



CITIZEN PARTICIPATION **FINAL REPORT - REVISED**

for Morrison – Cool Pools
Application No.: CUP22-08

COMPLETION OF THE FOLLOWING IS NECESSARY FOR FINAL REPORT APPROVAL.

The Citizen Participation Final Report was prepared in accordance with the City of Glendale Citizen Participation Ordinance (CPO). As prepared, the Final Report meets the City’s CPO requirements, and the recommended notification area as identified by the Planning Department. In accordance with requirements of the CPO below is a summary of the Citizen Participation Final Report.

SUMMARY / FINAL REPORT

Total Individuals notified:	60	Total Participants:	3
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CONCERNS, ISSUES, PROBLEMS EXPRESSED

There were only two neighbors in attendance at the neighborhood meeting. Mr. and Mrs. Schuette, who live directly south of the Morrisons, and another neighbor would lives on Paradise Lane. Christina Levelle, Senior Planner, also attended the meeting. Taylor Earl, Attorney representing the Morrison’s, Aaron and Rebecca Morrison, and Ricardo Toris, from the development team also attended the meeting. See attached Neighborhood Meeting Sign-In sheet.

Mr. Taylor Earl, the attorney representing the Morrisons, used presentation boards to inform attendees of the location and nature and characteristics of the CUP proposal. The presentation was given in an informal manner, more like a conversation, allowing attendees the opportunity to ask questions throughout the individual presentation. Mr. Earl provided an overview of the proposal, location of the home occupation, potential parking restrictions, intent of material storage, and operational characteristics.

Below is a summary of the questions received and responses provided during and following the individual presentations. Responses were provided by Mr. Earl, Mr. Toris, and the applicant.

In-person Neighborhood Meeting-November 14, 2022

Questions:	Responses:
A comment was made by the neighbors directly behind the Morrison’s property: The use has been in existence for some time, and it has not affected us or our property.	That’s what the Morrisons hope for. They want to be good neighbors. They want their business to not be noticed by their neighbors. There are no business signs on the property and no customers come to the site.

A comment was made by the neighbor to the west: he did not realize the Morrison's were operating a home-based business. It is very quiet and no concerns.	The Morrisons were grateful for this comment, as they are also residents of the neighborhood and want to be good neighbors.
A comment was made by the neighbor to the west that although not from this property, speeding vehicles are a problem along Paradise Lane. He inquired whether 4-way stop sign could be installed at Paradise Lane and 53 rd Avenue.	As noted, the speeding vehicles are not from the Morrisons' employees rather are from others using Paradise Lane. This request is something that needs to be brought to the City's Police and Traffic departments. The Police department can patrol/monitor speeds and cite as necessary. The City's Transportation department can determine if a 4-way stop intersection is warranted at this location. Suggested they contact the City.
A comment was made by the neighbor to the west: Can a speed bump be installed on Paradise Lane to reduce speeds.	This request is something that needs to be made to the City's Traffic department. We are not sure what policies may exist for speed bumps on collector streets. This is something that will require contacting the City. Suggested they contact the City.
A comment was made by the neighbor to the west: I have never had a problem with this use. It is quiet, not loud, no noise. He is supportive of the request.	Great. Thank you.

Phone Call Received-November 2, 2022

On November 2, 2022, the office of Earl & Curley received a call from [REDACTED]. Mr. Ricardo Toris, the applicant's representative and principal planner on the case, provided [REDACTED] information about the request, walked her through the proposal, and gave a summary of the request. [REDACTED] asked the following questions:

Questions:	Responses:
Concerned with employee parking on street (53 rd Avenue).	Mr. Toris stated the Morrisons, as part of the Conditional Use Permit approval, will require all employee parking to be on-site. We are aware of this valid concern, and it will be addressed.
Asked about what type of chemicals would be stored on-site and quantities.	Mr. Toris stated the types of chemicals are: <ul style="list-style-type: none"> • Chlorine tablets • Muriatic acid. • Liquid chlorine (sodium chloride). • Shock (trichlor or dichlor) • Sodium Bicarbonate

