on properties within unincorporated Pima County, and make recommendations to approve, approve with conditions, or deny plans for such development; and, staff shall include the Pima County plans review subcommittee of the historical commission's recommendations in their staff report to the planning and zoning commission. The historical commission's review may include:

1) Amenity landscaping; and

2) Landmark signs for exemption from sign code requirements in Section 18.79.060F (Landmark Sign).

3) Fees: Fees for review shall be charged in accordance with the adopted fees schedule.

H. Appeal of Pima County plans review subcommittee of the Historical Commission and Planning and Zoning Commission Decisions:

1. The decision of the Pima County plans review subcommittee of the historical commission and the planning and zoning commission may be appealed to the board of supervisors within thirty days of the planning and zoning commission decision by:

- a. The applicant; or
- b. Any real property owner within the historic district zone or landmark zone.

2. The board of supervisors shall uphold or reverse the Pima County plans review subcommittee of the historical commission and the planning and zoning commission decisions, and may add, subtract, or modify conditions of the design plan approval.

...

SECTION 7. This ordinance is effective 30 days after its adoption.

PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona, this _____ day of _____, 2025.

ATTEST:

BOARD OF SUPERVISORS

Clerk, Board of Supervisors


Chair, Pima County Board of Supervisors

APPROVED AS TO FORM:

APPROVED:



Bobby Yu, Deputy County Attorney



Chris Poirier, Executive Secretary
Planning and Zoning Commission

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

**PUBLIC HEARING
JANUARY 29, 2025**

P22TA00003

HISTORICAL COMMISSION AMENDMENT

STATUS / AGENDA ITEMS

Planning and Zoning Commission Public Hearing
Historical Commission Amendments

REQUEST

An ordinance of the board of supervisors of Pima County, Arizona, relating to zoning (Title 18); amending the Pima county code chapter 18.63 (Historic Zone) section 18.63.040 to modernize and refine the criteria for historic designation, historic district zones, and landmark zones; amending section 18.63.050 (Establishment) to add reference to a plans review subcommittee of the historical commission, to define submittal requirements for historic district zone applications, and to change “office to sustainability and conservation” to “cultural resources and historic preservation office”; amending section 18.63.060 (Historic District Zone Advisory Boards) to modify parameters for initiation and establishment, composition, and to add terms; amending section 18.63.070 (Development Zones) to fix grammatical error; amending section 18.63.080 (New Construction or Alterations) to replace “design review committee” with “plans review subcommittee of the historical commission” for all design plan review procedures pertaining to historic zone or historic landmark zone requests; amending section 18.63.090 (Demolition of Historic Structures) to add the plans review subcommittee of the historical commission to the review process and to update demolition procedures to require proof of economic or physical unfeasibility for approval; amending section 18.63.100 (Specific Regulations – San Xavier Environs Historic Zone (H-1)) to define staff and add consultation with the Tohono O’odham Nation; repealing chapter 18.63.110 (Specific Regulations – Fort Lowell Historic District Zone (H-1)); amending section 18.63.120 to remove map of “Fort Lowell Historic District Zone (H-2)”; renumbering section 18.63.120 (Maps) to become section 18.63.110; amending chapter 18.73 (Landscape, Buffering, and Screening Standards) section 18.73.050 (Amenity Landscaping Requirements) to clarify the role of the plans review subcommittee of the historical commission; amending chapter 18.79 (Sign Standards), section 18.79.010 (Purpose) to add promoting preservation of landmark signs to the purpose; amending 18.79.060 (Nonconforming Signs) to modify the definition of landmark

sign; amending chapter 18.95 (Compliance and Enforcement) section 18.95.030 (Enforcement) to allow referral of historic zone mitigation issues to the plans review subcommittee of the historical commission or the design review committee, to clarify the roles of the design review subcommittee or plans review subcommittee of the historical commission on a review of an appeal; amending chapter 18.99 (Review Committees) section 18.99.030 (Design Review Subcommittee) to remove references made to section 18.63.010, to replace “supervisors” with “board of supervisors, and to remove references to “historic zone; amending chapter 18.101 (Administrators), section 18.101.020 (Board of Supervisors) to replace “supervisors” with “board of supervisors”, to add “historical commission” to appointments, and to differentiate “planning and zoning commission” from “historical commission; amending section 18.101.030 (Planning and Zoning Commission) to add historical commission recommendation to historic district zone designation process and to remove reference to section 18.63.090; creating section 18.101.070 (Historical Commission) to establish parameters and responsibilities for the historical commission and the plans review subcommittee of the historical commission. (All Districts)

INITIATION

Planning and Zoning Commission Hearing, September 25, 2024

Staff Recommendation

Staff recommends **APPROVAL** of the proposed Chapter 18 Zoning Code text amendments pertaining to the role of the historical commission related to historic district zones and historic landmark zones. The proposed amendments modernize and refine various sections of the Pima County Zoning Code, specifically Chapter 18.63 (Historic Zone). These updates aim to ensure consistency with best practices in historic preservation, streamline review processes, and clarify administrative and procedural requirements related to historic district zone and historic landmark zone cases.

Background

In 1974, Pima County, the City of Tucson, and the City of South Tucson entered into an intergovernmental agreement (IGA) to form a joint historical commission for the purpose of protecting historical and cultural resources in Pima County. The most current version of the IGA was updated in 1995 and is still in effect today. In 2012, Pima County became the first County Certified Local Government (CLG) in Historic Preservation in Arizona and has been participating in a nationwide program of financial and technical assistance as authorized by the National Historic Preservation Act through the National Park Service. The CLG brings many benefits and opportunities under the Federal Historic Preservation Program. In 2020, the National Park Service (NPS) and the State Historic Preservation Office (SHPO), who jointly administer the CLG Program in Arizona, alerted Pima County that each CLG must have its own historical commission. To maintain the CLG status, Pima County must meet federal requirements as codified in 36 CFR 61.6 to carry out the purposes of the National Historic Preservation Act including maintaining its own qualified preservation review commission.

In the spring of 2021, the City of Tucson Mayor and Council and the Pima County Board of Supervisors voted to separate the joint Tucson-Pima County Historical Commission (TPCHC) into two distinct commissions, and the City contracted “A Study of the Tucson-Pima County Historical Commission 2023” (attached).

