



# **AGENDA**

**PIMA COUNTY  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
WEDNESDAY, MARCH 28, 2012**

**AT OR AFTER 9:00 A.M.**

Public Works Building, 201 North Stone Avenue  
Tucson, Arizona  
Basement - Meeting Rooms "C" and "D"

## **SCHEDULE**

### **8:30 A.M. BRIEFING SESSION**

Conference Room 'D'

### **9:00 A.M. REGULAR SESSION**

Conference Room 'C'

Consent Agenda  
Code Text Amendments  
New Business  
Call to the Audience  
Adjournment

**SPEAKING PROCEDURE**

1. All speakers will position themselves so they can approach the podium as quickly as possible.  
Please submit speaker's cards to the Staff members.
2. Those wishing to speak must sign in and state name and address.
3. **Speakers will have THREE minutes each to present testimony.** More time may be granted at the discretion of the Chairman. The Commission requests that they not be repetitive. When there is a large group wishing to speak, it will be appreciated if one or two persons could represent the group.
4. Public hearing will then be closed and debate will be limited to Commission and staff.
5. Commission votes on motion and the outcome is announced.

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**REGULAR HEARING AGENDA**

1) **CALL TO ORDER 9:00 A.M.**

**ROLL CALL:**

- |   |   |
|---|---|
| <input type="checkbox"/> Howard L. Richey, Chair      | <input type="checkbox"/> William Matter     |
| <input type="checkbox"/> Dee Steinbrenner, Vice Chair | <input type="checkbox"/> Thomas Spendiarian |
| <input type="checkbox"/> Bonnie Poulos                | <input type="checkbox"/> Bob Cook           |
| <input type="checkbox"/> Randall R. Holdridge         | <input type="checkbox"/> Jenny Neeley       |
| <input type="checkbox"/> Armando Membrila             | <input type="checkbox"/> Corey Smith        |

2) **PLEDGE OF ALLEGIANCE**

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

**A) B-123 APPROVAL OF FEBRUARY 29, 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.

- a) Staff Report
- b) Action

**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.

- a) Staff Report/Discussion
- b) Action

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).

- c) Staff Report
- d) Public Hearing
- e) Action

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).

- a) Staff Report
- b) Public Hearing
- c) Action

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 INITIAL 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).

- a) Staff Report
- b) Public Hearing
- c) Action

8) **NEW BUSINESS**

- A) Board of Supervisors disposition of cases.

9) **CALL TO THE AUDIENCE**

10) **ADJOURNMENT**