

**Planning and Zoning Commission
Meeting Minutes
Regular Meeting
Sept. 27, 2021**

Call to Order	A regular meeting of the City of Maricopa Planning and Zoning Commission was held on Monday, September 27, 2021 at Copper Sky Room A (44345 MLK Jr. Blvd. Maricopa, AZ 85138) The meeting was called to order at 6:02 pm by Chair Huggins
Invocation	Commissioner Irving delivered the invocation
Pledge of Allegiance	Commissioner Frank led the meeting attendees in the Pledge of Allegiance.
Roll Call	Present 4: Commissioner Yocum / Chair Huggins / Commissioner Irving / Commissioner Frank Excused 3: Commissioner Lefall / Vice Chair Sharpe / Commissioner Robertson City Staff present: Planner II Corin Hooper, Senior Planner Byron Easton, Development Services Director Rodolfo Lopez along with Attorney Nick Cook were present.
3.0 Call to the Public	None
4.0 Minutes	Minutes Approval Tabled
Agenda Item 5.1: <u>Agenda & Public Hearing</u>	<p>GPA21-03 PUBLIC HEARING DISCUSSION ONLY Director Rodolfo Lopez presented for item 5.1. The applicant was present Jason S. from Iplan Consulting introduced himself and gave acreage clarification.</p> <p>Public Hearing Opened at 6:16pm</p> <p>Speaker Cards:</p> <ol style="list-style-type: none"> 6:16pm - Dave Klingensmith address stated 34560 W. Jo Blanca Rd. Stanfield, 85172 Resident's main concern is water usage. Worried about contamination of water wells and water table dropping. The wildlife – Burrowing owls are federally protected. Maybe other protected animals-will there be a study? A re-homing? Wants the Zoning to be "RS" they moved to be out in the country. 6:20pm Kristen Cardon no address stated. Concerned about the size of the development, water usage and water table being depleted. The roads are a concern MCG Hwy will be busier. Way of life and animals are a cause for complaints, frequently get complaints of the flies and scent. Quality of life, moved out to the country do not want to raise children in the city of life. Believes the growth is uncontrollable. Being a commuter town, many people have to drive highways every day believes it is very dangerous. Heard that if the city grew to a certain population certain business would come to Maricopa and would no longer need to be a commuter town. What population does that require? What business will come and what is the required population? Have they agreed? Currently have a similar population to Casa Grande yet they have more employment opportunities for residents. 6:24 pm Tina Dugan no address stated. In a past neighborhood meeting it did not specify only the "East Side of Anderson Rd" it was presented as the entire project area and not clear in the original meeting. Traffic analysis - the meeting stated Anderson Rd would be 6 lanes and now going back to 2. Addressing the Meeting summary- the questions the residents raised need to be answered, they also stated they are opposed. The flood plane would be adjusted-when playing with the flood plane it will affect all the other surrounding area. What will happen to the current area flood plain when its adjusted? Airport's - the presenter at the neighborhood meeting had no idea that Ak-Chin airport was across the street. Roads- the E/W corridor is coming but there is a railroad track. Concern is developing 3-10 units per acre. Hope they will think about the

existing residents not put an apartment building or 10 units next to them.

4. 6:28 pm Kenneth Cardon address 34745 W. Teal Rd. Stanfield, 85172.
This subdivision will be right up to his house. Concern is bringing in 6,000 homes in Rancho and The Lakes Subdivisions he believes are 5,000 homes. Concern is that they are making 1 subdivision bigger than 2? Crime-how much crime does Rancho have? Concern it will be going his way. Rural living – he leaves his door unlocked and will not feel safe if a subdivision of 6,000 homes comes in. Traffic – Assuming all 6,000 homes have 2 drivers, 12,000 additional vehicles are going to be added to a rural subdivision? MCG and Hwy 87 are the only traveled roads.

5. 6:31pm Jackie Shields no address stated.
Would like clarification is the portion to be added to the Master Plan Community the area that originally could not be approved because of the flood zone? Stated a new developer wanted to develop now because a farmer now approached the developer with the flood zone rights? Her understanding is Pinal County will not allow a master planned community without a 100-year water supply, is this true? Concern is water. Currently use City of Casa Grande water does not want that to change. Original well is at 75' deep had to dig an additional 75' when water got low. Wants to see the Flood zone maps. When there were changes to the flood zone in Maricopa it affected the residents elsewhere. Flood zone insurance cost is an issue. Infrastructure for water – drinking and flood zones. Traffic- 347 and MCG Hwy are dangerous there are fatalities on both of those roads. They want to stay true to the Cowboy Lifestyle.

6. 6:42 pm Bruce Jaynes address 1368 W. Brower Lane. Hidden Valley, 85139
Question what will work better when working with Global Water, ED3, the Maricopa Unified School District, all involved - What does the city of Maricopa offer that we don't see now? Water and lifestyle the reason they live where they live. What does Maricopa have to offer better than a county island?

7. Nancy Rawlings 5158 N. Branding Iron Rd Hidden Valley, 85139
Uses well water, asked "What's going to happen to my water? When you drain it with 6,000 homes 12,000 people coming in what happens to my water?"

8. Steve Walden 33860 W Grande Rd. Stanfield, 85172
38-year resident. Raising horses, pigs' animals' people are going to complain. Currently they experience a water shortage. The water goes out all the time. Enjoys peace and quiet. Does not want the traffic. Are the developers bringing in 16,000 people? Worried about violence.

