



PINAL COUNTY
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**PINAL COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING
MINUTES OF December 19, 2013**

PRESENT: Mr. Hartman, Chairman
Mr. Salas, Member
Ms. Moritz, Member
Mr. Anderson, Member
Mr. Grubb, Member
Ms. Aguirre-Vogler, Member
Mr. Gutierrez, Member
Mr. Del Cotto, Member
Mr. Smyers, Member
Mr. Riggins, Vice-Chairman

LEGAL STAFF PRESENT:
Mr. Langlitz, Deputy County Attorney

PLANNING STAFF PRESENT:
Mr. Stabley, Planning Director
Ms. MacDonald, Planner II
Mr. Abraham, Planning Manager
Ms. Fisk, Drafting Specialist

PUBLIC WORKS STAFF PRESENT:
Mr. Chow, Development Section Chief

The meeting was called to order at 9:05 a.m., this date by Chairman Hartman in the Pinal County EOC Building F, Florence, Arizona.

DISCUSSION/APPROVAL/DISAPPROVAL OF MEETING MINUTES: October 17, 2013

MOTION: Commissioner Aguirre-Vogler made a motion to approve the minutes of October 17, 2013. Commissioner Grubb seconded the motion. Motion passed unanimously.

DISCUSSION/APPROVAL/DISAPPROVAL OF MEETING MINUTES: November 21, 2013

Mr. Stabley stated that there was a misprint in the minutes and Commissioners had not received page 2 and asked that we bring the minutes back at the January meeting. Chairman Hartman asked if anything else was wrong so we could get it all fixed at the same time. Commissioner Aguirre-Vogler stated on page 5 the notes show Mr. DelCotto leaving but not returning and yet he voted on the next item. She requested that it be corrected before next meeting.

PLANNING DIRECTORS DISCUSSION ITEMS

Mr. Stabley stated the County was working with ULI and the Arizona Planning Association on the Community Plan. One thing they suggested was to have a meeting with Commission and the Board of Supervisors if they choose to be a part of "community plan". He has talked to the Acting County Manager to discuss with the County Supervisors if they would like to do that. He stated the application had been completed and were just waiting to hear if the Supervisors wanted to be a part of it.

Mr. Stabley stated he had a request from one of the Commissioners that when they are out in the field they have a badge or business cards to hand out. He stated the badges were for County employees only but was looking into something else. Mr. Stabley stated if the commissioners received badges then other entities would be requesting badges. He also stated that maybe business cards were better. Chairman Hartman stated that he didn't feel the tax payers should pay for commission member's business cards. He stated he just shows his appointment card if questioned.

REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES

November 20, 2013

December 4, 2013 – No cases

Mr. Stabley stated the Board of Supervisors went with the Commission's recommendations on all cases that were heard. He stated the BOS meeting from Wednesday December 18, 2013 that the Board had disagreed with them on the PZ-(PD)-010-13 (Borgata) and approved it. He stated that the Board of Supervisors approved the Comprehensive Plan Amendment for Queen Valley. He stated that the Board of Supervisors continued the case until December because they wanted the department to hold another community meeting to give the winter residents a chance to get involved. He stated there was a good turnout of about 40 residents.

NEW CASES:

PZ-005-13 – PUBLIC HEARING/ACTION: Ironwood 80, LLLP, landowner, Harvard Investments, Inc, applicant, Gallagher & Kennedy, agent, requesting approval of a zone change from GR (General Rural) to (R-7) Single Residence Zoning District (71.19± acres) and (C-1) Neighborhood Commercial Zoning District (10.17± acres) on a total of 81.36± acres to plan and develop the 250 lot Bella Camino Planned Area Development; pending and in conjunction with Board of Supervisors Planned Area Development (PAD) Overlay District approval under Planning Case (PZ-PD-005-13); situated in a portion of the SE ¼ Section 17, T03S, R08E G&SRB&M, tax parcels 210-17-001A, and 002 (legal on file) (located on the NWC of Gantzel Rd and Bella Vista Rd in the San Tan Valley area)

PZ-PD-005-13 – PUBLIC HEARING/ACTION: Ironwood 80, LLLP, landowner, Harvard Investments, Inc, applicant, Gallagher & Kennedy, agent, requesting approval of a Planned Area Development (PAD) Overlay District on 81.36± acres to plan and develop the 250 lot Bella Camino Planned Area Development; pending and in conjunction with Board of Supervisors zone change approval under planning case PZ-005-13; situated in a portion of the SE ¼ Section 17, T03S, R08E G&SRB&M, tax parcels 210-17-001A, and 002 (legal on file) (located on the NWC of Gantzel Rd and Bella Vista Rd in the San Tan Valley area)

Ms. MacDonald read a portion of the staff report and used a PowerPoint. She stated there were 31 stipulations with both cases. She stated they would like a change in the wording of stipulation 2 to allow the applicant five (5) years to develop the residential portion and adding the applicant has eight (8) years to complete the commercial portion. She stated this change would apply to both cases. Ms. MacDonald also stated staff was requesting a modification to stip 5 changing out the word developed with improved so that the language is the same as stipulation 2.

