

**WORK SESSION OF THE COMMON COUNCIL
OF THE CITY OF EL MIRAGE
EL MIRAGE CITY COUNCIL CHAMBERS
14010 N. EL MIRAGE ROAD
5:00 P.M., THURSDAY, JULY 10, 2014**

Minutes

I. ROLL CALL

Present: Mayor Lana Mook, Vice Mayor Joe Ramirez, Councilmember Jim McPhetres, Councilmember Jack Palladino, Councilmember Lynn Selby, Councilmember David Shapera.

Excused: Councilmember Roy Delgado

II. CALL TO ORDER

The meeting was called to order by Mayor Lana Mook at 5:00 p.m.
Pledge of Allegiance
Moment of Silence

III. WORK SESSION

W1. Discussion regarding a General Plan amendment request (Development and Community Services)

City Manager Dr. Isom opened the meeting by presenting the background regarding this major General Plan Amendment for this proposed project. Thus far in the required 60-day Interagency Review period, the City has received comment letters from COX, the City of Peoria and Luke Air Force Base. This Work Session is to provide those entities a forum in which to discuss their issues and educate the City Council. Mayor Mook reported Mr. Mark Schwartz from Thompson Ranch Development Company, Inc. (the applicant) could not be present and provided a letter he asked to have entered into the permanent record which is attached and made a part of these minutes. Dr. Isom introduced Mr. James "Rusty" Mitchell representing Luke Air Force Base.

Mr. Mitchell, Luke Air Force Base Director of Community Initiatives Team introduced Senior Planner Barbara Plante and Lt. Col. Melissa May to assist with any questions Council may have. Because of the current development that appears to be under the flight path, he wanted to bring to the Council's attention the concerns of LAFB and remind them of the Graduated Density Concept (GDC) which was developed in 2003. Though not legislatively enforced it is a concept designed to protect all areas surrounding the base and calls for specific densities in ½ mile increments beyond the 65 Ldn (day night average sound level) designated areas. There have been exceptions to the east of the base but those areas are not under the flight path; the Base only asks for support where they fly. There is not a process in the State of Arizona that notifies the Base of concerns but he received a call regarding this proposed project in El Mirage that pointed him to an e-mail about this matter. He and Ms. Plante determined this area is within the flight zone and he wanted the City Council to be aware of this situation. The City of El Mirage and LAFB had a contentious relationship with the previous administration and the previous Council ignored conversations regarding the whole area developed northeast of Grand Avenue which would have been under the Graduated Density Concept. Now the issue has arisen again and he is concerned about the negative impact of LAFB flights with this project aligned straight off the end of the runway. They are not a zoning authority but he is informing Council hoping they will take his concerns under advisement.

Mayor Mook explained there was no action to be taken at this Work Session. Councilor McPhetres asked what other concerns would there be apart from the noise of the jets. Mr. Mitchell responded there is a safety concern related to density of housing. Councilor McPhetres stated there has never been an incident in that proximity to which Mr. Mitchell advised there was an incident where a hydraulic fan fell in a cotton field on Cotton Lane and that the City of El Mirage is a sensitive area because of its close proximity to the base. Councilor McPhetres stated his strong fondness for Luke Air Force Base and believes Council must look at all aspects to make the right decision. Mr. Mitchell thanked Councilor McPhetres for presenting e-mails on his blogs which raised concerns and prompted his response and he further stated he would have felt diminished in his position if he did not inform the City that the high density would negatively impact the flight path of LAFB. The Council needs to be aware to enable them to make the right decision for the citizens of El Mirage.

Councilor Selby stated there should not be a situation where an accident is waiting to happen and that the potential negative impact is less for residents where guidelines are in place and adhered. Mr. Mitchell mentioned that a Navy plane crashed several years ago in Miramar, CA and he is trying to minimize the

risk of all communities around the base. His purpose for submitting a letter from the Base is to try to help Council understand Luke Air Force Base's mission and protect City of El Mirage citizens.

Councilor Palladino thanked Mr. Mitchell for his instruction and straight forward information and Vice Mayor Ramirez thanked Mr. Mitchell for his presentation. Mayor Mook thanked Mr. Mitchell for coming to this work session and bringing necessary information. Mr. Mitchell thanked the City Council on behalf of the LAFB General and 5,000 men and women who serve for the opportunity to come and speak.

