Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

Cases:	**TA2013004 – Exemption for building/structures existing prior to 1/1/2000**
Meeting Date:	January 30, 2014
Agenda Item:	7
Supervisor District:	All
Applicant:	Staff
Request:	Initiate a Text Amendment to the Maricopa County Local Additions & Addenda (MCLAA), Sec. 205, Building Permit Exceptions to exempt construction of buildings and other structures that have been in existence prior to January 1, 2000, from the requirement to obtain a Building Permit
Support/Opposition:	No known opposition. One email of support.
Recommendation:	**Initiate**

Discussion:

This is intended to improve customer service and reduce regulatory burden. It will bring the critical date for a building permit requirement in alignment with that for drainage clearance and zoning clearance in the Maricopa County Zoning Ordinance – which is January 1, 2000. This item is also being initiated and recommended at the January 28, 2013 meeting of the Maricopa County Building Code Advisory Board (BCAB). The proposed language is a new paragraph to be added to MCLAA, Sec. 205:

> *A building permit shall not be required for a building or structure that was existing, or any use of land that was lawfully existing, as of January 1, 2000 or as of the effective date of subsequent amendments to this regulation provided there are no visible signs of defects or unsafe conditions. When verification is required by the Building Official a Certificate of Observable Compliance from a third party Registered Architect or Structural Engineer must be submitted.*

This item is being processed through the County's Enhanced Regulatory Outreach Program (EROP). A stakeholder meeting was held on October 25, 2013. If this item is initiated the anticipated Commission hearing for recommendation to the Board of Supervisors (BOS) is March 27, 2014 and the tentative BOS hearing for adoption is April 23, 2014. The regulatory amendment will take effect 30 days after BOS approval.

The stakeholder meeting was lightly attended and this matter was discussed. (No minutes of the meeting were prepared.) There were no suggestions to alter the proposed language.

There is no known opposition to the proposed language. A single email of support was received via EROP:

From: Darren Gerard - PLANDEVX
Sent: Wednesday, January 08, 2014 6:45 PM
To: 'plan-dev@nrdhca.com'
Subject: RE: Regulatory Outreach TA2013004

Ann: Thank you for your comment. Darren

From: plan-dev@nrdhca.com [mailto:plan-dev@nrdhca.com]
Sent: Saturday, December 21, 2013 5:42 PM
To: Regulatory
Subject: Regulatory Outreach

Citizen Comments

Issue: PD-TA2013004 – Exemption for Building/Structures Existing Prior to 1/1/2000

Citizen's Name: Ann Hutchinson
Organization: New River Desert Hills Community Association
City: New River
Zip: 85087
Phone Number: 623-742-6514
Phone Type: home
Email: plan-dev@nrdhca.com

Does citizen want to be contacted: no

Comment is regarding: express support

Comments:
New River/Desert Hills Community Association (NR/DHCA)has no objections or concerns for this TA.

Time of Request: 12/21/2013 5:41:59 PM

Recommendation:

Staff recommends the Commission **initiate TA2013004**.

Prepared by Darren V. Gerard, AICP, Deputy Director

No attachments or enclosures.

Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

Cases:	**TA2013005 – Annual Facilities Permit (AFP)**
Meeting Date:	January 30, 2014
Agenda Item:	8
Supervisor District:	All
Applicant:	Staff
Request:	Initiate a Text Amendment to the Maricopa County Local Additions & Addenda (MCLAA) revising Section 301(with reference to Sections 105.1.1 & 105.1.2 of the 2012 International Building Code regarding an annual permit and annual permit records) to create a process for an Annual Facilities Permit (AFP) and adoption of related fees in Section 208
Support/Opposition:	No known opposition. One email of support.
Recommendation:	**Initiate**

Discussion:

This is intended to improve customer service, reduce regulatory burden, and streamline the construction permitting process. It will create a subscription service for permit by inspection. The voluntary program will exempt participants from the requirement to obtain individual permits for interior alterations. The proposed language is:

Section 301 – 2012 International Building Code:

The 2012 International Building Code has been adopted as the building code for Maricopa County along with the following amendments:

Delete Sections 105.1.1 and 105.1.2 and replace with:

105.1 Annual Facility Permits.
105.1.1. General. The Annual Facilities Permit is an administrative system intended to simplify the permitting and inspection process for qualified facilities by allowing inspectors to review plans and maintaining inspectors familiar with the construction history of such facilities. Qualified facilities electing to participate in this program are exempt from the requirement to obtain individual permits for the work regulated by this code when such work does not increase the floor area, does not constitute a change of use or occupancy classification, and is performed on existing buildings, structures, and utilities associated with that qualified facility. This alternative permit process shall not exempt compliance with the technical requirements of this code, the technical

codes, or with other County, State, or Federal laws, nor exempt work from inspection prior to concealment.

105.1.2. Definitions. For purposes of this Section, the following terms shall apply:

> ***AGENT:*** *A full-time or contract employee of a Qualified Facility, who is an architect or engineer registered and residing in the State of Arizona and who is responsible for complying with the substantive provisions of this Chapter. The agent, as authorized by rules established by the Arizona Board of Technical Registration, shall assure work has been performed in accordance with this code and the technical codes.*
>
> ***QUALIFIED FACILITY:*** *A firm, corporation, or political entity engaged in manufacturing, processing, service, or property management that occupies and controls specialized buildings and building service equipment to the extent that full-time personnel are required to manage, operate, or maintain such buildings and equipment in compliance with all the provisions of this code and the technical codes.*

105.1.3. Annual Facilities Permit Transferability. An Annual Facilities Permit is not transferable.

105.1.4. Annual Facilities Permit Renewal. An Annual Facilities Permit may be renewed every twelve (12) months by payment of a renewal fee as set forth in the Maricopa County Schedule of Fees. Additional hourly charges will be assessed for each work project. Renewal fees shall be due and payable prior to the permit expiration date, or a new initial application shall be required. Work performed after the permit expiration date shall be in violation of this code and subject to penalty.

105.1.5. Annual Facilities Permit Operation. The agent shall notify the Building Official or his/her designee prior to the start of any work involving alteration of the building structure system, alteration of any fire-resistive wall, floor, or ceiling assembly, alteration of any fire corridor system, or installation of any structural, mechanical, plumbing, or electrical work intended to be enclosed or concealed. The Building Official shall determine the nature and extent of plan reviews and/or inspections required. Maricopa County shall invoice the Qualified Facility and the Qualified Facility shall pay for the professional services rendered as set forth in the Maricopa County Schedule of Fees.

105.1.6 Annual Facilities Permit Records. The agent shall keep a detailed record of alterations made under an Annual Facilities Permit. The building official shall have access to such records at all times or such records shall be filed with the building official as designated.

Section 208 – Other Inspections and Fees:

14. Annual Facilities Permit Program:

Registration Fee	*$750*
Annual Facilities Permit	*$500 per year*
Inspection Fee	*$190 per hour*

This item is being processed through the County's Enhanced Regulatory Outreach Program (EROP). A stakeholder meeting was held on October 25, 2013. This item is being initiated and recommended at the January 28, 2013 meeting of the Maricopa County Building Code Advisory Board (BCAB). Further, if this item is initiated at Commission, the anticipated Commission hearing for recommendation to the Board of Supervisors (BOS) is March 27, 2014 and the tentative BOS hearing for adoption is June 11, 2014 (an extended period due to a statutorily required 60-day enhanced notification prior to BOS adoption of new fees). The regulatory amendment will take effect 30 days after BOS approval.