Subsequent clarification from the National Park Service (NPS) in December 2022 established that a joint commission could satisfy CLG program requirements for both jurisdictions, provided certification conditions are met independently. On September 5, 2023, the Pima County Board of Supervisors voted to maintain the joint commission given that a separation would involve duplication of time, staff effort, and administrative costs.

Recognizing the advantages of a unified approach that has been successfully operating since 1974, Ordinance P22TA00003 allows for the joint Tucson-Pima County Historical Commission to continue operating while establishing mechanisms to ensure that Pima County zoning cases are handled appropriately by county-appointed commissioners. To achieve this:

- **Establishment of the Historical Commission:** The ordinance formalizes the Historical Commission to provide expert oversight for historic preservation in Pima County.
- **Creation of Plans Review Subcommittees:** Each jurisdiction—Pima County and the City of Tucson—will establish its own Plans Review Subcommittee under the Historical Commission. These subcommittees will independently review cases related to historic district zones and historic landmark zones originating from within their respective jurisdictions.
- **Streamlining Review Processes:** The county’s Plans Review Subcommittee will replace the Design Review Committee for handling historic zoning cases within unincorporated Pima County, ensuring decisions reflect local expertise and priorities.

These amendments are designed to preserve historic resources effectively, reduce administrative redundancies, and align with current best practices in historic preservation.

Stakeholder Outreach and TPCHC Review and Comment

Staff held stakeholder meetings to provide updates and a forum to ask questions, discuss, and receive comments. Staff outreach occurred under two general efforts regarding the need to update the Code: 1) Following notification that the TPCHC needed to be separated into two separate City and County historical commissions, which was approved by the BOS (4/20/2021); and 2) Following notification that the joint historical commission did not need to be separated and later an approval by the BOS (9/5/2023) to maintain the joint historical commission as well as a directive for staff to begin working on the text amendment to clarify the role of the historical commission and update the review processes on September 5, 2023.

History of Stakeholder Meetings

2022, March 7 – Staff presented to Metropolitan Pima Alliance, Public Policy Committee Meeting

2022, April 7 - Staff held initial stakeholder meeting (4/7/2022) and gave

2024, July 22 - Staff held second stakeholder meeting

2024, September 20 – Staff engaged with TPCHC in special study session.

Throughout 2024, staff distributed updated drafts to the TPCHC for review and reported on progress to the entire Commission at every monthly TPCHC meeting.

The comments received in writing are attached, although many comments were also received and addressed during the TPCHC study session.

Respectfully Submitted,

Ian Milliken

Courtney Rose

Ian Milliken, M.A., RPA
Cultural Resources & Historic Preservation
Division Manager

Courtney Rose, Ph.D.
Cultural Resources Program Manager

ATTACHMENTS:

P22TA00003 Code Text Amendment Strike-through
P22TA00003 Stakeholder List – Historic Zone Text Amendment
P22TA00003 Stakeholder Comments Submitted
P22TA00003 TPCHC Letter of Support

External Distribution List

P22TA00003 Stakeholder List – Code Text Amendment

| Name | Professional Title or Position | Email or Contact information |
|---|--|-----------------------------------|
| Terry Majewski (District 1) TPCHC Chair | Archaeologist and Historian. Executive Vice President of SRI | tmajewski@srircm.com |
| Ken Scoville (District 2) TPCHC Commissioner | Historian | onehistoryguy@gmail.com |
| Savannah McDonald (District 2) TPCHC Commissioner | Architect, Poster, Mirto, McDonald | smcdonald@pmm.design |
| Geoffrey Ellwand (District 3) TPCHC Commissioner | UA, School of Journalism | gellwand@email.arizona.edu |
| Peter Steere (District 3) TPCHC Commissioner | Tribal Historic Preservation Officer, Tohono O'odham Nation | Peter.Steere@tonation-nsn.gov |
| JJ Lamb (District 4) TPCHC Commissioner | Vail Preservation Society | vailpreservationsociety@gmail.com |
| Rikki Lynn Riojas (District 5) TPCHC Commissioner | UA, History | rikkiriojas@gmail.com |
| Joel Ireland (District 5) TPCHC Commissioner | TUSD Governing Board, Retired | joelireland@gmail.com |
| Helen Erickson | Professor, UA, Landscape Architect | ericksonterrascape@gmail.com |
| Bob Vint | Architect (Historical) | bob@vintarchitects.net |
| Richard Fe Tom | Architect | rfetom@architecturecompany.net |
| Aaron Cooper | Executive Director, International Sonoran Desert Alliance | aaron@isdanet.org |
| T. William ("Will") Pew III | Representative for Catalina Foothills | will@heckerpew.com |
| Milo Meacham | Architect, Catalina Foothills | meacharch@comcast.net |
| Bo Johnson | Ajo Chamber of Commerce, Board of Directors, Executive Director | AjoCofC@AjoChamber.com |
| R. Brooks Jeffery | Architect, University of Arizona, Assoc VP for Research Infrastructure | rbjeffer@email.arizona.edu |
| Jodie Brown | COT, Historic Preservation Officer | jodie.brown@tucsonaz.gov |
| Karl Hoerig | Tribal Historic Preservation Officer, Pascua Yaqui Tribe | Karl.Hoerig@pascuayaqui-nsn.gov |
| Jonathan Mabry | Archaeologist and former City HPO | jonathanbmabry@email.arizona.edu |
| Sara Fontaine | Architect, Pima County Facilities Management | sara.fontaine@pima.gov |
| Jan Mulder | Landscape Architect and TPCHC Commissioner | janmulder@cox.net |
| Carol Griffith (TPCHC Commissioner) | Archaeologist and former SHPO staff | cag5@cox.net |
| John Welsh | Preservation Program and Site Landscape Director, Archaeology Southwest | JRWelch@archaeologysouthwest.org |
| Jen Levstik | Vice Chair of TPCHC, Archaeologist and Historian Logan Simpson Design, also Ward III | JLevstik@LOGANSIMPSON.COM |
| Demion Clinco | Executive Director, Tucson Historic Preservation Foundation | demionclinco@gmail.com |
| Bob Lanning | Architect | bob@lanningarchitecture.com |
| Bill Mackey | Architect | workerarchitect@gmail.com |

