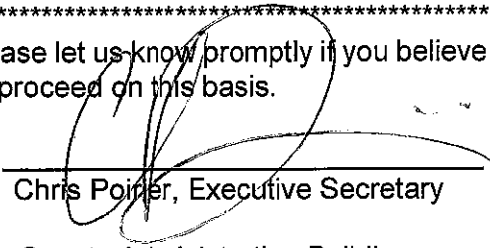


MEMORANDUM

DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

TO: Chairman and Members, Pima County Planning and Zoning Commission
FROM: Chris Poirier, Executive Secretary
RE: Pima County Planning and Zoning Commission Hearing of **FEBRUARY 28, 2018**
DATE: March 21, 2018

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.


Chris Poirier, Executive Secretary

The meeting was called to order at 9:00 a.m. at Pima County Administration Building Board of Supervisors Hearing Room, 130 W. Congress St., 1st Floor, Tucson, AZ

1) **ROLL CALL:**

PRESENT

- D1 Brad Johns, Chair
- D5 Bob Cook
- D4 David Hook
- D3 Ryan Maese
- D2 Armando Membrila
- D3 Tom Tronsdal

ABSENT

- D2 Barbara Becker, Vice-Chair
- D1 Jodi Bain
- D5 Bruce Gungle
- D4 William Matter

SIX MEMBERS PRESENT

ALSO PRESENT

- Chris Poirier, Planning Official
- Tom Drzazgowski, Chief Zoning Official
- Terrill Tillman, Principal Planner
- Mark Holden, Principal Planner
- David Petersen, Senior Planner
- Janet Emel, Senior Planner

- Jim Portner, Hearing Administrator
- Jeanette DeRenne, Principal Planner, DOT
- Jenny Neeley, Program Manager, Sustainability
- Greg Saxe, Environmental Plan. Mgr., RFCD
- Angie Rangel, Commission Coordinator

2) **PLEDGE OF ALLEGIANCE**

3) **CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)**

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 JANUARY 31, 2018 Summary, consent agenda as presented by staff.

The motion **PASSED** (6 – 0; Commissioners Becker, Bain, Gungle and Matter were absent).

4) **CALL TO THE AUDIENCE**

No one spoke.

MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITIONS

5) **Co9-00-63 - LA CHOLLA INVESTMENTS, LLC – LA CHOLLA BOULEVARD REZONING**

Request of Tucson Federal Credit Union, represented by The Planning Center, for a **modification (substantial change) of rezoning condition #11** which requires adherence to the approved preliminary development plan for a proposed commercial/office building use and prohibits auto related uses and drive-through restaurants. The applicant proposes a convenience store with a gasoline station. The subject property is 4.21 acres zoned CB-1 and is located at the southwest corner of W. Magee Road and N. La Cholla Boulevard.

(District 1)

ON MOTION, it was

Voted to recommend: **APPROVAL** subject to the following modified conditions:

- ~~1. Submittal of a development plan if determined necessary by the appropriate County agencies.~~
- ~~2. Recording of a covenant holding Pima County harmless in the event of flooding.~~
- ~~3. Recording of the necessary development related covenants as determined appropriate by the various County agencies.~~
- ~~4. Provision of development related assurances as required by the appropriate agencies.~~
- ~~5. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Department of Transportation, Real Property Division.~~
- ~~6. There shall be no further lot splitting or subdividing without the written approval of the Board of Supervisors.~~
- 7.1. Transportation conditions:
 - A. ~~Provision of all necessary improvements on La Cholla Boulevard and/or Magee Road. These improvements shall need the approval of Pima County and meet~~

~~appropriate standards prior to the issuance of any building permits for any portion of the subject property.~~

An updated traffic impact analysis (TIA) shall be completed and submitted with the development plan for the rezoning site. The TIA shall include assessment of the signalization at La Cholla Boulevard and Magee Road, including signalization of the right turning movement from eastbound Magee Road to southbound La Cholla Boulevard.

- B. ~~The property owner(s) shall dedicate additional right-of-way along the La Cholla Boulevard frontage of the property should the final design of the intersection of La Cholla Boulevard and Magee Road require the same.~~

The updated TIA shall include an analysis of the right turn lane on Magee Road to southbound La Cholla Boulevard. A reduction in the turn radius may be necessary to improve intersection safety.

- C. ~~The property owner(s) shall participate in Magee Road and Drainage Improvement District.~~

The right turn lane on Magee Road into the rezoning site shall be extended to the maximum feasible length to create additional storage.