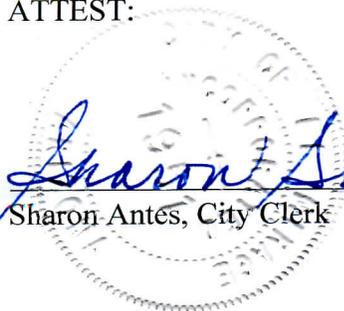
IV. ADJOURNMENT

Mayor Mook adjourned the meeting at 5.21 pm



Lana Mook, Mayor

ATTEST:




Sharon Antes, City Clerk

I hereby certify the foregoing minutes are a true and accurate record of the City of El Mirage Work Session held July 10, 2014 and a quorum was present.



Sharon Antes, City Clerk

THOMPSON RANCH DEVELOPMENT

COMPANY, INC.

TRANSMITTED ELECTRONICALLY

July 9, 2014

The Honorable Lana Mook, Mayor
City of El Mirage
12145 N.W. Grand Avenue
El Mirage, AZ 85335

Dear Mayor Mook,

Thompson Ranch Partners appreciates the City Clerk sharing a copy of the Luke Air Force Base letter dated June 19, 2014. Thompson Ranch Partners (henceforth referred to as "TRP") has also received an agenda for a City Council Work Study Session scheduled for Thursday, July 10, 2014.

Due to the very late notice to TRP of an abruptly-scheduled City Council Work Study Session related solely to the General Plan Amendment submitted by TRP and scheduling conflicts for both Ms. Demmitt and myself, TRP will not be able to attend. TRP requests that this letter be entered into the record of the case and copies be distributed to each Council member, the City Manager, City Attorney and Planning Director.

We appreciate Luke Air Force Base acknowledging that it is not the zoning authority within the municipal limits of the City of El Mirage and that the 65 Ldn Noise contour does not impact this property. We also note that the City has rezoned and permitted construction of many residential units inside both the 65 and 70 Ldn contours as well as north of Thompson Ranch Road.

TRP feels it would be helpful to the City Council to be made aware of a June 2014 rezoning case approved by the Maricopa County Board of Supervisors. This approval will allow the development of 1260 dwelling units on the south side of Northern Avenue between El Mirage and Dysart Road. We also note that this location is immediately adjacent to the 65 Ldn contour limit, the City of El Mirage's municipal boundaries and that the City of El Mirage stated that it had no comments regarding the proposed development plan (copy attached). Luke AFB and Maricopa County staff both commented that the proposed development plan was not consistent with the Graduated Density Concept.

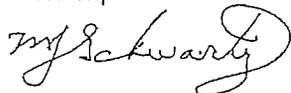
P. O. BOX 10775 PHOENIX, ARIZONA 85064
717 E. MARYLAND AVENUE, #110 PHOENIX, ARIZONA 85014
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In the fifteen (15) years since the start of residential development at Thompson Ranch, TRP has not been made aware of any negative impact on the flight operations conducted at Luke Air Force Base. TRP is more than willing to review any perceived specific impacts on flight operations that Luke-stationed personnel may be able to cite. TRP will reach out to Luke AFB directly to discuss the proposed rezoning and General Plan Amendment. As in the past zoning cases within Thompson Ranch, TRP will have no opposition to reasonable stipulations regarding the noise attenuation standards required by Arizona Revised Statutes and the inclusion of appropriate language commonly used on recorded subdivision plats regarding proximity to Luke Air Force Base and its operations.

Thank you for entering this letter into the record.

Sincerely,
For Thompson Ranch Partners

A handwritten signature in cursive script that reads "M Schwartz".

Mark Schwartz

Cc: Ms. Demmitt
Mr. Hirsch



D&CS-Planning & Zoning
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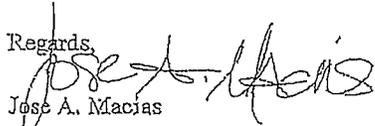
March 21, 2014

Rachel Applegate, Planner
Maricopa County Planning & Development Department
501 N 44th Street Suite 200
Phoenix, Arizona 85008

Regarding: Marbella CPA 2014002 General Comprehensive Plan Amendment and
Z2014011 Rezoning

Thank you for the opportunity to allow the City of El Mirage to review the proposed Marbella comprehensive plan amendment and rezoning just outside the southern boundary of the city. At this time the City has no comments.

Regards,


Jose A. Macias

GIS/Development Services Coordinator

Community & Development Services, Planning-GIS

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