| | | |
|------------------|---|-------------------------------|
| Keri Silvyn | Silvyn, Lazarus and Bangs | ksilvyn@lslawaz.com |
| Corky Poster | Poster, Mirto and McDonald | cposter@pmm.design |
| Alyce Sadongei | TPCHC Commissioner Ward 1 | sadongei.a@gmail.com |
| Sandee Brooke | TPCHC Commissioner Ward V | sandeebrooke@gmail.com |
| Stephen T. Grede | TPCHC Commissioner Ward VI | stgrede@gmail.com |
| Tim Hagyard | TPCHC Commissioner, Realtor, Developer | thagyard@gmail.com |
| Koren Manning | City of Tucson, Planning & Development Services, Planning Administrator | Koren.Manning@tucsonaz.gov |
| Lynne Birkinbine | City of Tucson, Planning & Development Services, Deputy Director | Lynne.Birkinbine@tucsonaz.gov |
| Michael Taku | City of Tucson, Lead Planner | Michael.Taku@tucsonaz.gov |
| Eric Vondy | SHPO, CLG Program Coordinator, Preservation Programs Manager | evondy@azstateparks.gov |

2024 Updated Stakeholder List – Text Amendment P22TA00003

| Name | Professional Title or Position | Email or Contact information |
|--|--|-----------------------------------|
| Terry Majewski, Chairwoman TPCHC (District 1) | Archaeologist and Historian. Executive Vice President of SRI | tmajewski@srcrm.com |
| Ken Scoville, Commissioner TPCHC (District 2) | Historian | onehistoryguy@gmail.com |
| Savannah McDonald, Commissioner TPCHC (District 2) | Architect, Poster, Mirto, McDonald | smcdonald@pmm.design |
| Geoffrey Ellwand, Commissioner TPCHC (District 3) | UA, School of Journalism | gellwand@email.arizona.edu |
| Peter Steere, Commissioner TPCHC (District 3) | Tribal Historic Preservation Officer, Tohono O'odham Nation | Peter.Steere@tonation-nsn.gov |
| JJ Lamb, Commissioner TPCHC (District 4) | Vail Preservation Society | vailpreservationsociety@gmail.com |
| Rikki Lynn Riojas, Commissioner TPCHC (District 5) | UA, History | rikkiriojas@gmail.com |
| Joel Ireland, Commissioner TPCHC (District 5) | TUSD Governing Board, Retired | joelireland@gmail.com |
| Helen Erickson, Commissioner TPCHC (Ward IV) | Professor, UA, Landscape Architect | ericksonterrascape@gmail.com |
| Julie Rigoli, Commissioner | | |
| Julia Date, Commissioner TPCHC (District 1) | | |
| Alyce Sadongei, Commissioner TPCHC (Ward I) | | sadongei.a@gmail.com |
| Andrew Christopher, Commissioner (Architect) | Architect | |

| | | |
|---|--|----------------------------------|
| Stephen T. Grede, Commissioner TPCHC (Ward VI) | | stgrede@gmail.com |
| Carlos Lozano, Commissioner TPCHC (City of South Tucson) | | carlos@vanishingtucson.com |
| Tim Hagyard, Commissioner TPCHC (Realtor, Developer) | Realtor, Developer | thagyard@gmail.com |
| Kathe Kubish, Commissioner TPCHC (Ward II) | | |
| Carol Griffith (former TPCHC Commissioner) | Archaeologist and former SHPO staff | cag5@cox.net |
| Jen Levstik (former TPCHC Commissioner) | Historian, Archaeologist, Westland Resources, Inc. | |
| Jan Mulder, Commissioner TPCHC (Landscape Architect) | | |
| Bob Vint | Architect (Historical) | bob@vintarchitects.net |
| Richard Fe Tom | Architect | rfetom@architecturecompany.net |
| Aaron Cooper | Executive Director, International Sonoran Desert Alliance | aaron@isdanet.org |
| T. William ("Will") Pew III | Representative for Catalina Foothills | will@heckerpew.com |
| Milo Meacham | Architect, Catalina Foothills | meacharch@comcast.net |
| Bo Johnson | Ajo Chamber of Commerce, Board of Directors, Executive Director | AjoCofC@AjoChamber.com |
| R. Brooks Jeffery | Architect, University of Arizona, Assoc VP for Research Infrastructure | rbjeffer@email.arizona.edu |
| Jodie Brown | COT, Historic Preservation Officer | jodie.brown@tucsonaz.gov |
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| Michael Taku | City of Tucson, Lead Planner | Michael.Taku@tucsonaz.gov |
| John Welsh | Preservation Program and Site Landscape Director, Archaeology Southwest | JRWelch@archaeologysouthwest.org |
| Koren Manning | City of Tucson, Planning & Development Services, Planning Administrator | Koren.Manning@tucsonaz.gov |
| Demion Clinco | Executive Director, Tucson Historic Preservation Foundation | demionclinco@gmail.com |

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| Bob Lanning | Architect | bob@lanningarchitecture.com |
| Bill Mackey | Architect | workerarchitect@gmail.com |
| Keri Silvyn | Silvyn, Lazarus and Bangs | ksilvyn@lslawaz.com |
| Corky Poster | Poster, Mirto and McDonald | cposter@pmm.design |
| Lynne Birkinbine | City of Tucson, Planning & Development Services, Deputy Director | Lynne.Birkinbine@tucsonaz.gov |
| Eric Vondy | SHPO, CLG Program Coordinator, Preservation Programs Manager | evondy@azstateparks.gov |
| Fernanda Quintanilla | Diamond Ventures | fquintanilla@diamondven.com |
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External Stakeholder Comment

4/15/2022 Comments by Milo Macheam on Code for proposed TPCHC separation

- Suggest a reference to the National Park Service publication “The Secretary of the Interior’s Standards for the Treatment of Historic Structures” It gives guidance for the design of new structures in the vicinity of historic structures and for modifications to historic structures.
- For an historic district that is a subdivision that was built in stages, a standard should be set for establishing the date from which the 50 year criteria is applied. Is it the date the subdivision plan was recorded with the County? The start of construction of the first (town)house? The completion of the first phase, or some other criteria?
- I think the criteria for being on the advisory board should include relevant experience and knowledge of historic preservation than just being a resident.
- I think the criteria for being an advisory board member should require more relevant knowledge and experience in historic preservation than just being a property owner and having an opinion.
- I think the 1/3 number for Advisory Board Members with some relevant knowledge, expertise and experience is too low. A supervisor that is hostile to Historic Preservation might wield undue influence on the makeup of the Advisory Commission and attempt to stack the committee with members who will attempt to scuttle the preservation of properties that have more development potential with the historic properties removed.
- The Historic District Zone Advisory Board for a proposed historic district should be charged with producing “Design Guidelines” for use in evaluating proposed modifications to and in the Historic District. Design Guidelines can help an applicant get through the review process more smoothly and have an understanding of what the design review committee is looking for and will accept. The design guidelines should use the guidance provided in the “Secretary of the Interior’s Standards for the Treatment of Historic Properties.”