- D. ~~The property owner(s) shall accept responsibility for the maintenance, control, safety and liability of privately owned roads, parking areas, drives, physical barriers, drainageways and drainage easements.~~

A cross access easement shall be granted between the rezoning site and the commercial development to the south.

- E. ~~Only one point of access will be allowed onto La Cholla Boulevard and onto Magee Road at the existing locations shown on the revised preliminary development plan.~~

82. Flood Control conditions:

- A. ~~Drainage will not be altered, disturbed or obstructed without the written approval of the Flood Control District.~~

- B. ~~All internal drainage improvements and any external drainage improvements required to mitigate drainage impacts caused by the proposed development shall be constructed at no cost to the Flood Control District.~~

- C. ~~The property owner(s) shall dedicate right-of-way or easements for drainage purposes to Pima County Flood Control District, as determined necessary during the development plan review. Any such easements mandated by this rezoning condition shall only be those needed to address the drainage conditions at the time of development plan review. Any required drainage easements on the subject property attendant to the proposed culvert improvements associated with the La Cholla Boulevard/Magee Road improvement project shall be subject to separate negotiations and public acquisitions at the time that Pima County's proposed roadway construction plans have been completed.~~

93. Wastewater Management conditions:

~~The property owner must connect to the public sewer system at the location and in the manner specified by Wastewater Management at the time of review of the tentative plat, development plan or request for building permit.~~

- A. The owner(s) shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.

- B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and / or conveyance capacity not be available at that time, the owner(s) shall enter into a written agreement addressing the option of funding.

designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.

- C. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - E. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - F. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
404. Prior to ground modifications activities, an on-the-ground archaeological survey and appropriate mitigation measures shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological sites on the subject property shall be submitted at the time of, or prior to the submittal of any tentative plat or development plan. The mitigation plan shall be prepared and reviewed as described in the Pima County Site Analysis Requirements.
445. Adherence to the revised preliminary development plan as approved at public hearing. Automotive-related uses, except for automotive fueling bays in association with a convenience store, and drive-through restaurants are prohibited.
426. Depressed diamond shaped planters or raised landscape planters shall be placed every three parking stalls and shall contain one canopy tree. Raised planters shall be used to define a hierarchy of circulation and be placed at the ends of parking area access lanes.
137. ~~The following exotic and invasive plant species shall be prohibited anywhere on the property:~~
- Fountain grass (*Pennisetum setaceum*)
 - Buffelgrass (*Pennisetum ciliare*)
 - Johnson grass (*Sorghum halapense*)
 - Giant reed (*Arundo donax*)
 - Common crabgrass (*Digitaria sanguinalis*)
 - Pampas grass (*Cortaderia selloana*)
 - Red brome (*Bromus rubens*)
 - Mediterranean grass (*Schismus spp.*)
 - Tree of heaven (*Ailanthus altissima*)
 - African sumac (*Rhus lancea*)
 - Russian olive (*Eleagnus angustifolia*)
 - Salt cedar/Tamarisk (*Tamarix pertandra & T. ramosissima*)
 - Bermuda grass (*Cynodon dactylon*) excluding sod hybrid Bermuda
 - Lovegrasses (*Eragrostis spp.*) excluding Plains lovegrass (*Eragrostis intermedia*)
 - African rue (*Peganum harmala*)
 - Iceplant (*Mesembryanthemum crystallinum*)
 - Arabian Grass (*Schismus arabicus*)

~~Natal Grass (Melinis repens = Rhynchelythrum repens)~~

Upon the effective date of the Resolution, the owner(s)/developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site; and Pima County may enforce this rezoning condition against the property owner.

8. The property owner shall execute the following disclaimer regarding Proposition 207 rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. §12-1134.
9. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

The motion **PASSED** (6 – 0; Commissioners Becker, Bain, Gungle and Matter were absent).

REZONINGS

- 6) **P17RZ00011 - TUCSON MOUNTAIN RANCH LLC – W. VALENCIA ROAD REZONING**
Request of the Tucson Mountain Ranch LLC, represented by The WLB Group, to rezone an approximately 15.3-acre portion of parcel 210-15-1990 from the CMH-1 (County Manufactured and Mobile Home-1) to the CB-1 (Local Business) zone, located on the north side of W. Valencia Road approximately 260 feet west of the T-Intersection of W. Valencia Road and S. Wade Road. The proposed rezoning conforms to the Pima County Comprehensive Plan Neighborhood Activity Center designation. (District 3)

ON MOTION, it was

Voted: To recommend **APPROVAL** subject to the following **MODIFIED** Standard and Special Conditions:

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
 - A. The property owner/developer shall construct Wade Road north of Valencia Road as indicated on the preliminary development plan.
 - B. Vehicular and pedestrian cross access shall be provided between the rezoning site and the adjacent cluster subdivision to the north in a location internal to the development.
 - C. The property shall be limited to three access points on Valencia Road and three access points on Wade Road as shown on the preliminary development plan.
3. Regional Flood Control District conditions:
 - A. A CLOMR shall be submitted to the Pima County Regional Flood Control District for review and approval prior to issuance of the Site Construction Permit.

