

# DRAFT

**REGULAR MEETING OF THE PLANNING & ZONING  
COMMISSION OF THE CITY OF EL MIRAGE  
EL MIRAGE CITY COUNCIL CHAMBERS  
10000 N. EL MIRAGE ROAD  
6:00 PM - TUESDAY, FEBRUARY 14, 2023**

**Minutes**

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

2. **ROLL CALL**

1. Present: Marie Houston, Chairperson; Lupe Amarillas, Vice Chairperson; Martin Crosby, Commissioner

3. **ACTION ITEMS - Zoning items requiring review and Commission action**

1. Swearing in of new Planning and Zoning Commission member Brian Campbell-Sanderfield to fill a vacancy with a term ending June 30, 2026.

Senior Planner Jose Macias introduced Brian Campbell-Sanderfield. City Clerk Sharon Antes administered the oath of office to Mr. Campbell-Sanderfield and he took his place on the dais.

2. Consideration and action to approve the minutes of the Planning and Zoning Commission meeting held on January 24, 2023.

Commissioner Campbell-Sanderfield abstained from the vote.

Vice Chairperson Lupe Amarillas moved to approve the minutes of the January 24, 2023, Planning and Zoning Commission Meeting, seconded by Commissioner Crosby.

**Vote:** 3 - 0 Passed - Unanimously

3. Discussion and recommendation to the City Council on a site plan zoning application for a Data Center operation on 121 acres of vacant land located at the southwest corner of El Mirage Road and Peoria Avenue submitted by H & H Capitol Acquisition. (Development Services, Planning and Zoning)

Mr. Macias provided background information on the application and introduced Brett Collard of Compass Data Centers. Mr. Collard provided information on his company and offered to answer any questions. Commissioner Crosby asked how much water would the cooling systems use and Mr. Collard stated they use waterless cooling systems at their facilities. Commissioner Crosby asked where the entrance would be and Mr. Collard stated the entrance would be off of Joe Ramirez Road. Commissioner Crosby asked how many equipment buildings there would be and Mr. Collard stated equipment would be inside and outside the buildings. Commissioner Campbell-Sanderfield

asked how many employees the data center would employ and Mr. Collard stated there would be approximately 30–35 employees per building. Vice Chairperson Amarillas asked for a timeline for each phase and Mr. Collard stated the first building should be occupied by February 2024 and the other buildings approximately six months later. Vice Chairperson Amarillas asked what the purpose of the Peoria entrance would be and Mr. Collard stated it would be an emergency access point only and would be gated. Vice Chairperson Amarillas asked when the service would be switched to EPCOR and Mr. Collard introduced consultant Casey Whiteman to explain. Mr. Whiteman stated they are currently working with EPCOR on improvements, and they do not have a timeline yet. Chairperson Houston asked what the view would be of the property from the walking path in Gateway Park and Mr. Collard stated there would be plenty of trees and other types of landscaping between the park and the development. Chairperson Houston asked what type of sounds the buildings would emit during the day and Mr. Collard stated they are currently conducting a sound study, and they have never violated sound ordinances at their other locations. Commissioner Crosby asked how loud the generators would be and Mr. Collard stated he does not have that information, but they are only running during testing once per month and in the event of a loss of power.

Vice Chairperson Amarillas moved to recommend to the City Council approval of a site plan zoning application for a Data Center operation on 121 acres of vacant land located at the southwest corner of El Mirage Road and Peoria Avenue submitted by H & H Capitol Acquisition; seconded by Commissioner Crosby.

**Vote:** 4 - 0 Passed - Unanimously

4. A continuance from the January 24, 2023, meeting of an appointment of a new City and Zoning Code Review TASK Force Member from the Planning and Zoning Commission. (Development Service)

Mr. Gastelum explained the scope of the position and the type of reviews that would be needed. Chairperson Houston asked if there were any volunteers for the position. Commissioner Campbell-Sanderfield stated he would volunteer if the meetings could be scheduled with flexibility for his schedule. Mr. Gastelum stated he would be able to work with Commissioner Campbell-Sanderfield on the scheduling.

Vice Chairperson Amarillas moved to appoint Commissioner Campbell-Sanderfield to the City and Zoning Code Review TASK Force; seconded by Commissioner Crosby.

**Vote:** 4 - 0 Passed - Unanimously

4. **STAFF REPORT** - The Commission may not discuss or act upon any matter unless the matter is properly noticed for legal action

City Engineer Jorge Gastelum congratulated Commissioner Campbell-Sanderfield on his appointment and thanked everyone for their volunteerism. Mr. Gastelum stated the weekly report has been sent out and if anyone has questions to please contact him. Mr. Macias congratulated Commissioner Campbell-Sanderfield and thanked him for volunteering. Mr. Macias stated the next Commission meeting would be March 14, 2023. Economic Development Manager Tom Doyle congratulated Commissioner Campbell-Sanderfield and thanked those who attended the groundbreaking. Mr. Doyle stated there would be another groundbreaking ceremony in April and also an entrepreneurial workshop will be presented at Dysart High School on February 15, 2023. Mr. Doyle also stated the Arizona Commerce Authority will be touring El Mirage soon.

5. **COMMISSIONER COMMENTS** - The Commission may not discuss or act upon any matter unless the matter is properly noticed for legal action

Commissioner Crosby thanked Mr. Doyle for his hard work, stated the groundbreaking was very good and welcomed Commissioner Campbell-Sanderfield to the commission. Commissioner Campbell-Sanderfield thanked everyone for the warm welcome. Vice Chairperson Amarillas welcomed Commissioner Campbell-Sanderfield to the commission and stated the groundbreaking was very interesting. Chairperson Houston welcomed Commissioner Campbell-Sanderfield to the commission.

6. **ADJOURNMENT - MEETING ADJOURNED AT 6:33 PM**

\_\_\_\_\_  
Marie Houston P&Z Chair

ATTEST:

\_\_\_\_\_  
Wendy Henson, Deputy City Clerk

I hereby certify the aforementioned minutes are a true and accurate record of the Regular P&Z Meeting held on Tuesday, February 14, 2023, and a quorum was present.

  
\_\_\_\_\_  
Wendy Henson, Deputy City Clerk