

**From:** [Alan Beaudoin](#)  
**To:** [Sean Watkins \(PND\)](#); [Brent Bailey](#)  
**Cc:** [Mandy Woods](#)  
**Subject:** RE: AFMA - Today's Conversation and Issues (Z2020052)  
**Date:** Monday, January 25, 2021 4:40:29 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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Hi Sean.

It appears we had some additional investigation from the Fire District regarding the use permit request. We obviously were not prepared for the late comments and will need to meet to work on finding some possible compromise regarding the Fire Chief's interpretation regarding code provisions. I will work with Brent to get additional conversations with the Fire Chief. We believe we are going to find common ground or not. Either way, we do not think the request should be postponed beyond the 2/11 hearing date.

Please consider this email as our official request to continue the January 28<sup>th</sup> Planning Commission hearing. I have registered to speak at the hearing. Assuming the Planning Commission chairman will address continuances and withdrawals at the front end of the agenda, I am available to be present to respond to any questions that might come from staff or Commission members. As always, thank you for your assistance.

**Alan Beaudoin**  
Principal

**NORRIS DESIGN**  
P 602.254.9600

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**From:** Sean Watkins (PND) <Sean.Watkins@Maricopa.Gov>  
**Sent:** Monday, January 25, 2021 3:28 PM  
**To:** Brent Bailey <Brent.Bailey@gcu.edu>  
**Cc:** Mandy Woods <mwoods@norris-design.com>; Alan Beaudoin <abeaudoin@norris-design.com>  
**Subject:** AFMA - Today's Conversation and Issues (Z2020052)

Hello Brent,  
Darren Gerard, Rachel Applegate, Matt Holm and I (County Planning Department) spoke with Eric Kriwer and Kane Nixon (AFMA) just now.  
Most of the conversation was in general terms, not your SUP particularly.

However, Mr. Kriwer submitted the attached comment letter today, and nothing about the conversation described above appeared to change his position as stated in this comment letter.

So, per our conversation (you and me) just now, I believe you are going to request a continuance from Thursday's (1/28) hearing to the 3/11/21 Hearing in order to give you time to work out the details with AFMA, correct?

The next PnZ hearing is 2/11, but that's not enough time to work through any meaningful changes and update the materials, etc.

The PnZ hearing after that (2/25) is a ZIPPOR – a different type of hearing that's not appropriate for this SUP.

That's why we recommend continuing to the March 11, 2021 PnZ Hearing.

If you agree, please respond to this email ASAP to request the continuance to 3/11/21.

Thank you!

**Sean Watkins**

**Planner**

[Maricopa County Planning & Development Department](#)

501 N. 44<sup>th</sup> Street, Suite 200, Phoenix, AZ 85008

Desk: 602-506-8150

[sean.watkins@maricopa.gov](mailto:sean.watkins@maricopa.gov)

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**From:** Brent Bailey <[Brent.Bailey@gcu.edu](mailto:Brent.Bailey@gcu.edu)>

**Sent:** Friday, January 22, 2021 12:08 PM

**To:** Sean Watkins (PND) <[Sean.Watkins@Maricopa.Gov](mailto:Sean.Watkins@Maricopa.Gov)>; Mandy Woods <[mwoods@norris-design.com](mailto:mwoods@norris-design.com)>

**Subject:** RE: Proposed project in service area - "will serve" letter?

Sean..thank you very much for the update. This will be helpful for the commission members to have in their hands showing that we were proactive and diligent with our processes and communications. Have a great weekend and I will let you know how my Monday meeting with Eric goes.

**Brent Bailey, MS, NCC, LAC**

Graduate Counseling Programs Manager

Counseling Programs Practicum & Internship Coordinator

College of Humanities and Social Sciences

Office: 602-639-6482



3300 W. Camelback Rd.  
Phoenix, AZ 85017

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**From:** Sean Watkins (PND) <[Sean.Watkins@Maricopa.Gov](mailto:Sean.Watkins@Maricopa.Gov)>  
**Sent:** Friday, January 22, 2021 10:31 AM  
**To:** Brent Bailey <[Brent.Bailey@gcu.edu](mailto:Brent.Bailey@gcu.edu)>; Mandy Woods <[mwoods@norris-design.com](mailto:mwoods@norris-design.com)>  
**Subject:** RE: Proposed project in service area - "will serve" letter?

