

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA, June 18, 2014 held in the City Council Chambers, 88 E. Chicago Street.

1. Chairman Pridemore called the meeting to order at 5:30 p.m.
2. Pledge of Allegiance led by Vice Chairman Baron.
3. The following Commissioners answered Roll Call:

Chairman Matthew Pridemore
Vice Chairman Andrew Baron
Commissioner Phil Ryan
Commissioner Devan Wastchak
Commissioner Ryan Foley

Absent and excused:

Commissioner Katy Cunningham
Commissioner Bill Donaldson

Also present:

Mr. Kevin Mayo, Planning Manager
Ms. Jodie Novak, Senior City Planner
Mr. Erik Swanson, Senior City Planner
Ms. Susan Fiala, City Planner
Mr. Glenn Brockman, Asst. City Attorney
Ms. Joyce Radatz, Clerk

4. INTRODUCTION OF NEW COMMISSIONER RYAN FOLEY
CHAIRMAN PRIDEMORE welcomed the new Commissioner.
5. APPROVAL OF MINUTES
MOVED BY VICE CHAIRMAN BARON, seconded by COMMISSIONER RYAN to approve the minutes of the June 4, 2014 Planning Commission Hearing. The motion passed 4-0 with 1 abstention (Commissioner Foley was not present at that meeting). Commissioner Cunningham and Commissioner Donaldson were absent.
6. ACTION AGENDA ITEMS
CHAIRMAN PRIDEMORE informed the audience that prior to the meeting Commission and Staff met in a Study Session to discuss each of the items on the agenda and the consent agenda will be approved by a single vote. After Staff reads the consent agenda into the record, the audience will have the opportunity to pull any of the items for discussion. There was one action item – Item G.

A. APL14-0005 SPRINGFIELD LAKES AREA PLAN AMENDMENT/DVR14-0001/PPT14-0002 LONE TREE

Approved.

Request Area Plan Amendment to the Springfield Lakes Area Plan, amending roughly 21 acres from Multi-Family Residential to Single-Family Residential, along with rezoning from Planned Area Development (PAD) for condominiums to PAD for single-family residential, Preliminary Development Plan approval for subdivision layout and housing product, and Preliminary Plat approval for a 72-lot single-family residential subdivision located at the southwest corner of Riggs and Lindsay roads.

Rezoning

1. Development shall be in substantial conformance with the Development Booklet, entitled "LONE TREE" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0001, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. Construction shall commence above foundation walls within three (3) years of the to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
7. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.
8. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby existing ranchette and animal privilege properties that may cause adverse noise, odors and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to agricultural properties that have horse and animal privileges and shall state that such uses are

legal and should be expected to continue indefinitely. This responsibility for notice rests with the home builder/lot developer, and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

9. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).

Preliminary Development Plan

1. Development shall be in substantial conformance with the Development Booklet, entitled "LONE TREE", kept on file in the City of Chandler Planning Services Division, in File No. DVR14-0001, except as modified by condition herein.
2. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
4. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

Preliminary Plat

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

B. DVR14-0010/PPT14-0007 ALTA CHANDLER

Approved.

Request rezoning from Regional Commercial District (C-3) to Planned Area Development (PAD) for Multi-Family Residential including a Mid-Rise Overlay for buildings up to 65 feet in height, with Preliminary Development Plan (PDP) and Preliminary Plat approval for site design and building architecture for an apartment development on approximately 6.7 acres located at the southeast corner of Frye Road and Washington Street.

Rezoning

1. Development shall be in substantial conformance with the Development Booklet, entitled "ALTA CHANDLER" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0010, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be

located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.

4. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals or as otherwise approved in a development agreement.
5. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
6. Building heights shall be limited to a maximum of 65-feet in height.

Preliminary Development Plan

1. Development shall be in substantial conformance with the Development Booklet, entitled "ALTA CHANDLER" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0010, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
4. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

Preliminary Plat

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

C. DVR14-0012 CHANDLER VIRIDIAN

Approved.