In reference to 18.63.080 (New Construction or alterations.):

- Elevations of the proposed new structure or modification to an existing structure should be required to be shown in context of its neighboring structures for some reasonable distance say 200 ft. on either side. Photomontages of the neighboring buildings (if accurately portrayed) should be allowed.

- Too short a time...60 days would be better...you're asking unpaid volunteers to turn these decisions around in a time frame that means they pretty much have to drop everything.
- Need criteria for making the determination that preservation is economically unfeasible...a developer that doesn't want preservation will say it's unfeasible. The commission needs the availability of a pro preservation developer either as a member or as a consultant to review the developer's "unfeasible" pro-forma to keep them honest.
- The 180 day criteria should be able to be extended in a period of high interest rates or a recession until a more "normal" period returns.

From: [Karl Hoerig](#)
To: [Courtney Rose](#)
Subject: Re: Pima County Update on Historical Commission
Date: Monday, May 9, 2022 1:57:37 PM

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Hi Courtney,

Thank you for providing this update on the Pima County Historical Commission development process. Please note a typo in 18.63.110, C2c, it should be border, not boarder.

Also, it appears to me that 18.99.060 H2 pretty much negates any authority that the historical commission might have if the BOS can reverse, uphold, or modify any determination of the commission without any reference to the historic preservation regulations.

Warmest regards,
Karl

Karl A. Hoerig, Ph.D.
Tribal Historic Preservation Officer
Pascua Yaqui Tribe
7777 S. Camino Huivisim, Building C
Tucson, AZ 85757
(520) 883-5116
karl.hoerig@pascuayaqui-nsn.gov

From: Courtney Rose <Courtney.Rose@pima.gov>
Sent: Friday, May 6, 2022 2:11 PM
To: Peter.Steere@tonation-nsn.gov <Peter.Steere@tonation-nsn.gov>; Terry Majewski <tmajewski@srircm.com>; onehistoryguy@gmail.com <onehistoryguy@gmail.com>; smcdonald@pmm.design <smcdonald@pmm.design>; gellwand@email.arizona.edu <gellwand@email.arizona.edu>; J.J. Lamb (vailpreservationsociety@gmail.com) <vailpreservationsociety@gmail.com>; rikkiriojas@gmail.com <rikkiriojas@gmail.com>; joelireland@gmail.com <joelireland@gmail.com>; Helen Erickson <ericksonterrascap@gmail.com>; Robert Vint <bob@vintarchitects.net>; rfetom@architecturecompany.net <rfetom@architecturecompany.net>; aaron@isdanet.org <aaron@isdanet.org>; Will Pew <Will@heckerpew.com>; meacharch@comcast.net <meacharch@comcast.net>; AjoCofC@AjoChamber.com <AjoCofC@AjoChamber.com>; Jeffery, R Brooks - ([rbjeffer](mailto:rbjeffer@email.arizona.edu)) <rbjeffer@email.arizona.edu>; Karl Hoerig <khoerig@pascuayaqui-nsn.gov>; jonathanbmabry@email.arizona.edu <jonathanbmabry@email.arizona.edu>; Sara Fontaine <Sara.Fontaine@pima.gov>; stgrede@gmail.com <stgrede@gmail.com>;

janmulder@cox.net <janmulder@cox.net>; cag5@cox.net <cag5@cox.net>;
JRWelch@archaeologysouthwest.org <JRWelch@archaeologysouthwest.org>; Jennifer Levstik
(JLevstik@LOGANSIMPSON.COM) <JLevstik@LOGANSIMPSON.COM>; demionclinco@gmail.com
<demionclinco@gmail.com>; Bob Lanning <bob@lanningarchitecture.com>;
workerarchitect@gmail.com <workerarchitect@gmail.com>; ksilvyn@lslawaz.com
<ksilvyn@lslawaz.com>; cposter@pmm.design <cposter@pmm.design>; sadongei.a@gmail.com
<sadongei.a@gmail.com>; sandeebrooke@gmail.com <sandeebrooke@gmail.com>;
thagyard@gmail.com <thagyard@gmail.com>

Cc: Linda Mayro <Linda.Mayro@pima.gov>; Carla Blackwell <Carla.Blackwell@pima.gov>; Thomas
Drzazgowski <Thomas.Drzazgowski@pima.gov>; Chris Poirier <Chris.Poirier@pima.gov>;
Manabendra Changkakoti <Manabendra.Changkakoti@pima.gov>; jodie.brown@tucsonaz.gov
<jodie.brown@tucsonaz.gov>; Lynne Birkinbine <Lynne.Birkinbine@tucsonaz.gov>;
koren.manning@tucsonaz.gov <koren.manning@tucsonaz.gov>; 'michael.taku@tucsonaz.gov'
<michael.taku@tucsonaz.gov>; Sherry Ruther <Sherry.Ruther@pima.gov>

Subject: Pima County Update on Historical Commission

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CAUTION: This email originated from outside of the PYT Organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon all,

This email is to provide the Pima County Historical Commission Stakeholders with an update on our progress since our Stakeholder meeting on April 7, 2022. You are welcome to provide input and comments throughout this process.

Attached is the presentation from the first meeting, the original introduction letter, and an updated composite of the proposed text amendment (Phase 1 proposed changes only) with one minor revision made since last month.

We have pushed back our schedule for bringing the Phase 1 proposed text amendments to the Pima County Planning & Zoning Commission public hearing by one month. We would appreciate any additional comments you may have on Phase 1 by May 18, 2022.

Update:

- A presentation was given to the Tucson-Pima County Historical Commission (TPCHC) by Courtney Rose last month (April 13) that provided a detailed overview of this process for the County. Since then,

Pima County has been moving forward with both staff and stakeholder review of proposed Phase 1 changes in zoning code in order to allow for the establishment of a new commission.

