



## Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

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**Case:** Z2021137 – Envirotech Group

**Hearing Date:** September 1, 2022

**Supervisor District:** 5

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**Applicant:** Arno Naeckel, Davillier Law Group

**Owner:** Steven Elsner

**Request:** Zone Change with Overlay from RU-43 to IND-2 IUPD

**Site Location:** SWC of Campbell Ave. & 355<sup>th</sup> Ave.

**Site Size:** Approx. 11.7 acres

**Density:** N/A

**County Island:** No

**County Plan:** Tonopah/Arlington Area Plan – Rural Densities (0-1 d.u./ac)

**Municipal Plan:** N/A

**Municipal Comments:** City of Buckeye – No Concerns

**Support/Opposition:** None Received

**Request:** **The applicant requests a continuance of this case to the September 22, 2022 Commission hearing. No action required by the Commission.**

Presented by: Adam Cannon, AICP, Senior Planner  
Reviewed by: Matthew Holm, AICP, Planning Supervisor

Attachments: Request for Continuance (7 pages)

**From:** [Jason Sanks](#)  
**To:** [Adam Cannon \(PND\)](#)  
**Subject:** RE: Z2021137 - Hearing Checklist  
**Date:** Monday, August 8, 2022 4:26:19 PM  
**Attachments:** [image001.png](#)

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Hi Adam,

We would like to formally continue the hearing to a date specific: 9/22/2022 PZ Commission and 10/19/2022 BOS. I will have the signs reprinted this week and prepare for posting in advance of the date. Can we pay the fee via the portal or should I come into the counter?

Thanks again for your understanding during this.

Thanks,

Jason Sanks

Iplan Consulting

V: 602-326-0581

E: [Jason@iplanconsulting.com](mailto:Jason@iplanconsulting.com)

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**From:** Adam Cannon (PND) <Adam.Cannon@maricopa.gov>  
**Sent:** Monday, August 8, 2022 8:55 AM  
**To:** Jason Sanks <jason@iplanconsulting.com>  
**Subject:** RE: Z2021137 - Hearing Checklist

Hi Jason,

There is one more thing related to this.

I will need you to send me an e-mail requesting an indefinite continuance or a continuance to a date specific. The next hearing dates are 9/22/2022 for Planning and Zoning Commission and 10/19/2022 for the Board of Supervisors meeting. The signs will need to be updated to those dates if you plan to continue the case to 9/22/2022. There is also a \$250 fee for the continuance that will need to be paid by the next sign-off date of August 22, 2022 (or the sign-off date associated with a future hearing date that you choose).

The next posting deadline is Friday, August 26, 2022. Please let me know if you have any questions.

Best regards,

**Adam Cannon, AICP**  
**Senior Planner**  
[Maricopa County Planning & Development Department](#)

301 W. Jefferson St., Suite 170, Phoenix, AZ 85003  
Desk: 602-372-0292  
[adam.cannon@maricopa.gov](mailto:adam.cannon@maricopa.gov)

P&D is now 100% digital for construction permit applications.  
Find information on our new permit process [here](#).

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**From:** Jason Sanks <[jason@iplanconsulting.com](mailto:jason@iplanconsulting.com)>  
**Sent:** Monday, August 8, 2022 8:12 AM  
**To:** Adam Cannon (PND) <[Adam.Cannon@maricopa.gov](mailto:Adam.Cannon@maricopa.gov)>  
**Subject:** Re: Z2021137 - Hearing Checklist

Hi Adam,

We won't be able to print and post by end of day. The sign company is not open on the weekend so we are just now coordinating and I'm taking lead on the template this time so they aren't wrong. They won't be posted until later this week.

Jason

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

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**From:** Adam Cannon (PND) <[Adam.Cannon@maricopa.gov](mailto:Adam.Cannon@maricopa.gov)>  
**Sent:** Monday, August 8, 2022 9:51:14 AM  
**To:** Jason Sanks <[jason@iplanconsulting.com](mailto:jason@iplanconsulting.com)>  
**Subject:** RE: Z2021137 - Hearing Checklist

Hi Jason,

When can you get the signs taken care of? If it can be done by the end of the day today and the items delivered, I will be ok with that, if not then we'll need to continue.

