

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** March 29, 2017 checklist, consent agenda and Department report as presented by staff.

The motion **PASSED** (5 – 0; Commissioners Johns, Gungle, Mangold and Cook were absent)

4) **CALL TO THE AUDIENCE**

No one spoke.

REZONING

5) **P17RZ00002 MICHAEL JEAN FOX LIVING TRUST – N. LASON LANE REZONING**

Request of **Michael Jean Fox Living Trust**, represented by **John Wesley Miller**, for a rezoning of approximately 1.86 acres from the SR (Suburban Ranch) zone to the SR-2 (Suburban Ranch Estate) zone, on property located on the west side of N. Lason Lane, approximately 369 feet south of E. Snyder Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Low Intensity Urban 1.2. (District 1)

ON MOTION, it was

Voted: To **RECOMMEND APPROVAL** subject to standard and special conditions:

1. The property owner shall:
 - A. Submit a development plan if determined necessary by the appropriate County agencies.
 - B. Record the necessary development related covenants as determined appropriate by the various County agencies.
 - C. Provide development related assurances as required by the appropriate agencies.
2. 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 Development Services Department.
3. The property owner shall not further lot split or subdivide the land without the written approval of the Board of Supervisors.
4. Wastewater Reclamation conditions:
 - 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/developer 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/developer shall have 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.
5. Adherence to the sketch plan as approved at public hearing.
 6. 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. § 12-113.
 7. 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** (5 – 0; Commissioners Johns, Gungle, Mangold and Cook were absent).

7) **NEW BUSINESS**

- A) Remembrance of Commissioner Eddie Peabody Jr.

Commissioner Matter initiated Remembrance with a moment of silence to commemorate life of our dear friend and colleague.

B) Board of Supervisors disposition of cases.

Tom Drzazgowski, Chief Zoning Inspector, gave dispositions of cases.

C) Planning and Zoning Commission Officers nomination and election for Chair and Vice-Chair for Fiscal Year 2017-2018.

ON MOTION, it was

Voted: Commissioner Matter nominated Committee members: Membrila, Gavin and Bain to nominate Chair and Vice-Chair in our next meeting.

The motion **PASSED** (5 – 0; Commissioners Johns, Gungle, Mangold and Cook were absent)

9) ADJOURNMENT

Meeting was adjourned at 9:23 a.m. on motion by Commissioner Bain seconded by Commissioner Gavin.