



**CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
AUGUST 23, 2016**

**City of Buckeye
530 East Monroe Avenue
Buckeye, AZ 85326**

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

Chairperson Carol Kempiak called the meeting to order at 6:00 p.m.

Chairperson Carol Kempiak asked for a moment of silence.

Members present: Commissioner Thomas Marcinko, Commissioner Jeffrey Nagy, Chairperson Carol Kempiak, Commissioner Clayton Bedoya, Commissioner Gregory Clemmons, Vice Chairperson Nick Hudec, Alternate Jesse Knight, Alternate John Pringle

Members absent: Commissioner Preston Hundley, Alternate Deanna Kupcik, Alternate Duane Mityr

Staff present: Deputy Director of Planning Terri Hogan, Principal Planner Adam Copeland, Principal Planner Ed Boik, Planner II Sean Banda, Administrative Assistant Keri Hernandez, City Attorney Gary Verburg

Chairperson Kempiak noted the importance of Alternate Commissioners.

2. CONSENT AGENDA

2A. Verrado Victory District-Phase 4-Parcel 1F (PLZ-16-00105)

Deputy Director of Planning Terri Hogan presented the project information. Commissioners displayed some concerns with the overall parks and trails presented in the exhibits. Planner II Sean Banda clarified to the Commission that the trail system is defined in the Planning Unit Environmental Design Plan.

A motion was made by Vice Chairperson Hudec and seconded by Commissioner Bedoya to approve. Motion carried.

3. CONTINUANCE AGENDA

No items

4. REGULAR AGENDA

4A. Ratification of the Planning and Zoning Commission Agenda and items dated August 9, 2016 in order to comply with Open Meeting Law pursuant to ARS§ 38-431-05.

A motion was made by Commissioner Bedoya and seconded by Commissioner Marcinko to approve the ratification of the August 9, 2016 Planning and Zoning Commission regular meeting as presented. Motion carried.

4B. Former CEMEX Sand and Gravel Quarry Planned Area Development (PLZ-16-00097)

Principal Planner Adam Copeland presented and was available to answer questions from the Commission.

Applicant Richard Mladick presented and was available to answer questions from the Commission.

A public hearing was opened at 6:27 p.m. With there being no comments from the public, the public hearing was closed at 6:27 p.m.

Commissioner Marcinko questioned the possibility of portable restrooms. Mr. Copeland stated that there are different options for the phases of the project. Mr. Marcinko inquired of the units proposed as cabins. Mr. Mladick informed the Commission that the anticipation of the cabin units are envisioned as being upscale and informed that this will not be for camping but more of a resort type. Mr. Mladick informed the Commission that the temporary sewer option was within state statute regulations. Mr. Marcinko inquired of the height restrictions. Mr. Mladick indicated that the height will allow the project to expand in future phases.

Mr. Nagy questioned the quality of the water. Mr. Copeland stated that there is no additional filtration system will be installed at the first phase due to the fact that the water has a constant natural filtration process. Mr. Nagy inquired of the future plans for the area east of the lake. Mr. Copeland stated that the market is at a holding pattern at this time but there may be future opportunities.

Mr. Bedoya asked if this is the first wakeboarding complex that the applicant has created. Mr. Mladick stated that this will be the first and only wakeboarding cable park in the southwest region of the United States.

Commissioner Clemmons questioned the Economic Development of this project for the City of Buckeye. Mr. Mladick informed the Commission that this project is predominately based on and about skilled sports and not an amusement theme park, and the opportunity for attracting additional development is high. Mr. Clemmons asked if the water sport would be in the first phase. Mr. Mladick confirmed that the first phase would include the cable wakeboarding.

Mr. Hudec asked if proposed parking would adequate for the project presented. Mr. Mladick stated that the park will indeed require additional parking, and an off-site parking aspect has been planned for the future development. Mr. Hudec asked if the water level of the lake would be affected by the rising and falling of the Gila River water level. Mr. Copeland explained that the site currently has two wells that may potentially provide water replenishing opportunity if needed.

Ms. Kempniak commended the applicant on the project presented and asked what the development process would be for this particular project with permitting. Mr. Copeland informed the Commission that the process will be an administrative process and more streamlined with this type of Economic Development project.

Mr. Nagy inquired of the competition circuit that could potentially bring more participants. Mr. Mladick confirmed that this type of sport has a large circuit and competition is a large part of cable wakeboarding.

A motion was made by Vice Chairperson Hudec and seconded by Commissioner Bedoya to recommend approval to Council with presented stipulations a-jj. Commissioner Clemmons opposed. Motion carried.

5. COMMENTS FROM THE PUBLIC

None

6. REPORT FROM STAFF

Ms. Hogan clarified staff title changes within the Planning Division of the Development Services Department.

7. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

Vice Chairperson Hudec spoke of his pride with being involved with the City of Buckeye and the Planning and Zoning Commission.

Mr. Clemmons thanked the applicant and commended staff on title updates.

Mr. Marcinko commended and thanked the applicant for the presented project.

8. ADJOURNMENT

A motion was made by Commissioner Bedoya and seconded by Commissioner Clemmons to adjourn at 7:21 p.m. Motion carried.



Carol Kempik, Chairperson

ATTEST:



Keri Hernandez, Administrative Assistant

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Commission Regular Meeting held on the 23rd day of August, 2016. I further certify that a quorum was present.



Keri Hernandez, Administrative Assistant