

**MINUTES**

**PLANNING & ZONING COMMISSION  
WEDNESDAY  
JANUARY 8, 2025**

**COUNCIL CHAMBERS  
211 WEST ASPEN AVENUE  
4:00 P.M.**

**1. CALL TO ORDER**

Chair Mandino called the meeting to order at 4:02 p.m.

**NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION**

*Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Commission and to the general public that, at this meeting, the Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the Commission's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).*

**2. ROLL CALL**

*NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.*

**PRESENT:  
CAROLE MANDINO, CHAIR  
CHRISTINE SHEEHY  
CJ LUCKE  
MARY NORTON, VICE CHAIR  
IAN SHARP**

**ABSENT:  
JOSHUA MAHER  
MEGAN WELLER**

**3. PUBLIC COMMENT**

- None

*At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.*

**4. APPROVAL OF MINUTES**

Approval of the minutes from the regular meeting on Wednesday December 11, 2024.

**Moved by CJ Lucke, seconded by Ian Sharp to approve the minutes from the regular meeting on Wednesday December 11, 2024.**

**Vote: 5 - 0 - Unanimously**

**5. PUBLIC HEARING**

- A. Zoning Code Text Amendment PZ-24-00217: City's request to modify Zoning Code provisions in Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.060: Public and Open Spaces Zones, Table 10-40.30.060.B: Public and Open Space Zones -- Allowed Uses, to add the Urban Farm Land Use, Division 10-40.60: Specific to Uses, to amend the**

development standards of Community Gardens and add development standards for Urban Farms, and Chapter 10-80: Definitions to add a definition for Urban Farm.

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, make a recommendation to the City Council for approval of Zoning Code Text Amendment PZ-24-00217 - Urban Farm Land Use.

- Tiffany Antol, Zoning Code Manager, gave a PowerPoint Presentation and answered commissioners' questions.

**Moved by Ian Sharp, seconded by Mary Norton** moves that the Planning and Zoning Commission, in accordance with the findings presented in this report, recommend to the City Council for approval of Zoning Code Text Amendment PZ-24-00217 - Urban Farm Land Use.

**Vote: 5 - 0 - Unanimously**

- B. Zoning Code Text Amendment PZ-24-00216:** The City is requesting a modification to the Zoning Code provisions in Chapter 10-50: Supplemental to Zones, Division 10-50.90: Resource Protection Standards. Specifically, the amendment seeks to exempt all public rights-of-way, in addition to arterial roads, from the requirements outlined in Section 10-50.90.20: Applicability.

Staff recommends the Planning and Zoning Commission, in accordance with the findings in this report, make a recommendation to the City Council for approval of the City Code Text Amendment.

- Tiffany Antol gave a PowerPoint presentation and answered the Commissioners' questions.
- Public Comments:

Lindsay Shube commented and made a change request.  
Guillermo Cortes with SWI Ardurra Engineering.  
Charity Lee Entitlement Manager with Capstone Homes.

**Moved by CJ Lucke, seconded by Christine Sheehy** in accordance with the findings in this report, the Planning and Zoning Commission makes a recommendation to the City Council for approval of the City Code Text Amendment, PZ-24-00216.

**Vote: 4 - 1**

NAY: Mary Norton

## **6. GENERAL BUSINESS**

- A. Consideration and Approval of a Preliminary Plat:** Request from EPS Group, Inc, on behalf of CDR Devcorp LTD, for Preliminary Plat approval of "The Lookout at Canyon del Rio" located at 3770 E Whetstone Dr, a 50-lot single-family subdivision on 7.11 acres in the Medium-Density Residential (MR) Zone.

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval.

- Ben Mejia, Senior Planner, gave a PowerPoint presentation and answered Commissioners' questions.
- Applicant, Charity Lee with Capstone Homes, presented and answered Commissioners' questions.
- Alexandra Pucciarelli, Current Planning Manager, answered Commissioners' questions.

**Moved by Ian Sharp, seconded by CJ Lucke** moved that the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat PZ23-00224-02 to the City Council with a recommendation of approval.

**Vote:** 5 - 0 - Unanimously

**7. OTHER BUSINESS**

- Ian Sharpe volunteered and was appointed representative to the Water commission.
- CJ Lucke volunteered and was appointed representative to the Board of Adjustment.

**8. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS**

- Mary Norton provided additional information and comments. A discussion was held regarding a liaison to City Council and Alaxandra Pucciarelli agreed to follow up with city management.
- Christine Sheehy expressed concerns regarding meeting minutes and a discussion was held. Alaxandra Pucciarelli responded and answered questions.

**9. ADJOURNMENT**

The meeting was adjourned at 6:01 p.m.

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Chairperson