

PLANNING & ZONING COMMISSION MEETING MINUTES

Regular Meeting Minutes

April 3, 2017

6:04 PM

1. CALL TO ORDER

Meeting called to order at 6:04

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. APPROVAL OF THE MINUTES FOR PLANNING & ZONING COMMISSION MEETING OF JANUARY 5, 2017.

Motion to accept minutes as presented.

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

5. CALL TO THE AUDIENCE

At this time, any member of the public is allowed to address the Commission on any issue ***not already on tonight's agenda***. Pursuant to the Arizona Meeting Law, the speaker's comments may not be considered, discussed or even answered by the Commission at this meeting, but may, at the discretion of the Commission, be placed on a future agenda for discussion/action.

No one came forward

6. PUBLIC HEARING: A zoning code text amendment to Chapter 18.60 (Wireless Communication Facilities), the primary purpose of which amendment is to provide processes and standards for location of wireless communication facilities in the public right-of-way. A secondary goal of the amendment is to clarify and change several existing regulations related to processes and standards for wireless communication facilities. (Case No. SA8-17-00002)

Chairman Trospen opened the public hearing.

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Planning and Zoning Manager, Anna Casadei, gave a presentation along with her staff report with the recommendation that the Commission forward a recommendation to the Town Council in favor of adoption of the proposed amendment.

Robert Redick, resident, expressed concerns about the maintenance of these proposed antennas and the stability of them during bad weather.

Ms. Casadei stated that the Town has no control over how the owner choose to maintain the property and the structural integrity of the structure is required in the submittal of the project prior to issuance.

Chairman Trosper closed the public hearing.

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

MOTION CARRIED 6:0

A recess was taken and Commission reconvened on agenda item 7 at 6:30 pm.

- PUBLIC HEARING:** 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 the recommendation 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, was present to represent the applicant. Mr. Underwood gave a presentation on the specific plan proposal. The presentation consisted of some land use changes to appease the concerns brought up in a neighborhood meeting about the possibility of apartment dwellings. These changes outlined the two sections that closely neighbored existing and future existing subdivisions to prohibit the construction of apartments.

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Commission members asked if the word “apartments” could be stricken from the entire plan to ease concerns. Commission also asked if a traffic study had been completed and if any intersections would be signalized. In reference to pocket parks, Commission suggested that the wording “may put” be changed to “shall be put” with in the specific plan. Commission did thank the applicant for making changes to accommodate some concerns.

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

Dan Blaine, resident

Alan Jennings, resident

Josh Matthews, resident

Erin Jungmeyer, resident

Noah Sundberg, resident

Joseph Murphy, resident

James L. Buck Jr, resident

Patti Cummins, resident

Rob Madrigal, resident

*Eva Budaway, resident

Brian McKinna, resident

Lauren Sehn, resident

Lisa Chiariello, resident

*Victor Rodarte, resident

*David Walsak, resident

*Helen Hill, resident

*Karen Blecher, resident

*Michelle Collen, resident

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

Concerns that the residents brought forth were the following:

Residents had an uneasy feeling about the idea of apartment dwellings. Some felt that the presence of the apartment dwellings would bring down the valuation of their homes and bring crime to the area.

Residents stated that with the proposed 1 acre park for the whole development wasn't adequate and would result in the over usage of parks and amenities in the Rancho Sahuarita adjacent neighborhoods. Some felt this would cause an increase of the current HOA dues for the Rancho Sahuarita Community. Suggestions were made that a pool be planned for the development instead of an in lieu of park fee contribution and that pocket parks be part of the plan.

Increased traffic was a common concern for all. The connection to Camino Rancheria would increase the already busy traffic flow that bottles in front of the North Santa Cruz Public Park.

Residents were opposed to the placement of the proposed Wastewater Package Plant. Some residents suggested moving it or removing it from the plan.

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Several residents were concerned that the influx of population in the new development would result in more overcrowding of already crowded surrounding schools. A suggestion was made that the developer make a lump sum contribution instead of a per-sale-of-home contribution to the school district.

A few residents raised concerns about the policing of the new area and if there would be adequate emergency services available.

Some residents encouraged their support of the plan and its possibility to attract commercial to the area and mixed use housing.

Mr. Underwood spoke to address the concerns:

Pocket parks usually develop as houses are build out and lot configurations are created.

Wastewater facilities can co-exist as long as they meet the required set back of 1000 feet which the plan does. The package plant, per development agreement, cannot be stricken from the specific plan.

Eliminating “apartments” would be difficult since they are market driven and wouldn’t want to be exclusionary. The developer’s intent is for this community to be an attractive development.

Applicant is open to future negotiations but some of the concerns don’t seem to be negotiable.

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.

Commissioner Hernandez made the motion to continue the public hearing to the May 1st meeting. Commissioner Barrett 2nd the motion. **MOTION CARRIED 6:0**

8. PLANNING & BUILDING DIRECTOR’S REPORT

- OML training April 5th.

9. PLANNING COMMISSIONERS ANNOUNCEMENTS AND REPORTS

None.

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

Meeting adjourned at 9:23pm.