Commissioner Aguirre-Vogler asked Ms. MacDonald to give her the names of the roads, and asked if they were paved or dirt roads. Ms. MacDonald stated all the surrounding roads were paved.

Commissioner Aguirre-Vogler asked if there would be turn lanes to enter the community.

Mr. Chow stated the County has been working with the applicant on their roadway requirements. He stated the applicant would have to do their half-street improvement to include another thru lane.

Chairman Hartman instructed Ms. MacDonald to go to page 2 in the staff report and read it. Ms. MacDonald stated the applicant was also asking for eighteen (18) foot setbacks instead of the typical twenty (20) feet in the front and five (5) feet instead of ten (10) foot setbacks on the side.

Chairman Hartman called for the applicant.

Ms. Dana Belknap, 2575 E. Camelback Rd., Phoenix, AZ 85016. She stated that the community would be at 25.9% open space.

Chairman Hartman stated that he is from the Maricopa area and a few years ago they allowed eighteen (18) foot setbacks in the front but have regretted doing so. He felt that the setbacks needed to be at least twenty (20) feet.

Ms. Belknap stated the set-backs could go back to twenty (20) feet but they really needed the five (5) foot set-backs on the side due to the Sonoqui Wash.

Commissioner Moritz stated the applicant is seeking four variances, three new variances and one suggested by staff. One for five (5) foot side set-backs and one for eighteen (18) foot set-backs in the front, one for height to be allowed to be thirty-five (35) feet tall instead of thirty (30) and the last, from staff, is thirty-five (35) feet set-backs in the back instead of thirty (30) feet. She stated that the commission has seen many applicants come through that have requested changes in the set-backs but she really wished that the side set-backs be left alone and follow the County's guidelines.

Commissioner Grubb stated that the closer the homes are to each other the more threat there is in the case of a fire. He stated when you have ten (10) foot distance wall to wall between homes that gives a six (6) or seven (7) feet roof to roof. He stated that the seven (7) foot set-backs on each side is to protect the neighbors home in case of a fire. He stated he had been in the fire service for 45 years and has seen many homes go down very quickly when the homes are so close together.

Mr. Tim Brislin, the developer of the property stated that many of the homes in that area had five (5) foot side set-backs and they were trying to stay the same as neighboring neighborhoods.

Chairman Hartman stated the applicant wanted twenty (20) foot set-backs in the back instead of twenty-five (25) foot.

Mr. Brislin stated that many of the homes are a large one story homes and in order to meet the set-backs they had to request the twenty (20) foot in the rear.

Chairman Hartman stated they are asking for thirty-five (35) foot height instead of the standard thirty (30) foot.

Mr. Brislin stated they would be okay with thirty (30) feet.

Commissioner Smyers stated his concern about the eighteen (18) foot set-back. He stated that a truck is sixteen (16) feet in length and an extended cab is eighteen (18) feet so the vehicle would be nose to tail in the driveway. If a child were to ride a bike he would crash into the parked vehicle and get hurt.

Commissioner Anderson stated his truck is 21.6 feet long and would not be able to fit in the driveways they are proposing. He stated the truck would hang out in the street.

Mr. Brislin stated it would be twenty (20) feet from the back of the sidewalk.

Commissioner Salas stated he did not want the five (5) foot side set-backs and stated he was pretty adamant about keeping with the guidelines that were set.

Mr. Brislin stated they requested the five (5) and five (5) side set-backs due to the constraints they had. He stated a five (5) and eight (8) foot side set-back was approved for another developer and he could work with that. That would allow more room for fire access.

Chairman Hartman asked about ingress and egress stating he had a problem with the lack of access on the north end of the community.

Mr. Brislin stated they had an entrance off of Bella Vista Rd which lined up with an existing road. Along Ironwood Road the only place to put an access is between Bella Vista Road and the wash. Because this area is just farmland now they will be creating a depressed channel that collects all the flows, so adding a road here would be difficult and could disrupt those flows..