Request rezoning from Planned Area Development (PAD) Commercial and Multi-Family to PAD Commercial and Multi-Family with Preliminary Development Plan (PDP) approval on an approximate 26-acre parcel for a mixed use development including Office, Hotel, Commercial, and Multi-Family Residential uses located at the southwest corner of the Loop 101 Freeway and Frye Road.

Rezoning

1. Development shall be in substantial conformance with the Development Booklet, entitled "CHANDLER VIRIDIAN" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0012, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
7. **The City shall perform an ongoing study of the pedestrian crossing on Galleria Way at the residential entrance to assess if a designated crosswalk is needed to ensure pedestrian safety and enhance the pedestrian usage in the area. If deemed necessary by the Planning Administrator, the developer shall provide an assurance to construct the pedestrian crossing as part of a phase of the development.**

Preliminary Development Plan

1. Development shall be in substantial conformance with the Development Booklet, entitled "CHANDLER VIRIDIAN" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0012, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Landscaping shall be in compliance with current Commercial Design Standards.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
4. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
5. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
6. The canvas shade structures shall be maintained in a manner similar to that at the time of installation.
7. Raceway signage shall be prohibited within the development.
8. The parking space canopies shall incorporate building materials, forms, and colors to match the development.
9. The freestanding pads shall carry an architectural level of detail similar to front facades of main building.
10. The applicant shall work with Staff to incorporate art features within the development.
11. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements,

and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

- 12. The hotel elevations shall carry a level of architectural design and detail consistent with those details as provided in the development booklet for the office buildings.**
- 13. The applicant shall work with Staff to ensure that the landscape pallet and landscape design is cohesive throughout the development in order to present a more unified landscape plan.**

D. DVR14-0016 THOROBRED WRESTLING CLUB

Approved.

Request to amend the Planned Area Development (PAD) zoning for Planned Industrial District (I-1) uses to allow an instructional sports and athletic training facility use in Unit 14 of Building M within the Paloma Kyrene Business Community. The property is located south of Chandler Boulevard on the west side of Kyrene Road at Gila Springs Place.

1. Compliance with original conditions adopted by the City Council as Ordinances No. 3729 and 4323 in cases DVR05-0002 and DVR11-0025, except as modified by condition herein.
2. Development shall be in substantial conformance with Applicant Narrative and Site Plan, kept on file in the City of Chandler Planning Division, in File No. DVR14-0016, except as modified by condition herein.

E. PDP13-0016 OCOTILLO PLAZA SHOPPING CENTER

Approved to withdraw for the purpose of re-advertising.

Request Preliminary Development Plan (PDP) approval for the addition of two commercial buildings, including a drive-thru, and PDP approval for a comprehensive sign package for the Ocotillo Plaza shopping center located at the northwest corner of Alma School and Queen Creek roads. **(REQUEST WITHDRAWAL FOR THE PURPOSE OF RE-ADVERTISING.)**

F. PDP13-0018 ASCEND AT CHANDLER AIRPORT CENTER

Approved.

Request Preliminary Development Plan approval of the conceptual site layout and conceptual building architecture for a business park. The approximate 30-acre site is located at the northwest corner of Germann and Cooper roads.

Preliminary Development Plan

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "ASCEND AT CHANDLER AIRPORT CENTER", kept on file in the City of Chandler Planning Services Division, in File No. PDP13-0018, except as modified by condition herein. The Development Booklet provides that building layout, architecture and design for future development of individual buildings, and related onsite site layout related to such future development of individual buildings, will be reviewed and approved administratively.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.

3. All buildings shall be designed to be consistent with the level of quality, detail, building material, paint colors, architectural articulation, and the like as established in the attached Development Booklet.
4. Building architecture shall promote consistent architectural character and detail on all sides of the structure.
5. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

H. CANCELLATION OF THE JULY 2, 2014 PLANNING COMMISSION HEARING

Approved.

VICE CHAIRMAN BARON stated he would be abstaining from voting on Item B as he provided consulting services.

