



---

***Marana Development Services Center***  
**11555 W. Civic Center Dr, Marana, Arizona 85653-7003**  
**Phone: (520)382-2600**

---

**DATE:** September 18, 2008

**TO:**

**FAX:**

MOC  
Continental Ranch Comm. Ctr.  
Heritage Highlands

382-2590  
297-7917  
579-9591

**FROM:** Sandra L. Morrison

**FAX:** 382-2641

**RE:** *Corrected Planning Commission Agenda for Regular Meeting to be held September 24, 2008*

**PLEASE POST September 18, 2008**

Number of pages including cover sheet: \_\_\_\_\_



**A G E N D A**

**PLANNING COMMISSION**

**Regular Meeting**

**Wednesday, September 24, 2008 – 6:30 p.m.**

**Chairman Dave Wostenberg**  
**Commissioner Norman Fogel**  
**Commissioner Marcia Jakab**  
**Commissioner Tina Le Page-Wood**  
**Commissioner Billy Schisler**  
**Commissioner Terri Winger**

Post by September 18, 2008 by 6:30 p.m. at the Marana Municipal Complex, Marana Operational Center, Continental Ranch Community Center, Heritage Highlands.

**MARANA PLANNING COMMISSION**

Welcome to this public meeting of the Marana Planning Commission. The Commission consists of seven citizens who are appointed by the Town Council and serve without pay. For the most part, the Commission acts in an advisory capacity to the Town Council on matters related to land use planning and zoning. Citizens are encouraged to address the Commission with their concerns on agenda items during the public testimony portions of the meeting, or other issues at the Call to the Public.

### MEETING PROCEDURES

Citizens must submit a "Comment Card" if they wish to speak on an agenda item. These cards must be turned in before the item is called by the Chairman. Please fill out the card completely and legibly. If you do not wish to speak, but do want to provide written testimony, please check the appropriate box on the comment card and turn it in to a Town staff member.

1. INFORMATIONAL ITEMS

These items are presented for information only. No public testimony is taken, and the Commission will take no action on these items at this meeting.

2. CONSENT AGENDA

1. These items are generally believed to be routine and non-controversial.
2. A Commissioner may move a consent item to the regular agenda for presentation and discussion.
3. Consent items are generally approved upon a single motion, however, they may be voted on individually without presentation, testimony, or discussion.

3. REGULAR AGENDA

1. Town staff describes applicant's request, staff's thoughts, and makes a recommendation.
2. Applicant is given an opportunity to make a presentation (normally maximum 10 minutes).
3. Chair calls for public testimony on public hearing items, and may permit testimony on other items.
  1. Citizens who support the request.
  2. Citizens who oppose the request.
  3. Citizens who only have questions.
4. Chair closes public testimony.
5. Applicant may respond to specific questions or issues raised by citizens (maximum 5 minutes).
6. Commissioners discuss and vote on the request/item.

The Commission reserves the right to not call new cases after 10:00 p.m. If this occurs, any remaining cases may be heard at the Commission's next scheduled meeting. Regular scheduling provides that each case voted upon by the Commission will be heard by the Town Council at its next regularly scheduled meeting at least six days after the Commission meeting, however they may be delayed.

### GUIDELINES FOR CITIZEN PARTICIPATION

Persons giving testimony must:

- Speak from the podium.
- Begin by stating their name and address for the record.
- Limit remarks to the specifics of the case under consideration.
- Limit remarks to three minutes. Remaining time may not be given to another speaker.

Organized groups should designate a spokesperson to speak for the group. He or she may ask for a show of hands to indicate how many people are represented.

Applause, booing, and similar disruptions are not permitted.

No additional testimony will be taken from the audience once public testimony has closed.

THANK YOU FOR YOUR INTEREST IN PLANNING AND ZONING ISSUES



## **A G E N D A**

**PLANNING COMMISSION**  
**Wednesday, September 24, 2008**

**Regular Meeting - 6:30 P.M.**

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. INVOCATION/MOMENT OF SILENCE**
- IV. ROLL CALL**
- V. CALL TO THE PUBLIC**

*At this time, any member of the public is allowed to address the Planning Commission on any issue not already on tonight's agenda. The speaker may have up to three (3) minutes to speak. Any persons wishing to address the Commission must complete a speaker card (located at the rear of the Commission Chambers) and deliver it to the Commission Secretary prior to this agenda item being called. Pursuant to the Arizona Open Meeting Law, the speaker's comments may not be considered, discussed, or even answered by the Commission at this meeting, but may, at the discretion of the Town, be placed on a future agenda for discussion/action.*

- VI. APPROVAL OF AGENDA**
- VII. ANNOUNCEMENTS**

Vice Chair Noble's appointment to the Police Commission and end of his term on the Planning Commission