Chairman Hartman asked Mr. Chow if he thought Pinal County Public Works would consider another access to this community. Mr. Chow stated the PAD is conceptual only and the property is bounded by two RSRs (Regionally Significant Routes) and they will have to meet the guidelines for access.

Commissioner Grubb asked if the southern-most cul-de-sac could connect to Star Dust Drive. Mr. Brislin stated that they considered having an access to Star Dust Drive but felt it was too close to the intersection. He stated they did not want to have more traffic by adding an access to Star Dust. Commissioner Grubb stated he was familiar with Star Dust and there was a wall there to protect the homes that exist there. He stated he is concerned that emergency vehicles coming from the north would pass the community before being able to get into the community. Mr. Brislin stated they would look at another way to access the community for public safety reasons.

Mr. Langlitz stated that because this is a public hearing that side discussions should not be held.

Commissioner Vogler verified that the developer would have twenty (20) foot front set-backs, five (5)/eight (8) foot side set-backs, twenty-five (25) foot rear set-backs and thirty (30) foot maximum height for the commercial. Commission Moritz added that staff had also suggested an increased rear setback for the commercial. Ms. MacDonald stated that a stipulation was not included in the staff report for that, it was an item for the Commission to consider. She stated based on the discussion the applicant has expressed that they would rather remove the request to increase the building height than increase setbacks. Mr. Brislin confirmed that was correct, he would prefer to have the standard thirty (30) foot height and standard setbacks.

Commissioner Moritz asked if they could provide eight (8) foot setbacks on each side. Mr. Brislin responded they would not be able to maintain the density required to make the project feasible with eight (8) foot setbacks.

Commissioner Grubb stated that five (5) and eight (8) side set-backs would still put firefighters in danger. He would really like to see ten (10) foot side set-backs.

Ms. Belknap stated the commission had just approved five (5) and eight (8) foot side set-backs for Sherwood Park. She added that greater setbacks make this project far less marketable.

Commissioner Smyers asked if five (5) foot set-backs was roof line to roof line. Commissioner Riggins stated that it is measured from wall to wall.

Commissioner Gutierrez asked what type of commercial businesses are anticipated. Mr. Brislin stated the center would support retail such as a bank or day care. He added that the area is not large enough for a grocery store, but there would be other commercial pads.

Commissioner Hartman opened the public portion of the meeting.

Gordon Brown 1894 E. Judd Rd. in the San Tan Foothills came forward. Mr. Brown stated he thought the property had originally been planned for more commercial. He stated that it is the developers job to create profitability and the county's job is to ensure that current and future residents are protected. He stated there are about 85,000 residents with a few strip malls and lot of fast food restaurants and these residents have to commute. They spend an extra four hours a day commuting to Maricopa County and this is not what residents want. He stated Pinal County needs to attract people that are entrepreneurial that are going to be the creative and change the future.

Ms. Belknap stated the property Mr. Brown was referring to was the Hatch Property. The property she is representing was never going to be large enough for a movie theater.

Vice-Chairman Riggins stated the plan will need to be reconfigured as a result of the setback changes and the access concerns. He stated the case should be continued to allow the applicant the opportunity to make these changes and bring back an updated packet. Commissioner Moritz stated she was in agreement and would like to see the applicant bring back a proposal showing the five (5) and eight (8) foot side setbacks, 30 foot maximum building height for the commercial portion, 20 foot front setbacks and the stipulation modifications from staff.

Commissioner Vogler stated she would like to see ten (10) foot side setbacks.

Commissioner Riggins asked the applicant if they are in agreement with a continuance and stated that they should look into adding an additional access point. Mr. Brislin stated they would add a third connection at Stardust Drive and would bring back a revised plan in January.

Motion PZ-005-13 and PZ-PD-005-13

Vice-Chairman Riggins made a motion to continue cases PZ-005-13 and PZ-PD-005-13 to the January 16, 2014 Planning Commission Hearing at 9:00 am. Commissioner Grubb seconded the motion. Motion passed unanimously (10-0).