The stakeholder meeting was lightly attended and this matter was discussed. (No minutes of the meeting were prepared.) The proposed language was altered to clarify the definition of Agent and to add Fees. There is no known opposition to the proposed language. A single email of support was received via EROP:

> **From:** Darren Gerard - PLANDEVX
> **Sent:** Wednesday, January 08, 2014 6:55 PM
> **To:** 'Plan-Dev@nrdhca.com'
> **Subject:** RE: Regulatory Outreach TA2013005
>
> Ann: thanks for your comment. Darren
>
> **From:** Plan-Dev@nrdhca.com [mailto:Plan-Dev@nrdhca.com]
> **Sent:** Saturday, December 21, 2013 5:45 PM
> **To:** Regulatory
> **Subject:** Regulatory Outreach
>
> **Citizen Comments**
>
> **Issue:** PD-TA2013005 – Annual Facilities Permit (AFP)
>
> Citizen's Name: Ann Hutchinson
> Organization: New River - Desert Hills Community Association
> City: New River
> Zip: 85087
> Phone Number: 623-742-6514
> Phone Type:
> Email: Plan-Dev@nrdhca.com
>
> Does citizen want to be contacted:
>
> ---
>
> Comment is regarding: express support
>
> ---
>
> **Comments:**
> New River/Desert Hills Community Association (NR/DHCA) has no objections or concerns for this TA.
>
> Time of Request: 12/21/2013 5:45:13 PM

Recommendation:

Staff recommends the Commission **initiate TA2013005**.

Prepared by Darren V. Gerard, AICP, Deputy Director

No attachments or enclosures.

Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

Cases:	**TA2013006 – Location of Parking**
Meeting Date:	January 30, 2014
Agenda Item:	9
Supervisor District:	All
Applicant:	Staff
Request:	Initiate a Text Amendment to the Maricopa County Zoning Ordinance (MCZO), Article 1102 regarding the location of parking spaces in relation to the use served
Support/Opposition:	No known opposition. One email of support.
Recommendation:	**Initiate**

Discussion:

This is intended to improve customer service and reduce regulatory burden. This regulatory amendment will permit off-site parking spaces to be located across a local or collector street from the use served; and to permit parking spaces to be located across an arterial street or more than a distance of 600' from the use served with an approved valet parking plan. The proposed language is:

> *1102.3.1. Parking spaces shall be located on the same lot as the use they are intended to serve, or within 600 feet of the use to be served provided assurances are supplied to the Zoning Administrator that the off-site parking will be continuously available during normal business hours of the use to be served.*
>
> *1102.3.2. Parking spaces shall be located such that each space has access to the use to be served without crossing a~~n~~ ~~public or private~~ arterial street, or a railroad right-of-way, unless requirement is waived by the Zoning Administrator due to an approved valet parking plan or other provision.*
>
> *1102.3.3. The number and location of required parking spaces, and the distance of parking spaces from the use to be served, may be waived by the Zoning Administrator with an approved valet parking plan.*

This item is being processed through the County's Enhanced Regulatory Outreach Program (EROP). A stakeholder meeting was held on October 25, 2013. If this item is initiated the anticipated Commission hearing for recommendation to the Board of Supervisors (BOS) is March 27, 2014, and the tentative BOS hearing for adoption is April 23, 2014. The regulatory amendment will take effect 30 days after BOS approval.

The stakeholder meeting was lightly attended and this matter was discussed. (No minutes of the meeting were prepared.) There were no suggestions to alter the proposed language. There is no known opposition to the proposed language. A single email of support was received via EROP:

> **From:** Darren Gerard - PLANDEVX
> **Sent:** Wednesday, January 08, 2014 7:18 PM
> **To:** 'Plan-Dev@nrdhca.com'
> **Subject:** RE: Regulatory Outreach TA2013006
>
> Ann: thanks for your comments. Darren
>
> **From:** Plan-Dev@nrdhca.com [mailto:Plan-Dev@nrdhca.com]
> **Sent:** Saturday, December 21, 2013 5:47 PM
> **To:** Regulatory
> **Subject:** Regulatory Outreach
>
> **Citizen Comments**
>
> **Issue:** PD-TA2013006 – Location of Parking
>
> Citizen's Name: Ann Hutchinson
> Organization: New River - Desert Hills Community Association
> City: New River
> Zip: 85087
> Phone Number: 623-742-6514
> Phone Type:
> Email: Plan-Dev@nrdhca.com
>
> Does citizen want to be contacted:
>
> ---
>
> Comment is regarding: express support
>
> ---
>
> **Comments:**
> New River/Desert Hills Community Association (NR/DHCA) has no objections or concerns for this TA.
>
> Time of Request: 12/21/2013 5:47:21 PM

Recommendation:

Staff recommends the Commission **initiate TA2013006**.

Prepared by Darren V. Gerard, AICP, Deputy Director

No attachments or enclosures.

Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

Cases:	**TA2013007 – Temporary Uses**
Meeting Date:	January 30, 2014
Agenda Item:	10
Supervisor District:	All
Applicant:	Staff
Request:	Initiate a Text Amendment to the Maricopa County Zoning Ordinance (MCZO), Section 1302, to permit Temporary Uses as an administrative remedy of a zoning violation
Support/Opposition:	No known opposition. One email of support.
Recommendation:	**Initiate**

Discussion:

This is intended to improve customer service and reduce regulatory burden. This regulatory amendment will allow an existing land use that is the subject of a zoning violation to obtain a temporary use permit approval to permit the use to continue for a limited period as an exit strategy or until proper long-term zoning entitlement is approved. The proposed language is:

SECTION 1302. TEMPORARY USES

The uses, buildings and structures permitted in this Section shall be established and maintained so as to provide minimum interference with the use and enjoyment of neighboring uses, buildings and structures and to ensure public health, safety and convenience. Temporary uses shall only be permitted as authorized within this Chapter.

ARTICLE 1302.1. PURPOSE:

1302.1.1. The provisions of this article are based on the recognition of buildings, structures and uses which, because of their unique characteristics:

1. Should not be permitted on a permanent <u>or long-term</u> basis, but which may be either necessary or desirable for a limited period of time<u>; provided, however, a temporary use may be approved, even where such use may be appropriate on a permanent or long-term basis, where the purpose of the temporary use permit is to allow an applicant to satisfy a plan of compliance entered into with the County to remedy a violation of this Ordinance</u>, or

2. Requires careful regulation especially regarding location, duration of use and operation.

This item is being processed through the County's Enhanced Regulatory Outreach Program (EROP). A stakeholder meeting was held on October 25, 2013. If this item is initiated the anticipated Commission hearing for recommendation to the Board of Supervisors (BOS) is March 27, 2014, and the tentative BOS hearing for adoption is April 23, 2014. The regulatory amendment will take effect 30 days after BOS approval.

The stakeholder meeting was lightly attended and this matter was discussed. (No minutes of the meeting were prepared.) There were no suggestions to alter the proposed language. There is no known opposition to the proposed language. A single email of support was received via EROP:

> **From:** Darren Gerard - PLANDEVX
> **Sent:** Wednesday, January 08, 2014 7:27 PM
> **To:** 'Plan-Dev@nrdhca.com'
> **Subject:** RE: Regulatory Outreach TA2013007
>
> Ann: thanks for your comment. Darren
>
> **From:** Plan-Dev@nrdhca.com [mailto:Plan-Dev@nrdhca.com]
> **Sent:** Saturday, December 21, 2013 5:48 PM
> **To:** Regulatory
> **Subject:** Regulatory Outreach
>
> **Citizen Comments**
>
> **Issue:** PD-TA2013007 – Temporary Uses
>
> Citizen's Name: Ann Hutchinson
> Organization: New River - Desert Hills Community Association
> City: New River
> Zip: 85087
> Phone Number: 623-742-6514
> Phone Type:
> Email: Plan-Dev@nrdhca.com
>
> Does citizen want to be contacted:
>
> ---
>
> Comment is regarding: express support
>
> ---
>
> **Comments:**
> New River/Desert Hills Community Association (NR/DHCA) has no objections or concerns for this TA.
>
> Time of Request: 12/21/2013 5:48:27 PM

Recommendation:

Staff recommends the Commission **initiate TA2013007**.

