

<u>Chairman</u>	<u>Vice-</u>	<u>Secretary</u>	<u>Member</u>	<u>Member</u>	<u>Member</u>	<u>Member</u>	<u>Alternate</u>
Jeff Nelson	<u>Chairman</u>	Bryan	Shawn	Linda Grice	Clay Allsop	Joanna	<u>Member</u>
	Jay Otlewski	Patterson	Hutchinson			Conde	Tony Feiter

Planning and Zoning Commission Meeting Notice & Agenda

Thursday, November 7, 2019
City Council Chamber
8401 West Monroe Street
Peoria, AZ 85345



Regular Meeting 6:30 PM

Convene
Roll Call
Opening Statement
Final Call to Submit Speaker Request Forms

Consent Agenda

CONSENT AGENDA: All items listed on the Consent Agenda are considered to be routine or have been previously reviewed by the Commission, and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

Consent

1 C Disposition of Absence

Discussion and possible action to approve/excuse the absences of Commissioners Shawn Hutchinson and Joanna Conde from the Planning and Zoning Commission meeting held on October 17, 2019.

2 C Minutes

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on October 17, 2019.

3 C **Washington Event Center: Conditional Use Permit (CU19-10)**

A request to obtain a conditional use permit to allow a wedding and reception center within the existing building at 8291 W. Washington Street.

Regular Agenda

REGULAR AGENDA: All items listed on the Regular Agenda are considered public hearing items subject to separate discussion and action by the Commission unless indicated otherwise by the Commission Chair or by the agenda item description. The order in which the following items are heard may be altered at the discretion of the Commission Chair.

New Business

4 R **Project Update**

Staff will provide an update on ongoing efforts, and upcoming projects and events within the City, which include: strategic planning, zoning code amendments, process improvements, and scheduled annual events. This item is for discussion only, no action will be taken at this time.

Call To The Public (Non-Agenda Items)

Your comments pertaining to the Planning and Zoning Commission business are welcome. However, if you wish to address the Planning and Zoning Commission, please complete a Speaker Request Form and return it to the clerk before the call to order for this meeting. Boards and Commissions are not authorized by state law to discuss or take action on any issue raised by public comment until a later meeting.

Reports from Staff

5 R **Reports**

Planning and Zoning Commission Updates and Report of Current Events:

Planning and Zoning Commission members will give updates on relevant events and activities they have attended since the last meeting. These items are for information only - no action will be taken.

Adjournment

NOTE:

Documentation (if any) for items listed on the Agenda is available for public inspection, a minimum of 24 hours prior to the Board/Commission Meeting, at any time during regular business hours in the Office of the City Clerk, 8401 W. Monroe Street, Room 150, Peoria, AZ 85345.

Accommodations for Individuals with Disabilities. Alternative format materials, sign language interpretation and assistive listening devices are available upon 72 hours advance notice through the Office of the City Clerk, 8401 West Monroe Street, Peoria, Arizona 85345 - Phone: (623) 773-7340 or FAX (623) 773-7304. To the extent possible, additional reasonable accommodations will be made available within the time constraints of the request. The City has a TDD line where accommodations may be requested at: (623) 773-7221.

Public Notice

In addition to the Board/Commission members noted above, one or more members of the Peoria City Council or various other Boards and Commissions may be present to observe this meeting as noticed on this agenda.

Planning and zoning commission meetings can be viewed live on Channel 11 (Cox Cable) and are available for viewing on demand at <https://www.peoriaaz.gov/government/departments/planning-and-community-development/planning-and-zoning-videos>.



PLANNING AND ZONING COMMISSION REPORT

Meeting November 7, 2019

Date:

Agenda Item: 2C

Case Name: Minutes

General Application Information

ATTACHMENTS:

Description

PZ draft minutes 10-17-19

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBERS
OCTOBER 17, 2019**

A Meeting of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8401 W. Monroe Street, Peoria, AZ in open and public session at 6:30 p.m.