PZ-009-13 – PUBLIC HEARING/ACTION: Ellsworth Enterprises Limited Partnership, landowner/applicant, Iplan Consulting, agent, requesting approval of a zone change from GR (General Rural) to (R-7) Single Residence Zoning District on 220.25± acres to plan and develop the 771 lot Combs Ranch Planned Area Development; pending and in conjunction with Board of Supervisors Planned Area Development (PAD) Overlay District approval under Planning Case (PZ-PD-009-13); situated in a portion of the south ½ Section 27, T02S, R08E G&SRB&M, tax parcels 104-22-006P, 006Q, 006R, 006S, and 006T (legal on file) (located on the north side of Combs Rd east of Schnepf Rd in the San Tan Valley area)

PZ-PD-009-13 – PUBLIC HEARING/ACTION: Ellsworth Enterprises Limited Partnership, landowner/applicant, Iplan Consulting, agent, requesting approval of a Planned Area Development (PAD) Overlay District on 220.25± acres to plan and develop the 771 lot Combs Ranch Planned Area Development; pending and in conjunction with Board of Supervisors zone change approval under planning case PZ-009-13; situated in a portion of the south ½ Section 27, T02S, R08E G&SRB&M, tax parcels 104-22-006P, 006Q, 006R, 006S, and 006T (legal on file) (located on the north side of Combs Rd east of Schnepf Rd in the San Tan Valley area)

Ms. MacDonald read a portion of the staff report and used a PowerPoint. She stated there were 31 stipulations and there was a typo in two of them number 1 and number 2. It needed to be changed from 81.36 to 220.25 acres of land.

Chairman Hartman asked if there was a request for an amended standard on the parking pad on front of the garage. Ms. MacDonald stated no but there was a request on the side set-backs and added the proposed side setbacks for this site are five (5) and ten (10) feet side set-backs.

Jason Sanks, 4387 Capricorn Pl., Chandler, AZ 85249 with IPlan Consulting came forward to address the Commission. He stated they were in compliance with the Pinal County Comprehensive Plan and pointed out that they have provided connections to the existing community to the north. He stated there were many ways in and out of the community.

Mr. Sanks stated that he had received a letter from a concerned citizen indicating that there is insufficient fire service in the area. He added that he spoke with Rural Metro and this site is served by three fire stations and is within the primary service area of the Rural Metro.

Commissioner Aguirre-Vogler left at 10:25 am
She returned at 10:34 am.

Commissioner Smyers left at 10:26 am
He returned at 10:29 am.

Chairman Hartman asked for clarification on stipulation thirty-one (31). Mr. Sanks responded that this is to remove a portion of the trail that runs in front of the residential lots on the western portion of the site.

Chairman Hartman stated he wanted to know about the two phases. Mr. Sanks stated they will start developing on the east and work west. Each phase has been designed to have a mix of lots and each phase will provide both primary and secondary open space.

Commissioner Grubb stated the access points will provide rapid entry for emergency access. He added that he liked the way they incorporated the existing community with the new community.

Commissioner Moritz stated that there was one home owner who owns a large property directly across the street and bought there because she wanted to live in a rural area. She asked if there as an opportunity to provide a transition area from these large lots to the smaller lots. Would it be possible to rezone a portion to R-35 or R-25.

Mr. Sanks responded that Laredo Ranch to the north has a higher density, also the land to the south, which directly abuts the large lots is approved for a higher density. He stated that there is also the 130 foot to 150 foot separation with Combs Road plus a forty (40) foot landscape tract.

Chairman Hartman opened the public portion of the meeting. Hearing none, he closed the public portion.

Motion PZ-009-13

Vice-Chairman Riggins made a motion to forward case PZ-009-13 to the Board of Supervisors with 31 stipulations modifying the acreage in stipulations one (1) and two (2) from 81.36 to 220.25 acres. Commissioner Salas seconded the motion. Motion passed unanimously (10-0)

Motion PZ-PD-009-13

Vice-Chairman Riggins made a motion to forward case PZ-PD-009-13 to the Board of Supervisors with 31 stipulations modifying the acreage in stipulations one (1) and two (2) from 81.36 to 220.25 acres. Commissioner Salas seconded the motion. Motion passed unanimously (10-0).

PZ-PD-008-13 – PUBLIC HEARING/ACTION: Gary Road Holdings, LLC, landowners/applicants, Matrixx Management, LLC, agent, requesting approval of an Amendment to a Planned Area Development (PAD) Overlay District (**PZ(PD)037-03**) on 83.52± acres within the **San Tan Heights PAD** to plan and develop 218 single-family dwelling units; situated in a portion of the NE¼ of Section 13, T3S, R7E G&SRB&M, tax parcels 509-02-9240 & 509-02-059A (legals on file) (located approximately ½ mile south of the Gary Road and Hunt Highway intersection).

Mr. Abraham read a portion of the staff report and used a PowerPoint presentation.

