



MARANA PLANNING COMMISSION
REGULAR MEETING

11555 W. Civic Center Drive, Marana, Arizona 85653
Second Floor Conference Center, August 26, 2026, at or after 6:00 P.M.

Thomas Schnee, Chairman
John Flint, Vice Chair
David Bowen, Commissioner
Ronald Hill, 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 P.M.

PLEDGE OF ALLEGIANCE AND INVOCATION/MOMENT OF SILENCE: Led by
Chairman Schnee

ROLL CALL

Chairman Schnee directed the Commission Secretary to call roll. All commission members were present. The Planning Commission secretary stated a quorum was present.

CALL TO THE PUBLIC

There were no speakers.

APPROVAL OF AGENDA

Vice Chair Flint moved to approve the agenda as presented. Commissioner McIntyre seconded the motion. Motion passed, 7-0.

ANNOUNCEMENTS

There were no announcements.

GENERAL ORDER OF BUSINESS

Approval of the Regular Planning Commission Meeting Summary Minutes of July 29, 2026.

Vice Chair Flint moved, and Commissioner Tyson seconded, the motion approving the minutes. Motion passed, 7-0.

PUBLIC HEARING

1. Legacy Zones Land Development Code Text Amendment; Recommendation to the Town Council regarding revisions to Marana Town Code Title 17 (Land Development) amending Chapter 17-4 (Zoning) of the Land Development Code, by revising Section 17-4-16 (Legacy zones) to clarify when a rezoning is required in Zones A through E and making conforming changes to Sections 17-4-17 (Zone A - small lot zone), 17-4-18 (Zone B - medium lot zone), 17-4-19 (Zone C - large lot zone), and 17-4-21 (Zone E - transportation corridor zone); revising Section 17-1-6 (Definitions) to add new definitions for “Enterprise” and “Enterprise density” (Jane Fairall)

Town Attorney Jane Fairall presented the proposed Land Development Code text amendment. **Ms. Fairall** explained that, as part of the Town’s 2021 comprehensive rewrite of the Land Development Code, the pre-existing alphabet zones were designated as legacy zones intended to be phased out over time through property-owner-initiated rezonings. At the same time, the former Significant Land Use Change process was eliminated. Staff subsequently determined that additional language was needed to clarify when changes in use or density within the legacy zones would require a rezoning.

Ms. Fairall explained that the amendment would generally restore the same triggers previously used under the Significant Land Use Change process but would require a full rezoning rather than the former expedited process. A rezoning would be required for certain increases in residential units or enterprise density, changes from residential to non-residential use, changes in commercial, industrial, or quasi-public use falling within a different three-digit North American Industry Classification System (NAICS)

subsector, or changes reasonably expected to equal or exceed the capacity or structural integrity of nearby streets or other public facilities. The amendment would also restore definitions for “Enterprise” and “Enterprise density” and make conforming changes to the individual legacy-zone provisions. Staff recommended approval.

Seeing there were no speaker cards, Chairman Schnee opened and closed the public hearing at 6:11 P.M.

Vice Chair Flint asked about the use of NAICS classifications in zoning regulations and whether similar uses would generally remain within the same subsector. **Ms. Fairall** stated that NAICS had previously been used for this purpose and that similar uses would generally be expected to remain within the same subsector.

Vice Chair Flint also questioned the proposed language requiring a rezoning when residential units or enterprise density would more than double “within one year.” **Ms. Fairall** explained that once a property went through the required rezoning, it would no longer be within a legacy zone and the provision would no longer apply. She agreed that the one-year reference therefore may be unnecessary and could be removed.

Vice Chair Flint asked about the use of the terms “reasonably expected” and “nearby” in the provision language. **Ms. Fairall** stated that the language was intentionally flexible to allow interpretation by the zoning administrator.

Motion to approve, subject to the recommended conditions by Vice Chair Flint, seconded by Commissioner McIntyre. Motion passed, 7-0.

