

# DRAFT

WORK SESSION OF THE COMMON COUNCIL  
OF THE CITY OF EL MIRAGE  
EL MIRAGE CITY COUNCIL CHAMBERS  
10000 N. EL MIRAGE ROAD  
5:00 PM -TUESDAY, JULY 12, 2022

## Minutes

### 1. ROLL CALL

Present: Mayor Alexis Hermosillo (via phone); Councilmember Roy Delgado; Vice Mayor Monica Dorcey; Councilmember Anita Norton; Commissioner Mike Hutchinson (via phone); Councilmember David Shapera; Councilmember Donna Winston

### 2. CALL TO ORDER - MEETING CALLED TO ORDER AT 5:00 PM

### 3. WORK SESSION PRESENTATION

1. Discussion and information on a proposed Major General Plan amendment to the El Mirage 2020 General Plan on 38 acres of unimproved land located east of the Cactus Road and Main Street intersection along the Agua Fria river submitted by Withey Morris for a project called Agua Fria Commerce Park. (Development Services)

Senior Planner Jose Macias provided information on the Major General Plan amendment and explained the timeline for the process of approval. Mr. Macias stated he had received emails from residents and the Home Owners Association regarding the amendment. **Councilmember Shapera** asked what the resident emails said and Mr. Macias stated the emails were from residents who were opposed to the amendment because of traffic concerns and infrastructure changes. **Councilmember Norton** asked what the HOA said and Mr. Macias stated they were also opposed to the amendment. **Councilmember Winston** asked what the City departments and other agencies had said and Mr. Macias stated they did not oppose the amendment but did provide suggestions on the requirements for approval. **Councilmember Delgado** asked how the traffic would be affected in the neighborhood and Mr. Macias stated a traffic study was not yet available. **Councilmember Hutchinson** asked if the City would be opening itself up for a liability by changing the zoning in the area and City Attorney Pierce stated as long as the appropriate process is followed for the amendment there would be no liability. Applicant Adam Baugh of Whithey Morris, PLC, provided a history of the property and explained the benefits of approving the amendment. Mr. Baugh stated he and staff have reached out to residents and the HOA to discuss the amendment and will continue to communicate with both parties. **Councilmember Delgado** asked how many employees would be on-site and Mr. Baugh stated only a few. **Councilmember Winston** asked if the outside wall would be taller than the existing wall and Mr. Baugh stated it had not yet been determined but is typically eight feet tall. **Councilmember Norton** asked if the security would be twenty-four hours and by camera and Mr. Baugh stated it had not yet been determined and could be discussed further if requested. **Councilmember Shapera** asked if a project this size had been completed by this company previously and Mr. Baugh stated it was larger than any project completed so far. **Vice Mayor Dorcey** asked what the area in the south end of the project would be used for and Mr. Baugh stated it was a water retention area. **Councilmember Norton** stated she is impressed

with the amount of work put into this project so far and that it will be a plus for the property and the neighborhood.

4. **ADJOURNMENT - MEETING ADJOURNED AT 5:36 PM.**

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Alexis A. Hermosillo, Mayor

ATTEST:

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Sharon Antes, City Clerk

I hereby certify the aforementioned minutes are a true and accurate record of the El Mirage City Council Work Session held on Tuesday, July 12, 2022, and a quorum was present.

  
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Sharon Antes, City Clerk