Prepared by Darren V. Gerard, AICP, Deputy Director

No attachments or enclosures.

Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

Cases:	**TA2013008 – Amendment to Licensing Time Frames Ordinance No. P-30 per HB 2443**
Meeting Date:	January 30, 2014
Agenda Item:	11
Supervisor District:	All
Applicant:	Staff
Request:	Initiate a Text Amendment to Maricopa County Ordinance No. P-30 regarding licensing time frames
Support/Opposition:	No known opposition. One email of support.
Recommendation:	**Initiate**

Discussion:

This is a general ordinance applicable to all County regulatory agencies. This regulatory amendment is a housekeeping item to update the ordinance with regard to changes already effective and implemented due to changes in State law per HB 2443. The proposed language is attached.

This item is being processed through the County's Enhanced Regulatory Outreach Program (EROP). A stakeholder meeting was held on October 25, 2013. If this item is initiated the anticipated Commission hearing for recommendation to the Board of Supervisors (BOS) is March 27, 2014, and the tentative BOS hearing for adoption is April 23, 2014. The regulatory amendment will take effect 30 days after BOS approval but essentially is already effective due to State law.

The stakeholder meeting was lightly attended and this matter was discussed. (No minutes of the meeting were prepared.) There were no suggestions to alter the proposed language. There is no known opposition to the proposed language. A single email of support was received via EROP:

> **From:** Darren Gerard - PLANDEVX
> **Sent:** Wednesday, January 08, 2014 7:33 PM
> **To:** 'Plan-Dev@nrdhca.com'
> **Subject:** RE: Regulatory Outreach TA2013008
>
> Ann: thanks for your comment. Darren
>
> **From:** Plan-Dev@nrdhca.com [mailto:Plan-Dev@nrdhca.com]
> **Sent:** Saturday, December 21, 2013 5:50 PM

To: Regulatory
Subject: Regulatory Outreach

Citizen Comments

Issue: PD-TA2013008 – Amendment to Licensing Time Frames Ordinance No. P-30

Citizen's Name: Ann Hutchinson
Organization: New River - Desert Hills Community Association
City: New River
Zip: 85087
Phone Number: 623-742-6514
Phone Type:
Email: Plan-Dev@nrdhca.com

Does citizen want to be contacted:

Comment is regarding: express support

Comments:
New River/Desert Hills Community Association (NR/DHCA) has no objections or concerns for this TA.

Time of Request: 12/21/2013 5:49:49 PM

Recommendation:

Staff recommends the Commission **initiate TA2013008**.

Prepared by Darren V. Gerard, AICP, Deputy Director

Attachment: Proposed language (leg-edit of Ord. No. P-30, 14 pages)

No enclosures

Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

Cases:	**TA2013009 – Setbacks**
Meeting Date:	January 30, 2014
Agenda Item:	12
Supervisor District:	All
Applicant:	Staff
Request:	Initiate a Text Amendment to the Maricopa County Zoning Ordinance (MCZO), to delete language from the definitions of "Yard", "Front Yard", "Rear Yard" and "Side Yard" in Chapter 2 and delete language from Article 1110.6.2 regarding setbacks
Support/Opposition:	No known opposition. One email of support. One emailed question.
Recommendation:	**Initiate**

Discussion:

This is intended to improve customer service and reduce regulatory burden. This regulatory amendment will revise ordinance language to simplify setback measurement - so that setbacks will be measured from the lot line to the building at grade and that ordinary projections above grade may encroach up to 2' into any required yard.
The proposed language is:

SECTION 201. DEFINITIONS

Yard: *The open space at grade level between a building and adjoining lot lines, ~~unoccupied and unobstructed by any portion of a structure from the ground upward,~~ except as otherwise provided in the Ordinance. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of a rear yard, the minimum horizontal distance between the lot line and the principal building is to be used; however, on any lot wherein a setback line has been established by the regulations of this Ordinance for any street abutting the lot, such measurement is to be taken from the principal building to the setback line (see "YARD, REQUIRED").*

Yard, Front: *A yard extending across the front width of a lot and being the minimum horizontal distance between the street line and the principal building ~~or any projection thereof,~~ other than steps, unenclosed balconies and unenclosed porches. The front yard of a corner lot is the yard adjacent to the designated front lot line.*

Yard, Rear: *A yard extending between the side lot lines and being the minimum horizontal distance between the rear lot line and the principal building ~~or any projection thereof,~~ other than steps, unenclosed balconies and unenclosed porches. On corner lots and interior lots, the rear yard is in all cases at the opposite end of the lot from the front yard.*

Yard, Side: *A yard between the building and the side lot line of a lot and extending from the front yard to the rear yard and being the minimum horizontal distance between a side lot line and the side of the principal building ~~or any projection thereof,~~ other than steps, unenclosed balconies and unenclosed porches. An interior side yard is defined as the side yard adjacent to a common lot line.*

SECTION 1110. ADDITIONAL YARD AND OPEN SPACE REGULATIONS

Article 1110.6. Exceptions: *Every part of a required yard shall be open to the sky, unobstructed, except as enumerated in the following:*

1110.6.2. Ordinary projections of window sills, cornices, eaves and other ornamental features may project a distance not exceeding ***two feet (2')*** *into any required yard~~, except that in the case of accessory buildings in the required rear yard and /or the required side yard this projections shall not exceed one foot beyond the walls of such accessory building~~.*

This item is being processed through the County's Enhanced Regulatory Outreach Program (EROP). A stakeholder meeting was held on November 25, 2013. If this item is initiated the anticipated Commission hearing for recommendation to the Board of Supervisors (BOS) is March 27, 2014, and the tentative BOS hearing for adoption is April 23, 2014. The regulatory amendment will take effect 30 days after BOS approval.

The stakeholder meeting was lightly attended and this matter was discussed. (No minutes of the meeting were prepared.) There were no suggestions to alter the proposed language. There is no known opposition to the proposed language. A single email of support, and a single question via email, were received via EROP:

From: Darren Gerard - PLANDEVX
Sent: Wednesday, January 08, 2014 7:49 PM
To: 'Plan-Dev@nrdhca.com'
Subject: RE: Regulatory Outreach TA2013009

Ann: thanks for your comment. Darren

From: Plan-Dev@nrdhca.com [mailto:Plan-Dev@nrdhca.com]
Sent: Saturday, December 21, 2013 5:51 PM
To: Regulatory
Subject: Regulatory Outreach

Citizen Comments

Issue: PD-TA2013009 – Setbacks

Citizen's Name: Ann Hutchinson
Organization: New River - Desert Hills Community Association

City: New River
Zip: 85087
Phone Number: 623-742-6514
Phone Type:
Email: Plan-Dev@nrdhca.com

Does citizen want to be contacted:

Comment is regarding: express support

Comments:
New River/Desert Hills Community Association (NR/DHCA) has no objections or concerns for this TA.