Adam

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**From:** Jason Sanks <[jason@iplanconsulting.com](mailto:jason@iplanconsulting.com)>  
**Sent:** Sunday, August 7, 2022 9:41 PM  
**To:** Adam Cannon (PND) <[Adam.Cannon@maricopa.gov](mailto:Adam.Cannon@maricopa.gov)>  
**Subject:** RE: Z2021137 - Hearing Checklist

Hi Adam,

We will need to push the hearing dates as we won't have the corrected and reprinted signs put up in time. I appreciate your effort in getting us to where we are, we just can't get it to happen in time.

I'll still get the addresses stuff delivered as I understand that didn't make it by 5pm on Friday either. I can always re-run the list in 30 days to make sure there are no changes.

Last, I'll wrap up the narratives and zoning exhibit edits and chase down that will-serve letter still for Fire.

Jason

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**From:** Adam Cannon (PND) <[Adam.Cannon@maricopa.gov](mailto:Adam.Cannon@maricopa.gov)>

**Sent:** Friday, August 5, 2022 5:54 PM

**To:** Jason Sanks <[jason@iplanconsulting.com](mailto:jason@iplanconsulting.com)>

**Subject:** [WARNING: ATTACHMENT UNSCANNED]RE: Z2021137 - Hearing Checklist

Jason,

These signs were not updated in accordance with our sign standards and previous comments, and they must be updated by Monday no later than noon. If they are not corrected by that time, I will continue the case to the next meeting.

- 1) Please use the application instructions to format the signs and meet sizing requirements (which I won't review, but the hand written letters look too small as do other things).
- 2) The request and proposal are incorrect. It's Arno's old flawed "Rezone to IN-2" There is no IN-2. The request is "Zone Change with Overlay from RU-43 to IND-2 IUPD". The proposal needs to be
- 3) The location of hearings is hybrid in person and digital format since the original.
- 4) The signs are still obstructed to view from citizens by the site fencing.

Please utilize the packet instructions on this page.



**Planning & Development  
Department  
SIGN SPECIFICATIONS**

(The example shown below is for a combined  
Citizen Review Process & Public Hearing posting)

1. The sign shall be a minimum of 3ft x 2ft in size. If an owner or authorized agent opts to not combine the CRP and public hearing postings, the CRP sign can be 3ft x 2ft in size.
2. The sign shall be constructed of laminated coroplast, laminated plywood, or other suitable construction material approved by planning staff.
3. The sign shall have a white background with black lettering.
4. The minimum lettering size shall be 1/2 inch for lowercase and 1 inch for upper case. The words "Zoning / Special Use Permit" and "Public Hearing" shall be a minimum of 2 inches in size.
5. The content of the sign shall match the example below and include specific case details.
6. The sign shall be securely fastened to wooden or metal stakes. The owner or authorized agent is responsible for maintaining the integrity and accuracy of the sign.
7. The height of the sign shall be at least 4 ft from finished grade to top of sign and shall not be obstructed from view.

**MARICOPA COUNTY NOTICE OF  
ZONING REQUEST  
and  
PUBLIC HEARINGS**

**PLANNING & ZONING COMMISSION: 9:30 am on [date]  
BOARD OF SUPERVISORS: 9:30 am on [date]**  
(BOS date subject to change – contact the Planning & Zoning Division for verification)

**LOCATION OF HEARINGS:** Attend In Person: Board of Supervisors' Auditorium 205 W.  
Jefferson St. or attend virtual hearing (contact Planning & Development for registration).

**REQUEST:  
PROPOSAL:  
GENERAL LOCATION:  
SIZE:  
CASE #:**

**OWNER OR AUTHORIZED AGENT/CONTACT/PHONE #/EMAIL:  
PLANNING & ZONING DIVISION: 602-506-3301  
<https://apps.pzd.maricopa.gov/contact/>**

Posting Date: \_\_\_\_\_

Best regards,

**Adam Cannon, AICP  
Senior Planner**

[Maricopa County Planning & Development Department](#)  
301 W. Jefferson St., Suite 170, Phoenix, AZ 85003  
Desk: 602-372-0292  
[adam.cannon@maricopa.gov](mailto:adam.cannon@maricopa.gov)

P&D is now 100% digital for construction permit applications.  
Find information on our new permit process [here](#).

