



**CITY OF BUCKEYE**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING AGENDA**  
**November 10, 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]*

**City of Buckeye**  
**Council Chambers**  
**530 East Monroe Avenue**  
**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                            |
|--|------------------------------------|------------------------------|-------------------------------------|----------------------------------|------------------------------------|---------------------------------------|
| Vacant   | Jeffrey Nagy                       | Preston Hundley              | Carol Kempiak<br><i>Chairperson</i> | Clayton Bedoya                   | Reverend Gregory Clemmons          | Nick Hudec<br><i>Vice Chairperson</i> |
| Thomas Marcinko<br><i>(Alternate)</i>                      | Jesse Knight<br><i>(Alternate)</i> | Vacant<br><i>(Alternate)</i> | Deanna Kupcik<br><i>(Alternate)</i> | Gail Reese<br><i>(Alternate)</i> | Bill Elliott<br><i>(Alternate)</i> | Duane Mitry<br><i>(Alternate)</i>     |
| <b><i>Council Liaison:</i></b> Councilmember Craig Heustis |                                    |                              |                                     |                                  |                                    |                                       |

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| <b>1.</b> | <b>CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL</b> |
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| 2.  | <b>APPROVAL OF MINUTES FROM OCTOBER 27, 2015 PLANNING AND ZONING COMMISSION REGULAR MEETING</b>   | <b>Action required:</b><br><i>Motion</i>                             |
| 3.  | <b>CONSENT AGENDA</b><br><i>No Items</i>  |  |
| 4.  | <b>CONTINUANCE AGENDA</b><br><i>No Items</i>  |  |
| 5.  | <b>REGULAR AGENDA</b>   |  |
| 5A. | <p><b>Subject:</b> Trillium (PLZ-15-00072)<br/> <b>Applicant:</b> Hilgart-Wilson for El Dorado Holdings<br/> <b>Location:</b> Generally located west of Sun Valley Pkwy along the Wintersburg Pkwy alignment<br/> <b>Request:</b> Major General Plan Amendment from various land uses to Master Planned Community (3,029 acres)<br/> <b>Recommendation:</b> Approve with stipulations<br/> <b>Presented by:</b> Ed Boik, AICP, Senior Planner</p>                               | <b>Action required:</b> <i>Public Hearing, Discussion and motion</i> |
| 5B. | <p><b>Subject:</b> Sun Valley Villages 1 &amp; 2 (PLZ-15-00077)<br/> <b>Applicant:</b> Land Resources, Inc. for 10K, LLC and WVSU Holdings, LLC<br/> <b>Location:</b> Generally located along the Sun Valley Pkwy and Bell Road alignments<br/> <b>Request:</b> Major General Plan Amendment from various land uses to Master Planned Community (5,800 acres)<br/> <b>Recommendation:</b> Approve with stipulations<br/> <b>Presented by:</b> Adam Copeland, Senior Planner</p> | <b>Action required:</b> <i>Public Hearing, Discussion and motion</i> |
| 5C. | <p><b>Subject:</b> Parks &amp; Recreation Master Plan (PLZ-15-00112)<br/> <b>Applicant:</b> City of Buckeye<br/> <b>Location:</b> Citywide<br/> <b>Request:</b> Major General Plan Amendment to amend exhibits, goals, objectives and policies related to parks, trails and open spaces.<br/> <b>Recommendation:</b> Approve with stipulations<br/> <b>Presented by:</b> Robert Wisener, Conservation &amp; Project Manager &amp; Ed Boik, AICP, Senior Planner</p>             | <b>Action required:</b> <i>Public Hearing, Discussion and motion</i> |
| 6.  | <b>COMMENTS FROM THE PUBLIC</b><br>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><br><i>None</i>                               |
| 7.  | <b>REPORT FROM STAFF</b>  | <b>Action required:</b><br><i>None</i>                               |

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| 8. | <b>COMMENTS FROM THE PLANNING AND ZONING COMMISSION</b> |   |
| 9. | <b>ADJOURNMENT</b>                                      | <b><i>Action required:</i></b><br><i>Motion</i> |