Time of Request: 12/21/2013 5:51:06 PM

From: Darren Gerard - PLANDEVX
Sent: Wednesday, January 08, 2014 8:01 PM
To: 'dentj10@yahoo.com'
Cc: Terri Hogan - PLANDEVX
Subject: RE: Regulatory Outreach TA2013009

Sir: the proposed text amendment will clarify that building setbacks are measured from a lot line to the building at grade. Your question is not specifically related to the proposed text amendment. When a Variance is scheduled for a public hearing before the Board of Adjustment the subject property is posted with a Public Notice at least 10 days in advance of the hearing. The notice indicating the case tracking number, summary of the request, staff contact information, and the date/time/location of the hearing. I've copied the Current Planning Supervisor on this email in the event you have further questions or she has additional detail. Darren

Darren V. Gérard, AICP, Deputy Director
[signature block snipped for staff report formatting]

From: dentj10@yahoo.com [mailto:dentj10@yahoo.com]
Sent: Friday, December 27, 2013 2:26 PM
To: Regulatory
Subject: Regulatory Outreach

Citizen Comments

Issue: PD-TA2013009 – Setbacks

Citizen's Name: jack luftman
Organization:
City: paradise valley
Zip:
Phone Number:
Phone Type:
Email: dentj10@yahoo.com

Does citizen want to be contacted:

Comment is regarding: other

Comments:
I would like to know the rules regarding notice to adjacent properties in the case of a zoning variance application

Time of Request: 12/27/2013 2:25:48 PM

Recommendation:

Staff recommends the Commission **initiate TA2013009**.

Prepared by Darren V. Gerard, AICP, Deputy Director

No attachments or enclosures.

Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

Cases:	**TA2013010 – Hillside**
Meeting Date:	January 30, 2014
Agenda Item:	13
Supervisor District:	All
Applicant:	Staff
Request:	Initiate a Text Amendment to the Maricopa County Zoning Ordinance (MCZO), Article 1201.2.1 to revise the Hillside measurement from areas of natural slope of 15% or greater within any horizontal distance with a 5' elevation change to within any horizontal distance with a 10' elevation change
Support/Opposition:	No known opposition. One email of support.
Recommendation:	**Initiate**

Discussion:

This is intended to improve customer service and reduce regulatory burden. This regulatory amendment is intended to remove minor washes and small features from Hillside designation. The proposed language is:

> ***Section 1201. HILLSIDE***
>
> *1201.2.1. All portions of a lot, tract or parcel having a natural slope of* ***15% or greater*** *within any horizontal distance with a* ***ten foot (10')*** ~~***five foot***~~ ***elevation change*** *shall be subject to the regulations set forth in this Section. Any challenge to a determination by the Department that any portion of a lot, tract or parcel is subject to the regulations set forth in this Section, shall include as part of the challenge a written determination of an Arizona registered civil engineer supported by sealed topographical plans.*

This item is being processed through the County's Enhanced Regulatory Outreach Program (EROP). A stakeholder meeting was held on November 25, 2013. If this item is initiated the anticipated Commission hearing for recommendation to the Board of Supervisors (BOS) is March 27, 2014, and the tentative BOS hearing for adoption is April 23, 2014. The regulatory amendment will take effect 30 days after BOS approval.

The stakeholder meeting was lightly attended and this matter was discussed. (No minutes of the meeting were prepared.) There were no suggestions to alter the proposed language. There is no known opposition to the proposed language. A single email of support was received via EROP:

From: Darren Gerard - PLANDEVX
Sent: Wednesday, January 08, 2014 8:11 PM
To: 'Plan-Dev@nrdhca.com'
Subject: RE: Regulatory Outreach TA2013010

Ann: thanks for your comment. Darren

From: Plan-Dev@nrdhca.com [mailto:Plan-Dev@nrdhca.com]
Sent: Saturday, December 21, 2013 5:52 PM
To: Regulatory
Subject: Regulatory Outreach

Citizen Comments

Issue: PD-TA2013010 – Hillside Measurement

Citizen's Name: Ann Hutchinson
Organization: New River - Desert Hills Community Association
City: New River
Zip: 85087
Phone Number: 623-742-6514
Phone Type:
Email: Plan-Dev@nrdhca.com

Does citizen want to be contacted:

Comment is regarding: express support

Comments:
New River/Desert Hills Community Association (NR/DHCA) has no objections or concerns for this TA.