- B. At the time of development the applicant will be required to commit to water conservation measures identified in the Site Analysis Requirements in effect at that time sufficient to obtain 15 points.
4. Regional Wastewater Reclamation conditions:
- A. The owner shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner to that effect.
 - B. The owner shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
 - C. The owner shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. The owner shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - E. The owner shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
 - F. The owner shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
5. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site; and Pima County may enforce this rezoning condition against the property owner.
6. Cultural Resources conditions:
- A. In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.

- B. If antiquities, archaeological sites, artifacts, burial sites are uncovered during excavation, a clearance from Pima County's archaeologists is required prior to resuming construction.
- 7. Adherence to the preliminary development plan as approved at public hearing.
- 8. The parking areas shall be landscaped to reduce the heat island effect by employing groupings of shade trees that create effective shade clusters. The minimum tree counts, per the Zoning Code, will be exceeded by 25% or shade structures will be constructed along pedestrian walkways and seating areas to reduce the heat island effect.
- 9. The project will have a consistent and uniform architectural design concept for all commercial/retail elements of the site as presented in the Site Analysis-Appendix F, Commercial Design Manual.
- ~~10. Retail stores in excess of 40,000 square feet shall be subject to the Retail Enhancement Contribution special area policy S-35.~~
- 11. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
- 12. The property owner shall execute the following disclaimer regarding Proposition 207 rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(l)."

The motion **PASSED** (6 – 0; Commissioner Membrilla abstained, Commissioners Bain, Becker, Gungle and Matter were absent).

7) P17RZ00012 - FIDELITY NATIONAL TITLE AGENCY, INC. TRUST 60,477 – S. CAMINO DE OESTE REZONING

Request of Fidelity National Title Agency, Inc. Trust 60,477, represented by Projects International, Inc., for a rezoning of approximately 19.99 acres from the SR (Suburban Ranch) to the CR-3 (Single Residence) zone on property located at the northeast corner of S. Camino de Oeste and W. Irvington Road. The proposed rezoning conforms to the Pima County Comprehensive Plan Medium Low Intensity Urban designation. (District 5)

ON MOTION, it was

Voted: To recommend **APPROVAL** subject to the following Special and Standard Conditions:

- 1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
- 2. Transportation conditions:
 - A. The property shall be limited to two access points, one on Irvington Road and one of Camino de Oeste as indicated on the preliminary development plan.
 - B. Pedestrian access to the school shall be provided as indicated on the preliminary development plan.
- 3. Regional Flood Control District condition: At the time of development the applicant will be required to commit to water conservation measures identified in the Site Analysis Requirements in effect at that time sufficient to obtain 15 points.

4. Regional Wastewater Reclamation conditions:
 - A. The owner shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner to that effect.
 - B. The owner shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
 - C. The owner shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. The owner shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - E. The owner shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
 - F. The owner shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
5. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site; and Pima County may enforce this rezoning condition against the property owner.
6. Cultural Resources condition:
 - A. In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
 - B. If antiquities, archaeological sites, artifacts, burial sites are uncovered during excavation, a clearance from Pima County's archaeologists is required prior to resuming construction.
7. Adherence to the preliminary development plan as approved at public hearing.

8. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
9. The property owner shall execute the following disclaimer regarding Proposition 207 rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

The motion **PASSED** (6 – 0, Commissioners Bain, Becker, Gungle and Matter were absent).

ZONING CODE TEXT AMENDMENT FOR INITIATION

8) INITIATION OF ZONING CODE TEXT AMENDMENT – CHAPTER 18.63 HISTORIC ZONE (#2)

