



# 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*  
*Michael Frank, Commissioner*  
*Willie Howard, Commissioner*  
*Steve Kridler, Commissioner*  
*Michael McGraw, Commissioner*  
*Robert Schroeder, Commissioner*

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Tuesday, January 9, 2018

7:00 PM

City Council Chambers

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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.*

[17-528](#)

Consideration of approval of agenda.

[17-529](#)

Consideration of approval of regular meeting minutes of the September 26, 2017, October 10, 2017, and October 24, 2017.

**Attachments:** [PZ Meeting Minutes 09262017](#)

[PZ Meeting Minutes 10102017](#)

[PZ Meeting Minutes 10242017](#)

5. **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.*

18-025

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 to withdraw the application that has been continued from the August 22, 2017 public hearing.

**Attachments:** [CUP-6-17 Withdrawal Memo 1-3-18](#)

[CUP-6-17 Public Comments 8-22-17](#)

[CUP-6-17 PZPH Memo](#)

18-026

Presentation, discussion, public hearing and recommendation on proposed rezoning case PZ-4-17, a request by David Dixon to rezone a 1.62 acre property located at 611 S. Vista Road, north of the northeast corner of S. Vista Road and E. 7th Avenue, from RS-GR (General Rural Low Density Single-Family Residential) to RS-GR/PD (General Rural Low Density Single-Family Residential by Planned Development) for the purpose of changing the main structure side setback from 20-feet to 10-feet. The property owner has requested a continuance to January 23, 2018.

**Attachments:** [PZ-4-17 Dixon PZ PH Staff Report](#)

[PZ-4-17 Continuance Memo 1-3-18](#)

18-023

Presentation, discussion, public hearing and recommendation on proposed rezoning case PZ-5-17, a request by Superstition Mountains Community Facilities District No. 1, represented by Darron Anglin (District Manager), to rezone three parcels, a total of 97.18 acres, located at 5661 S. Ironwood Drive, southeast of S. Ironwood Drive and W. Guadalupe Avenue from B-5 (Industrial) and RS-GR (General Rural Low Density Single-Family Detached Residential) to PI/PD (Public and Institutional by Planned Development) for the purpose of uniformly zoning the existing properties and expanding wastewater related services.

**Attachments:** [PZ-5-17 Staff Report SMCFD](#)

18-029

Presentation, discussion, public hearing and consideration of case CUP-8-17, a request by Bobbie McGhee for approval of a conditional use permit to continue operating and expand her commercial horse boarding business, called Bobbie McGhee Stables, on her RS-54 (Low Density Single-family Detached Residential)-zoned properties, located at 1715 N. Vista Road.

**Attachments:** [CUP-8-17 PZ rep w attach](#)

[18-028](#)

Presentation, discussion, public hearing and recommendation of case PA-1-17, a request by Wayne Barker (property owner) for approval of a private access way to serve proposed and existing single-family residential-zoned lots, as part of land split case LSM-2-17, located at 3025 W. Manzanita Street.

Attachments: [PA-1-17 staff rep w attach](#)

**6. Old Business**

**7. New Business**

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

[18-030](#)

Election of chair and vice chair.

**8. 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.*

**9. 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.*

**10. Selection of Meeting Dates, Times, Location and Purpose**

*Hold a Regular Meeting on January 23, 2018, at 7:00 p.m. in the City Council Chambers located at 300 E. Superstition Boulevard.*

**11. 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.*

**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.*