

I. Call to Order

The meeting was held in the Library Community Room and called to order by Chair Charnetsky at 6:02 PM. A video recording of the meeting can be viewed [here](#).

Present: Chair Susan Charnetsky, Board Member Rachel Dudley, Commissioner Bob Darre, Council Member Lisa Brainard Watson

Absent: Vice Chair David Ledyard

Staff: Planning Director, Randy Proch; Planning Assistant, Rena Dosch

II. Pledge of Allegiance

Chair Charnetsky led the Pledge of Allegiance.

III. Call to the Community

There were no requests to speak.

IV. Business

A. Final Hilltop Park Design

APPROVED

The proposal is to vegetate, beautify, and reestablish a public gathering space located around The Hilltop School for the Arts, P.W. Litchfield Heritage Center, and Maricopa County Branch Library. The park space is located at the Rancho La Loma Homestead, located at 5374 N. Litchfield Road and is zoned Agritourism.

The yet-to-be-named park space is intended to compliment the numerous new projects located at Rancho La Loma, also known as The Hilltop. Staff has been working with the various entities involved as well as utilizing the public comments received through online and in-person surveys, open houses, and direction from the previous presentations to the Design Review Board, Recreation and Public Grounds Commission, and City Council to create a phased park space on all remaining portions of the 21-acre site. The park space is approximately 9 acres, which includes the northern portion of the site, the two eastern cottages, bandstand and stage, former pump house and bathroom buildings, water reservoir, and western sunset terraces.

All aspects of the design have used public feedback received for programming, amenities, and attractions, which include walking trails throughout, botanical gardens focused on Sonoran Desert plants, cacti, and roses, rentable spaces at the bandstand and terraces, a centralized event space, including playground, near the cottages and library, and storage and maintenance space for the Public Works department. The updated plan reduced turf by over 4,000 square feet. The plan also includes considerations for keeping the pumphouse, elements of the reservoir, and historic footbridge.

The flora will be diversified and left to grow, with only seasonal cutbacks with a peacock-themed entry feature as you enter from Litchfield Road. The amount of natural turf has been further reduced from the preliminary plans and carefully placed for optimal use and historic revegetating, especially on the sunset terraces. The plan shows several new buildings including multiple bathrooms and ramadas and is envisioned to include new uses for Cottage #2 and Cottage #3, just east of the museum space. Access is managed through an expanded parking area along the north, gated vehicular access for events on the western terrace, ADA parking stalls near the event space and adjacent to the museum, with Fire Department access embedded into the landscaping through a compacted DG path connecting the northern and southern parking lots, as well as a turnaround area near the cottages.

MOVE TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR THE FINAL HILLTOP PARK DESIGN, FILE NO. PZ-25-70, LOCATED AT 5374 N. LITCHFIELD ROAD AT LA LOMA SUBJECT TO THE EXHIBIT PROVIDED.

MOVER Commissioner Darre, **SECONDER** Board Member Dudley

AYE: Chair Charnetsky, Board Member Dudley, Commissioner Darre

ABSTAIN: Council Member Brainard-Watson

3 - 0 - 1 Passed

B. Approval of Minutes

APPROVED

MOVE TO APPROVE THE DECEMBER 4, 2025 MEETING MINUTES.

MOVER Board Member Dudley, **SECONDER** Commissioner Darre

AYE: Chair Charnetsky, Board Member Dudley, Commissioner Darre, Council Member Brainard Watson

4 - 0 - 0 Passed

V. Staff Report on Current Events

Mr. Proch showed drone photography of the current state of the Hilltop.

VI. Board Members Reports on Current Events

There were no reports provided.

VII. Adjournment

MOVE TO ADJOURN THE REGULAR MEETING

MOVER Board Member Dudley, **SECONDER** Commissioner Darre

AYE: Chair Charnetsky, Board Member Dudley, Commissioner Darre, Council Member Brainard Watson
4 - 0 - 0 Passed

The regular meeting adjourned at 6:36 P.M.

APPROVED:

DESIGN REVIEW BOARD

Susan Charnetsky, Chair

CERTIFICATION

I, Rena Dosch, hereby certify that the foregoing minutes are a true and correct copy of the minutes of the meeting of the Design Review Board of the City of Litchfield Park held on Thursday, January 8, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Rena Dosch, Planning Assistant