Members Present: Chair Jeff Nelson, Vice-Chair Jay Otlewski, Secretary Bryan Patterson, Commissioner Clay Allsop, Commissioner Linda Grice and Alternate Commissioner Tony Feiter

Members Absent: Commissioner Joanna Conde and Commissioner Shawn Hutchinson

Others Present: Chris Jacques – Planning Director, Lorie Dever – Planning Manager, Cody Gleason – Principal Planner, Amanda Beck – Planner and Della Ernest – Executive Assistant

Opening Statement: The Opening Statement was read by Chair Nelson.

Call for speaker request forms.

Audience: 6

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

CONSENT AGENDA

All items listed with a “C” are considered to be routine by the Planning and Zoning Commission, and were enacted by one motion.

1C Minutes

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on October 3, 2019.

COMMISSION ACTION: Vice-Chair Otlewski moved to approve the Consent Agenda as presented. The motion was seconded by Secretary Patterson and upon vote, passed 4-0.

REGULAR AGENDA

Commissioner Allsop arrived at the meeting.

UNFINISHED BUSINESS

2R **Administrative Relief: Zoning Text Amendment (TA19-02)**

A request to consider a city-initiated text amendment to Section 21-102 “Conflicting Regulations” and Section 21-324 known as “Administrative Relief” of the Zoning Ordinance.

The staff report was presented by Ms. Amanda Beck, Planner.

COMMISSION COMMENTS:

Vice-Chair Otlewski asked how many variances have been brought to the city.

Ms. Beck stated the City has received about 122 applications over a span of 30 years. Several were withdrawn and one is currently in limbo pending the outcome of this text amendment.

Commissioner Allsop asked if there was a conflict between a plat and the zoning. Would the zoning always prevail and can the text amendment in any way restrict the ability for the homeowner to use their property.

Mr. Jacques confirmed the zoning will always prevail. Without the text amendment, homeowners in certain subdivisions are restricted and need to ask for an administrative relief to develop their lot in accordance with the underlying zoning.

Secretary Patterson asked if staff presented the proposed changes to the Board of Adjustment.

Mr. Jacques stated that the process to consider changes to the code is to bring it before the Planning & Zoning Commission which then advises the City Council through a recommendation. The change would then bring the Board of Adjustment back to what their charge really is, which is to consider variances and appeals of interpretations from the Planning Director.

Commissioner Feiter asked if the text amendment is affecting HOA’s rights.

Mr. Jacques stated that the proposed amendment does not change zoning or alter existing CC&R’s.

PUBLIC COMMENTS:

Mr. Steve Howell, a resident of Citrus Gardens spoke in favor of the text amendment.

COMMISSION ACTION: Secretary Patterson moved to approve item 2R TA19-02 as presented. The motion was seconded by Vice-Chair Otlewski and upon vote, passed 5-0.

NEW BUSINESS

3R **2019 Major General Plan Amendment: PlanPeoriaAz General Plan (GPA19-03)**

A city-initiated major amendment to the General Plan to comprehensively update the Peoria General Plan in preparation for voter ratification in the fall of 2020 and to ensure the plan remains consistent with overarching goals of the City.

The staff report was presented by Ms. Lorie Dever, Planning Manager.

COMMISSION COMMENTS:

Commissioner Allsop asked if the zoning changes from landowner's current zoning is changed by the update, do they have the option to be grandfathered to maintain what they were previously when they purchased the property.

Ms. Dever stated the general plan update does not change existing zoning. Rather the request is to modify the land use designation which then impacts any future request for a rezone. In no way does it impact existing zoning.

Secretary Patterson commented that major updates particularly in a high growth area like Peoria can be controversial and the fact that we aren't seeing any controversy in one of our public hearing really says a lot about the staff outreach and responsiveness to the stakeholders. Great job

Vice-Chair Otlewski commented that this has been a long process and it's been fun to watch. It is an amazing plan and looks forward to seeing it come to fruition.

Chair Nelson commented that growth is coming to this city whether we like it or not and you have to plan for it in a smart, thoughtful manner and this plan does that. Hats off to staff, Ms. Dever, the team, and special thanks to business owners, residents and property owners who have contributed to the process providing their feedback.