	<ul style="list-style-type: none"> • Soda Ash • Salt (pool salt). <p>Any chemical type and quantities must be approved and regulated by the City's Fire Department and Building Safety regulation and requirements.</p>
Concerned with employee parking and traffic with nearby school located at NEC 55 th Avenue and Paradise Lane.	While the current parking situation is on-street parking, the Morrisons will be changing this condition as part of the Conditional Use Permit approval and requiring all employee parking to be on-site. This would eliminate on street parking.
Commented that the school buses use 53 rd Avenue as the main street to get to the nearby school west of 53 rd Avenue.	While the current parking situation is on-street parking, the Morrisons are willing to accept a stipulation as part of the Conditional Use Permit approval that requires all employee parking to be on-site. This would eliminate on street parking.
Mr. Toris asked [REDACTED] if the vehicular parking were to be removed from the street would she be okay with the use and request. [REDACTED] responded yes.	
Mr. Toris asked [REDACTED] if the chemicals and quantities on the property complied with the City's requirements and the City's Fire Department rules and regulations would she be okay with the chemicals being stored and kept on-site. [REDACTED] responded in the affirmative, so long as the chemicals, location, and quantities on the property complied with the City's requirements and the City's Fire Department rules and regulations.	
[REDACTED] commented that if the employees parked on only one side of the street that would be better than parking on both sides.	
[REDACTED] commented that it's nice that they are keep the gate closed.	

HOW CONCERNS WILL BE ADDRESSED?

Prior to commencing this application, the Morrisons stored routine pool chemicals on the property, which the technicians would pick up to use in servicing clients' houses. As part of this application process, the Morrisons commissioned a consultant to study the safety of such storage. In that report, the consultant concluded that such storage was in compliance with the associated fire code regulations.

However, after further discussions with the City, the Morrisons have agreed to simply eliminate all hazardous chemical storage on the property. The technicians will now pick up such chemicals from the supplier directly. Thus, our proposal no longer includes any storage of hazardous pool chemicals. This is another example of the accommodations the Morrisons have made to ensure this use is protective of the residential character of the area.

CONCERNS APPLICANT IS UNWILLING TO ADDRESS

The Morrison understand this is a Conditional Use Permit request for a Home Occupation. They understand that there are stipulations and requirements which must be adhered to. The Morrisons have revised their request and have agreed to eliminate all hazardous chemical storage on the property. The Morrison’s proposal no longer includes any storage of hazardous pool chemicals.

As detailed above, the Morrisons have addressed each of the concerns raised about their proposal.

HOW THE PROPOSAL HAS BEEN REVISED TO ADDRESS CONCERNS

After further discussions with the City, the Morrisons have agreed to eliminate all hazardous chemical storage on the property. The technicians will now pick up such chemicals from the supplier directly. The Morrison’s proposal no longer includes any storage of hazardous pool chemicals. And employee parking will be located on site.

APPLICANT SIGNATURE AND DATE



July 15, 2023; Revised 8/23/2024

Between November 14, 2022, and today’s date, August 23, 2024, there have been no other concerns, issues or problems expressed by any of the participating individuals. Since there were no concerns, issues, or problems raised by the adjacent property owners and other interested individuals, there was no need to hold a 2nd meeting to address public concerns.

Should any adjacent property owners and/or other interested individuals raise any concern between now and the hearings, the Project Team will make every effort to address those concerns in the appropriate manner, such as but not limited to, personal visits, phone calls, or other acceptable means. Members of the Project Team are committed to working with the City of Glendale, surrounding neighbors, and any interested parties to ensure the compatibility and success of this application.