George Cannataro 4550 N 12th St., Phoenix, Az 85014 consultant for the property owner and developer. He stated what Mr. Abraham didn't tell them was that 50% of the property was set aside for open space which amounts to about 42 acres and 35 acres of that is for conservation of the hillside. Mr. Cannataro stated the land was proposed for 290 home sites and they were just asking for 218.

Chairman Hartman asked Mr. Cannataro if there were any fissures in the area. Mr. Cannataro stated there were no fissures to his knowledge. Chairman Hartman asked why they had put the high density home closer to the hillside instead of the bigger homes. Mr. Cannataro stated that it was easier to

engineer it that way. Chairman Hartman asked if the hillside would look better to have fewer homes. Mr. Cannataro stated there would be a view from any home of the hillside. Chairman Hartman stated there was a letter expressing concern on water pressure. He stated the report only showed a dip in pressure of 32psi.

Commissioner Aguirre-Vogler asked if the homes were being built over the wash. Mr. Cannataro stated the wash had been mitigated due to drainage improvements in the area. He stated the wash does not exist through the site anymore. Commissioner Aguirre-Vogler asked if Mr. Cannataro had read the request from the Town of Queen Creek. Mr. Cannataro stated he had and did not feel an opening was needed to view the hillside.

Commissioner Smyers asked if the smaller homes were at the top of the hillside. Mr. Cannataro states the lots were splits some smaller and larger homes would be built on the hillside. Commissioner Smyers asked if they were going to put 2 story homes on the top of the hillside. Mr. Cannataro stated he is just the developer and does not have a product to put on the land yet.

Mr. Abraham stated they could make a stipulation that no two-story homes be put at the top of the hillside.

Commissioner Moritz stated she likes to read the letters in opposition and try to come up with a solution or a way to help the concerns of the people. She stated that someone requested walls for protection. She wants the concerns of seven people who objected to the community to be addressed. Mr. Cannataro stated that there is over 50% open space and he doesn't feel there should be anymore.

Vice-Chairman Riggins stated that parts of his packet and PAD book were missing and wanted to clarify with Mr. Abraham about the number of lots that already exist. Mr. Abraham stated there were 133 lots and they were asking for 218.

Vice-Chairman Riggins asked if the set-backs were there from the prior PAD. Mr. Cannataro stated yes. Vice-Chairman Riggins stated that they could talk about anything since it is a PAD amendment. He stated they should be talking about the 18 foot front set-back and the 5 foot side set-backs. Mr. Cannataro stated those things should be discussed when the preliminary plat is submitted.

Mr. Abraham stated that those types of concerns need to be addressed at this meeting.

Vice-Chairman Riggins stated that when it is submitted for preliminary plat most of the stuff is already done. He wanted to discuss it now. Mr. Cannataro stated that the parcel had been approved for 290 units and it had been lost in the housing down turn in the 2000's. Vice-Chairman Riggins stated that he felt it was a good time to discuss the things he felt needed to be discussed. Mr. Cannataro stated that all of San Tan Heights had 18 and 5 foot set-backs.

Vice-Chairman Riggins stated that this one is different because it sits on the side of a mountain. He feels the original PAD had 18 and 5 foot set-backs and he wants to discuss the changes.

Commissioner Moritz agreed with Vice-Chairman Riggins stating that they had already discussed those set-backs with another applicant earlier in the day and found it inappropriate. She felt they should have an opinion on it.

Chairman Hartman stated that there were too many unanswered questions that they were not getting answers for. He asked Mr. Cannataro if he could get answers before lunch or if they should continue it for a month. Mr. Cannataro stated the landowner lived out of town and he felt a continuance was the best choice. Chairman Hartman stated he would like to see the single story homes go to the top of the hill and the two-story homes at the bottom. He stated they could make a recommendation to the Board of Supervisors for the single story homes.

Commissioner Moritz stated she wanted Mr. Cannataro to take the single story homes to the owner at the same time so he doesn't have to come back again.

Mr. Abraham stated that it is actually a three week window until the next meeting due to the Holidays.

Gordon Brown 1894 E. Judd Rd. in the San Tan Foothills stated the community is full of old and young people who have come together as a community. He stated that the zoning was every zoning number you could imagine. He stated it was up to the developer to zone what they wanted within the community. He stated it was San Tan Heights, Johnson Ranch and Queen Creek communities. He stated he felt the developer needs to have a rapport with the citizens of the communities. He stated he supports a continuance.

Commissioner Gutierrez leaves at 11:19 am
He returns at 11:23 am.