**From:** Jason Sanks <[jason@iplanconsulting.com](mailto:jason@iplanconsulting.com)>  
**Sent:** Friday, August 5, 2022 3:48 PM  
**To:** Adam Cannon (PND) <[Adam.Cannon@maricopa.gov](mailto:Adam.Cannon@maricopa.gov)>  
**Subject:** RE: Z2021137 - Hearing Checklist

Hi Adam,

I will update the narrative and zoning exhibit and send to you ASAP, removing that one use as discussed. Here are the documents required from the list via email.

I'm waiting for a text from my admin that the hand delivery items are there. Should be any time now.

Thanks,  
Jason Sanks  
Iplan Consulting  
V: 602-326-0581  
E: [Jason@iplanconsulting.com](mailto:Jason@iplanconsulting.com)

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**From:** Adam Cannon (PND) <[Adam.Cannon@maricopa.gov](mailto:Adam.Cannon@maricopa.gov)>  
**Sent:** Friday, August 5, 2022 1:38 PM  
**To:** Jason Sanks <[jason@iplanconsulting.com](mailto:jason@iplanconsulting.com)>  
**Subject:** RE: Z2021137 - Hearing Checklist

Regarding the second comment. That's good to hear. Please go ahead and do that in the narrative and on the zoning exhibit.

Adam

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**From:** Jason Sanks <[jason@iplanconsulting.com](mailto:jason@iplanconsulting.com)>  
**Sent:** Friday, August 5, 2022 12:52 PM  
**To:** Adam Cannon (PND) <[Adam.Cannon@maricopa.gov](mailto:Adam.Cannon@maricopa.gov)>  
**Subject:** RE: Z2021137 - Hearing Checklist

Hi Adam,

Happy Friday to you... The signs are updated and I am waiting on photos to complete the affidavit(s) and send to you today.

The labels/postage etc... will be hand delivered in the next couple of hours.

Lastly, you expressed some concern about the experimental and proving grounds use, so I spoke with the owner, Steve Elsner today and if it helps staff we can strike that use altogether from the list. The market conditions have changed, along with his needs, and he no longer intends to pursue that use any further.

Jason

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**From:** Adam Cannon (PND) <[Adam.Cannon@maricopa.gov](mailto:Adam.Cannon@maricopa.gov)>

**Sent:** Monday, August 1, 2022 4:06 PM

**To:** Jason Sanks <[jason@iplanconsulting.com](mailto:jason@iplanconsulting.com)>

**Cc:** Adam Cannon (PND) <[Adam.Cannon@maricopa.gov](mailto:Adam.Cannon@maricopa.gov)>

**Subject:** Z2021137 - Hearing Checklist

Good afternoon Jason,

Please see the attached hearing checklist for Z2021137 and submittal deadlines for items. As you may know, I believe there will still be changes that may need to be made to the materials and that you will need a will serve letter for fire.

By Friday (8/05), I will need the following items:

1-4 can be sent to me via e-mail

- 1) The two remaining affidavits (Affidavit of Public Hearing Posting and Affidavit of Notification).
- 2) Pictures of the signs with public hearing posting dates
- 3) Map showing locations of postings
- 4) Citizens Participation Results Report

5-7 need to be dropped off at the 1<sup>st</sup> floor received by me in the mail (not postmarked) at **301 W. Jefferson Street, Suite 170, Phoenix, AZ 85003** by Friday, August 5, 2022.

- 5) Printed list of property owners & HOAS w/in 300'
- 6) Labels (**adhesive, make sure they aren't too big that I can't fit them on the postcard**)
- 7) Postcard postage (**adhesive stamps are preferable to metered labels as metered postage is usually too big**)

Best regards,

**Adam Cannon, AICP**

**Senior Planner**

[Maricopa County Planning & Development Department](#)

301 W. Jefferson St., Suite 170, Phoenix, AZ 85003

Desk: 602-372-0292

[adam.cannon@maricopa.gov](mailto:adam.cannon@maricopa.gov)

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