- Phase 1 involves only making those changes necessary to the County zoning code under Title 18 to enable establishing the new commission.
- Pima County Office of Sustainability and Conservation (OSC) and Development Services Department (DSD) are working together with the City of Tucson (COT) to ensure a smooth separation with both communication and consistency in processes.
- The new Pima County Historical Commission will advise the Board of Supervisors and the Planning & Zoning Commission concerning various existing historical structures, sites, areas, and districts in unincorporated Pima County and will include (at least):
 - 5 members, one each appointed by Supervisor District
 - 5 members appointed by majority vote of BOS that are qualified professionals (architectural historian, urban planner, landscape architect, realtor, developer, etc.)
- Proposed changes in code sent out to approximately 40 potential stakeholders prior to first meeting (April 7). One stakeholder provided written comments on the phase 1 proposed text amendments. The written comments were related to discussion in Phase 2 of the process.
- The City of Tucson and Pima County will be working on drafting a new Intergovernmental Agreement (IGA) to replace the original IGA for the Tucson-Pima County Historical Commission.
- Phase 2 will be underway once the new commission is established (end of summer) and stakeholders will continue to be part of that process, which will include additional changes to the zoning code.
- The next step is to make recommendations to the Planning & Zoning Commission on proposed Phase 1 changes to the zoning code.
- Pima County is planning on going before the Planning & Zoning Commission public hearing on Wed., June 29, 2022.
- Proposed text amendment includes:
 - Adding the Historical Commission under 18.99 Review Committees
 - Replacing the Design Review Committee with Historical

Commission in certain instances in the code

- Making minor changes in text related to department names and staff review to clarify current process.
- We are planning on having the public advertisement for the Planning & Zoning public hearing published and the Staff Report completed for the public hearing by the first week in June, 2022 in order to present at the Planning & Zoning Commission on June 29, 2022.

Please feel free to reach out to us with any questions in the meantime.

Sincerely,

Courtney Rose

Courtney Rose, PhD
Program Manager | Cultural Resources & Historic Preservation
Pima County Office of Sustainability and Conservation
201 N Stone Ave., 6th Floor—Tucson, AZ 85701
Office (520) 724-9488

From: [Courtney Rose](#)
To: ["Peter Steere"](#)
Cc: [Linda Mayro](#)
Subject: RE: Pima County Historical Commission
Date: Monday, May 16, 2022 9:34:00 AM

Hi Peter,

Thank you very much for your response and we will be sure to address the need to have a Tohono O'odham Nation and Pascua Yaqui Tribe commission member on the County historic commission.

Thank you,

Courtney

-----Original Message-----

From: Peter Steere <Peter.Steere@tonation-nsn.gov>
Sent: Sunday, May 8, 2022 10:10 PM
To: Courtney Rose <Courtney.Rose@pima.gov>
Cc: Linda Mayro <Linda.Mayro@pima.gov>
Subject: Pima County Historical Commission

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Courtney

Got your email

Concerned about membership

As I have said before there needs to a commission member from Tohono O'odham Nation and from Yaqui Tribe

I do not see how this will happen based on the paperwork I have received

This needs to be addressed

Peter

Sent from my Verizon, Samsung Galaxy smartphone Get Outlook for Android<<https://aka.ms/AAb9ydg>>

Just a couple other items for updating the Historic Landmark Zone establishment guidelines:

1. **Owner Consent Requirement:** It would be beneficial to remove the requirement for owner consent, as it is not mandated in the Historic Zone when the Planning Commission initiates the process. Consistency across regulations would improve clarity.
2. **National Register Eligibility:** I am unclear why National Register eligibility is a prerequisite for the County to designate its own historic resources. Why does the County defer to state and federal programs for its designations? I think this could be moved under the evidence section.

The language is below:

18.63.050 Establishment.

B. Historic Landmark Zone.

1. Initiation/Application. An application for designation of a historic landmark zone may be initiated by the owners of the property, or by the planning and zoning commission upon recommendation of the historical commission ~~with the consent of the owners~~, by submitting a historic landmark zone application to the development services department and complying with the provisions of this subsection.

~~6. e. A completed National Register of Historic Places form, or National Register nomination, or other documentation from the state historic preservation office that the property is listed in or eligible for listing in the National Register of Historic Places;~~

~~f. Other Evidence a that the property has historic significance meeting the purpose, intent, and criteria of this chapter which may include a description of the historic resources, a recommendation of approval from a plans review subcommittee of a the historical commission, a statement of significance, photographs, site plans, and other forms of information which can include a completed National Register of Historic Places form, or National Register nomination, or other documentation from the state historic preservation office that the property is listed in or eligible for listing in the National Register of Historic Places; ;~~

Please let me know your thoughts on these?

Demion

On Mon, Jul 22, 2024 at 10:38 AM Demion Clinco <demionclinco@gmail.com> wrote:

Good morning Cortny,

Thank you so much for the invitation to the stakeholders meeting this morning.

First, I think the technical changes and updates make complete sense.

I wanted to outline just a couple areas where I flagged a concerns. The first is the addition of:

18.63.090080 Demolition of historic structures.

2. Historical Commission Action

Section B. b. If the preservation of the structure is found to be feasible, the historical commission shall make a recommendation to notify persons or groups interested in historic preservation who may either attempt to convince the owner to preserve the building or structure or, if the owner does not agree, to attempt to have the property purchased by someone who will agree to preserve the building or structure in accordance with the provisions of this chapter.

Concerned about how vague this additional section is and how it would push the onerous to find a solution onto the commission and interested parties. Perhaps an alternative would be a step of having Pima County consider purchase and/or staff making a recommendation that could include an appraisal valuation and a framework that would support interested parties in a solution.

Second, I am concerned about the “18.63.070 Development zones” deletion.

The Development zone and its definition is critical in the review of cases in a future historic preservation zone. The code in numerous areas of the review process refers to the Development Zones. I would strongly encourage retention of this section.

18.63.050 Establishment - A. Historic District Zone.

I think there is an opportunity for providing a bit more clarification on how applications actually work. a. Who is application submitted to? Is it 51% of individual owners or land ownership? How is this presented as a petition, individual letters? How would the historical commission initiate a Historic District Zone that goes to the planning and zoning commission?

Again, thank you so much.