Hello Mandy and Brent,  
We will provide this email chain as a handout to the Commission Members at the PnZ hearing.  
Also, because he commented, I will send Eric Kriwer instructions for attending the Hearing.

Thank you!

**Sean Watkins**

**Planner**

[Maricopa County Planning & Development Department](#)

501 N. 44<sup>th</sup> Street, Suite 200, Phoenix, AZ 85008

Desk: 602-506-8150

[sean.watkins@maricopa.gov](mailto:sean.watkins@maricopa.gov)

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**From:** Brent Bailey <[Brent.Bailey@gcu.edu](mailto:Brent.Bailey@gcu.edu)>  
**Sent:** Friday, January 22, 2021 9:26 AM  
**To:** Sean Watkins (PND) <[Sean.Watkins@Maricopa.Gov](mailto:Sean.Watkins@Maricopa.Gov)>  
**Subject:** FW: Proposed project in service area - "will serve" letter?

Good morning again Sean..

I am forwarding a couple of emails in regards to the triggering of the "will serve" letter back in med June. Mandy with Norrris Design requested this letter back in early June with a small narrative about why we need the letter and what we wanted to do with the property. You can see through this email thread that they were asked about questions or concerns and there were no given by the Fire Authority AFMA. Eric stated that he was not aware of our project however, Kane Nixon was aware and for some reason did not communicate to Eric about this. Just wanted to give you some context to this email thread to use for documentation in your report as the what triggered this letter to us. See the initial email thread below and I will sending you another email thread as well as a follow up. Let me know Sean if you have any questions.

**Brent Bailey, MS, NCC, LAC**

Graduate Counseling Programs Manager  
Counseling Programs Practicum & Internship Coordinator  
College of Humanities and Social Sciences  
Office: 602-639-6482



3300 W. Camelback Rd.  
Phoenix, AZ 85017

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**From:** Mandy Woods <[mwoods@norris-design.com](mailto:mwoods@norris-design.com)>  
**Sent:** Friday, January 22, 2021 8:29 AM  
**To:** Brent Bailey <[Brent.Bailey@gcu.edu](mailto:Brent.Bailey@gcu.edu)>  
**Subject:** FW: Proposed project in service area - "will serve" letter?

Mandy Woods, CFM  
Project Manager | Planner

NORRIS DESIGN  
P 602.254.9600

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**From:** Mandy Woods <[mwoods@norris-design.com](mailto:mwoods@norris-design.com)>  
**Sent:** Monday, June 15, 2020 9:27 AM  
**To:** Kane Nixon <[KNixon@AFMA.Az.gov](mailto:KNixon@AFMA.Az.gov)>  
**Subject:** RE: Proposed project in service area - "will serve" letter?

Thank you for the prompt follow up Kane! It is appreciated.

Mandy Woods  
Planner

NORRIS DESIGN  
P 602.254.9600

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**From:** Kane Nixon <[KNixon@AFMA.Az.gov](mailto:KNixon@AFMA.Az.gov)>  
**Sent:** Monday, June 15, 2020 9:14 AM  
**To:** Mandy Woods <[mwoods@norris-design.com](mailto:mwoods@norris-design.com)>  
**Subject:** RE: Proposed project in service area - "will serve" letter?

Good morning Mandy,  
I was advised that you should expect this Will Serve Letter to be sent to you and your clients today.

**Thank you,**

## Kane Nixon, M.Ed., NR-P, TLO, HSO

### Division Chief

#### Planning and Technical Services

#### ARIZONA FIRE & MEDICAL AUTHORITY

18818 N. Spanish Garden Drive, Sun City West, AZ 85375

☎ Tel 623-544-5400 | ☎ Cell 623-388-1180 | 📠 Fax 623-544-5455 | [knixon@afma.az.gov](mailto:knixon@afma.az.gov)

**Office hours: Monday through Thursday, 7:00 am – 5:00 pm Closed Fridays**



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**From:** Mandy Woods <[mwoods@norris-design.com](mailto:mwoods@norris-design.com)>

**Sent:** Monday, June 15, 2020 8:53 AM

**To:** Kane Nixon <[KNixon@AFMA.Az.gov](mailto:KNixon@AFMA.Az.gov)>

**Subject:** RE: Proposed project in service area - "will serve" letter?

Good morning Kane,

I was wondering what the typical turnaround time is for such a request? We are hoping to submit our first package for special use permit this week. I don't think it is critical that we have this letter in hand, so long as it is submitted sometime during the use permit process. Just curious on timeframe.

