



**PLANNING AND ZONING COMMISSION
MARICOPA COUNTY, ARIZONA**

250 W. Jefferson Street, Phoenix and by GoToWebinar

MINUTES
February 5, 2026

CALL TO ORDER: Chair Milhaven called the meeting to order at 9:32 a.m.

MEMBERS PRESENT: **In-person**
Ms. Linda Milhaven, Chair
Mr. Erik Hernandez, Vice Chair
GoToWebinar
Mr. Alex Finter
Ms. Jan Leighton
Mr. Mihai Toma
Mr. Warren Whitney

MEMBERS ABSENT: Mr. Kevin Danzeisen
Mr. Spike Lawrence
Mr. Jimmy Lindblom
Mr. Derrik Rochwalik

STAFF PRESENT: Mr. Tom Ellsworth, Planning & Development Director
Ms. Rachel Applegate, Planning Supervisor
Mr. Ron Quarles, Senior Planner
Mr. Adam Cannon, Senior Planner
Ms. Nadia Barragan, Management Analyst
Ms. Rosalie Pinney, Recording Secretary

COUNTY AGENCIES: Mr. Max Carpinelli, County Attorney
Mr. Martin Camacho, Media Specialist
Mr. David Anderson, OET

CONTINUANCE: **SU250033, SU250041**

CONSENT: **MCP2022002**

Chair Milhaven made the standard announcements and asked if there were any changes to the January 8, 2026, P&Z minutes. None.

COMMISSION ACTION: Chair Milhaven approved the January 8, 2026 P&Z minutes as written.

CONTINUANCE AGENDA

Special Use Permit - SU250033

District 2

Project name: **201 S. Crismon Park Models**

Applicant: Ashley Marsh, Gammage & Burnham
Request: Modification of Conditions to a Special Use Permit in the R1-8 zoning district to allow park models at an existing RV park
Location: Generally located approx. ¼ mile north of the NEC of Crismon Rd. & Broadway Rd. in the east Mesa area
Continuance: Continue to March 5, 2026 hearing due to legal ad error

Special Use Permit - SU250041

District 4

Project name: **Event Space at Gambel Field**
Applicant: Jane Peiffer, JCJ Services
Request: Special Use Permit (SUP) for event space and outdoor events.
Location: Generally located 680 feet northeast of the NEC of Lower Buckeye Rd. & 331st Ave. in the Tonopah area
Continuance: Continue to March 5, 2026 hearing for additional time to work with staff.

Ms. Applegate presented the continuance agenda. No action required by the Commission.

CONSENT AGENDA

Military Compatibility Permit - MCP2022002

District 4

Project name: **Jomax RV & Boat Storage Facility**
Applicant: Taylor Earl, Earl & Curley, P.C.
Request: Military Compatibility Permit (MCP) with a precise Plan of Development for RV, boat, vehicle and self-storage facility in the Rural-43 MAAMF WHSC zoning district
Location: Generally located 975' south of the SWC of 195th Ave. and Jomax Rd. in the Surprise area
Recommendation: Approve with conditions

Chair Milhaven asked if anyone from the public that wished to speak on this case, MCP2022002. None. Chair Milhaven said this case will be moved from the regular agenda to the consent agenda.

Ms. Applegate presented the consent agenda.

COMMISSION ACTION: Vice Chair Hernandez adopted a motion recommending the Board of Supervisors approve the consent agenda. MCP2022002 with conditions 'a'-'j'. Commissioner Leighton second. Approved 6-0. Ayes: Finter, Hernandez, Leighton, Milhaven, Toma, Whitney.

- a. Development of the site shall be in general conformance with the Site Plan entitled "Jomax Storage Facility", consisting of 8 full-size sheets, dated revised November 4, 2025, and stamped received December 16, 2025, except as modified by the following conditions.
- b. Development of the site shall be in general conformance with the Narrative Report entitled "Jomax RV & Boat Storage Facility", consisting of 13 pages, dated revised December 16, 2025, and stamped received December 16, 2025 except as modified by the following conditions.
- c. The following Planning Engineering conditions shall apply:

1. Detailed grading and drainage (site infrastructure) plans must be submitted with the application for building permits.
2. Hydraulic calculations required at the time of final engineering design to show how the existing offsite flows are being routed across and/or along the west side of 195th Ave. Analysis to include the impact of the proposed improvements at the northeast corner of the property, driveways and 195th Avenue roadway improvements.
3. Hydraulic calculations required at the time of final engineering design to show that proposed fencing along the north property line shall have no adverse impact on the upstream neighboring properties upstream.
4. All disturbed or developed portions of the entire site shall be retained onsite.
5. Retention basins must drain within 36 hours.
6. Site is in a Special Flood Hazard Areas (SFHAs) and will require a flood use permit when submitting for a building permit.
7. All historic flows exiting the site shall exit after development in the same location and manner in which they exited before, or with less flow depth, quantity, or velocity than before.
8. A separate topographic plan sheet showing the existing conditions including the Right of Way limits of 195th Avenue along the site frontage must be submitted at the time of building permits for the purpose of evaluating current drainage conditions.
9. Storage of materials, walls/fence, parking and storm water retention are prohibited in the right-of-way.
10. Driveway access to County road(s) must be paved and will require a permit from MCDOT issued concurrent with building permit(s) required for site development. Drainage flow along the roadway must be maintained.
11. All adjacent roadway improvements required by MCDOT in the Traffic Study approval shall be permitted with building permits and in accordance with the current RDM standards.
12. Developer to provide improvements that include one through lane in each direction and a two-way left turn lane along the site frontage.
13. Engineering review of planning and/or zoning cases is for conceptual design only. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance; Drainage Policies and Standards; Floodplain Regulations for Maricopa County; MCDOT Roadway Design Manual; and current engineering policies, standards and best practices at the time of application for construction.

14. Based on the conceptual design nature of the information submitted, changes to the site layout and/or a reduction in the number of building lots may be necessitated by the final engineering design of the site drainage infrastructure.
- d. The following MCP standards shall apply:
1. Minimum Front Yard Setback: 10'
 2. Minimum Side Yard Setback: 10'
 3. Minimum Street-Side Yard Setback: 0'
 4. Maximum Lot Coverage: 65%
 5. Parking spaces: 1:250 ratio for office use, 5% accessible. 3 visitor parking spaces and 1 ADA parking space outside the gate, and 3 visitor parking spaces and 1 ADA parking space to be located inside the gate shall be permitted as noted on the plan.
 6. Screening: Adjacent to rural or residential zoning districts automobile parking shall be screened from view. Solid masonry wall, 6' in height adjacent to any side or rear property line abutting any rural or residential zoning district except chain link fence up to 8' in height shall be permitted where noted on the plan. View obscuring wall or fence, up to 8' in height, on perimeter of site with outdoor industrial use adjacent to district other than rural or residential.
 7. Wall sign: Shall not exceed 36 sq. ft. in area and shall not exceed 20' in height.
 8. Freestanding Signage: 1 freestanding sign and shall not exceed 26' in height.
 9. Landscaping: 5' landscaping strip along right-of-way along eastern property line adjacent to 195th Ave. Landscaping is not required along western parcel along 199th Ave. alignment.
 10. Paving: Pavement or approved dust proof material required for all driveways, parking spaces, and access points.
 11. Use: Limited to outdoor storage of personal and commercial vehicles and self-storage with ancillary uses.
- e. There shall not be any overnight stays that would include permanent, mobile or habitual structures, and overnight RVs. These uses are deemed as 'incompatible' and prohibited with MCP2022002.
- f. The following Maricopa County Environmental Services Department (MCESD) conditions shall apply:
1. A Notice of Intent to Discharge application for an onsite wastewater treatment (septic) system is required for any construction. Application must be submitted to the MCESD Onsite Wastewater Program.
 2. Wastewater is not permitted to discharge to an adjacent parcel's septic system. Setback requirements must be maintained per Arizona Administrative Code, Title 18, Chapter 9, Article 312, C (Features Requiring Setbacks).
- g. All buildings subject to noise attenuation as per ARS § 28-8482(B).
- h. Prior to issuance of a building permit, written confirmation will be required from the emergency fire protection jurisdiction having authority that the facility has been designed in accordance with their regulations and requirements, and that emergency fire protection

service will be provided to the facility. Prior to issuance of the certificate of occupancy, local fire protection jurisdiction review and approval will be required.

- i. The property owners and their successors waive claim for diminution in value if the County takes action to rescind approval due to noncompliance with conditions.
- j. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval allows the property to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, the property may be considered for revocation to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation of the Military Compatibility Permit. The Military Compatibility Permit enhances the value of the property above its value as of the date the Military Compatibility Permit is granted and reverting to the prior zoning results in the same value of the property as if the Military Compatibility Permit had never been granted.

Chair Milhaven adjourned the meeting of February 5, 2026, at 9:39 a.m.

Prepared by Rosalie Pinney
Recording Secretary

February 5, 2026