

**PLANNING AND ZONING COMMITTEE
MINUTES**

**Thursday, October 3, 2019 6:00 P.M.
Superior Town Hall Auditorium
199 N. Lobb, Avenue, Superior, AZ 85173**

A: CALL TO ORDER

Chairperson Matt Mashaw called the meeting to order at 6:00 PM.

B: PLEDGE OF ALLEGIANCE

Chairperson Mashaw led everyone in the Pledge of Allegiance.

C. INVOCATION

Chairperson Mashaw gave the Invocation.

D: ROLL CALL

PRESENT:

Chairperson	Matt Mashaw
Vice Chairperson	Joy Eveland
Commissioner	Henry Munoz
Commissioner	Sherry Figdore
Commissioner	David Gunn
Commissioner	Jesse Garcia

ABSENT:

Commissioner	Hank Gutierrez
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STAFF PRESENT:

Todd Pryor – Town Manager
Ruby Cervantes – Town Clerk
Lana Clark – Engineer Tech

PUBLIC PRESENT:

Rea Rowels
Greg Rowels
Evy Oatis
Louie Rabago
Donnie Cox
Rosalie Padilla
Pam Rabago

E. CONSENT AGENDA:

1. Approval of September 5, 2019 Regular Agenda Minutes.

**Motion to approve the Minutes of September 5, 2019 made by Commissioner
Munoz, second by Commissioner Gunn, Motion Carries.**

AYES - 6 Chairperson Mashaw, Commissioners: Eveland, Munoz, Figdore, Gunn,

Garcia.
NOES - 0
ABSENT – 1 Commissioner Gutierrez

F. NEW BUSINESS:

1. Public Hearing/Discussion/Possible Approval of Resolution 2019-08. A Resolution of the Planning and Zoning Commission of the Town of Superior recommending that the Town Council re-zone property from the Urban Residential (R1-8) Zone District to the Multiple Family Residential (R-3) Zone District.

Todd Pryor stated to Chairperson that there were representatives from Northern Restorations present.

Rea Rowells, representing Northern Restorations in regards to the 17 acres of vacant land. She wanted to highlight some of the benefits and concerns and answer any additional questions or concerns. She discussed the following and provided hand-outs for everyone.

Superior Rezone Overview:

17 acres of vacant land
Current zoning : R1-8 Residential
Proposed Zone: R-3 Multi-Family

Benefits of Rezone:

Provides possibility for future development
Boost Town of Superior's economy and provides jobs
Increased population to schools and residents tax dollars go to Superior's Education System.
Parcel is easily accessible and close to other attractions/sites in Superior- mine, schools, Main Street, major roads.
Future development provide aesthetic views to surrounding properties.
Town benefits with 2% tax on every house sold.
Fosters a healthy social environment for Superior.

Addressing Questions & Concerns:

Concerns of losing your views:
Current zoning has same max. building height as new zoning.
Both 2 stories; Density in this case means units – not height.

Increase in traffic concerns:

Traffic study conducted.
Panther Drive under utilized and under capacity.
Surround roads and streets can and will support growth in terms of traffic.

Resident input with design plans.

Current goal: support with rezone only to allow for density.
Once approved, we then begin formal design review process.
Includes working closely with town and residents.
Your input will be heard 100%.
Focus now is approval of rezoning.

Todd Pryor announced that this is a Public Hearing and everyone has the right to question

the Planning & Zoning Commission and if you do have questions for owners, you're welcome to do that as well.

Rosalie Padilla – resides on Christopher Ave., Superior –the rezoning is going to affect the values on our homes. Her concerns are the zone change, water issues, safety and health concerns and additional traffic

Mr. Pryor stated the entrance would be off Richard or Panther.

Louie Rabago – Christopher St. Superior -- asked where they were going to tie in the sewer.

Mr. Pryor stated when we get into full design that would be addressed.

Louie Rabago asked the Commission to deny the rezoning. Rosalie Padilla stated she wants them to deny rezoning also.

Tim Cook – Terrace Dr Superior – supports the development. He's familiar with the quality of work this outfit does. The future is coming to Superior and there is going to be a need for housing. We might as well have it here and have it done on a quality basis with people who are responsive to the community. On terms of the design, I doubt if there is even a preliminary design or layout available right now. Those things come as the plans get developed. And they said they would welcome community input. I've seen work they have done in the past and I think we're lucky to have them come in.

Mr. Munoz – I'm not against any growth in the community as long as it's done in the right manner. As long as it doesn't affect the health and safety of those involved. People have purchased their homes in a single -family zone area. My concern is the development being so close to a gravel operation; these people will be back complaining about the dust problem. Another concern is it being so close to the flood plain area. What happens, what could happen. Bad area for this type of development. I recommend we just leave it the way it is and take it from there.

Mr. Pryor – stated the Flood Plan is administered by Pinal County. And anything they do they would have to meet their flood plain ordinance. They wouldn't get a permit to build anything in the flood plain without getting a properly engineered design that says it is safe and they can do it. The other issue is there is going to be a push of new employees if the mine opens. We are landlocked so no matter what someone does in the future, someone is going to be affected.

Commissioner Garcia stated this is a positive change. We have to approve the zoning change. We can't be afraid of change

Motion to approve Resolution 2019-08, A Resolution of the The Planning and Zoning Commission of the Town of Superior recommending that the Town Council re-zone property form the Urban Residential (R1-8) Zone District to the Multiple Family Residential (R-3) Zone District made by Commissioner Gunn, second by Commissioner Eveland, motion carries.

AYES – 5 Chairperson Mashaw, Commissioners: Eveland, Figdore, Gunn, Garcia

NOES – 1 Commissioner Munoz

ABSENT -- 1 Commissioner Gutierrez

2. Discussion on proposed Superior Waters and Trails Action Plan and Queen Creek Greenway Concept Plan.

Per Todd Pryor this was put on the Agenda to have the Planning and Zoning Committee be aware of these projects. Maps and the Plans were given to Committee in their packets.

The Superior Waters & Trails Action Plan will identify a practical road map for enhancing the recreational and natural values of the Town of Superior.

The Queen Creek Greenway Concept Plan includes several related elements; release of water to increase flow frequency; restoration of riparian, creek-side vegetation to enhance flora and fauna; and a reconnection of Main Street Superior to the creek via the Legends of the Lost Trail and a series of shaded, welcoming mini-parks.

G. CALL TO THE PUBLIC -NONE

H. ADJOURNMENT

Motion to adjourn the meeting made by Commissioner Figdore, second by Commissioner Eveland, motion carries. Meeting adjourns at 7:17 PM.

AYES - 6 Chairperson Mashaw, Commissioners: Eveland, Munoz, Figdore, Gunn, Garcia.

NOES - 0

ABSENT - 1 Commissioner Gutierrez

ATTEST:



Matt Mashaw, Planning & Zoning Chairperson



Ruby Cervantes, Town Clerk