Peter Boothby, 42022 N Ashton Place stated he built a house in 1996 on five acres of land. He stated he built his home and started having problems with people. He stated people would come up on the hill with golf clubs and shoot golf balls at his home. He stated he did not have a problem with the developer because he felt something has to go there. He stated he has a request that in the alignment of Phillips Road that a fence be built from the intersection of Pamela and Phillips go over the top of the mountain and down the side. He stated it is private property but the people who live there think they could be on the mountain. He stated he had put up signs but people have taken them down and destroyed them. That is his only concern.

Chairman Hartman stated he had large property and had to post signs every 300 feet. Mr. Langlitz stated he did not know the law on trespassers but he felt it was a good start.

Commissioner Moritz stated it was the property owner's responsibility to get the signs up and posted. She stated that most property owners put the signs up along with a fence. She stated they sometimes get together as a group and do it. She stated it was a small price to pay for the property owners.

Mr. Abraham stated he would like to get together with Mr. Boothby and have him show where the problems are. Mr. Abraham stated there are going to be county trails in the general location of where Mr. Boothby was talking about.

Motion PZ-PD-008-13

Vice-Chairman Riggins makes a motion to continue PZ-PD-008-13 to the January 16, 2014 at 9:00 am. Commissioner Aguirre-Vogler seconded the motion. Motion passed unanimously (10-0).

Chairman Hartman called for a break of 10 minutes at 11:32 am.
Chairman Hartman resumed the meeting at 11:39 am.

PZ-C-003-13 – DISCUSSION/APPROVAL/DISAPPROVAL: Pinal County applicant, Kent & Christina Horn landowners, requesting the Planning and Zoning Commission initiate a zone change from MHP (Manufactured Home Park) to RU-1.25 (Rural Zoning District) on 2± acres; situated in a portion of the NE¼ of the NW¼ of Section 6, T02S, R08E, G&SRB&M, tax parcel 511-66-014B (legal on file) (located on the SWC of the intersection of Selma Hwy & S. Mammoth Drive south of Casa Grande)

Mr. Abraham read a portion of the staff report and used a PowerPoint presentation. He stated he would like the Commissioner's approval to go out to the public and let everyone know what is going on by having community meetings and then bring the case back to the Commission with recommendations.

Commissioner Moritz asked what the difference between RU-1.25 and GR. Mr. Abraham stated the RU-1.25 is the new district zoning equivalent to GR zone.

Motion PZ-C-003-13

Vice-Chairman Riggins makes a motion to approve PZ-C-003-13. Commissioner Gutierrez seconds the motion. Motion passed unanimously (10-0).

TENTATIVE PLATS:

S-038-13 - DISCUSSION/APPROVAL/DISAPPROVAL: Pulte Homes Corporation, landowner, Michael Baker, Jr. Inc., agent, requesting approval of a tentative plat for **Red Rock Village IV**, 91 lots on a 22.68± acre parcel in the CR-3/PAD (**PZ-PD-006-02**) zone; a portion of the south half of Section 8, T10S, R14E G&SRB&M, Tax Parcel 410-11-001U (located at Sasco Road and Interstate 10, Red Rock area).

Mr. Denton read a portion of the staff report and used a PowerPoint presentation.

Matt Cawley, 6350 N Camino De La Tierra, Tucson 85743 and Tom Collins 2800 N Country Club Blvd., Tucson 85715. Mr Cawley stated that Village IV was the last of the tentative plats to submit before the downturn in the economy. Mr. Cawley stated the original plat had 45 x 115 lot size but have found that the lots sizes are not marketable. He stated they are requesting larger lots and less density. He stated they were asking for 50 x 120 lot sizes.

Chairman Hartman asked what the set-backs were. Mr. Cawley stated they were originally 10 feet but in hearing what was stated today they could meet the 20 foot set-backs.

Commissioner Aguirre-Vogler asked about the status of the fire station. Mr. Cawley stated the had received the site plan for the fire station and have received comments on it as well. He stated they had been informed to go ahead and submit the final site plan for the station. He stated that Pulte Homes had donated a home for the fire station. He stated the middle of January would be the submittal for the final site plan.

MOTION – S-038-13

Vice-Chairman Riggins makes a motion to approve the tentative plat S-038-13 and allow the applicant to move forward with 18 stipulations. Commissioner Salas seconded the motion. Motion passed unanimously (10-0).

ADJOURNMENT

Meeting adjourned at 11:55 a.m.

RESPECTFULLY submitted January 17, 2014.



Jerry Stabley, Planning Director