COMMISSION ACTION

1. PSP2509-001; Cascada II Comprehensive Sign Plan; A request for approval of a planned sign program for Cascada II located east of Interstate 10 and north and west of Twin Peaks Road in a portion of Sections 9, 10, 15, and 22, Township 12 South, Range 12 East (Brian D. Varney)

Senior Planner Brian Varney presented the Cascada II Comprehensive Sign Plan. **Mr. Varney** explained that Cascada II is a master-planned community consisting of approximately 774 acres near the Interstate 10 and Twin Peaks Road interchange and that the portions subject to the proposed sign plan total approximately 149 acres.

Mr. Varney reviewed the proposed sign types, including freeway pylon signs, entry signs, multi-tenant signs, wayfinding and other freestanding signs, and building wall signage. The proposal includes four freeway pylon signs along the Interstate 10 side of the development. The signs would comply with the Town’s maximum height and sign-area standards and would be subject to exceptional design requirements. Two

entry signs are proposed near Cascada Boulevard and Twin Peaks Road. The plan also allows additional multi-tenant and building wall signage to provide visibility appropriate to the size of the commercial development and its proximity to Interstate 10.

Mr. Varney stated that individual businesses would continue to submit sign permit applications for review by the Town. He explained that staff had reviewed the comprehensive sign plan against the criteria contained in Section 17-10-12 of the Marana Town Code and determined that the plan met the required criteria. Staff recommended approval.

Vice Chair Flint expressed concern about the placement of building signage within the freeway-facing portion of the development and asked whether the signs could be coordinated to create a more unified appearance. He said he wanted to avoid inconsistent sign placement from building to building and encouraged the project team to consider signage as part of the overall architectural design rather than adding it after individual buildings were completed.

Brigham Stevens, a representative from Bourn Companies, stated that signage was an important component of the project's overall design and that the development team would work to create consistency while accommodating differences in building height, architecture, and tenant branding. **Mr. Stevens** explained that tenant sign criteria would establish acceptable sign types and quality standards while still allowing individual businesses to maintain their brand identity.

Motion to approve, subject to the recommended conditions by Vice Chair Flint, seconded by Commissioner Hill. Motion passed, 7-0.

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS

FUTURE AGENDA ITEMS

Development Services Director Brett Wittenberg stated that an ordinance amendment related to data center noise would likely be presented to the Planning Commission the following month. **Mr. Wittenberg** explained that the Town had retained an acoustical engineering consultant to review the existing ordinance and concerns raised during previous discussions regarding the data centers.

Vice Chair Flint asked the Commission to consider a future joint meeting with the Town Council. He stated that a joint meeting could provide an opportunity to discuss the Council's objectives and broader planning issues that may benefit from additional direction or coordination. Potential topics discussed included the Town's sign

regulations and whether frequently imposed development conditions could appropriately be incorporated into the Town Code.

Commissioner Bowen added that at a previous Planning Commission meeting, commissioners discussed transitions between agricultural or rural properties and new residential development. He agreed that it might be useful to have Council's preferred direction on these matters.

Commission members expressed interest in considering a joint meeting and discussed developing a list of potential topics. **Mr. Wittenberg** stated that, if the Commission wished to pursue a joint meeting, he could discuss the matter with the Town Manager and approach the Town Council.

Ms. Fairall noted that the Planning Commission and Town Council had held joint meetings in the past. She advised commissioners who wished to suggest topics to submit them individually to Town staff, rather than copying other Commission members, to avoid Open Meeting Law concerns.

ADJOURNMENT

Chairman Schnee asked for a motion to adjourn the meeting.

Vice Chair Flint moved to adjourn the meeting. Commissioner McIntyre seconded the motion. The motion passed, 7-0. The meeting adjourned at 6:37 P.M.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on August 26, 2026. I further certify that a quorum was present.



Laura Dzieman, Commission Secretary