

Minutes

PLANNING & ZONING COMMISSION
WEDNESDAY
MARCH 25, 2026

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

1. CALL TO ORDER

- Chair Mandino called the meeting to order at 4:05 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
JOSHUA MAHER
CHRISTINE SHEEHY
CJ LUCKE

MARY NORTON, VICE CHAIR
REBECCA COPPA
MEGAN WELLER

3. OPEN CALL TO THE PUBLIC

- 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 from the regular meeting on Wednesday, March 11, 2026.

Moved by Mary Norton, **seconded by** CJ Lucke to approve the minutes of March 11, 2026, with a correction to item 6A reflecting that it was Commissioner Lucke who requested a draft version of the amendment which would prohibit data centers as a use.

Vote: 7 - 0 - Unanimously

5. PUBLIC HEARING

- A. PZ-26-00018 - Data Centers:** City's request for a Zoning Code Text Amendment to modify Zoning Code provisions in Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.050: Industrial Zones, Table 10-40.30.050.B: Industrial Zones -- Allowed Uses, to add the Data Center Land Use, Division 10-40.60: Specific to Uses, to add development standards for Data Centers, and Chapter 10-80: Definitions to add a definition for Data Center. 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 PZ-26-00018 Data Centers Proposal #1 Zoning Code Text Amendment.

Tiffany Antol, Zoning Code Manager, provided a PowerPoint presentation highlighting what is currently allowed under city code, the proposed amendment presented at the March 11 work session, and the requested second draft which would prohibit data centers as a use. A discussion followed with Chair Mandino, Vice-Chair Norton, and commissioners Lucke, Sheehy, Coppa, and Maher presenting questions and answered by Tiffany Antol.

Lee Williams, Water Services Director, clarified that the city does not mandate the use of reclaimed water for golf courses. City code states that potable water may not be used for golf courses.

Public comments were given by:

- Kayvon Khosrowpour
- River Ramuglia
- Brianna Acosta
- Michele James
- Kira Russo
- Daniel Davis - via TEAMs

The Commission presented questions and were answered by the following Divisions -

- IT was represented by CJ Perry, CIO
- Economic Vitality was represented by Jeff McCormac, Economic Development Manager
- Sustainability was represented by Jenny Niemann, Climate Section Director

Christina Rubalcave, Senior Assistant City Attorney, in answer to Chair Mandino's question regarding a data center being built on NAU's property, clarified that if the data center was solely for the use of NAU, would the project not be held to city zoning code. For commercial use, it would be held to city zoning code.

Moved by CJ Lucke, **seconded by** Mary Norton to recommend for approval to the City Council of PZ-26-00018 - Data Centers, proposal 2. Chair Mandino abstained.

Vote: 4 - 3

NAY: Christine Sheehy
Joshua Maher
Rebecca Coppa

Chair Carole Mandino abstained. Staff informed her that abstaining from the vote would be seen as an affirmative vote for the motion. Motion carries.

6. GENERAL BUSINESS

- None

7. OTHER BUSINESS

- None

8. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

- None

9. ADJOURNMENT

- Meeting was adjourned at 5:51 p.m.

SIGNATURE LINE

Chair Person