



MARANA PLANNING COMMISSION
REGULAR MEETING

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, December 10, 2025, at or after 6:00 P.M.

Thomas Schnee, Chairman
Ronald Hill, Vice Chair
David Bowen, Commissioner
John Flint, Commissioner
John McIntyre, Commissioner
Joseph Parsons, Commissioner
Sharon Tyson, Commissioner

SUMMARY MINUTES

CALL TO ORDER

Chairman Schnee called the meeting to order at 6:00 PM.

PLEDGE OF ALLEGIANCE AND INVOCATION/MOMENT OF SILENCE:

ROLL CALL

Chairman Schnee directed the Commission Secretary to call the roll. **Vice Chair Hill** was absent. All other commission members were present, constituting a quorum.

CALL TO THE PUBLIC

APPROVAL OF AGENDA

Commissioner Flint moved to approve the agenda as presented. Commissioner Tyson seconded the motion. Motion passed, 6-0.

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

Approval of the Regular Planning Commission Meeting Summary Minutes of October 29, 2025

Commissioner Flint moved, and Commissioner Bowen seconded, the motion approving the minutes. Motion passed, 6-0.

PUBLIC HEARING

1. PCZ2406-001: Marana Towne Center Specific Plan Ordinance Amendment; A request for a recommendation to the Marana Town Council for approval to amend several rezoning conditions of Marana Ordinance No. 2013.003, which adopted the Marana Towne Center Specific Plan. The Marana Towne Center Specific Plan contains approximately 462 acres and is generally located south of Marana Road, north of Grier Road, and west of Sandario Road. (Jason Angell)

Development Services Director Jason Angell presented on this item. The item was a request to amend several rezoning conditions of Marana Ordinance No. 2013.003, which adopted the Marana Towne Center Specific Plan.

Mr. Angell summarized the proposed amendment. He explained that the update would revise or remove prior transportation-related rezoning conditions that were no longer applicable. He stated that the amendment also incorporated updated legal and code references and added standard conditions consistent with current practice.

Chairman Schnee opened the public hearing at 6:11 P.M.

One speaker, **John Officer**, addressed the Commission. He expressed appreciation for the Town's coordination with developers and support for the project.

Chairman Schnee closed the public hearing at 6:13 P.M.

Motion to approve, subject to the recommended conditions by Commissioner Flint, seconded by Commissioner Bowen. Motion passed, 6-0.

2. PCZ2510-002: Luckett Road North Specific Plan; A request for a recommendation to the Marana Town Council for approval to rezone approximately 300.5 acres of land from R-144 (Residential) to Specific Plan (SP), creating the Luckett Road North Specific Plan, and for a minor amendment to change the Marana General Plan Land Use category from Employment to Master Planned Area. The property is generally located west of Interstate 10 along N

Luckett Road and just south of the Pinal County line in a portion of Section 1, Township 11, Range 10E. (Jason Angell)

Mr. Angell presented on this item. He described the site location, existing zoning, and surrounding land uses. He stated that the applicant, Lazarus & Silvyn PLC, representing The Church of Jesus Christ of Latter-day Saints, requested rezoning to allow a data-center campus. He outlined proposed infrastructure improvements, including the extension of Luckett Road north to Pinal Airpark Road, new water and wastewater lines, and partial design of a regional drainage channel. A copy of the presentation is on file with the Town Clerk's office.

Lazarus & Silvyn partner Keri Silvyn, representing the applicant and Beal Infrastructure, presented details of the proposed data-center development. She discussed compliance with the Town's Data Center Ordinance, the use of air-cooled technology with no industrial water consumption, workforce and economic impacts, power and infrastructure partnerships, and projected job creation.

Chairman Schnee opened the public hearing at 6:49 P.M.

Thirty-eight speakers spoke to the Planning Commission on this item, including **Sue Ritz, Matthew Rohen-Trapp, Jackie McGuire, Susan Dumon, Jo Westerman, Craig Porritt, Michael Guymon, Ted Maxwell, Raquel Mogollon, Angela Camos, Brian Heitoff, Tiffani Hareid, Ian McDowell, James Gaulin, Margaret Winship, Tracey Fenton, Shawn Senn and Vanessa Senn, Blake Pesina, Henry Trejo, Joe M. Parsons, Glenda Avalos, Danny Long, Vivek Bharathan, Melissa Garcia, Aimee Gibney, Jackie Cook, Jordan Ochoa, Julie Prince, Randy Geyen, Lance Irwin, Renee Peters, Linda Coronado, Miriam C. Robles-Soto, Susi Acord, Kelly Rivera, Kristina Perez, and Derrick Espadas.**

Speakers addressed a range of themes and concerns both in support of and in opposition to the proposed rezoning and data center project. Topics raised included: energy and power demand, water use and environmental impact, traffic and infrastructure, economic and workforce impacts, land use compatibility, location, aesthetics and noise, ethics and transparency.

