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Legal Action Report – Meeting Minutes Design Review Board (DRB)

Members of the Design Review Board (DRB) held a meeting, which was open to the public on:

Date and Time: Friday March 12, 2021, 7:30 a.m.

Location: Meeting was held virtually using Microsoft Teams

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|-------------------------------------|----------------|
| 1. Call to Order / Roll Call | 7:30 AM |
| Rosemary Bright | Present |
| Susannah Dickinson | Present |
| Caryl Clement | Present |
| Nathan Kappler | Present |
| Chris Stebe | Present |

A quorum was established.

- 2. Review and Approval of the 1/29/2021 LAR and Meeting Minutes** **Action Taken**
Motion was made by Member Bright to approve the LAR and Draft Minutes of January 29, 2021 as submitted, duly seconded by Member Clement. All in favor. Motion passed 5-0.

- 3. Call to the Audience**
No Speakers

- 4. Case # DRB-21-04 / SE-21-03 Cherry Av Tucson Water –Cherry Avenue– Well Improvements**
Special Exception Request
2745 North Cherry Av, Parcel # [113100020](#)
R-2 Zoning **Action Taken**

Staff introduced and the applicant presented the project, providing the following clarifications in response to questions posed by the DRB:

- 1) The modifications to the existing control building include maintaining the same building height of 11 feet, maintaining the existing parapet wall, the installation of the new roof behind the parapet wall, east-face of parapet will be removed, and the use of similar brick when masonry is filled-in to create a cohesive building;
- 2) Currently there is not irrigation system on site; and
- 3) Tucson water will replace any vegetation that may deteriorate in the future with comparable vegetation, including any necessary irrigation system.

Motion was made by Member Clement to recommend to the Zoning Examiner approval, finding the project in compliance with the design standard set forth in UDC Section 4.9.11.A.8. The motion was duly seconded by Member Bright. Motion passed by a voice vote of 5-0. Motion passed unanimously.

**5. Case # DRB-21-05 / SE-21-01 Tucson Water – Nancy Rose– Well Improvements
Special Exception Request**

1937 N Nancy Rose Bl, Parcel # [121091680](#)

R-1 Zoning

Action Taken

Staff introduced and the applicant presented the project, providing the following clarifications in response to questions posed by the DRB:

- 1) The 3-foot trench on the south side of the street landscaping area serves as an easement to access the pipeline that runs across the site;
- 2) The driveway along Nancy Rose Bl. will be upgraded and will extend into the site;
- 3) The landscape material along Nancy Rose Bl. was discussed with neighbors; irrigation will be provided and vegetation will be maintained;
- 4) The safety valves in the hydro tank are for controlling pressure pushing the water into the distribution system; the hydro tank's purpose is not to store water;
- 5) Neighbor to the north is well aware of the potential noise impact of the hydro tank's compressor;
- 6) Tucson Water will continue to work with neighbors, once the compressor is installed, to determine the need of the installation of any noise-mitigation techniques, such as installation of vegetation, structure to house the compressor, or inserting privacy slats in the chain link fence.

Motion was made by Member Bright to recommend to the Zoning Examiner approval, finding the project in compliance with the design standard set forth in UDC Section 4.9.11.A.8, with the condition of Tucson Water to continue working closely with neighbors to mitigate noise impact created by the compressor once is installed. The motion was duly seconded by Member Dickinson. Motion passed by a voice vote of 5-0. Motion passed unanimously.

6. Staff Announcements

Informational

Staff is processing several additional special exception applications for Tucson well sites, and several applications for Development Design Option (DDO) for Tucson Fire facilities, which will be presented to the DRB for their review and recommendation to the Zoning Examiner.

7. Adjournment

Meeting adjourned at 8:39 AM.