Best regards,

Demion

From: [Kenneth Scoville](#)
To: [Courtney Rose](#)
Subject: Re: Current document proposed changes
Date: Monday, July 22, 2024 4:39:38 PM

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Hi Courtney,

Yes. The advisory board is integral to the design of the ordinance with the viewpoint that the individuals that live in the zone should have a major voice and advocacy as change over time happens. The commission plans review subcommittee is another voice in that process. Major concerns can be appealed to the mayor and council (Board of Supervisors) by either the advisory board, subcommittee or both. The founders of the ordinance modeled much of this structure from the structure in Savannah, Georgia.

Ken

On Mon, Jul 22, 2024 at 3:01 PM Courtney Rose <Courtney.Rose@pima.gov> wrote:

Okay—I do see that one reference to advisory boards struck from the text on 3c (under Public notice and hearing requirements)...but the advisory boards, in general, are still in the code.

Would you like us to take another look at 3c?

Courtney

From: Kenneth Scoville <onehistoryguy@gmail.com>
Sent: Monday, July 22, 2024 2:56 PM
To: Courtney Rose <Courtney.Rose@pima.gov>
Subject: Re: Current document proposed changes

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Hi Courtney,

I am referencing the late morning attachment from Carla and on 18.63.050 3c where advisory boards are struck out. I assume that this would have been corrected in the current draft. The process of establishing a historic district zone needs to have a a board established. Are there other areas in the document that I have that would confirm I have the most current draft?

Thanks,

Ken

On Mon, Jul 22, 2024 at 1:55 PM Courtney Rose <Courtney.Rose@pima.gov> wrote:

Hi Ken,

Did you see the copy sent from Carla Inclan at 11:55 today? That one shows that Advisory boards remain in the text. However, I think the first page that lists out the amendments to the text may need some updating.

Which specific place in the document shows the strike out that you are concerned about?

Thank you!

Courtney

From: Kenneth Scoville <onehistoryguy@gmail.com>

Sent: Monday, July 22, 2024 1:27 PM

To: Courtney Rose <Courtney.Rose@pima.gov>

Subject: Current document proposed changes

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Hi Courtney,

I just received another document from Carla Incan but it still shows the striking out of advisory boards. Please send me a copy of the document you were showing at the Zoom meeting this morning. I am concerned that the other commissioners may not have the current proposed edits document.

Thanks,

Ken

From: [Peter Steere](#)
To: [Courtney Rose](#)
Subject: RE: Code Text Review
Date: Tuesday, July 23, 2024 10:35:52 AM
Attachments: [image002.png](#)

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Courtney

Thank you

peter

From: Courtney Rose <Courtney.Rose@pima.gov>
Sent: Tuesday, July 23, 2024 9:34 AM
To: Peter Steere <Peter.Steere@tonation-nsn.gov>; Carla Inclan <Carla.Inclan@tucsonaz.gov>
Cc: Ian Milliken <Ian.Milliken@pima.gov>; Mary-Ellen Walsh <mwalsh@azstateparks.gov>; Terry Majewski <tmajewski@srircrm.com>; 'Ana Juarez (Ana.Juarez@tucsonaz.gov)' <Ana.Juarez@tucsonaz.gov>
Subject: RE: Code Text Review

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Peter,

Thank you for your comments.

We will look for a clearer copy of the San Xavier Environs Historic Zone to send to you.

Thank you,

Courtney

From: Peter Steere <Peter.Steere@tonation-nsn.gov>
Sent: Monday, July 22, 2024 12:50 PM
To: Carla Inclan <Carla.Inclan@tucsonaz.gov>
Cc: Ian Milliken <Ian.Milliken@pima.gov>; Courtney Rose <Courtney.Rose@pima.gov>; Mary-Ellen Walsh <mwalsh@azstateparks.gov>; Terry Majewski <tmajewski@srircrm.com>; 'Ana Juarez

(Ana.Juarez@tucsonaz.gov)' <Ana.Juarez@tucsonaz.gov>

Subject: RE: Code Text Review

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Carla Inclan
Pima County

Thank you for sending information regarding the Code Text Review Document

Representatives of the Tohono O'odham Nation should be any commissions or boards that evaluate any area that may contain ancestral archaeological sites

Any plans being proposed should be reviewed by the Tohono O'odham Nation THPO

You need to define the boundaries of the San Xavier environs historic zone

Any work proposed for the San Xavier environs historic zone needs to be reviewed by the Tohono O'odham Nation THPO

Please send me a detailed map of the San Xavier environs zone

Peter L. Steere
THPO
Tohono O'odham Nation

From: Carla Inclan <Carla.Inclan@tucsonaz.gov>

Sent: Monday, July 22, 2024 11:54 AM

To: Carla Inclan <Carla.Inclan@tucsonaz.gov>

Cc: Ana Juarez <Ana.Juarez@tucsonaz.gov>

Subject: Code Text Review

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Good morning Commissioners,

I sent out an email earlier today, that was from Courtney Rose regarding the Code Text review update.

I'm attaching an extra copy.

Please let me know if you have any questions

Thank you,

Carla Inclan



Carla Inclan

Administrative Assistant

City Clerk's Office | City of Tucson

Carla.inclan@tucsonaz.gov

Main: 520.791.4213

From: [Terry Majewski](#)
To: [Courtney Rose](#)
Cc: [Helen Erickson](#)
Subject: FW: Notes on Pima County Code
Date: Monday, September 30, 2024 8:04:21 AM
Importance: High

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.

Hi Courtney. Here is some feedback from Commissioner Helen Erickson on the text amendment (see below).

Terry

From: Terry Majewski
Sent: Saturday, September 21, 2024 9:19 AM
To: Helen Erickson <ericksonterrascap@gmail.com>
Subject: RE: Notes on Pima County Code

Thank you, Helen, for these useful edits.

From: Helen Erickson <ericksonterrascap@gmail.com>
Sent: Saturday, September 21, 2024 8:20 AM
To: Terry Majewski <tmajewski@srictm.com>
Subject: Notes on Pima County Code

Hi Terry,

18.63.050 - Historic Landmark Zone

B) 6 e and f. These could be combined or the word "or" should follow the semicolon at the end of section e.

18.63.099

3) Preliminary Review. This is confused - perhaps "Staff may consult with other department as appropriate"?