Chairman Schnee closed the public hearing at 8:42 P.M.

Commissioner Bowen asked about the comments regarding the number of data centers built by Beale and the concerns of air particulate release. **Ms. Silvyn** explained that while Beale Infrastructure had not yet completed construction of a data center, the company was comprised of individuals with decades of industry experience and has multiple projects in various stages of development nationwide. **Ms. Silvyn** also noted that while she is not aware of regulations specifically relating to the air

particulate, they will meet and comply with all regulations and ordinance requirements.

Commissioner Parsons asked about potential power shortages and impacts to residential customers. **Ms. Silvyn** stated they were not aware of electricity being diverted from homes to the data center. She explained that the utility agreements required the data center to fund the necessary infrastructure, provide financial guarantees, and pay required minimum rates once power was turned on, and referenced prior comments that a consistent large power user could support grid reliability and help protect ratepayers.

Commissioner Flint asked a series of questions to clarify the implications of the proposed rezoning, including whether future purchasers would be aware of the site's intended use, how the property might otherwise develop under residential zoning, and the comparative impacts of residential development versus a data center, including water demand. Questions were also raised regarding the current agricultural use of the land, required setbacks to adjacent residential areas, ongoing noise monitoring and enforcement mechanisms, and applicable fire protection and safety standards for a data center facility.

Chairman Schnee requested clarification on current water availability and commended the Town staff on the drafting of the data center ordinance.

Commissioner Flint asked a series of comparative questions about the demand a data center would place on municipal services compared to that of a large-scale residential development.

Chairman Schnee requested clarification on the Tier 4 generator as well as design standards for the finished product, including buffers, landscape, fencing, etc.

Commissioner Tyson stated that an enforceable Town ordinance had been adopted and was publicly available for review. She expressed the view that the Town had engaged in forward-thinking planning to support continued growth and avoid stagnation. She also acknowledged public input, stated that the Commission had heard the comments, and thanked attendees for participating and sharing their perspectives.

Motion to approve, subject to the recommended conditions by Commissioner Tyson, seconded by Commissioner Flint. Motion passed, 6-0.

3. PCZ2510-001: Lockett Road South Specific Plan; A request for a recommendation to the Marana Town Council for approval to rezone approximately 310.7 acres of land from R-144

(Residential) to Specific Plan (SP), creating the Luckett Road South Specific Plan, and for a minor amendment to change the Marana General Plan Land Use category for the property from Employment to Master Planned Area. The property is located at 14990 W Hardin Rd, northwest of the intersection of N Luckett Rd and W Hardin Rd. (Jason Angell)

Mr. Angell presented on this item. A copy of the presentation is on file with the Town Clerk's office. The item was a request for a recommendation to the Marana Town Council for approval to rezone approximately 310.7 acres from R-144 (Residential) to Specific Plan (SP), creating the Luckett Road South Specific Plan, and for a minor General Plan amendment from Employment to Master Planned Area. **Mr. Angell** explained that the Luckett Road South project was contiguous with the Luckett Road North Specific Plan and would accommodate a similar data-center campus design with identical ordinance compliance, infrastructure, and air-cooling systems.

Chairman Schnee opened the public hearing at 9:19 P.M.

Two speakers spoke during the public hearing. **Michael Guymon** spoke in favor of the data center. **Syed Shah-Batiz** spoke in opposition.

Chairman Schnee closed the public hearing at 9:25 P.M.

Commissioner Flint spoke on the need for a balanced community.

Motion to approve, subject to the recommended conditions by Commissioner Flint, seconded by Commissioner Bowen. Motion passed, 6-0.

COMMISSION ACTION

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS

Mr. Angell thanked the Commission for their work throughout the year.

FUTURE AGENDA ITEMS

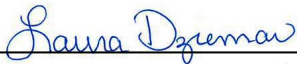
ADJOURNMENT

Chairman Schnee asked for a motion to adjourn the meeting.

Commissioner Bowen moved to adjourn the meeting. Commissioner Flint seconded the motion. The motion passed, 6-0. The meeting adjourned at 9:28 P.M.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on December 10, 2025. I further certify that a quorum was present.



Laura Dzieman, Commission Secretary