



## Village Planning Committee Meeting Summary

### PHO-2-26—Z-105-86-1(2)

<b>Date of VPC Meeting</b>	May 4, 2026
<b>Date of Planning Hearing Officer Hearing</b>	May 20, 2026
<b>Request</b>	Legislative review of the development plan.
<b>Location</b>	Approximately 1,180 feet east of the northeast corner of 17th Place and Deer Valley Road
<b>VPC Recommendation</b>	None

#### **VPC DISCUSSION:**

*No members of the public registered to speak on this item.*

#### **Staff Background Presentation**

**Matteo Moric**, staff, provided an overview of the request. Mr. Moric shared an aerial image showing the boundary line of the rezoning case from 1986. Mr. Moric noted the location of the site and said that the rezoning case stipulated that if any remaining portions of the phases are developed a hearing before the Planning Hearing Officer will be required for approval of the development plan. Mr. Moric then showed the site plan and building elevations and noted the case was before the committee mainly for review and comment.

#### **Applicant Presentation**

**John Reddell**, applicant with John Reddell Architects, said his client was an architectural steel manufacturer. Mr. Reddell said the site itself is 0.44 acres and they are proposing a 5,000 square foot building. Mr. Reddell said there is private access off Deer Valley Road to the west side of the property and access goes back to the larger complex to the north. Mr. Reddell identified the surrounding uses and noted much of it is storage and there is a cell tower next to the site. Mr. Reddell indicated the biggest hurdle was to develop circulation for sanitation and fire trucks and Mr. Reddell stated they worked with the appropriate departments to get a turnaround space that will work for everyone. Mr. Reddell added that there is no city sewer in the area so they are working with neighboring property owners to get sewer. Mr. Reddell said for his client the costs of installing sewer alone would be a major hardship.

Mr. Reddell said the building is a metal prefab building and that he is working with the Site Planning team to develop a stucco, masonry, and metal siding building. Mr. Reddell stated the 1986 zoning case rezoned the approximately 8-acre parcel and each owner in the area needs to come in front of the Planning Hearing Officer to show the site plan and what they are proposing.

Mr. Reddell said they were the only infill parcel left vacant which was used as a dumping ground. Mr. Reddell said there is no more than 5 employees working at the site.

### **Questions from Committee**

**Committee Member Borenstein** asked about the parking spaces provided. Mr. Reddell responded that they exceeded the city's parking requirements per the zoning code.

**Committee Member Marcolla** asked if a prefabricated building meant it was brought to the site and dropped. **Mr. Reddell** said it was a steel building brought in pieces and fabricated onsite. Mr. Marcolla asked about the private access agreement. Mr. Reddell said the group of properties near the site all had been part of the access agreement. Ms. Marcolla asked about the utilities and Mr. Reddell responded that they already had a pre-application with the City's Development team where the utilities were discussed.

### **Public Comments**

None.

### **Applicant Response**

None.

### **Floor/Public Discussion Closed: Motion, Discussion, and Vote.**

**Mr. Moric** said that a motion was not needed and the item was mainly for information, review and comment purposes. Chair Mortensen asked if all committee members were fine with the proposal and the 13 members present said yes.