181101.070 Historical Commission

The composition and structure needs to be worked out with the Commission, which has the authority for this (i.e., this is our purview, not the county's). Maybe the Pima County Plan Working Group could come up with a draft?

Overall: the structure is unclear - there needs to be clarity with regard to the process, including the role of Plans Review and to whom Commission recommendations should be forwarded.

Re landscape: "Designed landscapes" is perhaps clearer than "man-made" - Designed landscapes cover all human alterations of natural landscapes from vernacular to artistic.

Hope this helps,
Helen

Helen Erickson, MLA
P.O. Box 57249
Tucson, AZ 85732-7249
520-909-9921

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From: [carlos](#)
To: [Terry Majewski](#); [Courtney Rose](#)
Subject: TPCHC comments on Pima County Proposed Historic Zone Code Text Amendment
Date: Wednesday, October 2, 2024 4:55:31 PM
Attachments: [Transcript 9-20-24.pdf](#)

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Hello Courtney,

Thanks for seeking feedback on the proposed Pima County Code text amendment. The following are comments and questions relating only to Sign Code, Chapter 18.79.

18.79.060 Nonconforming signs.

F. Landmark Sign. A sign erected prior to the effective date of the ordinance codified in this chapter shall be given the status of a landmark sign and shall be exempt from the regulations of this chapter if the design review committee finds it has significant cultural or historical character as a landmark.

TPCHC comment: we agree, change "design review committee" to "historical commission"

TPCHC question: is the "effective date of the ordinance" (above) the same date previously referred to in chapter 18.79.060.A. as April 1, 1986? Comment: If so, that date is appropriate, temporarily. Ideally, that should not be a fixed date. The age of a landmark sign should be forty years old, or older, provided it meets the "significant cultural or historical character" requirements.

TPCHC question: does "exempt from the regulations of this chapter" (above) also include sign area allotment? Comment: City of Tucson does not count the Landmark Sign in total sign area allotment because in many cases, the restored landmark sign contributes more to the community than it does to the business. One example of many: the restored Grant Road Lumber landmark sign does not count against the sign area allotment for "Culinary Dropout" restaurant.

18.79.010 Purpose.

TPCHC comment: Add an additional Purpose:

7. Promote the preservation of Landmark signs by restoration and/or adaptive reuse.

Please let me know if you have any questions.

Thanks,

Carlos Lozano
TPCHC

(former Heritage Landmark Sign Subcommittee)

----- Forwarded Message -----

From: Terry Majewski <tmajewski@srircm.com>

Cc: courtney.rose@pima.gov <courtney.rose@pima.gov>

Sent: Monday, September 30, 2024 at 08:07:44 AM MST

Subject: Pima County Proposed Historic Zone Code Text Amendment feedback due by this Thursday 10/3

Dear all,

I am writing to commissioners who attended the Special TPCHC meeting on Friday, September 20, 2024. Courtney from the County has modified the schedule slightly for submission of the text amendment, as there are a lot of revisions that she is looking into. **I am asking you to submit any feedback you have to both Courtney and me via email by no later than this Thursday 10/3 close of business (or earlier if you are able). I recommend that you scan the transcript and listen to the audio recording to find out the things you wanted to convey. The transcript has some issues, but all transcripts do, because it is dependent on how a person's voice picks up on the recording.**

The audio recording is uploaded to the BCC website

<https://www.tucsonaz.gov/Departments/Clerks/Boards-Committees-Commissions/Boards-Commissions?run=pastminutesaudio&board=61>

Helen, I already sent your comments (provided just to me on 9/21) to Courtney.

If anyone has any questions, please let me know.


Regards,






Terry

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Re: Pima County Proposed Historic Zone Code Text Amendment feedback due by this Thursday 10/3 _ URGENT -- DEADLINE FOR COMMENTS MORNING OF 10/4

 **Jan Mulder** <janmulder@cox.net>
To: Courtney Rose
Cc: Terry Mayewski
You replied to this message on 10/3/2024 4:52 PM.

 Reply  Reply All  Forward  

Thu 10/3/2024 4:47 PM

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Courtney and Terry,

Here are my comments/suggestions, such as they are... I hope most of them make sense. Thanks, for the opportunity, Jan.

All pages are Code pages (pdf page numbers are 2 greater, that is Code 7 = pdf 9)

Global comment – came up in meeting that most/all(?) process review references to historical commission should(?) refer more specifically to the plans review subcommittee.

P2 18.63.040 B. 1. a. suggest replacing "man-made" with something like "human created" or "constructed" or "artificial". Also suggest adding "natural" landscapes.

P7 18.63.080 A. 5. b. 1) a) – remove apparent accidental strikeout of a)

P7 18.63.080 A. 5. b. 5) c) – Shouldn't "committee" be "historical commission"? Also followed by apparent mistaken relettering with two "c)'s

P10 18.63.090 A. 3. b. end of first line add word "zoning" so planning and zoning commission

P12 18.63.090 B. 5. Planning and Zoning capitalized (but elsewhere intent seems to be to not capitalize this commission or others such as historical commission and board of supervisors; I defer to you on which is correct, but should be consistent)

P13 18.63.100 F. Appeals are directed to design review committee, but elsewhere it appears that DRC replaced by dept staff, historical commission or planning and zoning. (realize I'm not familiar with Co process and how DRC fits in, but wonder why San Xavier wouldn't follow similar process to others resources (i.e., roughly? staff, historical commission, P&Z, BoS).

P17 18.73.050 A. since assumption is that this section refers to landscaping in the historic context then, besides general code requirements, which this appears geared to, it should refer to review by historical commission (PRS, historic landscape subcommittee as appropriate).

P17 18.95.030 C. 2. Delete "(DRC)" as it appears you are not using abbreviation within code?

P17 18.95.030 C. 2. D. seems like earlier sections were substituting historical commission for design review, but realize this may be role you've reserved for them (again, not being familiar with Co process).

P17 18.95.030 C. 2. Okay – I see you've moved historical commission from possible review under each category to just "d." Per my comment under 18.73.050, I think your previous version is more "correct" as it reflects the possibility that other landscaping may be subject to historic review (if and most likely, but could be others). I think I follow that you've attempted to define "historic zone" broadly, but I'm wondering about those aspects that might be overlooked and then flagged during review and that, because it wasn't called out as "historic zone" then that won't be part of the mitigation discussion (as applicable).

