



PLANNING & ZONING COMMITTEE

March, 2010

Old Business

HA# H9135, ZOA, Manufactured Home Skirting (with access door)

We responded in support of this ZOA. The P&Z Commission will tentatively hear this on March 17, 2010 in Cottonwood.

H9142 Rubacalva Application for use permit to allow a 1993, 35 foot, park model on RCU2-A.

We responded to oppose this first "test" of ZOA H9089, which we opposed all along. On February 17, 2010 the Planning and Zoning Commission met and unanimously declined this variance.

New Business

Section 205.B.2 Zoning Ordinance Amendment, HA# H10007

This involves entirely removing the paragraph which describes procedures and methods Zoning Inspectors would use prior to, and during an Inspection due to a Use Violation (complaint). In the opinion of your P&Z, Steve Mauk's argument for removal is pretty thin. Absent good reasons for the abolition of this statement of rights and procedures, we think Development Services is attempting to reduce their workload and protect themselves from controversy. 6 to 0 we recommend opposing this. The matter will *tentatively* be heard by the Planning and Zoning Commission at their regularly scheduled hearing in Cottonwood on **April 21, 2010** (10 South 6th Street).

~~2. Inspection: With proper, prior permission from the property owner or his agent, The Land Use Specialist may, in the discharge of his duties, and for good and probable cause, enter private property when lawful, during assigned working hours to inspect same in connection with any application made under the terms of this Ordinance, or for any investigation as to whether or not any portion of such property, building or other structure was constructed or is being used in violation of this Ordinance. If permission to enter property is unobtainable, refused or withdrawn, the Inspector shall follow legally prescribed procedures for seeking a search warrant subject to the protections provided for rights of the property owner by the State of Arizona and the United States Constitution.~~

Montezuma Rimrock Water Company consisting of 4 wells. H9115, H 91166, H9117

These Reviews, originally sent and turned over to MEPOA on October 20, 2009 were referred from administrative review to the full process of P&Z Commission hearing and BOS decision. BCRC was asked for help on February 10, only 7 days prior to the P&Z hearing. On February 17, The P&Z Commissioners handed down a unanimous ruling to recommend approval, which includes further required approvals from County Board of Supervisors on March 15th. Additional reviews and monitoring by State and Federal Agencies will follow.