



# City of Maricopa

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

## Meeting Minutes - Final Planning & Zoning Commission

*Commissioner Chair Ted Yocum*  
*Commissioner Vice Chair William Robertson*  
*Commissioner Robert Brems*  
*Commissioner Jim Hughes*  
*Commissioner James Irving*  
*Commissioner Alfonso Juarez III*  
*Commissioner James Singleton*

---

Monday, December 11, 2023

6:00 PM

Council Chambers

---

1. **Call To Order**

*The meeting was called to order at 6:22 p.m.*

2. **Roll Call**

**Present** 6 - Commissioner Ted Yocum, Commissioner Jim Hughes, Commissioner James Singleton, Commissioner Alfonso Juarez III, Commissioner William Robertson, and Commissioner Robert Brems

**Absent** 1 - Commissioner James Irving

3. **Call to the Public**

*There was no public comments.*

4. **Minutes**

- 4.1 [MIN 23-68](#) Approval of Minutes from the November 13, 2023 Planning and Zoning Commission meeting.

**A motion was made by Commissioner Hughes, seconded by Commissioner Juarez III, that this Minutes be Approved. The motion carried by a unanimous vote.**

5. **Regular Agenda**

- 5.1 [PPE 23-01](#) SUBDIVISION PPE23-01: The Planning and Zoning Commission shall discuss and possibly take action on approving a one (1) time two (2) year extension of Preliminary Plat approval case # SUB21-20, Red Valley Ranch Preliminary Plat. DISCUSSION AND ACTION.

*Richard Williams, Planning and Zoning Manager, presented the details of item 5.1. No members of the Planning and Zoning Commission had questions or concerns on the item.*

**A motion was made by Commissioner Hughes, seconded by Commissioner Robertson, that this Subdivision be Approved. The motion carried by a unanimous vote.**

**5.2**      **[TXT 23-04](#)**

PUBLIC HEARING: TXT23-04 Text Amendment: A request by the City of Maricopa for review and approval of a proposed text amendment to Section 17, Subdivision Regulations, and Section 18, Maricopa Zoning Ordinance, as contained in Exhibit A.1 and B.1; DISCUSSION AND ACTION.

*Richard Williams, Planning and Zoning Manager, presented the details of item 5.2. Vice-Chair Robertson pointed out that the text amendment did not include a section on a Housing Impact Statement. Nick Cook clarified that the City Council will receive a required Housing Impact Statement for this amendment.*

*Commissioner Juarez inquired on the exclusion of in-laws in the section on nepotism. Richard Williams clarified that it is consistent with existing language in the Code. Juarez inquired on whether or not the inclusion of in-laws is appropriate and clarified that he wishes to understand the intent on the exclusion. Richard Williams stated that the City may take a look at the exclusion of in-laws separately, but at the moment the City wishes to remain consistent with other sections of the City Ordinance. Further discussion briefly followed.*

*The Public Hearing was opened at 6:49 p.m. There were no public comments. The hearing was closed at 6:49 p.m.*

**A motion was made by Commissioner Hughes, seconded by Commissioner Singleton, that this Text Amendment be Approved. The motion carried by a unanimous vote.**

**6.      Reports from Commission and/or Staff**

*Richard Williams, Planning and Zoning Manager, gave a report from staff. Williams stated that January 22, 2024 will be the next meeting date for the Commission and wished the Commission a happy holiday season.*

**7.      Executive Session**

*There was no executive session.*

**8.      Adjournment**

**A motion was made by Commissioner William Robertson, seconded by Commissioner James Singleton, to Adjourn at 6:52 p.m. The motion carried unanimously.**