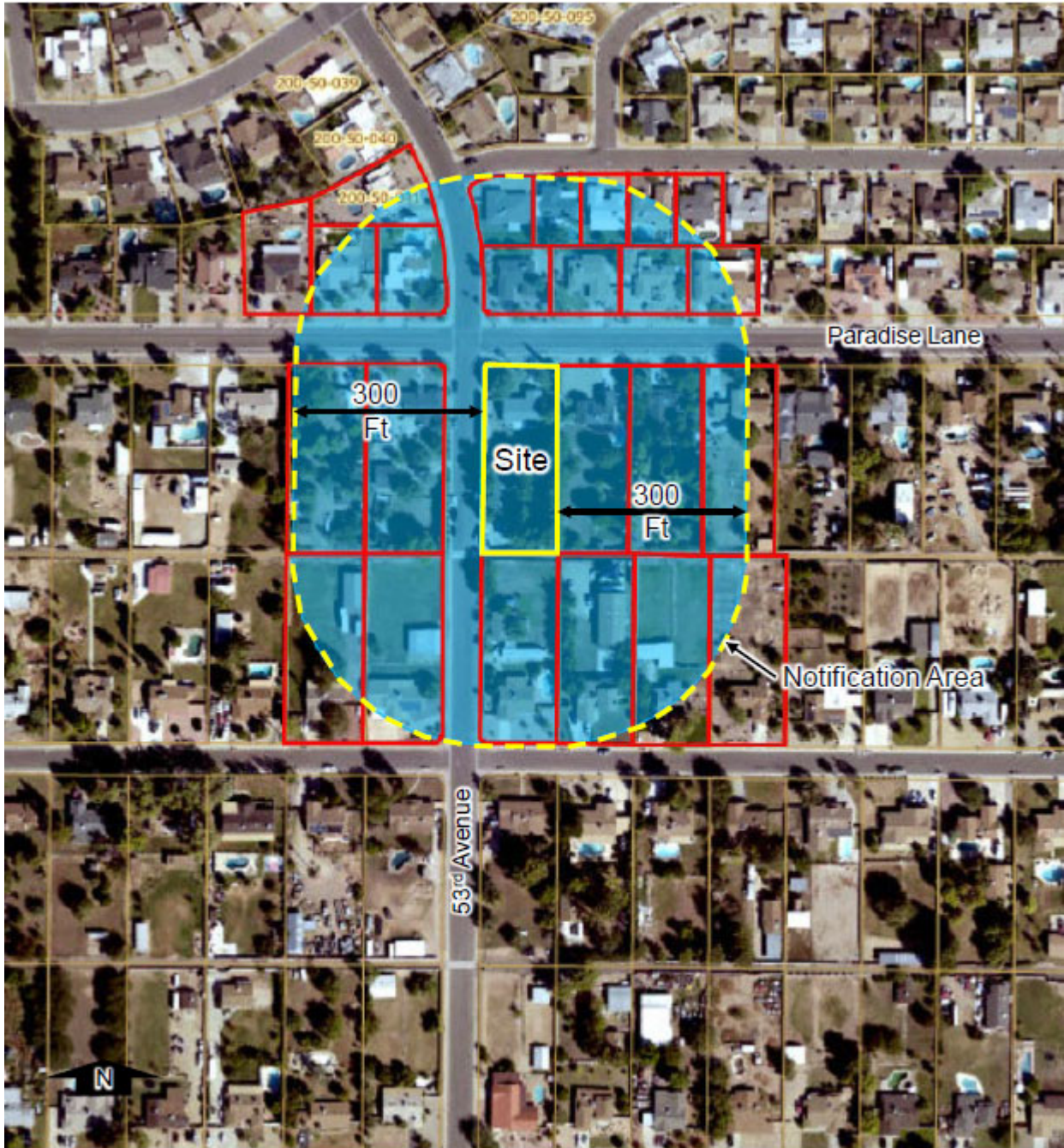
This concludes the Citizen Participation Final Report for the proposed Morrison Home Occupation II-Conditional Use Permit for the property located at 5235 W. Paradise Lane.

REQUIRED ATTACHMENTS:

- ✓ NOTIFICATION AREA MAP
- ✓ NOTIFICATION LETTER AND SITE PLAN
- ✓ ANY OTHER NOTICES, MEETING INVITATIONS, SIGN-IN SHEETS.
- ✓ LIST OF PROPERTY OWNERS WITHIN NOTIFICATION AREA.
- ✓ “INTERESTED PARTIES” LIST PROVIDED BY PLANNING DIVISION.
- ✓ “ADDITIONAL NOTIFICATIONS” LIST PROVIDED BY PLANNING DIVISION.

- ✓ LIST OF HOMEOWNERS ASSOC., REGISTERED NEIGHBORHOODS; AND THEIR REPRESENTATIVES WHO WILL BE INCLUDED IN THE PLAN.
- ✓ NEIGHBORHOOD NOTIFICATION OF MAILING AFFIDAVIT.
- ✓ LIST OF ADDRESSES OF NEIGHBORHOOD NOTIFICATION LETTERS WHICH WERE RETURNED, AND IF POSSIBLE, THE REASON FOR THE RETURN.