Thank you,

Mandy Woods  
Planner

NORRIS DESIGN  
P 602.254.9600

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**From:** Kane Nixon <[KNixon@AFMA.Az.gov](mailto:KNixon@AFMA.Az.gov)>

**Sent:** Monday, June 8, 2020 12:55 PM

**To:** Mandy Woods <[mwoods@norris-design.com](mailto:mwoods@norris-design.com)>

**Subject:** RE: Proposed project in service area - "will serve" letter?

Mandy,

I have submitted the request to our Authority Clerk; you will receive the letter via email as soon as it is processed.

Please let me know if there is anything else we can do to assist.

Thank you,

**Kane Nixon, M.Ed., NR-P, TLO, HSO**

## Division Chief

### Planning and Technical Services

#### ARIZONA FIRE & MEDICAL AUTHORITY

18818 N. Spanish Garden Drive, Sun City West, AZ 85375

 Tel 623-544-5400 |  Cell 623-388-1180 |  Fax 623-544-5455 | [knixon@afma.az.gov](mailto:knixon@afma.az.gov)

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**From:** Mandy Woods <[mwoods@norris-design.com](mailto:mwoods@norris-design.com)>

**Sent:** Monday, June 8, 2020 12:43 PM

**To:** Kane Nixon <[KNixon@AFMA.Az.gov](mailto:KNixon@AFMA.Az.gov)>

**Subject:** RE: Proposed project in service area - "will serve" letter?

Hi Kane,

Thanks for such a quick response. Issuing to the property owner is fine. The current owner (and our client) is Brent & Susan Bailey. If you could, please send me a copy as well – digital is fine.

Thank you!

Mandy Woods

Planner

NORRIS DESIGN

P 602.254.9600

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**From:** Kane Nixon <[KNixon@AFMA.Az.gov](mailto:KNixon@AFMA.Az.gov)>

**Sent:** Monday, June 8, 2020 12:36 PM

**To:** Mandy Woods <[mwoods@norris-design.com](mailto:mwoods@norris-design.com)>

**Subject:** RE: Proposed project in service area - "will serve" letter?

Hello Mandy,

We would be happy to send you a Will Serve Letter for this property.

We usually issue these letters to the Property Owner, will that be appropriate for your situation?

Thank you,

**Kane Nixon, M.Ed., NR-P, TLO, HSO**

**Division Chief**

**Planning and Technical Services**

**ARIZONA FIRE & MEDICAL AUTHORITY**

18818 N. Spanish Garden Drive, Sun City West, AZ 85375

Tel 623-544-5400 | Cell 623-388-1180 | Fax 623-544-5455 | [knixon@afma.az.gov](mailto:knixon@afma.az.gov)

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**From:** Mandy Woods <[mwoods@norris-design.com](mailto:mwoods@norris-design.com)>  
**Sent:** Monday, June 8, 2020 12:29 PM  
**To:** Kane Nixon <[KNixon@AFMA.Az.gov](mailto:KNixon@AFMA.Az.gov)>  
**Subject:** Proposed project in service area - "will serve" letter?

Good afternoon Mr. Nixon,

I just spoke with Jan in the administrative office, and she indicated you were the best person to ask about this request.

We represent a client who owns property at 31241 N 159<sup>th</sup> Ave, Peoria, AZ 85383 (APN 503-52-003J). I confirmed with Jan that the property is within the AFMA service area. The property is currently residential, but our client is hoping to use it as an outdoor wedding venue, and we are assisting him with the Maricopa County special use permit process. Our client is proposing some type of shade structure for the reception area, but for the most part, all events will be outdoors, with a maximum of around 175-200 guests per event (likely less). We are providing site planning services as well and are designing proposed parking areas to accommodate a fire truck turnaround.

My question is whether we can obtain some type of "will serve" letter or other documentation of service to this property? We need to provide this as part of the special use permit process. If you have any questions or concerns about this request or the proposed usage of the property, please let us know. We are in the early stages of this project and want to produce a safe design for our client and all future users of the site.

Thank you,

**Mandy Woods**

Planner

901 East Madison Street | Phoenix, AZ 85034  
P 602.254.9600



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