COMMISSION ACTION: Vice-Chair Otlewski moved to approve item 3R with the updated future land use map. The motion was seconded by Commissioner Allsop and upon vote, passed 5-0.

4R **Project Update: Census 2020**

Staff briefing and possible discussion regarding the City's efforts to work closely with the Census Bureau and its regional partners at MAG to promote the upcoming census.

COMMISSION COMMENTS:

Chair Nelson asked how the Commission can help the city ensure thorough participation.

Mr. Jacques stated assistance can be provided by participating on the City's Complete Count Committee and by helping to inform the public through various community interactions.

CALL TO THE PUBLIC ON NON-AGENDA ITEMS: None

5R **Reports from Staff**

A. **Upcoming Commission Meeting Dates**

November 7th meeting will be held in City Council Chambers and
November 21st is canceled.

**PLANNING AND ZONING COMMISSION UPDATES AND REPORT OF CURRENT
EVENTS:**

None

ADJOURNMENT: There being no further business to come before the Planning and Zoning
Commission, the meeting adjourned at 7:46pm.

Jeff Nelson, Chair

Submitted by Della Ernest

Date

Date



PLANNING AND ZONING COMMISSION REPORT

Meeting November 7, 2019

Date:

Agenda Item: 3C

Case Name: Washington Event Center: Conditional Use Permit (CU19-10)

General Application Information

Proposal:

A request to obtain a conditional use permit to allow a wedding and reception center within the existing building at 8291 W. Washington Street.

Location:

8291 W. Washington Street

Project Acreage:

.08 acres

Applicant:

Philip Reina

Recommendations:

Approve Case CU19-10, subject to the Conditions of Approval identified in Exhibit 1 of the staff report.

ATTACHMENTS:

Description

Staff Report

Exhibit 1 - Conditions of Approval

Exhibit 2 - Vicinity Map

Exhibit 3 - Context Map

Exhibit 4 - Applicant Project Narrative

Exhibit 5 - Floorplan

Exhibit 6 - Zoning Map



PLANNING AND ZONING COMMISSION

STAFF REPORT

Date November 7, 2019

To Planning and Zoning Commission

From Amanda Beck
Planner

Subject Washington Event Center
A proposed wedding and reception located at 8291 W. Washington Street.

PROPOSAL

The applicant is requesting a Conditional Use Permit (CUP) to allow a wedding and reception center within an existing suite located at 8291 W. Washington Street.

APPLICATION INFORMATION

Case Number Conditional Use Permit (CU19-10)

Applicant Philip Reina, of Reina Design Studio, on behalf of Maria Del Carmen Ledezma

Request(s) 1. Approve a Conditional Use Permit (CUP) to allow a wedding and reception center within an existing suite located at 8291 W. Washington Street.

LOCATION AND CONTEXT

SUBJECT SITE

The subject site is located at 8291 W. Washington Street, at the southwest corner of Washington Street and the Grand Avenue frontage road as shown in Exhibit 2 and Exhibit 3. The suite is situated within a multi-tenant building located within Old Town Peoria. Existing tenants include the Biker's Edge Cycling, Carniceria Sonora, Awards by C&L, and AZ Party Decor. The subject suite is the former Ideal Jeweler's location.

CONTEXT

West of the subject building across 83rd Avenue is the landmark Hood Building, which houses Iron Key Studios. Further west is the Fire Station No. 1 building occupied by Lucidi Distilling Co. To the north and east of the subject site is Osuna Park and the intersection of Grand Avenue and

83rd Avenue. South of the subject site are several other Old Town Peoria buildings such as Napa Auto Parts and the Locksmith Shop, as well as Wilhelm Auto.

APPLICANT'S PROPOSAL

The applicant is requesting a Conditional Use Permit (CUP) to operate a wedding and reception center within the existing 1,625 square foot suite. Improvements to the suite would include adding two new bathrooms and removing the existing internal walls to open up the suite for guests. Based on the initial building code analysis, the projected maximum occupancy would be seventy-seven (77) guests. Events would utilize catered food, which would be delivered to the site for each event.