COMMISSIONER FOLEY said he would be abstaining from voting on Item F due to a conflict.

MOVED BY COMMISSIONER RYAN, seconded by **COMMISSIONER WASTCHAK** to approve the Consent Agenda on Items A, B, C, D, E, F and H with added stipulations as read into the record by Staff on Item C. The Consent Agenda passed 5-0 (Commissioners Cunningham and Donaldson were absent).

ACTION:

G. ZUP14-0005 WASHINGTON RESIDENCE

Denied.

Request Use Permit approval to allow a single-family dwelling within the MF-2 (Multiple-Family Residential District) on property located at 380 S. Washington Street.

MS. JODIE NOVAK, SENIOR CITY PLANNER, stated this application is a Use Permit zoning case. It is specifically requesting approval to allow a single-family residential dwelling within the MF-2 Multi-Family Residential Zoning District. This property is located at 380 S. Washington Street. This is a property located south of Frye Road and east of Arizona Avenue. The property is approximately 7,500 square feet in size and the proposal is a 1,390 square foot single-family residential home.

The property would include a 2-car garage and also include a standard rear covered patio. It does have obviously bedrooms and bathrooms within it and it is laid out and designed to meet the MF-2 zoning setback standards for front, rear and side yard setbacks as well as maximum lot coverage. The property is located within an area of the city that is part of a redevelopment area. The property is located where there is some existing vacant land both south of it and north of it. There are a few single-family residences or multi-family residences in existence in the area. There is also C-3 Regional Commercial property located to the east of the site where there is an existing church property, there is a City Park and then there is a former steel operation plant known as CMC Steel which came before them this evening for a high-density urban residential project. This property is also located along Washington Street. This is a street that is part of the city's redevelopment effort to extend much further south down towards Pecos Road as part of a redevelopment action in that area.

This property is currently designated in the General Plan as an infill revitalization growth zone. With that, it is also within the City's South Arizona Avenue Corridor Area Plan. These plans specific that this property be included as part of a larger Master Plan High-Density Mixed-Use type of development for that area. That category of the General Plan looks at getting densities that would be 18 dwelling units per acre and even greater; some urban residential type densities. The goal of this particular area will eventually be the compilation of multiple parcels being joined together as part of one large development plan that would come forth. As she mentioned with some of the properties being vacant, over a time there would be an evolution with this particular area that either properties would get bought out or other properties would be demoed and you would have additional vacant lots.

With that being said, while the zoning code does establish MF-2 zoning as multi-family, it does allow the consideration of single-family residential with the Use Permit. It is not unusual to have that kind of a request. The City has approved those kinds of requests in other parts of the city over the years where there are a lot of well-built out single family communities. With this particular area being at the height of redevelopment going on with the high density residential project, the evolution of Washington Street extending much further to the south and with the amount of vacant land that is in this particular area, Planning Staff's position is while it is not an unusual request for wanting to do a single-family home and while it meets the Development Standards for MF-2 and it is a nicely designed home, it really circumvents our future long-term goal of what they would want to see within this particular area. With that, they are recommending that this project not be approved because they find that it is inconsistent with the long-term goal of this particular area. While the land uses are adopted, the zoning code still will allow somebody to consider doing a multi-family use on this particular property, however, in working with the applicant who is the property owner on that, it would be very difficult to try to even get two units and meet all the setbacks and required parking that would be necessary. The only option was to consider doing a single-family. They purchased this property she believes was back in March of this year and their intention was to do a single-family development. They were not aware of the area plans and the land use plans that were an overlay over this particular section of the City's downtown. Therefore, there are no zoning conditions that are included because they are recommending denial due to its inconsistency with the City's land plans.

They did do a neighborhood meeting. There was one attendee that did come and they just wanted more information and didn't really express any concerns and they are not aware of any opposition to this. She said if they had any questions, she would be happy to answer them.

CHAIRMAN PRIDEMORE asked if there were any questions for Staff. There were none. He called the applicant up.

