

**TOWN OF FLORENCE
PLANNING AND ZONING COMMISSION**

REGULAR MEETING MINUTES

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FLORENCE REGULAR MEETING HELD ON THURSDAY, NOVEMBER 07, 2019, AT 6:00 P.M., IN THE TOWN COUNCIL CHAMBERS, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.

1. CALL TO ORDER

Chairman Pranzo called the meeting to order at 6:00 pm

2. ROLL CALL:

Chairman Pranzo	Present
Vice-Chair Frost	Present
Commissioner Smidt	Present
Commissioner Simmonds	Present
Commissioner Proulx	Present

3. PLEDGE OF ALLEGIANCE

4. DISCUSSION/APPROVAL/DISAPPROVAL of the minutes of the regular meetings conducted on October 17, 2019.

On a motion by Vice-Chair Frost, seconded by Commissioner Smidt, and carried by a 5-0 vote, to approve with changes the regular meeting minutes from October 17, 2019.

5. NEW BUSINESS

A. PRESENTATION/APPROVAL/DISAPPROVAL of Preliminary Plat applications for Anthem at Merrill Ranch Unit 47 (PZ-19-37), Unit 49 (PZ-19-38), and Unit 51 (PZ-19-39) submitted by Franklin 643, LLC. The subject plats are located west of Hunt Highway and north of the Merrill Ranch Parkway.

Town Planner Maricella Benitez provided a presentation on the Preliminary Plats for Units 47, 49, and 51. She explained the basic information about the plats. Vice-Chair Frost asked how the developers plan to mitigate existing floodplain issues near the southern edge of Unit 47. The project engineer, Jared Baxter, stated the lots on the southern edge are to be raised out of the floodplain. There will be a Letter of Map Revision (LOMR) for

the lots, and they will be identified on the final plat. The whole lot will be lifted out instead of just the building envelope.

Vice-Chair Frost asked if any of the retention basins will be pocket parks. Mr. Baxter said the basins have a potential to become pocket parks, but it is up to the developer. The parks are not necessarily a requirement per the Planned Unit Development (PUD) agreement. Mr. Harmer stated the parks are submitted with the final plat. Vice-Chair Frost asked if the PUD requires a park per so many homes, and Mr. Harmer said it was not a requirement. The PUD does call for interconnecting walkways and paths. Vice-Chair Frost was concerned that young families would not have the same walking access to parks and amenities as others.

Town Manager Brent Billingsley shared the process the Town goes through to make sure lots are built to LOMR and floodplain standards before construction. Chairman Pranzo asked if future owners of these floodplain homes need to have their foundation surveyed for flood insurance. Mr. Baxter said it is not a federal requirement to have flood insurance on a home if it is one foot above the floodplain, but mortgage companies can require a flood certification. Mr. Baxter explained what a LOMR is and the process of getting a LOMR. Commissioner Smidt asked for clarification that the developer's lot designs were based on the maps provided by FEMA. Mr. Baxter shared the improvements the developers make to the wash and the surrounding development to decrease the impact of flooding.

On motion by Commissioner Smidt, amended by Chairman Pranzo, seconded by Commissioner Simmonds, and carried by a 5-0 vote, to recommend approval with conditions of Preliminary Plat applications for Anthem at Merrill Ranch Unit 47 (PZ-19-37), Unit 49 (PZ-19-38), and Unit 51 (PZ-19-39).

6. PRESENTATIONS

A. Florence Water Resource Presentation

Town Manager Brent Billingsley gave a presentation on water resources within the Town. He provided information on how Florence used, gained, and saved water in comparison to the County and other municipalities. Commissioner Proulx asked what size population the source supply serves. Mr. Billingsley said based on the State average, it was about 7,000 units. He confirmed they had enough water to adequately supply the Town and that Florence had one of the lowest water usage per capita numbers in the area. Commissioner Proulx asked if this was enough to support Anthem. Mr. Billingsley refrained from answering due to active litigation. Chairman Pranzo asked why the connections were not crossed when Anthem was first built. Mr. Billingsley said Florence could not fiscally support bringing services to Anthem at the time of its construction. The agreement was Johnson Utilities would service everything west of Felix road and the Town would service everything east of Felix Road.

Vice-Chair Frost complemented Mr. Billingsley on the presentation and asked what he was averaging when buying the credits. Mr. Billingsley stated that it may be about 4000-acre credits last year. Vice-Chair Frost asked what the plan was for after the agreements time out. They are five-year agreements and the Town can either renew these deals or make a better deal with another group. Vice-Chair Frost asked how much of the prison population Florence served. Mr. Billingsley stated that Florence served Core Civic, Geo, the INS Facility, and the County Jail. The Town does process the sewage waste from the Central Unit.

B. North/South Corridor Presentation

Mr. Billingsley gave a presentation on the future North/South Corridor. He described the background of the corridor, the preferred alternative and the process the corridor is undertaking at the moment. A Commissioner asked who preferred the current alignment. Mr. Billingsley explained the Environmental Impact Statement (EIS) determines where the preferred alignment goes. The Commission asked where Pinal County already bought right-of-way for the corridor, and Mr. Billingsley showed where on the map. Vice-Chair Frost asked if the Arizona 24 would be extended to Ironwood road and what the timeline may be. Mr. Billingsley stated the preferred alternative is to extend the 24 over to Ironwood, but he is unsure of the timeline because of financial issues.

C. Redevelopment Plan Update

Mr. Harmer said the Open House was well received and a summary report will be put together. There will be a lot more opportunity for public involvement and the plan is on schedule. Staff has continued drafting the Vacant and Absentee Owner Building registry, and the League of Cities is now starting to draft legislation for the program.

D. General Plan Update

Council approved awarding the contract to Michael Baker International. An internal staff kick-off meeting will take place in two weeks. Vice-Chair Frost asked about the timeline for this process. Mr. Harmer said it is a fifteen-month process and staff anticipate taking the plan to voters in Spring 2021.

E. Future Agenda Items/Information Only

No action items for the next agenda. Staff will hand out the next module to review. A Conditional Use Permit will be reviewed in the December 5th meeting.

7. CALL TO THE PUBLIC/COMMISSION RESPONSE:

8. CALL TO THE COMMISSION- CURRENT EVENTS ONLY.

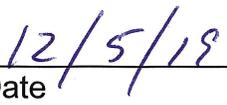
Chairman Pranzo stated on November 11th there will be a veteran's memorial dedication from 11:00 to noon.

9. ADJOURNMENT

On motion by Commissioner Smidt, seconded by Vice-Chair Frost, and carried by a 5-0 vote, to adjourn the meeting at 7:21 pm.



Gary Pranzo



Date