

# 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, AUGUST 12, 2025**

**Minutes**

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE - meeting called to order at 6:00 p.m.**

2. **ROLL CALL**

Present: Philip Bueno, P&Z Chairperson; Lupe Amarillas, P&Z Vice Chair; Brian Campbell-Sanderfield, Commissioner; Janie Garcia, Commissioner; Thomas Gouer (non voting), Alternate Commissioner; William Mejia, Commissioner

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

1. A public hearing, closure of public hearing, followed by a discussion and recommendation to the City Council regarding a conditional use permit and site plan approval zoning application for used material processing and handling for a low-carbon asphalt plant on Alice Avenue submitted by LCA Arizona, LLC.

Chairperson Bueno opened the Public Hearing at 6:01 p.m.

Jose Macias, Senior Planner, presented a conditional use permit and site plan approval zoning application for used material processing and handling for a low-carbon asphalt plant on Alice Avenue submitted by LCA Arizona, LLC. The site is located at 12334 West Alice Ave in El Mirage, AZ and is approximately 1.4 acres. It is part of the Commerce Industry Park planning area of the 2020 General Plan for El Mirage. It is currently zoned Planned PAD, Planned Area Development, with a zoning overlay of the 1987 Zoning Code. The site is currently undeveloped and is within the Luke Air Force Base 65 to 70 noise contours. There is a letter in the packets presented stating Luke Air Force has no objections or this project will not have a negative impact on their daily operations. In addition, the site is outside the flood zone. The site is neighboring the EPCOR office to the east and there are several different industrial uses to the south and currently vacant to the west and north. The applicant is requesting this application be approved with a phase one and phase two approach. Phase one is a temporary quasi-use of doing some work without having to do full site improvements. Phase one will have two buildings for the lab and restrooms, employee parking and the equipment for the processing of asphalt. The project will have three employees that operate Monday through Saturday, 5:00 a.m. to 4:00 p.m. and it is predicted to have 50 to 80 trips per day. Phase two will consist of outside improvements along Alice Avenue, including curb, gutter, sidewalks, lighting, and infrastructure for high-speed internet. There are additional requirements such as a retention basin from the Technical Advisory Committee. Staff proposed 12 additional stipulations for the project. There have been four public comments regarding this project, two asking for additional information and two opposing the project.

Chairperson Bueno asked the applicant if there was any additional information to add to the report given by Mr. Macias.

Pat Weaver, Innovations Consultant, gave background on his experience as an executive in the construction materials industry. He discussed the methodology and technology that would be used for this site and existing location that is in operation. There is a current exemption for five years with Maricopa County Air Quality District because the application was approved because of exceptional air quality numbers.

Vice-Chairperson Amarillas asked the applicant if they were currently working on a plan to address issues and stipulations.

Mr. Weaver stated he would definitely address all the issues.

Commissioner Campbell-Sanderfield asked the applicant for clarification on the traffic impact study and what type of vehicles would do delivery.

Mr. Weaver stated the traffic impact study was run off the maximum number of trips the plant was permitted for air quality and what he understood the definition of a trip to be when doing the original calculations. He was later made aware of how to calculate the trips. The number would be doubled, but year over year, their trips would be significantly under that number. He stated there would be semi-dump trucks making deliveries.

Commissioner Mejia asked the applicant if they were able to determine their proportionate impact on other businesses relating to the traffic impact study.

Mr. Weaver stated they did not, but he never sees anyone on that road.

Commissioner Garcia asked for clarification on deliveries happening throughout the day.

Mr. Weaver stated there are six or seven deliveries per day. The mornings will be deliveries and possibly return customers if they need additional products for that day.

Chairperson Bueno asked about the number of employees that will be working at the site and if they anticipate any damage on either Alice or El Mirage Roads because of the weight of the vehicles.

Mr. Weaver stated there are three employees per shift that rotate and coverage to keep the plant operational and their vehicles would not cause damage to the roads.

Pat Gallagher, Regional Partner Dermody Properties, stated they have brought quality development to the city in the past three years and this project would devalue the immediate 16 acres they own that are contiguous to this property to the north. He requests that the applicant's application be denied.

Steven Anderson, Attorney with Gammage & Burnham representing Dermody Properties, stated he has concerns with the language in the zoning ordinance. He requested clarification whether there are any properties that could be looked at that currently have the technology that is being represented for this use permit.

Dave DeLong, representative with Southwest Concrete Paving, expressed his concern that this would cause severe health conditions because of the odors that would be emitted from this facility. He also has concerns about the amount of traffic that would risk accidents on Alice Road.

Mr. Weaver addressed the concerns presented by those who spoke earlier.

Mr. Macias stated that he did check with Maricopa County Environmental Air Quality and did

confirm that a permit was issued this past June and expires on June 13, 2030. Staff will also be requesting a full major site plan application within 12 months which is the normal procedure.

Chairperson Bueno closed the public hearing at 6:58 p.m.

Commission discussion included recognizing the concerns brought forward by the local business owners in the surrounding area, clarification of the stipulations that were included by staff, discussion with the City Attorney on additional stipulations and language to be included prior to approval by the City Council, and a request for complete traffic study.

Vice Chairperson Amarillas moved to recommend approval of the CUP for the LCA of Arizona Asphalt Plant with the condition of having the Kissimmee plant data, video and all audio and all other information that is consistent with the July 10th narrative and that the full traffic study analysis be done as part of phase one; seconded by Commissioner Campbell-Sanderfield.

***Motion passed - (5/0)***

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

Mr. Macias welcomed Commissioner Garcia to the Commission. She was promoted from alternate to permanent commissioner. There will be a Planning and Zoning meeting on September 9, 2025. Later in the season there will be some text amendments to review.

Tom Doyle, Economic Development Manager, stated there are some exciting projects going on right now. He will be attending the International Council for Shopping Centers in Palm Springs in September and is currently still waiting to hear from Carmax on dates available for a tour of the facility and will invite everyone to attend.

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

Vice-Chairperson Amarillas thanked the staff for the presentation, and there was a great discussion today.

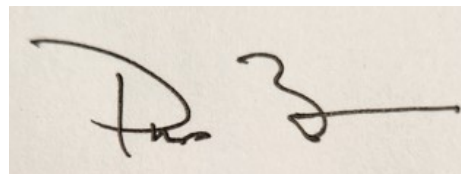
Commissioner Campbell-Sanderfield thanked the staff for the presentation and for being very fluid and adaptable.

Commissioner Mejia thanked the staff and the residents for attending.

Commissioner Garcia thanked the staff and the Commissioners for reminding everyone of what their purpose is here.

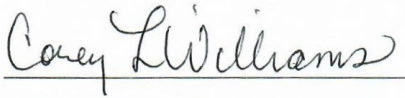
Chairperson Bueno thanked the staff and the visitors for coming out and voicing their concerns.

6. **ADJOURNMENT** - meeting adjourned at 7:25 p.m.

A handwritten signature in black ink on a light-colored background. The signature is stylized and appears to read 'Philip Bueno'.

Philip Bueno, P&Z Chair

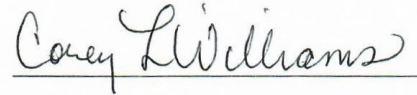
ATTEST:



Corey Williams

Corey Williams, Sr. Mgt. Clerk Specialist

I hereby certify the aforementioned minutes are a true and accurate record of the Regular P&Z Meeting held on Tuesday, August 12, 2025 and a quorum was present.



Corey Williams

Corey Williams, Sr. Mgt. Clerk Specialist