Public hearing closed at 6:46pm

- Frank: Is there a depiction on the traffic, what is planned?
Director Rodolfo Lopez answered, not submitted with this request. When it is time the applicant will be responsible to provide a traffic impact analysis. It is currently too early, when they proceed the applicant would be conditioned to perform the offsite improvement. Commissioner Frank asked is this where the east/west corridor is planned? Lopez replied that it is about 4/5 miles south.
Frank asked is the existing zoning is CR-3? Similar to what Rancho is zoned? For a sense of what's possible. Director Lopez explained that the current Pinal county zoning is CR3/PAD. Frank -They could build something like Rancho currently without any change? Lopez stated If the property comes into the city we have enhanced CR3 standards they have to have diversity of land use, it would be mixed use. If the project stays in Pinal county they may have different standards it could be just CR3 and build similar to Rancho all single family residential.
Frank asked regarding fire how will fire emergencies be handled? Fire station required? Lopez explained city has a code section called performance standards for roadways, waterways, flood zone, and fire protection. A development is not allowed without fire and flood protection. Frank asked is this is in the middle of the Santa Cruz flood zone? Lopez explained that the applicant would be responsible to address any/all flood mitigation.
- Irving: This is a matter of process, I want to make sure every question raised is answered prior to deciding at the next public hearing. Water, traffic, area impact is this the right place to develop. The purpose of the hearing is the process and making sure there is response to all the issues. Not ready to ask other questions at this time. Lopez stated the applicant will address all the questions at the next hearing.
- Yocum: I have 3 pages of issues traffic, water, flood zone. Flood zone issue needs special attention. Does not want the drainage moving to other residents' properties.
- Chair Huggins: Reiterating the same as the previous commissioners. Needs a work up on the water supply from developer and city staff wants to see the 100-year plan.

	<p>Does not want future development to hurt anyone city or homeowners. The wild animals are a concern how will this be addressed? We can not stop progress but can slow it down and make sure it's done right. Traffic is especially a cause for concern. Flood plan- wants to make sure it's taken care of. Wants all the issues addressed.</p>
<p>Agenda Item 5.2: <u>Agenda & Public Hearing</u></p>	<p>GPA 21-02 PUBLIC HEARING DISCUSSION ONLY Senior Planner, Bryon Easton presented 5.2.</p> <p>Public Hearing Opened at 7:07pm</p> <p>Speaker Cards:</p> <ol style="list-style-type: none"> 7:07 pm Tina Dugan address stated 42097 W. Arvada Ct. Maricopa, 85138 There will be Ingress & Egress issue there is one access point and perhaps a second. Was told there will be a bridge over the wash, but if there is a train and a flood at the same time they will a second subdivision land locked. It should have more access points until the bridge is put in. Concerned about building more houses and not employment opportunities. Commercial development should be near railroad access. <p>Public Hearing Closed at 7:10 pm</p> <ul style="list-style-type: none"> Yocum: The applicant's presentation mentions that the city's plan discourages residential building adjacent to railroads and airports. In their presentation they say they will provide 150' wide landscape buffer between the railroad and residents. Would like to see more on this. In the staff report it suggest higher density more intense commercial and mixed use is not appropriate for this site. But medium density will be a logical extension of the development use and for future development. Agrees with Speaker Tina Dugan as suggested if we keep depleting the commercial sites we will get to the point that we cannot accommodate commercial land needs. Frank: As the erosion of commercial land development opportunities continue is there a study we could do? Do we have enough commercial land since the general plan was initiated? Do we know when the bridge is going to be constructed? Rodolfo Lopez answered that the bridge is in design now, and the E/W corridor and Porter Rd. Bridge will start January 2022. It will be about a year to a year and half till completion. Chair Huggins: Prior to next meeting can we get an update on Commercial Development. Traffic- first responder time. Could there be something in the report that shows first responders have approved and signed off and will have enough time to respond? Where are we sitting with industrial land use?
<p>Agenda Item 5.3: <u>Agenda & Public Hearing</u></p>	<p>TXT 21-01 DISCUSSION & ACTION Planner II, Corin Hooper presented 5.3.</p> <p>Public Hearing Opened 7:19 pm</p> <p>Speaker Card</p> <ol style="list-style-type: none"> Rich Vitello 44559 W. Sedona Trail Maricopa 85139 Council Member stated he would like to confirm that the State statue is 90 days not 60 days? <p>Public Hearing Closed at 7:20 pm</p> <ul style="list-style-type: none"> Yokum: What regulations are in place for signs that are up longer than then allowed, what is the enforcement? Director Lopez stated city staff cannot regulate state highways. Legally the city cannot enforce political signs on a state highway we can notify the state and they would have to enforce it. Chair Huggins / Commissioner Irving / Commissioner Frank engaged in a discussion on verbiage on the new state statue. City Attorney Nick Cook gave details and clarification on the verbiage. <p>Commissioner Frank moved to approve the motion as is. Commissioner Irving seconded. Motion passed unanimously.</p>

Agenda Item 6.0: <u>Report from Commission and/or Staff</u>	Rodolfo Lopez updated Commission about future commission meetings.
Agenda Item 7.0: <u>Executive Session</u>	No Executvie Session
Agenda Item 8.0: <u>Adjournment</u>	Commissioner Yokum moved adjourn. Commissioner Irving seconded. Motion passed unanimously. Meeting adjourned 7:29 pm.

I hereby certify to the best of my knowledge, that the foregoing Actions are a true and correct copy of the Actions of the regular meeting of the Planning and Zoning Commission held on the 27h of September 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 19th day of October, 2021