



MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING

Tuesday, October 29, 2024 - 5:30 P.M.
155 N. TEGNER STREET WICKENBURG, ARIZONA 85390

A. CALL TO ORDER - Chair Green called the meeting to order at 5:30 PM

B. PLEDGE ALLEGIANCE – Led by Member Stevens

C. INVOCATION – Led by Member Crissman

D. ROLL CALL

Present: Bill Green, Chair
Verne Crissman, Member
Don Hoover, Member
Mitch Jackson, Member
Linda Stevens, Member
Terrence Belieu, Alternate Member
Margaret Nyberg, Alternate Member
Absent: Skip Blunt, Vice Chair
Mike Hershkowitz, Member
Art Rubash, Council Liaison
Staff Present: Steve Boyle, Community Development Director
Amy Brown, Town Clerk

E. CALL TO THE PUBLIC – No Response

F. ITEMS OF BUSINESS

1. Consideration and Action to Approve the Minutes of September 26, 2024

MOVED BY Member Hoover to approve the minutes of September 26, 2024

SECONDED BY Member Nyberg

VOTE: 7 - 0 (Yes – Chair Green, Members Belieu, Crissman, Hoover, Jackson, Nyberg, and Stevens)

2. Consideration and Action to Approve the Development Review for Century Complete Homes at Arroyo Vista Located on Dylan Court for Two Duplex Units in the Subdivision

Steve Boyle, Community Development Director, reported that Century Complete is proposing to do the vertical construction of two separate home types on 21 lots at Arroyo Vistas Subdivision. This subdivision is located near the Wickenburg Community Hospital and was platted back in 2007. The subdivision phase 2 has been vacant and unimproved for many years until a new developer purchased the land. Century Complete has gained the rights to do the construction. This property is zoned RM-1 Multi-Family Residential, and the home proposals meet the current regulations found in the zoning code.

The plan is to construct duplex-style homes of either 1,290 or 1,543 square feet in size. These are connected units on one side with a firewall between the units, which in theory creates a more affordable option for a home. Each unit features a two-car garage and three separate bedrooms. The roof material proposed varies in color, but tile material is standard. No home of the same design will be constructed adjacent to or across from the same design and color, which should assist with the cookie cutter approach. There will be four exterior color options for the buildings and as mentioned, various roof tile colors to distinguish the home type. This is a development with a private road and access.

Member Stevens asked if fire sprinklers are required. Director Boyle stated that they aren't required by code.

Member Crissman stated there are fire hydrants very close to this subdivision. He said he loved the elevations. He asked if they could paint the back of wall that goes around the subdivision the same color as the front and side wall.

Member Nyberg said this is an excellent project to bring affordable housing to Wickenburg that is needed.

Century Complete President Paul Zetah stated that the price will be in the high \$200,000. They expect to take about eight months to complete the eleven home sites.

Member Jackson asked how they protect the firewall after the homes are sold because you don't want someone to penetrate the firewall. Mr. Zetah stated that the CC&R's will state that you can't harm the firewall. There is about 8" between the units with a 1" air drop.

Member Crissman asked if it was open to anyone and if they only had one ingress/egress. Mr. Zetah stated that there are no age restrictions and yes, there is only one way in through the secure gate.

Member Stevens asked if they will have a Home Owner's Association (HOA). Mr. Zetah stated that an HOA is planned and the developer will start it.

MOVED BY Member Hoover to approve

SECONDED BY Member Nyberg

VOTE: 7 - 0 (Yes – Chair Green, Members Belieu, Crissman, Hoover, Jackson, Nyberg, and Stevens)

3. Staff Report which may include information regarding Planning, Zoning, Building Permits, General Plan, Zoning Code Update, and Code Enforcement. This is a report only, not a discussion item.

Steve Boyle, Community Development Director, reported that he has received some of the zoning code, but it is in sections. His plan is to bring it in sections to the commission. Once all sections have been reviewed, the entire code will have to be brought to the Commission and Council for final approval. The town has hired a new code enforcement person named JT Stone who is a retired New Mexico police officer. The second Maverik gas station received their approval from ADOT today and they plan to start building by the holidays. He hasn't seen the plans but expects a turn lane. The town has one building inspector who has been with the town for twelve years and is very busy with inspections and plan reviews. Their goal is to have the first plan review within seven days.

G. NEXT MEETING DATE – November 21, 2024

H. ADJOURNMENT

MOVED BY Chair Green to adjourn at 5:50 PM

SECONDED BY Member Nyberg

VOTE: 7 - 0 (Yes – Chair Green, Members Belieu, Crissman, Hoover, Jackson, Nyberg, and Stevens)

Attest:

Bill Green, Chair

Amy Brown, Town Clerk