



MEMORANDUM

DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION

TO: Chairman and Members, Pima County Planning and Zoning Commission

FROM: Arlan Colton, Executive Secretary

RE: Pima County Planning and Zoning Commission Hearing of **March 28, 2012**

DATE: March 30, 2012

This abstract is subject to editing and amending. Please let us know promptly if you believe there are any omissions or corrections; otherwise, we will proceed on this basis.

Arlan Colton, Executive Secretary

The meeting was called to order at 9:00 a.m. at the Public Works Building, 201 N. Stone Avenue, Basement Level, Conference Room C, Tucson, Arizona.

1) **ROLL CALL:**

PRESENT

Howard L. Richey, Chair
Thomas Spendiarian
William Matter
Armando Membriila *arrived @ 9:25 a.m.*
Randall R. Holdridge
Bonnie Poulos
Jenny Neeley

ABSENT

Bob Cook
Corey Smith

SEVEN MEMBERS PRESENT

ALSO PRESENT

Arlan Colton, Planning Director
Chris Poirier, Assistant Planning Director
Carmine DeBonis, Jr., Dev. Svcs. Director
Elva Pedregó, Senior Planner
Greg Saxe, Environmental Plan. Mgr.,
RFCD
Celia Turner, Recording Secretary

- 2) **PLEDGE OF ALLEGIANCE**
- 3) **CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)**

A) B-123 APPROVAL OF FEBRUARY 2012 CHECKLIST

B) B-218 MONTHLY REPORTS TO THE P/Z COMMISSION

Monthly reports from Development Services Department for enterprise fund, total fees collected, services activity report and permits issued and from the planning division for total fees collected and services activity report.

ON MOTION, it was

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

The motion **PASSED** (6 – 0; Commissioners Membrilla, Cook and Smith were absent).

CODE TEXT AMENDMENTS FOR PUBLIC HEARING

- 4) **INITIATION OF ZONING CODE TEXT AMENDMENT- KITCHENS GUEST HOUSE AND DWELLING UNIT DEFINITION; GUEST HOUSE DISTANCE BETWEEN REQUIREMENT**

Staff requests that the Planning and Zoning Commission authorize and initiate a revision to the Pima County Zoning Code to revise the guest house and dwelling unit definitions as it relates to kitchens; to relax the kitchen regulations, decrease the minimum distance requirement between a guest house and the main dwelling and repeal the subsection related to temporary kitchens.

Voted: To **APPROVE** the text amendment initiation.

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

- 5) **Co8-12-01 GUEST HOUSE AND DWELLING UNIT KITCHENS TEXT AMENDMENT**

PROPOSAL TO AMEND BY ORDINANCE THE PIMA COUNTY ZONING CODE TITLE 18, SECTION 18.03.020 TO REVISE THE DEFINITION OF A GUEST HOUSE AND DWELLING UNIT AS IT RELATES TO KITCHENS AND AMEND SECTION 18.09.020 TO RELAX THE KITCHEN REGULATIONS IN A GUEST HOUSE AND SECONDARY DWELLING, TO DECREASE THE MINIMUM DISTANCE BETWEEN A GUEST HOUSE AND A MAIN DWELLING AND TO REPEAL THE SUBSECTION RELATED TO TEMPORARY KITCHENS (ALL DISTRICTS).

ON MOTION, it was

Voted: To **APPROVE** the text amendment as presented.

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

- 6) **Co8-12-02 DEVELOPMENT SERVICES FEE AMENDMENT**
AN ORDINANCE OF PIMA COUNTY, ARIZONA; RELATING TO FEES FOR SUBDIVISION AND DEVELOPMENT REVIEW SERVICES PROVIDED BY THE DEVELOPMENT SERVICES DEPARTMENT; AMENDING ORDINANCE 2011-25, SECTION 1 AND EXHIBIT A; AND SUSPENDING FEE INCREASES UNDER ORDINANCE 1997-46, SECTION 4, FOR THE PERIOD OF JULY 1, 2012 TO JUNE 30, 2013 (ALL DISTRICTS).

ON MOTION, it was

Voted: To **APPROVE** the text amendment as presented.

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

- 7) **Co8-12-04 TIME LIMITS FOR DEVELOPMENT PLANS, TENTATIVE SUBDIVISION PLATS AND TYPE II GRADING PERMITS TEXT AMENDMENT**
AN ORDINANCE OF THE PIMA COUNTY BOARD OF SUPERVISORS RELATING TO ZONING; AMENDING THE PIMA COUNTY CODE BY AMENDING SECTION 18.01.030 (APPLICATION OF ZONING CODE) TO EXTEND THE DEVELOPMENT SERVICES DIRECTOR'S AUTHORITY TO LENGTHEN INITIAL APPROVAL TIME LIMITS FOR DEVELOPMENT PLANS, TENTATIVE SUBDIVISION PLATS AND TYPE II GRADING PERMITS FROM TWO YEARS TO THREE YEARS, REPEAL THE FEE FOR A LENGTHENED INTIAL APPROVAL TIME LIMIT AND TO EXTEND THE PERMITTED LENGTH OF TIME LIMIT EXTENSIONS FOR DEVELOPMENT PLANS, TENTATIVE SUBDIVISION PLATS AND TYPE II GRADING PERMITS FROM ONE YEAR TO THREE YEARS (ALL DISTRICTS).

ON MOTION, it was

Voted: To **APPROVE** text amendment as presented, subject to coming back in one year in front of the Commission.

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

8) **NEW BUSINESS**

- A) Arlan Colton, Planning Director, gave the Board of Supervisors disposition of cases.
- B) Formal Nomination of Vice-Chair was mentioned since Commissioner Steinbrenner resigned on March 19, 2012 and the Commission is down to nine members.

9) **CALL TO THE AUDIENCE**

No one from the audience spoke.

10) **ADJOURNMENT**

Meeting was adjourned at 10:25 a.m. on motion by Commissioner Richey, seconded by Commissioner Spendiarian.