The typical hours of operation would be daily from 9:00 a.m. to 9:00 p.m., and actual utilization of the space and number of occupants would be dependent on the specific event. Should a guest wish to rent the center outside of these hours of operation, the event may be permitted subject to receiving an approval of a Temporary Use Permit as discussed in more detail below.

Parking is not required to be provided on-site for businesses within the Old Town area; however, staff parking will be within the existing outdoor court area along the south of the building. Guests of the event center would utilize on-street parking within the surrounding area. The proposal is described in more detail within the Project Narrative and submitted Floorplan (Exhibits 4 and 5).

DEVELOPMENT INFORMATION

<u>Existing Use:</u>	Vacant Suite
<u>Proposed Use:</u>	Wedding and Reception Center
<u>Suite Size:</u>	1,625 square feet
<u>Hours of Operation:</u>	9:00 a.m. to 9:00 p.m.
<u>Parking:</u>	None required. Staff will park within courtyard areas. Guests will use on-street parking.

STAFF ANALYSIS

ZONING

The zoning designation is Core Commercial Mixed-Use (CCM), which is within the overarching Old Town Mixed-Use Overlay (OTMU) as shown in Exhibit 6.

ZONING HISTORY

The Old Town Mixed-Use (OTMU) Districts were established by the City Council in April 2004 (Ord. 04-19), and intended to facilitate the revitalization of Old Town Peoria by encouraging a mixture of appropriate uses, which promote pedestrian activities and create economic niches within the designated area. In this manner, the OTMU Districts, Core Commercial Mixed Use (CCM) and Core Residential Mixed Use (CRM) are some of the City's implementation

mechanisms to achieve the goals and policies set forth in the Central Peoria Revitalization Plan and the Peoria General Plan.

ANALYSIS

The site is located within the Core Commercial Mixed Use (CCM) Zoning District. Wedding and reception centers are conditionally permitted uses within the OTMU District, as listed in Table 21-622. Additionally, this land use is subject to Section 21-505, Limitations on Use as discussed below.

KEY FINDINGS

1. The proposed use is permitted within the CCM Zoning District, subject to receiving a Conditional Use Permit and complying with the Limitations on Uses as defined in Section 21-505.C.4.

CONDITIONAL USE PERMIT

The purpose of the Conditional Use Permit requirement is to ensure compatibility with the surrounding area, and that the use is not injurious to the health, safety, and general welfare of the community.

ANALYSIS

REVIEW CRITERIA

Section 21-321 of the Peoria Zoning Ordinance outlines the applicable criteria for evaluating Conditional Use Permits. The Planning and Community Development Department shall review applications and make a recommendation for approval or denial to the Planning and Zoning Commission based on the following criteria:

1. Whether the use is designated as a permitted Conditional Use within the zoning district in which the property is located.
2. Whether the use meets the locational and development standards provisions, as applicable for the Conditional Use Permit, for the zoning district in which the property is located.
3. Whether the use is consistent with the goals, policies, and intent of the General Plan and any adopted Specific Plan applicable to the site where the proposed use is located.
4. Whether the use is consistent with documentation and recommendations provided by reviewing City Departments.
5. Whether the use complies with all applicable City Codes, standards, and guidelines governing such use.

6. Whether the use will be materially detrimental to the health, safety, or general welfare of persons residing or working in the vicinity of the property, to the neighborhood, or to the public welfare; or if the use will unreasonably interfere with the use and enjoyment of nearby properties. Consideration shall include, but not be limited to the following factors:
 - a. Damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination;
 - b. Impact on surrounding areas resulting from an unusual volume or character of traffic;
 - c. Ingress and egress to the property and proposed structures;
 - d. Pedestrian and vehicular circulation with particular reference to fire protection;
 - e. Parking and loading; and
 - f. Impact on public services, including schools, utilities, and recreation.
7. The Planning Manager shall not approve or recommend approval of any Conditional Use Permit unless the Department has received a Waiver of Proposition 207 from the Owner(s) of the property that is the subject of the Conditional Use Permit or has determined that the absence of such a Waiver of Proposition 207 is consistent with the City's General Plan and zoning goals and regulations.