NOTIFICATION AREA MAP



Notification Map – 300-feet
Home Occupation II - Conditional Use Permit (Application No.: CUP22-08)
Aaron and Rebecca Morrison
5235 W. Paradise Lane
Southeast corner of Paradise Lane and 53rd Avenue

<https://maps.mcassessor.maricopa.gov/>

Date: 9.21.2022

NOTIFICATION LETTER and SITE PLAN



October 31, 2022

Subject: *Home Occupation II - Conditional Use Permit – Neighborhood Meeting
Aaron and Rebecca Morrison
5235 W. Paradise Lane
Application No.: CUP22-08
Southeast corner of Paradise Lane and 53rd Avenue*

Dear *Neighbor* or *Interested Party*:

Our office is assisting Aaron and Rebecca Morrison in their application to obtain a Conditional Use Permit for a Home Occupation Class II for their residential property located at 5235 W. Paradise Lane on the southeast corner of Paradise Lane and 53rd Avenue. The Morrisons own a small pool maintenance company and they use the structure in the back of their property for a home-based office. They have been running this home-based business at this location for six years. They are simply pursuing this Conditional Use Permit to be in full and proper compliance with the City of Glendale’s regulations regarding home occupations.



The business consists of technicians performing pool maintenance and repair services off-site at customers’ houses. So, the activity at the Morrisons’ property is minor. At the Morrisons’ property, they use a portion of a detached structure on their property for a home office, where currently only the Morrisons work—though they hope to have one more person work on-site with them in an administrative capacity. Beyond that, 11 technicians come to the Morrisons’ property in the morning between generally 5:30 am to 7:00 am to collect route paperwork and materials and then head out into the field. The technicians are at the Morrisons’ property for a brief period to get their work orders for the day, process paperwork, load their work vehicle with supplies, parts, and pool chemicals for the day, and then they leave for the rest of the day to do their service/repair. Generally, the technicians’ time on site takes about 30 to 45 minutes but occasionally it could last up to an hour.



About half of the 11 technicians come to the office in the morning in their personal vehicles, which they will conceal in the backyard behind the wall and landscaping (see photo to the right). At the end of the day, half of technicians will return to the site to leave the company vehicle parked in the same secured and concealed backyard and then depart in their personal vehicles. The other half of the technicians will take the company vehicle home at night, meaning they will not need to park a vehicle in the backyard in the morning, nor will they need to return to the site in the evening before going home.



Note that no customers come to the Morrisons' house, ever. Thus, there are no trips in the neighborhood beyond the technicians in the morning and evening. Additionally, since no customers ever come to the site, there is no need for signage or any other indication of the business.

The business has very little activity associated with it, and the pool materials and chemicals stored on site are no different than those that would be stored on-site by anyone that does their own pool maintenance, albeit in different quantities. Moreover, the Morrisons will operate in full compliance with all applicable safety regulations.

Based on this firm's analysis, we have concluded the proposed use meets the City's criteria for home occupation class II.

We would like to invite you to a neighborhood meeting and give you an opportunity to interact with the Morrisons, ask questions, and express any concern you may have. The Morrisons want to ensure the use of their property maintains the quiet and residential nature of the neighborhood. And they hope that if you have any concerns, you will come and discuss those with us so that we can find solutions.

Meeting Information

The meeting will be held on **November 14, 2022, at Canyon Elementary School (Multipurpose room), 5490 W. Paradise Lane, Glendale, AZ 85306.** To accommodate different schedules, the meeting will be in a come-and-go format, and people may arrive and speak with the Morrisons and my team anytime between 6:00 pm to 7:00 pm.

If you are unable to attend the meeting or have any other questions or comments, you may contact me (Taylor Earl) or our principal planner Ric Toris at (602) 265-0094. You may also contact the City's project planner, Christina LaVelle, with the City of Glendale at (623) 930-2553 or email: clavelle@glendaleaz.com.

We look forward to meeting you.

