



City of Apache Junction, Arizona

Agenda

Planning and Zoning Commission

Meeting location:

City Council Chambers
at City Hall
300 E Superstition Blvd
Apache Junction, AZ
85119

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Theresa Nesser, Chair
Peter Heck, Vice Chair
Luciano Buzzin, Commissioner
Michael Frank, Commissioner
Willie Howard, Commissioner
Michael McGraw, Commissioner
Robert Schroeder, Commissioner

Tuesday, August 22, 2017

7:00 PM

City Council Chambers

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Consent Agenda**

The following non-controversial items have been grouped together for action by one unanimous vote as a time-saving device. Any Commissioner may remove an item from the Consent Agenda for discussion and separate action.

[17-315](#) Consideration of approval of agenda.

[17-321](#) Consideration of approval of regular meeting minutes for August 8, 2017.

Attachments: [PZ Meeting Minutes 08082017](#)

5. **Call to the Public**

At this time the public has the privilege to address the commission with requests, communications, comments or suggestions relating to city business that are not listed on the agenda. All speakers must have already submitted a written "Request to Speak" form to the clerk. If there is a group speaking on the same item, they should select a spokesperson. All such remarks shall be addressed to the commission as a whole and not to any member thereof. The chairperson is authorized to ask a speaker to stop speaking and leave the podium or to adjourn the meeting if anyone becomes disorderly, uncivil, makes personal attacks or continues to speak about items that are not within the jurisdiction of the city after being warned such issues are beyond the jurisdiction of the city to act. The commission may not answer questions of the speaker, discuss the matter with one another, but may, at the conclusion: 1) respond to criticism by a speaker; 2) ask the city staff to review a matter; 3) ask staff to place the matter on a future agenda. Each speaker must approach the podium, speak into the microphone, and provide their name and address. There is a three (3) minute time limit per speaker.

6. Public Hearings

The following items are public hearings where members of the public are given the opportunity to speak. Once recognized by the Chairman, please come to the podium microphone and give your name and address. There is a five-minute time limit per speaker.

17-320

Presentation, discussion, public hearing and consideration of case AM-1-17, a city-initiated text amendment to the Apache Junction City Code Volume II: Land Development Code, Chapter 2: Subdivision Regulations. The text amendment proposes to re-format the chapter and update subdivision regulations and procedural policies. The "Subdivision Regulations" title is to be changed to "Subdivision and Minor Land Division Regulations." Other updates include, but are not limited to, adding regulations for lot line adjustments, condominiums, and assurances. Conditions and requirements for a preliminary plat and final plat have become an appendix to the chapter.

Attachments: [AM-1-17 Amendment to Subdivision Regulations Staff Report P](#)
[\(7\) \(B\) \(1\) Partially Removed strikethroughs and Underlines ver](#)
[\(7\) \(B\) Full Version with all Redlines Subdivision Regulations \(re](#)

17-336

Presentation, discussion, public hearing and consideration of case CUP-6-17, a request by Desert Mesa Holdings LLC, represented by Nate Shechter, for approval of a Conditional Use Permit to store explosive material in an ATF approved magazine storage container at Western Industrial, a B-5 (Industrial) zoned property at 3640 S. Cactus Road. Western Industrial is located at the southwest corner of S. Cactus Road and E. 36th Avenue alignment. The applicant is requesting a continuance in order to obtain further ATF approval for the container barricade.

Attachments: [CUP-6-17 PZPH Memo Western Industrial](#)
[CUP-6-17 PZ WS Staff Report Western Industrial](#)

17-337

Presentation, discussion, public hearing and consideration of case CUP-5-17, a request by Palo Verde Plaza LLC (owner) and Svaccha LLC (applicant), represented by Jareb Mackin and Jenifer Corey, for approval of a Conditional Use Permit to operate a non-profit medical marijuana dispensary on a B-2 (Old West Commercial) zoned property at 1985 W. Apache Trail, Suite #4. Palo Verde Plaza is located at the southwest corner of W. Apache Trail and S. Palo Verde Drive.

Attachments: [CUP-5-17 cover memo](#)
[CUP-5-17 exhibits](#)

[17-338](#)

Presentation, discussion, public hearing and consideration of cases PZ-13-16 and SD-1-16, a request by MHP #7 LLC, Keith VanderHout, President, represented by Charles Huellmantel and Lauren Proper-Potter of Huellmantel and Affiliates, to rezone the existing Boardwalk Estates Manufactured Home Park, located at 2200 N. Delaware Drive, from MHP (Manufactured Home Park) to RS-7M/PD (Medium/High Density Single-family Detached Residences, Conventional or Manufactured Homes, by Planned Development), for the purpose of converting the 20-acre property from a rental-space manufactured home park to a platted subdivision with lots available for individual ownership.

Attachments: [PZ-13-16 PZ cover memo 8-22](#)
[PZ-13-16 PZ 8-22 exhibits](#)

7. Old Business

8. New Business

The Commission shall consider any business not yet considered. Arizona Open Meeting Law prohibits public comments at this time.

[17-322](#)

Presentation, discussion and consideration of proposed timeline for updating the Apache Junction City Code, Volume II: Land Development Code, Chapter 1: Zoning Ordinance and Apache Junction City Code, Volume II: Chapter 8: Communications.

9. Information and Reports

The Chair at this time may announce information regarding activities involving Planning and Zoning matters, such as, but not limited to attendance of Commission Members at community meetings or events, seminars or conferences, or upcoming events or conferences.

10. Director's Report

The Development Services Director, members of City staff or those individuals designated by the Manager, may present information pertinent to items under consideration or information related to the operation of the City.

11. Selection of Meeting Dates, Times, Location and Purpose

Hold a Work Session Meeting on December 10, 2013, at 7:00 p.m. in the City Council Chambers located at 300 E. Superstition Boulevard, and hold a Regular Meeting on December 24, 2013, at 7:00 p.m. in the City Council Chambers located at 300 E. Superstition Boulevard.

12. Adjournment

Copies of this agenda and additional information regarding any of the items listed above may be reviewed from 7:00 a.m. to 6:00 p.m., Monday through Thursday, except holidays, at the Department of Development Services, Planning Division, City Hall Complex, 300 East Superstition Boulevard, Apache Junction, Arizona, 85119-2889, telephone number is (480)474-5083.

The City of Apache Junction invites and welcomes people of all abilities to use our programs, sites and facilities. Specific requests may be made by contacting the Human Resources Office at (480) 474-2617 or TDD (480) 983-0095.