

PLANNING & ZONING COMMISSION MEETING MINUTES

Regular Meeting Minutes

May 1, 2017

6:00 PM

1. **CALL TO ORDER**
Meeting called to order at 6:02 PM

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present Chair Tim Trosper
Present Vice Chair Jenna Reilly
Absent Commissioner John D Backer Jr
Present Commissioner Nathan Barrett
Present Commissioner Michael Hernandez
Present Commissioner Cathy Maghran
Present Commissioner Ken Woodward

4. **APPROVAL OF THE MINUTES FOR PLANNING & ZONING COMMISSION MEETING OF APRIL 3, 2016.**

Motion to accept minutes as presented.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ken Woodward, Commissioner
SECONDER:	Jenna Reilly, Vice Chair
AYES:	Tim Trosper, Nathan Barrett, Cathy Maghran, Ken Woodward, Michael Hernandez, Jenna Reilly
ABSENT:	John Backer

MOTION CARRIED 6:0

5. **CALL TO THE AUDIENCE**

No one came forward

6. **PUBLIC HEARING CONTINUATON:** A newly proposed Specific Plan, entitled **Copper Point Specific Plan**, located at the southeast corner of Pima Mine Road and I-19, encompassing approximately 160 acres which will allow for commercial, employment, multifamily residential, single family residential, parks, trails and open space. A maximum of 909 residential units is proposed. The Specific Plan includes 14 acres of Mixed Use, 22 acres of Medium Density Residential, 73 acres of Low Density Residential and 22 acres of parks and open space. (Case No. SA9-14-00003)

Chairman Trosper opened the public hearing.

Director Sarah More and Planning and Zoning Manager Anna Casadei presented the staff report with a general overview of the April Commission meeting and highlights of the changes to the plan made by the applicant regarding the feedback received from the previous Commission

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meeting and neighborhood meetings. Staff recommended that the Commission forward a recommendation to the Town Council in favor of adoption of the proposed specific plan.

Brian Underwood, with the Planning Center, also gave a presentation highlighting the changes made to the proposed specific plan. Larry Kreis, applicant and owner of Red Point Development, introduced himself and gave a brief history of Red Point Development.

Chairman Trosper began to call from the list of speaker cards that had been submitted.

Dan Blaine, resident
Josephine Buck, resident
Erin Youngmeyer, resident
Amanda Jones, resident
Edgar Lytle, resident
*John K., resident
*Joan Carpenter, resident
*Mary Chitwell, resident
*Brian, resident
*Robert Madrigal, resident
*Andrew Ryan, resident
*Inaudible, resident

(*Names might not be correctly spelled. Form was illegible or no speaker card was received.)

Dr. Manuel Valenzuela was asked by Chair Trosper to speak in reference to the developer contribution concerns. Dr. Valenzuela stated some discussions have taken place with the developer regarding a per lot monetary contribution but an agreement has not been finalized as the school district is hoping for a land contribution.

Most speakers thanked the applicant for hearing and addressing most of the residents' concerns which included pocket parks, increasing the size of the proposed community park and adding a pool for their residents. Another major concern addressed was the removal of "apartments" from the plan.

Some concerns still lingered amongst the residents. School overcrowding, increased traffic and the placement of the Wastewater treatment plant were items of concern that could not be changed. Mr. Lytle presented the Commission with copies of a signed petition in opposition to the specific plan.

Mr. Madrigal's concern was the need and the financial responsibility for the construction of a sound barrier wall between the freeway and the houses parallel to the freeway.

Ms. Jones stated that she was impressed with the specific plan proposal and after the first Commission meeting, inquired with the Town Clerk the proper documents to initiate a petition to make changes to the wastewater boundaries for the 2018 ballot. This proposed change to the

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boundaries would allow the CopperPoint development to connect to the Town sewer and illuminate the proposed placement of the wastewater treatment plant.

The applicant stated that the traffic study would be addressed at time of submittal. Traffic studies are part of the development plan submittal and traffic signals are finalized at development, which is after the approval of the specific plan. The wastewater treatment plant is placed and proposed within the guidelines of the Town Code. The developer will still offer the voluntary incentive donation per rooftop to the school district.

Director More stated that the Town received a letter from Rancho Sahuarita Water that stated the proposed development would not be serviced by Rancho Sahuarita Water. The Town will work with the developer to secure water when the development is approved.

Vice Chair Reilly pointed out that the developers' \$1000 rooftop contribution to the school district is voluntary and not required by law. Vice Chair Reilly also stated that other developments around town issued no preliminary contribution at time of construction.

Chairman Tropsper closed the public hearing and asked for a motion.

Commissioner Barrett made the motion to approve the Copper Point Specific Plan with the following conditions:

- The trip generation tables must be updated to reflect changes made to the land uses prior to the Town Council Meeting.
- The sewer be worked out prior to plat approval.

Commissioner Woodward 2nd the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Nathan Barrett, Commissioner
SECONDER:	Ken Woodward, Commissioner
AYES:	Tim Tropsper, Nathan Barrett, Cathy Maghran, Ken Woodward, Michael Hernandez, Jenna Reilly
ABSENT:	John Backer

MOTION CARRIED 6:0

7. PLANNING & BUILDING DIRECTOR'S REPORT

8. PLANNING COMMISSIONERS ANNOUNCEMENTS AND REPORTS

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None.

9. FUTURE AGENDA ITEMS

None.

10. ADJOURNMENT

Meeting adjourned at 8:05 pm.