

DRAFT

**WORK SESSION OF THE COMMON COUNCIL
OF THE CITY OF EL MIRAGE
EL MIRAGE CITY COUNCIL CHAMBERS
10000 N. EL MIRAGE ROAD
4:30 PM -TUESDAY, MARCH 18, 2025**

Minutes

1. ROLL CALL

Present: Mayor Alexis Hermosillo; Vice Mayor Jacquelyn Parsons; Councilmember Monica Dorcey; Councilmember Ryan Eldridge; Councilmember Scottie Gentry; Councilmember Anita Norton; Councilmember Donna Winston (phone)

2. CALL TO ORDER - meeting called to order at 4:30 p.m.

3. WORK SESSION PRESENTATION

1. Overview of the General Plan and Zoning Code (Development Services)

Jorge Gastellum, Development Services Director, introduced an overview of the General Plan and Zoning Code to the Mayor and Council as well as introduced Jose Macias, Senior Planner, Brigham Bennett, Building Official, Bryce Crysto, Assistant City Engineer and John Paladini, City Attorney who would be assisting with the presentation. He defined the General Plan, discussed the advisory committee, public engagement processes and gave a brief history of El Mirage's General Plan which began in 1988. He detailed the 2020 General Plan which includes: history, regional context, planning, area, population, growth trends, open space parks, rotation and trails, wellness, livability, services and safety, water resources, environmental stewardship and cost of development. He also stated an advisory committee was formed to offer guidance to the overall General Plan. The committee included El Mirage residents, stakeholders, elected and appointed officials who shared ideas, feedback and reviewed materials. To gather input from the community, two mobile workshops were hosted, and a community workshop was conducted at the Senior Center.

Councilmember Eldridge requested a copy of the plan and Councilmember Gentry requested a copy of the survey as well as what method was used to distribute the surveys to the community. Mr. Gastellum replied the general plan document is on the website and would print out a hard copy for the Councilmembers who required a hard copy. In addition, he stated that surveys were handed out at the carnival held in the spring, described the difference in surveys, the years they were circulated, and would make available the questions that were distributed to residents in the water statements as well as at the carnival regarding the general plan.

Jose Macias, Senior Planner, outlined the zoning application process and the development application process for zoning approval. Discussion included what would happen if the developer fails to submit a plan within the one year time frame, what fees are charged, what would happen if a site plan was not submitted and when deadlines are not met.

Mr. Macias gave an update on Chapter 154 of the Zoning Code which included a zoning map, form-based zoning, zoning text amendments, El Mirage zoning districts and zoning applications. Councilmember Gentry asked the difference between permits for mobile home park zoned areas and residential subdivision zoned areas. Mr. Macias discussed modular, mobile and manufactured homes and the code does not allow for mobile homes outside mobile parks.

Brigham Bennett presented an overview of Chapter 150 which outlines the adopted building codes used within the City of El Mirage. Discussion included how often building codes are updated, the hours construction projects are allowed to operate, and if the City hires outside contractors to perform inspections.

Bryce Christo presented information on Chapters 151, Public Rights-of-Way; Encroachments, Chapter 152, Property Development; Off-Site Construction Improvement Requirements, Chapter 153, Floodplain Management, Chapter 155; Subdivisions, Design and Development Standards Manual (DDSM) and Preliminary and Final Plats. Councilmember Dorcey inquired about the process when a deferral has been given to a property to ensure the project is completed by the property owner. Mr. Christo stated that deferrals are generally done with a development agreement where a specific timeframe is given to complete the project.

John Paladini provided closing remarks about the General Plan and Zoning Code.

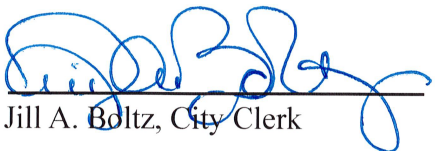
4. **ADJOURNMENT - meeting adjourned at 5:45 p.m.**

Alexis A. Hermosillo, Mayor

ATTEST:

Jill A. Boltz, 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, March 18, 2025, and a quorum was present.



Jill A. Boltz, City Clerk