P19 18.99.030 C. 10. (renumbered) again, my ignorance, I wasn't sure Co still had historic district advisory board (is this in lieu of historical commission?)

P19 18.99.030 C. 11. (renumbered) in cases where public spaces are impacting historic public places and/or streetscapes, PRS (and historic landscapes as applicable) would review within Tucson. If HC already represented, then this is not an issue but, we've seen numerous cases where public art representatives are not tuned in to historic resource considerations.

P23 18.101.070 This discussion was begun in our meeting, but this text seems to be drafted for a distinct Pima Co historical commission, rather than a commission combined with Tucson (and So Tucson?). It makes sense that the Co might want to redefine composition and terms etc, but within the context of members joining a combined commission. Besides general reworking, I have included a few specific suggestions below.

P24 18.101.070 D. 2. a. "appointed by the supervisors" here is redundant since stated above/globally for all.

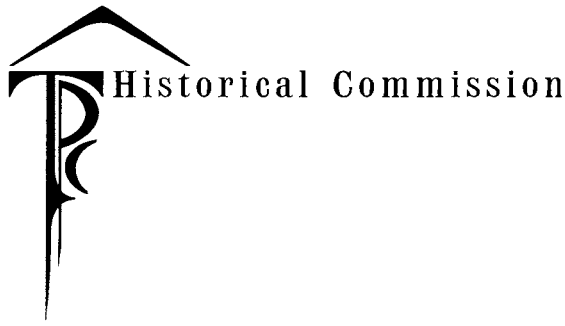
P24 18.101.070 E. would be clearer (unless not intended) to specify total of eight years consecutively.

P24 18.101.070 G. 3. Seems like PRS term language should reflect back in parallel to Commission terms.

P24 18.101.070 G. 4. Frame meeting schedule to be to consist with City?

Jan Mulder
janmulder@cox.net
206-714-5579

This folder is up to date. Connected to: Microsoft Exchange



January 10, 2025

Chairman David Hook and Commissioners
Pima County Planning & Zoning Commission
210 N. Stone Avenue
Tucson AZ 85701

Re: Tucson-Pima County Historical Commission Support of Proposed Chapter 18 Pima County Zoning Code Text Amendments

Dear Chairman Hook and Commissioners:

At its January 8, 2025, meeting, the Tucson-Pima County Historical Commission (TPCHC) voted unanimously to write a letter of support for the proposed Chapter 18 Zoning Code Text Amendments related to historic district zones and historic landmark Zones. The Commission has been working closely with staff from Pima County Conservation Lands and Resources, Cultural Resources and Heritage Preservation over the lengthy period when the text amendments were being developed, and we commend and thank staff, particularly Dr. Courtney Rose and Mr. Ian Milliken, for their commitment to community stakeholder outreach and collaboration in the development of these proposed amendments. It has been an excellent model for developing the proposed text amendments.

As background, in 1974, Pima County, the City of Tucson, and the City of South Tucson entered into an intergovernmental agreement (IGA) to form a joint historical commission for the purpose of protecting historical and cultural resources in Pima County. The most current version of the IGA was updated in 1995 and is still in effect today. In 2012, Pima County became the first County Certified Local Government (CLG) in Historic Preservation in Arizona and has been participating in a nationwide program of financial and technical assistance as authorized by the National Historic Preservation Act through the National Park Service. The CLG brings many benefits and opportunities under the Federal Historic Preservation Program. In 2020, the National Park Service (NPS) and the State Historic Preservation Office (SHPO), who jointly administer the CLG Program in Arizona, alerted Pima County that each CLG must have its own historical commission. To maintain the CLG status, Pima County must meet federal requirements as codified in 36 CFR 61.6 to fulfill the purposes of the National Historic Preservation Act including maintaining its own qualified preservation review commission.

In the spring of 2021, the City of Tucson Mayor and Council and the Pima County Board of

Supervisors voted (based on what turned out to be inaccurate information that had been provided to them) to separate the joint TPCHC into two distinct commissions. Subsequent clarification from the National Park Service (NPS) in December 2022 established that a joint commission could satisfy CLG program requirements for both jurisdictions, provided certification conditions are met independently. On September 5, 2023, the Pima County Board of Supervisors voted to maintain the joint commission given that a separation would involve duplication of time, staff effort, and administrative costs.

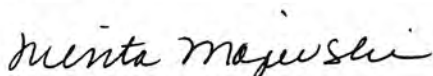
Recognizing the advantages of a unified approach that has been successfully operating since 1974, Ordinance P22TA00003 allows for the joint TPCHC to continue operating while establishing mechanisms to ensure that Pima County zoning cases are handled appropriately by county-appointed commissioners. Highlights of the proposed amendments include:

- **Establishment of the Historical Commission:** The ordinance formalizes the Historical Commission to provide expert oversight for historic preservation in Pima County.
- **Creation of Plans Review Subcommittees:** Each jurisdiction—Pima County and the City of Tucson—will establish its own Plans Review Subcommittee under the Historical Commission. These subcommittees will independently review cases related to historic district zones and historic landmark zones originating from within their respective jurisdictions.
- **Streamlining Review Processes:** The county’s Plans Review Subcommittee will replace the Design Review Committee for handling historic zoning cases within unincorporated Pima County, ensuring decisions reflect local expertise and priorities.

In summary, the TPCHC supports the Pima County staff recommendation that the proposed Chapter 18 Zoning Code text amendments pertaining to the role of the historical commission related to historic district zones and historic landmark zones be approved. The proposed amendments modernize and refine various sections of the Pima County Zoning Code, specifically Chapter 18.63 (Historic Zone). These updates aim to ensure consistency with best practices in historic preservation, streamline review processes, and clarify administrative and procedural requirements related to historic district zone and historic landmark zone cases.

Please do not hesitate to reach out to me if you have any questions about this comment letter. My e-mail address is tmajewski@srcrm.com, and my telephone is (520) 907-9677.

Sincerely,



Teresita Majewski, Ph.D., RPA, FSA
Chair, Tucson–Pima County Historical Commission

cc:

Chris Poirier, Deputy Director, Development Services

Kris Gade, Ph.D., Director, Conservation Lands and Resources (CLR)

Ian Milliken, M.A., RPA, Cultural Resources & Heritage Preservation Manager, CLR

Courtney Rose, Ph.D., Cultural Resources Program Manager, CLR

TPCHC Commissioners