



**CITY OF BUCKEYE**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING AGENDA**  
**October 13, 2015**

**NOTICE OF POSSIBLE QUORUM OF THE BUCKEYE CITY COUNCIL**

In accordance with Title 38, Chapter 3, Article 3.1, Arizona Revised Statutes, a majority of the City Council may attend the regular meeting of the Buckeye Planning and Zoning Commission but there will be no voting taking place by the City Council. Council members may participate in the discussion of any item on the agenda.

*Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request to (623)349-6911, 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment. [TDD (623)234-9507]*

**Sun City Festival**  
**Sage Center**  
**26501 W. Desert Vista Blvd.**  
**Buckeye, AZ 85326**

**Workshop: None**  
**Regular Meeting: 6:00 pm**

**Order of Items**

1. The Chair will call the item number and read the notice of hearing.
2. A staff member of the Development services Department will summarize the case.
3. The applicant or representative may speak in support of the application.
4. Other persons in favor of the application may be heard.
5. Those opposed to the application may be heard.
6. The applicant may be heard in rebuttal.
7. All questions must be addressed to the Chair in order to present general discussion between those in favor of the application and those opposed to it.

At Large	District 1	District 2	District 3	District 4	District 5	District 6
Jim Zwerg	Jeffrey Nagy	Preston Hundley	Carol Kempiak <i>Chairperson</i>	Clayton Bedoya	Reverend Gregory Clemmons	Nick Hudec <i>Vice Chairperson</i>
Thomas Marcinko <i>(Alternate)</i>	Jesse Knight <i>(Alternate)</i>	Vacant <i>(Alternate)</i>	Deanna Kupcik <i>(Alternate)</i>	Vacant <i>(Alternate)</i>	Bill Elliott <i>(Alternate)</i>	Duane Mitry <i>(Alternate)</i>

**Council Liaison:** Councilmember Craig Heustis

<b>1.</b>	<b>CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL</b>
<b>2.</b>	<b>APPROVAL OF MINUTES FROM SEPTEMBER 22, 2015 PLANNING AND ZONING COMMISSION REGULAR MEETING</b> <span style="float: right;"><b>Action required:</b> <i>Motion</i></span>

3.	<b>CONSENT AGENDA</b> <i>No Items</i>	
4.	<b>CONTINUANCE AGENDA</b> <i>No Items</i>	
5.	<b>REGULAR AGENDA</b>	
5A.	<b>Subject:</b> Trillium (PLZ-15-00072) <b>Applicant:</b> Hilgart-Wilson for El Dorado Holdings <b>Location:</b> Generally located west of Sun Valley Pkwy along the Wintersburg Pkwy alignment <b>Request:</b> Major General Plan Amendment from various land uses to Master Planned Community (3,029 acres) <b>Recommendation:</b> No Action <b>Presented by:</b> Ed Boik, AICP, Senior Planner	<b>Action required:</b> <i>Public Hearing and Discussion</i>
5B.	<b>Subject:</b> Sun Valley Villages 1 & 2 (PLZ-15-00077) <b>Applicant:</b> Land Resources, Inc. for 10K, LLC and WWSV Holdings, LLC <b>Location:</b> Generally located along the Sun Valley Pkwy and Bell Road alignments <b>Request:</b> Major General Plan Amendment from various land uses to Master Planned Community (5,800 acres) <b>Recommendation:</b> No Action <b>Presented by:</b> Adam Copeland, Senior Planner	<b>Action required:</b> Public Hearing and Discussion
5C.	<b>Subject:</b> Parks & Recreation Master Plan (PLZ-15-00112) <b>Applicant:</b> City of Buckeye <b>Location:</b> Citywide <b>Request:</b> Major General Plan Amendment to amend exhibits, goals, objectives and policies related to parks, trails and open spaces. <b>Recommendation:</b> No Action <b>Presented by:</b> Ed Boik, AICP, Senior Planner	<b>Action required:</b> Public Hearing and Discussion
6.	<b>COMMENTS FROM THE PUBLIC</b> Alternates and members of the audience may comment on non-agenda items. However, State Open Meetings Law does not permit the Commission to discuss items not specifically on the agenda.	<b>Action required:</b> <i>None</i>
7.	<b>REPORT FROM STAFF</b>	<b>Action required:</b> <i>None</i>
8.	<b>COMMENTS FROM THE PLANNING AND ZONING COMMISSION</b>	
9.	<b>ADJOURNMENT</b>	<b>Action required:</b> <i>Motion</i>