Sincerely,



Taylor C. Earl

Partner

o (602) 265-0094

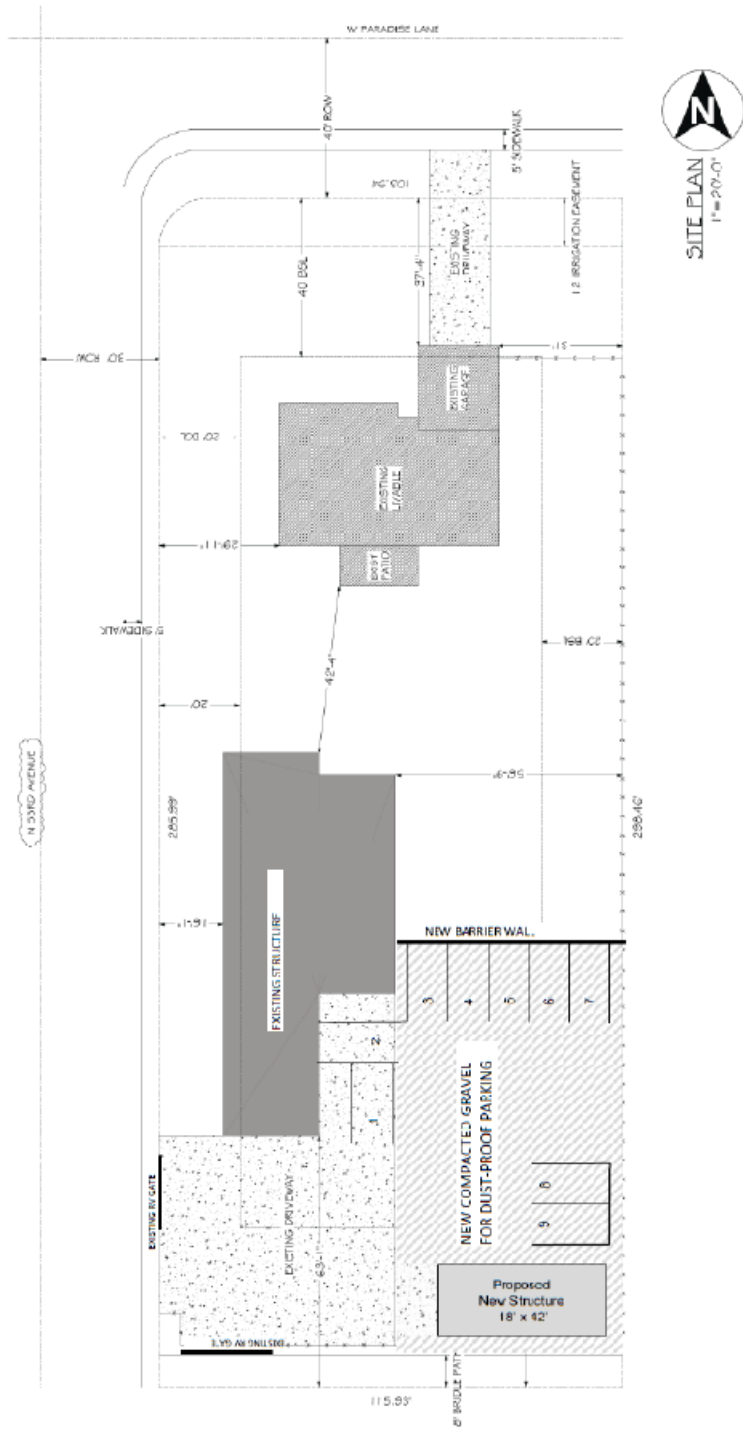
tearl@earlcurley.com

Attachments: Vicinity Aerial Map
Zoom in of Subject Property
Conceptual Site Plan

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Zoom in of Subject Property



Conditional Use Permit -- Home Occupation Class II
for Aaron and Rebecca Morrison (Cool Pools Service & Repair) -- Case No.: CUP22-08
5235 W. Paradise Lane
Neighborhood Meeting – November 14, 2022
Canyon Elementary School (Multipurpose Room), 5490 W. Paradise Lane, Glendale, AZ.

NAME	ADDRESS	CITY & ZIP	PHONE/E-MAIL
[REDACTED]			
[REDACTED]			

NEIGHBORHOOD MEETING SIGN-IN SHEET

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NEIGHBORHOOD NOTIFICATION AFFIDAVIT OF MAILING



NEIGHBORHOOD NOTIFICATION LETTER
AFFIDAVIT OF MAILING

Case No. (if available) CUP22-08

Project Name: Cool Pools Home Occupation Class II

I, Ricardo Toris certify that I am the authorized applicant /

representative to the City of Glendale for the above application, and do hereby affirm that notice as required for the case noted above has been completed in accordance with the Citizen Participation Process in the City of Glendale's Zoning Ordinance, and a copy of the letter and mailing labels has also been submitted.

Applicant/Representative Signature: [Handwritten Signature]

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 21st day of November 2022

[Handwritten Signature: Ann M. Core]
Notary Public

My Commission Expires:

2/16/2026



LIST OF ADDRESSES OF NEIGHBORHOOD NOTIFICATION LETTERS WHICH WERE RETURNED, AND IF POSSIBLE, THE REASON FOR THE RETURN

There were no returned envelopes.