STAFF REQUESTS THAT THE PLANNING AND ZONING COMMISSION AUTHORIZE AND INITIATE REVISIONS TO THE PIMA COUNTY ZONING CODE CHAPTER 18.63 HISTORIC ZONE TO ADD THE "HISTORIC LANDMARK ZONE"; TO REVISE THE PURPOSE AND INTENT STATEMENTS APPLICABLE TO BOTH THE "HISTORIC DISTRICT ZONE" AND THE "HISTORIC LANDMARK ZONE"; TO ADD THE "HISTORIC LANDMARK ZONE" AS A NEW ZONE TO CHAPTER 18.05 ZONES, MAPS, AND BOUNDARIES; TO RENAME THE "HISTORIC ZONE" TO "HISTORIC DISTRICT ZONE"; TO ADD THE PROCESSES, INCLUDING CRITERIA, FOR REQUESTING TO DESIGNATE, ALTER, OR DEMOLISH WITHIN A "HISTORIC LANDMARK ZONE"; TO REORGANIZE THE CHAPTER AND RENUMBER AS NECESSARY; TO SPECIFY THE EXISTING ADVISORY BOARD PROCESS APPLIES ONLY TO THE "HISTORIC DISTRICT ZONE"; TO SPECIFY THE EXISTING DEVELOPMENT ZONE EFFECTIVELY APPLIES ONLY TO THE "HISTORIC DISTRICT ZONE"; AND TO AMEND THE RELATED CHAPTER 18.101 ADMINISTRATORS TO ADD THE REVIEW AND DESIGNATION OF A "HISTORIC LANDMARK ZONE" TO THE DUTIES OF THE PLANNING AND ZONING COMMISSION. SECTION 18.01.070(B)(1) OF THE PIMA COUNTY ZONING CODE STATES THE BOARD OF SUPERVISORS OR THE PLANNING AND ZONING COMMISSION IS RESPONSIBLE FOR THE INITIATION OF CODE AMENDMENTS.

ON MOTION, it was

Voted to recommend: **APPROVAL.**

The motion **PASSED** (6 – 0; Commissioners Bain, Becker, Gungle and Matter were absent).

ZONING CODE TEXT AMENDMENT

9) P17TA00006 HISTORIC LANDMARK ZONE/HISTORIC ZONE

An ordinance of the Pima County Board of Supervisors relating to zoning; amending Chapter 18.05 (Zones, Maps, and Boundaries) Section 18.05.010 (Zones) to add the Historic Landmark Zone (HL) and to rename "Historic Zone H-

1” and “Historic Zone H-2” to “Historic District Zone H-1” and “Historic District Zone H-2”; amending Chapter 18.63 (Historic Zone) Section 18.63.010 (Purpose and intent) to clarify the purpose and intent of the chapter and to encourage the preservation and rehabilitation of designated historic resources; amending Section 18.63.020 (Use and special exception) to add the “Historic Landmark Zone” as a new overlay zone to protect individual historic sites; amending Section 18.63.030 (Definitions) to define “Historic Zone” and “Historic Landmark Zone (HL)” and amend the definition of “Historic District Zone (H)””; amending Section 18.63.040 (Criteria) to add criteria for the designation of a “Historic Landmark Zone”; amending Section 18.63.050 (Establishment) to add the process for applying for, initiating and establishing a “Historic Landmark Zone” and renumbering the existing “Historic District Zone” establishment process; amending Section 18.63.060 (Historic district advisory boards) to specify the existing advisory board process applies only to the “Historic District Zone”; amending Section 18.63.070 (Development zone/criteria for new construction or alterations) to specify that the existing “development zone” requirements apply to the “Historic District Zone”; amending 18.63.070(B) to state that there is no separate “development zone” for the “Historic Landmark Zone”, and moving Historic District Zone criteria for “new construction or alterations” from Section 18.63.070(B) to Section 18.63.080(A), and renumbering accordingly; amending Section 18.63.080 (Design plan requirements and review procedures) to combine the criteria, submittal, and review processes for “new construction or alterations” for both the “Historic District Zone” and the “Historic Landmark Zone” into one section by moving Historic District Zone criteria for “new construction or alterations” to Section 18.63.080(A) and renumbering accordingly, and adding criteria for Historic Landmark Zone for “new construction and alterations”; amending Section 18.63.090 (Demolition of historic structures) to add a new application and review process for the demolition of designated “Historic Landmark Zone” historic resources and renumbering accordingly; and, amending Chapter 18.101 (Administrators) Section 18.101.030 (Planning and zoning commission) to add the establishment, alteration, and demolition processes for the “Historic Landmark Zone” to the powers and duties of the commission.

(ALL DISTRICTS)

ON MOTION, it was

Voted to recommend: **APPROVAL**.

The motion **PASSED** (6 – 0; Commissioners Bain, Becker, Gungle and Matter were absent).

8) **NEW BUSINESS**

- A) Board of Supervisors disposition of cases.
Tom Drzazgowski, Chief Zoning Inspector, gave dispositions of cases.

9) **ADJOURNMENT**

Meeting was adjourned at 11:20 p.m..