ROBERT JARMAN, 380 S. WASHINGTON STREET, said he bought the property around March. He and his partner, **EDWIN JARMAN**, who is his brother, build houses. They did plan. They came in before they bought the property and asked somebody in the City if they could do this. They said it would be fine. It was normal to build single-family in a multi-family place so they figured it was going to be not that difficult to do so they went ahead with it and now they have talked with Jodie and other people, it seems more difficult. They are really stuck in a situation where they are either going to build a house or they are going to build a tri-plex. It is zoned for that and they are saying they are allowed to build that. They feel like the people would rather have a nice house than a tri-plex in their neighborhood. That is what is has come down to. Either they are going to get approved with this to build a house and they would rather do that or they are going to build their tri-plex.

EDWIN JARMAN said it will be difficult for them to build a tri-plex on the lot but that is kind of what they do for a living-to figure out how to solve difficult problems like that. He believes they can get it done but it won't be ideal.

CHAIRMAN PRIDEMORE said he was kind of surprised to hear that they had only just bought the property more recently so that the zoning that overlays it was already there. It was part of the public record. He is curious that when they came into the City to ask, did they mention the specific address of the piece of property. Mr. Jarman said they actually submitted plans to the City. They have a first review on the plans they submitted. It came back that they needed to get a Use Permit. He has talked to a planner at the table. Before they bought, he wasn't the one that went in but they told us they talked to somebody at the City with this specific address and they said it would be fine. You talk to a lot of people when you submit plans and it is always a big circle. **CHAIRMAN PRIDEMORE** said he wasn't looking to point fingers like who was the specific person they talked to. He is just trying to get an understanding of the process they went through to get to where they are right now. They said they called and they got an answer. It is not always so easy from their side and every city is different. It's a world change from one to another.

CHAIRMAN PRIDEMORE asked if there were any questions for the applicant.

VICE CHAIRMAN BARON asked when they bought the property, did they get a title report with it. Mr. Jarman said it will say the zoning on it but the MF-2 is not the problem because with a Use Permit they could build a house. The problem is the specific plans that the City has won't be on the title report. The title report won't include the zoning on it. The title report will tell you the plat map of the area.

CHAIRMAN PRIDEMORE closed the floor. Just for formalities he turned to the audience to see if there is anybody that would like to speak on this item. There were none. He said he was torn because he thinks that property owners should have the right to develop their piece of property but the City puts zoning overlays over properties so that they have a certain vision for the area and in this case the Southeast Plan that is overlaying is kind of clear. Mr. Jarman said the question for him is will a tri-plex or duplex do any better for the goals of the City than a single-family home. They don't have to have any kind of Use Permit for building a tri-plex so they have to figure it out and fit it in the zoning ordinance as zoned. They are going to be forced to do that otherwise they are giving up a chunk of money. This is going to be a loser for them unless they build something there. The pertinent question is which one is better for the City and for the neighborhood. There are many single-family homes in that neighborhood and some recent ones. They have built several within less than a quarter of a mile. If you drive Frye east to the railroad tracks, there are several single-family homes built there by Habitat for Humanity.

CHAIRMAN PRIDEMORE thanked the applicants. He asked if there were other comments from the Commission otherwise he would look for a motion. He said he would support the motion for denial, except he is torn on it. He does think a property owner has the right to develop his property but this one seems pretty cut and dry to him that the overlay really doesn't account for a single-family residence. He understands what they can do within the rest of the ordinance that they wouldn't see. They are welcome to do that. He would support a motion for denial.

