



# City of Maricopa

## Meeting Minutes - Final City Council Special Meeting

City Hall  
39700 W. Civic Center  
Plaza  
Maricopa, AZ 85138  
Ph: (520) 568-9098  
Fx: (520) 568-9120  
www.maricopa-az.gov

**Mayor Christian Price**  
**Vice-Mayor Peggy J. Chapados**  
**Councilmember Marvin L. Brown**  
**Councilwoman Julia R. Gusse**  
**Councilmember Vincent Manfredi**  
**Councilmember Nancy Smith**  
**Councilmember Henry M. Wade Jr.**

---

Monday, July 23, 2018

6:00 PM

Council Chambers

---

**1. Call to Order**

*The meeting was called to order at 6:03 p.m.*

**2. Roll Call**

*City council members present: Mayor Price, Vice-Mayor Chapados, Councilmembers Brown, Manfredi, Smith and Wade.*

*Planning and Zoning Commissioners present: Commissioners Yocum, Huggins, O'Hare, Irving, Sharpe, Babb and Frank.*

**3. Agenda Items**

**3.1 [SP 18-01](#)**

The City Council and the Planning and Zoning Commission will recap the 2018 Work Plan and preview the 2019 Work Plan. Discussion only.

*Kazi Haque provided a recap on the 2018 Work plan as well as a preview of the 2019 work plan. There were no questions or concerns.*

**3.2 [SP 18-02](#)**

The City Council and the Planning and Zoning Commission will discuss a text amendment request from group home operators in the City of Maricopa requesting an amendment to the Zoning Code, Article 410.24 Residential and Group Care Homes, Case # TXT18-01 to increase the number of residents (occupancy) allowed in Group Homes. Discussion only.

*Kazi presented the item. Denis stated that the main change was going from 5 residents to 6 residents. Denis clarified that a group home that is below the 5 minimum wouldn't even have to go thru the city process, they would simply come in and get a business license.*

**3.3 [SP 18-03](#)**

The City Council and the Planning and Zoning Commission will discuss a text amendment request from the Red River Cattle, LLP for an amendment to the Zoning Code, Article 205 Industrial Districts, Table 205.03 Development Standards- Industrial Districts; Article 401.08 Exceptions to Height Limits, Table 401.08 Allowed Projections Above Height Limits, Case # TXT18-02 increasing the current 40 feet building height of General Industrial (GI) Districts (New Zoning Code) and to provide an additional allowance up to a maximum of 100 feet, to be obtained with a conditional use permit. Discussion only.

*There were no questions or comments.*

**3.4**      **SP 18-04**

The City Council and the Planning and Zoning Commission will discuss a text amendment request from staff for an amendment to the Zoning Code, Article 410.17 Mobile Food Vendors, Case # TXT18-03 amending separation requirements and other minor modifications to the provisions to align with state regulations. Discussion only.

*Councilmember Smith had a question regarding a mobile food truck being parked within 500 feet of a school. Rudy Lopez stated that we are striking this out of the code.*

*Commissioner O'Hare had a question about code enforcement regarding mobile food trucks that are parked in violation of our code. She wondered if anyone would be out enforcing food trucks be parked in areas outside of business locations. City Manager Horst clarified that this is a county function.*

*Commissioner Yocum suggested adding the word "water" before hose in the proposed document.*

*Commissioner Sharpe wanted to know who was responsible for a food truck setting up in a city street and how the city would be addressed. City Attorney Denis Fitzgibbons stated that it would be both the food truck vendor and the property owner. There was also general discussion regarding where the food trucks could be allowed. Rudy clarified that they would be allowed in commercial areas in the proposed code revision. Mayor did say that he would like some flexibility in the revisions. Vice-Mayor Chapados agreed. She didn't think that some of these shouldn't have an automatic no. She stated that the county does need to have someone out on weekends doing the checking of the various food trucks.*

**3.5**      **SP 18-05**

The City Council and the Planning and Zoning Commission will discuss the next steps for the Housing Plan. Discussion only.

*Vice-Mayor Chapados presented. City Manager Horst stated that public education is very important. He stated that it's critical that there's housing for every cycle of life. Ryan made a presentation on the housing plan.*

**3.6**      **SP 18-06**

The City Council and the Planning and Zoning Commission will discuss planned future field trips. Discussion only.

*The mayor discussed the history of projects like Verado in Buckeye. He stated that the developer and the city worked together to provide all different types of living spaces. It's an amazing mixture of a city inside a city. City Manager Horst wanted everyone to look up the Day Break project in Utah as well as the downtown Salt Lake City, UT city center project. Agritopia in Gilbert was something that Kazi suggested visiting. Councilmember Smith suggested a city in NW Arizona that had success in their redevelopment area. Commissioner Sharpe suggested a commercial site in the valley called Rhythm between Warner and Ray and Price. There was general discussion.*

**4.          Adjournment**

*The meeting adjourned at 7:19 p.m.*