SPECIAL LIMITATIONS

Section 21-505.C.4 of the Peoria Zoning Ordinance identifies special limitations for a wedding and reception center. Note: staff responses to those special limitations as they apply to the subject site are identified in *italics*:

1. Maximum building height shall be thirty (30) feet or two (2) stories, whichever is greater.

The proposed use will occupy a suite within an existing one story building, which is less than thirty (30) feet. There are no proposed additions to the suite at this time, and the proposed use meets this criteria.
2. Outdoor events between the hours of 10:00 p.m. and 7:00 a.m. shall require a temporary use permit.

The typical hours of operation are expected to be from 9:00am to 9:00pm; however, there may be times where an event is expected to either begin or end beyond the stated timeframe. In those instances where the timeframe exceeds 10:00pm, the applicant will be required to obtain a temporary use permit, in accordance with the Zoning Ordinance.

APPLICABILITY

The intent of the OTMU zoning district is to create an urban center where people live, work, and entertain. This requires a balance of land uses that promote pedestrian activities throughout the day and evening. Staff believes the proposed event center use is in keeping with the surrounding mixed-use character envision within the Old Town area, and in particular would provide an additional entertainment and activity venue within the core downtown area.

Given the maximum occupancy noted in the applicant's narrative, it could be seen as a moderately intense use if the center was regularly rented at full capacity. However, events are expected to vary in size, time of day, and duration. Additionally, there are no minimum parking requirement within the OTMU district. Thus, this suite relies on existing street parking within the immediate area like other businesses within downtown. When larger events are held, this venue, like others in the immediate area, can also direct patrons to utilize surface parking lots within the surrounding area.

Should any issues arise regarding the operation of the reception center, Section 21-321.I provides the Planning Manager with continuing jurisdiction over all Conditional Use Permits. This means that the Planning Manager may recommend to the Planning and Zoning Commission that a permit may be revoked, modified, or suspended should any of the following occur:

1. The permit was obtained by fraud or misrepresentation;
2. The use authorized by the permit has been exercised in violation of the conditions of its approval;
3. A change in circumstances consisting of any of the following has occurred:
 - a. Impacts from the approved conditional use to neighboring properties.
 - b. Changes in aesthetic or environmental impacts such as noise, odors, or pollution.
4. The use authorized by the permit has been exercised in a manner that is detrimental to the public health, safety, or welfare of the community or in a manner that constitutes a nuisance to neighboring property owners, adjacent neighborhoods, or the City.

COMMUNITY INVOLVEMENT

Public Noticing

The application was properly noticed pursuant to Section 21-315 of the Peoria Zoning Ordinance, which includes notification to all property owners within 600 feet of the site and registered HOAs within one (1) mile, posting of a sign on the site, and placing an ad in the Peoria Times at least 15 days prior to the Public Hearing.

Support / Opposition

At the time of this writing, Staff has not received any support or opposition to this proposal.

KEY FINDINGS

1. The proposal meets the Conditional Use Permit standards and meets the above referenced special limitations as identified within the Section 21-505.C.4 of the Zoning Ordinance;
2. When operated in accordance with the recommended conditions of approval, the use is not expected to disrupt other nearby uses and is consistent with the mixed-use character of the Old Town Mixed-Use District; and
3. The applicant/owner has submitted a signed and notarized Proposition 207 waiver, which will be recorded with the conditions outlined in Exhibit 1.

PROPOSITION 207

The voters of Arizona approved Proposition 207, which among other things requires municipalities to compensate property owners for actions which have the effect of diminishing the value of property. The City Attorney's Office has drafted an agreement which waives the applicant's rights to future Proposition 207 claims against the City. Accordingly, the applicant has furnished a signed and notarized Proposition 207 Waiver.

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission take the following action:

Approve the applicant's request for a Conditional Use Permit under Case CU19-10, subject to the attached Conditions of Approval.