COMMISSIONER RYAN asked Jodie so they cannot build a single-family home in an MF-2 District? Ms. Novak said that is correct. The MF-2 zoning district in MF-1, 2 and 3 are multi-family zoning districts in the zoning code. It states that if you wanted to do a single-family land use under those zoning districts, you would need to get the Use Permit because the goal was to develop multi-family residential types similar to dwelling units whether they were duplex or tri-plexes, 4-plexes, or full blown apartment complex type developments; that is what the goal of that is. They would need a Use Permit in order to be able to ask to do a single-family home on that particular lot. This is a really old area of downtown Chandler. This was platted as part of what they call the Dobson Addition and originally the intent back in the 20's or 30's was a single-family area so that is why there is a lot of older homes that do still exist much further south in this particular part of downtown. Over the years in the 70's there were changes in the zoning district to this particular area and there was a lot of bootleg duplexes or back houses or guest houses that were put in the back of a lot of these single-family lots and the town at that time thought let's just change all the zoning to multi-family. A lot of the sites that have a single-family home already they are considered a legal non-conforming use. All of the others that have more than one home on their lots, there is one on the front, one on the back, or it's more like a guesthouse or there is already duplexes. The changing of the zoning to MF-2 made those legal back then. The zoning has been in place all of these years in this particular area and a little bit in other areas in the downtown. It does get confusing. You see a lot of single-family homes here but on an aerial map you see that a lot of them have multiple units or other units in the back side of them where the home has been converted into 3 apartments. That is why she was mentioning that. They have in the past in other areas done Use Permits to allow a single-family resident but with the advent of the South Arizona Avenue Corridor plan that took place for this particular

area in the last few years, the vision for this particular corridor of Washington Street going westerly to Arizona Avenue that is the dividing line – the west side of Washington Street where that high-density residential mixed-use category is. The east side of Washington Street changes and that becomes medium density residential or even high density say the ALTA Chandler project that came forward this evening as well. They are in a corridor that runs from Frye Road all the way south past Fairview as part of a large future urban residential type development area. **COMMISSIONER RYAN** said he totally understands the City's desire to urbanize this area and the fact that they have an overlay on this. For the common person they aren't really going to dig into that overlay without doing a lot of research. He is trying to be sympathetic to the applicants needs too but what she is telling him is if it is in the MF-2 hard zoning, they cannot build a single-family dwelling on an MF-2 zoned property. If he was purchasing the property, he would want to know right away if he could build a single-family home. That is probably enough in his mind that they should have done a little bit of research before they purchased the property. That is what he was trying to determine in his own mind - the overlay and the City's attempt for doing the redevelopment downtown and so forth. Most of that stuff as a professional they have a hard time digging some of that information out. The fact that it is MF-2 hard zoned and you can't build a single-family dwelling on that makes his decision.

CHAIRMAN PRIDEMORE called for a motion.

MOVED BY VICE CHAIRMAN BARON, seconded by **COMMISSIONER RYAN** to deny ZUP14-0005 WASHINGTON RESIDENCE consistent with Staff's recommendations. The motion passed 5-0 (Commissioners Cunningham and Donaldson were absent).

CHAIRMAN PRIDEMORE told the applicants that this will go to City Council and that they are only a recommending body. This item will go to Council on July 10, 2014. On July 10 they will have an opportunity to make their case to the City Council as well. They are only a recommending body and he wished them good luck.

7. DIRECTOR'S REPORT

Mr. Kevin Mayo, Planning Manager, said he mentioned at the last meeting that internally Planning Staff is going through this on-going efficiency study and trying to figure out how to work smarter not harder. This agenda was chalked full of a bunch of real good land use stuff –the stuff they live for. They are much more fact oriented type memos and as you read through them, if the Commissioners start to struggle with something or think there is something that is missing, they are always open to feedback. If it is working for Commission, good. Again, if there are some things that Commission wants to see in the memos that isn't there or some other way of doing it, let them know. They are always open to suggestions and input, both good and bad. Other than that, nothing to report this evening.

8. CHAIRMAN'S ANNOUNCEMENTS

CHAIRMAN PRIDEMORE said the next regular meeting is July 16, 2014 at 5:30 p.m. in the Council Chambers at the Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

9. ADJOURNMENT

The meeting was adjourned at 5:57 p.m.

Matthew Pridemore, Chairman

Jeffrey A. Kurtz, Secretary