Time of Request: 12/21/2013 5:52:06 PM

Recommendation:

Staff recommends the Commission **initiate TA2013010**.

Prepared by Darren V. Gerard, AICP, Deputy Director

No attachments or enclosures.

Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

Cases:	**TA2013011 – Grid Streets**
Meeting Date:	January 30, 2014
Agenda Item:	14
Supervisor District:	All
Applicant:	Staff
Request:	Initiate a Text Amendment to the Maricopa County Addressing Regulations, Section 702 to permit "Glen" and "Dale" street name suffixes west of the County 0/0 block numbering and "Terrace" and "Run" suffixes to the east
Support/Opposition:	No known opposition. One email of support.
Recommendation:	**Initiate**

Discussion:

This regulatory amendment is a housekeeping item to bring street naming practices in unincorporated Maricopa County into conformance with that of the surrounding cities and towns. These street name suffixes are already in use as evidenced by the Phoenix Metropolitan Street Atlas. Standardization of street naming patterns is important for E-911 response. The proposed language is:

702 GRID STREETS

5. Numbered ~~streets~~ alignments ~~W~~west of County 0/0 block numbering starting point shall have street types assigned by Avenue (Ave.), Drive (Dr.) ~~and~~ Lane(Ln.), Glen (Gl.) and Dale (Dl.) in a westerly direction with g standard of every 1/8 alignment being an Avenue. However, there are places where the alignments will be 1/7.

6. Numbered ~~streets~~ alignments ~~E~~east of County 0/0 block numbering starting point shall have street types assigned by Street (St.), Place (Pl.) ~~and~~ Way (Way), Terrace (Ter.) and Run (Run) in an easterly direction with g standard of every 1/8 alignment being a Street. However, there are places where the alignments will be 1/7.

This item is being processed through the County's Enhanced Regulatory Outreach Program (EROP). A stakeholder meeting was held on November 25, 2013. If this item is initiated the anticipated Commission hearing for recommendation to the Board of Supervisors (BOS) is March 27, 2014, and the tentative BOS hearing for adoption is April 23, 2014. The regulatory amendment will take effect 30 days after BOS approval.

The stakeholder meeting was lightly attended and this matter was discussed. (No minutes of the meeting were prepared.) There were no suggestions to alter the proposed language. There is no known opposition to the proposed language. A single email of support was received via EROP:

> **From:** Darren Gerard - PLANDEVX
> **Sent:** Wednesday, January 08, 2014 8:23 PM
> **To:** 'Plan-Dev@nrdhca.com'
> **Subject:** RE: Regulatory Outreach TA2013011
>
> Ann: thanks for your comment. Darren
>
> **From:** Plan-Dev@nrdhca.com [mailto:Plan-Dev@nrdhca.com]
> **Sent:** Saturday, December 21, 2013 5:53 PM
> **To:** Regulatory
> **Subject:** Regulatory Outreach
>
> **Citizen Comments**
>
> **Issue:** PD-TA2013011 – Street Name Suffixes
>
> Citizen's Name: Ann Hutchinson
> Organization: New River - Desert Hills Community Association
> City: New River
> Zip: 85087
> Phone Number: 623-742-6514
> Phone Type:
> Email: Plan-Dev@nrdhca.com
>
> Does citizen want to be contacted:
>
> ---
>
> Comment is regarding: express support
>
> ---
>
> **Comments:**
> New River/Desert Hills Community Association (NR/DHCA) has no objections or concerns for this TA.
>
> Time of Request: 12/21/2013 5:52:59 PM

Recommendation:

Staff recommends the Commission **initiate TA2013011**.

Prepared by Darren V. Gerard, AICP, Deputy Director

No attachments or enclosures.