STAFF CONTACT

Amanda Beck
Planner
623-773-7128
amanda.beck@peoriaaz.gov

CU19-10: Washington Event Center

8291 W. Washington Street



The Conditional Use Permit request for the above mentioned property is subject to the following Conditions of Approval in order to protect the public health, safety, welfare, and the City of Peoria:

1. The use shall substantially conform to the Project Narrative (Exhibit 4), as contained in the staff report to the Planning & Zoning Commission dated November 7, 2019.
2. Events that occur within 10:00pm – 7am will require the issue of a Temporary Use Permit pursuant to the Zoning Ordinance.
3. The applicant shall obtain all necessary operational permits as required by the Fire and Building Departments prior to occupancy.
4. In accordance with Section 21-321.B of the Peoria Zoning Ordinance, the Conditional Use Permit will expire within eighteen (18) months of the date of approval in the event the use has not commenced or if a building permit has not been obtained.

CU19-10: Washington Event Center

8291 W. Washington Street



CU19-10: Washington Event Center

8291 W. Washington Street



Reina Design Studio/ Design & Project Development

August 28, 2019

PROJECT NARRATIVE

RE: PROPOSED EVENTS CENTER
8291 W. Washington., Peoria, AZ 85345

1) General Items:

Existing tenant space of 1,625 SF is being proposed as an events center which is calculated to serve a maximum of 77 occupants. The site is comprised of 3,500 sf .the existing building represents a 40% coverage of the site.

All new and future improvements shall be submitted for review and approval for permits by the city.

Hours of operation are currently proposed to run from 9:00 am to 9 pm, depending on the scheduled events. We anticipate that there will be initially one to two events a week and increasing as the business becomes known and grows with the number of events.

The existing tenant space will undergo improvements with regard to the HVAC systems along with increased restroom facilities.

Refuse disposal shall be addressed as required by the city.

With regards to any storage, etc.: served foods shall be prepared off site and delivered to the site for each event. There is no food preparation or cooking done on site. It is expected that with the growth of the business volume, a new patio cover may be placed in the existing outdoor court for use with chairs and tables, weather permitting. Such a space would be secured with a decorative fence and gates.

2) Security Management Plan:

Security will be provided on a as-needed basis, depending on the size of the event. Smaller events will be handled by staff, while larger will be addressed with hired security personnel.

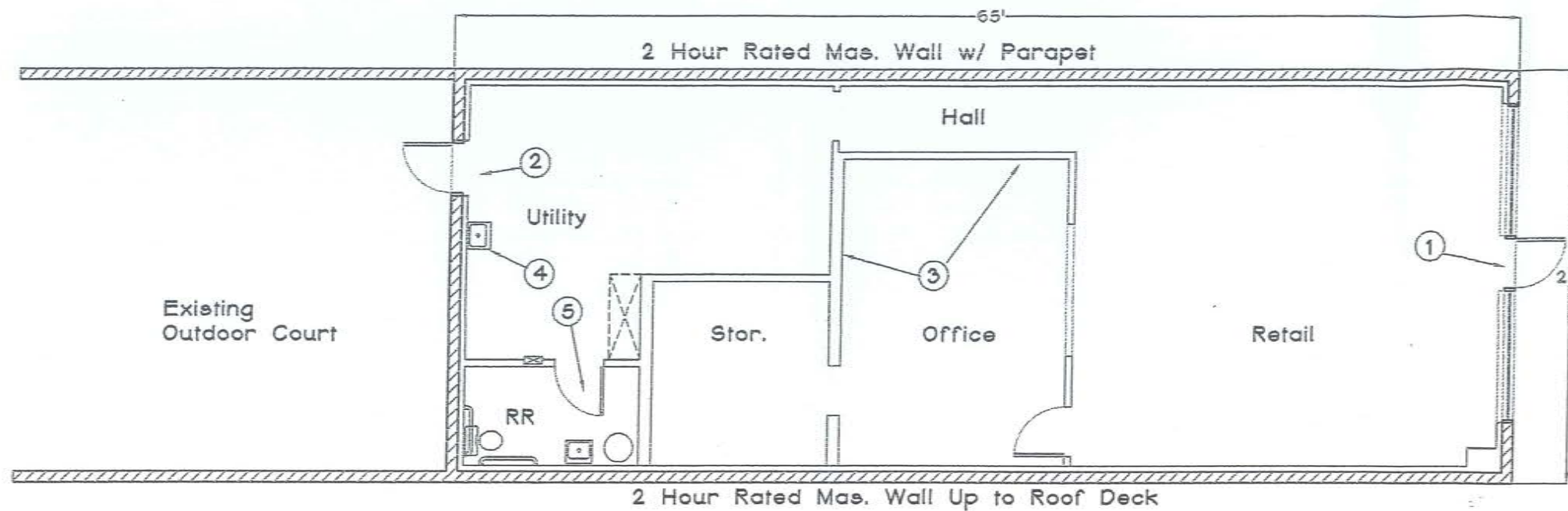
Security lighting will be added along the front and rear of the site.