## VIII. GENERAL ORDER OF BUSINESS

### A. Consent Agenda

*The consent agenda contains agenda items requiring action by the Commission that are generally routine items not requiring Commission discussion. A single motion will approve all items on the consent agenda, including any resolutions or ordinances. A Commissioner may remove any issue from the consent agenda, and that issue will be discussed and voted upon separately, immediately following the consent agenda.*

#### 1. Approval of Minutes

Minutes of the July 30, 2008 Regular Meeting

### B. Public Hearings

1. **CUP-08071 – Anytime Fitness Conditional Use Permit** – A request for approval of a Conditional Use Permit for the operation of a 24-hour fitness studio within the Continental Ranch Shopping Center, a commercial development at 8235 N. Silverbell Road (northwest corner of Silverbell and Wade Roads).

2. **CUP-08066 – Safeway Plaza Carwash Conditional Use Permit** – A request for approval of a Conditional Use Permit for the operation of a car wash within the Safeway Plaza, a commercial development at 9140 N. Silverbell Road.

3. **CUP-08067 – Crown-Twin Peaks and Coachline Conditional Use Permit** – A request for approval of a Conditional Use Permit for construction of a new 65' 'Monopalm' and wireless communication facility within the Twin Peaks Retail Center, a commercial development at 7455 W. Twin Peaks Road.

4. **CUP-08047- Crown Communications - Linda Vista Conditional Use Permit** – A request for approval of a Conditional Use Permit for the construction of a new 65' 'Monopalm' and wireless communication facility at 5541 W. Linda Vista Boulevard, the site of the Town of Marana water reservoir and pump station, on the south side of Linda Vista Boulevard approximately 980 feet west of Hartman Lane.

### C. Commission Action

*Opening remarks by an applicant should not exceed ten minutes. Comments by others should not exceed three minutes.*

1. **DPR-07100 – Paley Building Development Plan** – A request by Stephen Robinson, Architect, on behalf of John and Patricia Sims, for approval of a development plan for a dance studio and office building located on Lot 41 of the Peppertree Ranch Business Park

plat at the southwest corner of Business Park Drive and Hartman Lane.

2. **PRV-07136 – Villages of Tortolita Preliminary Block Plat** – A request for approval of a Preliminary Block Plat consisting of Blocks 1-48, Well Sites 1 and 2, and Common Areas 'A' through 'H,' 'J' and 'K' encompassing 1,687.23 acres located east of Interstate 10 approximately 1/8 mile northwest of Marana Road.
3. **PRV-07069 – Tapestry Estates, Lots 1-61 Preliminary Plat** – A request for approval of a preliminary plat for a 61-lot residential subdivision encompassing 42.54 acres located on the south side of Heritage Club Boulevard, approximately 1 mile west of Thornydale Road and ½ mile north of Moore Road.

**D. Informational Items**

Future Commission Meeting Dates

**E. Planning Activity Reports**

1. Monthly Project Report September 2008
2. Subdivision Lot Report September 2008

**IX. FUTURE AGENDA ITEMS**

None

**X. ADJOURNMENT**

EACH PERSON DESIRING TO SPEAK ON EACH PUBLIC HEARING ITEM WILL BE GIVEN AN OPPORTUNITY AT THE APPROPRIATE TIME. PLEASE SIGN THE MEETING REGISTER WITH YOUR NAME AND ADDRESS FOR FURTHER NOTIFICATION AS MAY BE APPROPRIATE. PLEASE STATE YOUR NAME AND ADDRESS AND IF YOU ARE SPEAKING AS A RESIDENT OR FOR AN ORGANIZATION, AS THE MEETING IS BEING RECORDED.

THE PURPOSE OF A PUBLIC HEARING IS TO SUPPLY THE PLANNING COMMISSION WITH INFORMATION THAT IT CANNOT OTHERWISE OBTAIN. BECAUSE OF THE LENGTH OF TIME THAT PLANNING COMMISSION MEETINGS FREQUENTLY CONSUME, PLEASE LIMIT TESTIMONY AND PRESENTATION TO THE SUPPLYING OF FACTUAL INFORMATION. IN FAIRNESS TO THE COMMISSION AND OTHERS, PLEASE AVOID REDUNDANT, SUPERFLUOUS OR OTHERWISE INAPPROPRIATE QUESTIONS OR TESTIMONY. THANK YOU.

**THE NEXT REGULAR PLANNING COMMISSION MEETING WILL BE HELD:**

To be determined at the September 24<sup>th</sup> meeting.

Marana Municipal Complex

11555 W. Civic Center Drive, Marana, Arizona