

DRAFT

**SPECIAL 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, JUNE 25, 2024**

Minutes

**1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE - MEETING CALLED TO ORDER
AT 6:00 PM**

2. ROLL CALL

Present: Lupe Amarillas, Vice-Chairperson; Phil Bueno, Commissioner; Brian
Campbell-Sanderfield, Commissioner, Cornelia Nelson
Excused: Marie Houston, Chairperson

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

1. Approve the minutes of the Planning and Zoning Commission held on May 14, 2024.

Commissioner Campbell-Sanderfield moved to approve the minutes of the May 14, 2024, Planning and Zoning Commission meeting; seconded by Commissioner Bueno.

Vote: 4 - 0 Passed - Unanimously

2. A public hearing and closure of public hearing, followed by a discussion and recommendation to the City Council on proposed zoning text amendments to the City of El Mirage, Arizona Code of Ordinance Chapter 154: Zoning Code Book, is being presented to allow the use of a heliport in the Urban Corridor (UC) Zoning District. (Development Services - Planning & Zoning)

Vice-Chairperson Amarillas opened the Public Hearing.

Senior Planner Jose Macias provided information on the proposed zoning text amendments to allow the use of a heliport in the Urban Corridor (UC) Zoning District. Commissioner Campbell-Sanderfield asked if the item were only to change the code and Mr. Macias stated yes. Commissioner Campbell-Sanderfield asked if approved would the item include emergency situations and Mr. Macias answered yes. Commissioner Bueno asked why this code was being changed and Mr. Macias stated there had been an inquiry from a property owner about the use of a heliport. Commissioner Bueno asked what location the property owner was at and Mr. Macias stated near El Mirage Road and Cactus Road. Commissioner Nelson asked if this would be the first heliport in El Mirage and would the City be allowed to use it. Mr. Macias answered it would be the first and no, the heliport would be for use by the medical facility only. Vice-Chairperson Amarillas asked if there was a need for this in the City and Mr. Macias stated the owner of the property has indicated they would like to have a heliport. Vice-Chairperson Amarillas asked if there have been situations in the City previously where a helicopter was needed and Mr. Macias stated he did not know. Vice-Chairperson Amarillas asked if extra security would be implemented in the event this was constructed and Mr.

Macias stated there would be and that Luke Air Force Base was involved in the process.

Resident Ryan Eldridge stated he is concerned that this would be located next to a park and he is worried about the safety of the children. Mr. Eldridge stated taller fencing would be needed to create a barrier between the heliport and the park.

Resident Scottie Gentry stated she is also concerned about the proximity of the park nearby and the Arizona Public Service wires in the area. Ms. Gentry stated she hoped this would be used for emergencies only.

Commissioner Campbell-Sanderfield asked if this item were approved how it would affect the Commission and Mr. Macias stated the change is only adding locations eligible for a heliport in the City.

Hearing no further comments, Vice-Chairperson Amarillas closed the Public Hearing.

Commissioner Bueno stated the location being discussed as requesting a heliport is near his residence, but the Commission should wait until an application comes in to discuss further and that the change to the code should be allowed. Commissioner Nelson stated she is glad El Mirage is considering items such as this. Vice-Chairperson Amarillas stated he also sees safety concerns and that this item is only to change the code at this time. Vice-Chairperson Amarillas stated once an application comes in they can evaluate all aspects in more detail.

Commissioner Campbell-Sanderfield moved to recommend to City Council an approval of the zoning text amendments to allow the use of a heliport in the Urban Corridor (UC) Zoning District; seconded by Commissioner Bueno.

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

Mr. Macias stated there would be a July meeting, and it would be held at the Police Department. City Engineer Jorge Gastelum thanked the Commission for their flexibility in rescheduling this meeting.

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

Commissioner Campbell-Sanderfield thanked staff for the clarification of the zoning codes. Commissioner Bueno thanked the Commissioners for being flexible with their schedules. Commissioner Nelson thanked staff for their efforts at the meeting.

6. **ADJOURNMENT - MEETING ADJOURNED AT 6:28 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, June 25, 2024, and a quorum was present.

A handwritten signature in blue ink, consisting of several overlapping, slanted lines that form a stylized, somewhat abstract shape.

Wendy Henson, Deputy City Clerk