3) Distance Separation:

The site is located in the downtown historic district and surrounded by other small commercial entities.

All parking is off site in surrounding public right-of-ways, with the exception of staff parking within the existing outdoor court along the south of the building.

Thank you for the opportunity to serve you!

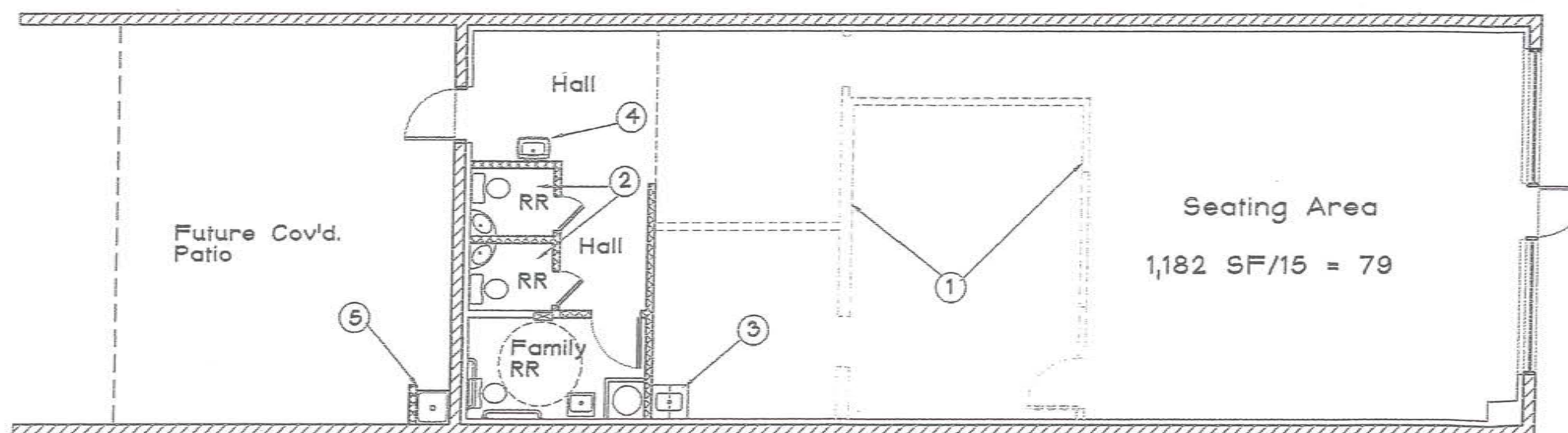
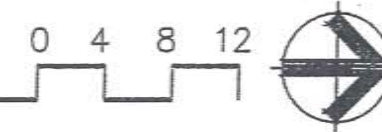


Keynotes

- ① EXISTING FRONT ENTRY
- ② EXISTING REAR DOOR
- ③ EXISTING WALLS
- ④ EXISTING LAVATORY
- ⑤ EXISTING RESTROOM

Existing Floor Plan 1,625 SF

SCALE: 1/4" = 1'-0"
EXISTING USE: JEWELRY STORE

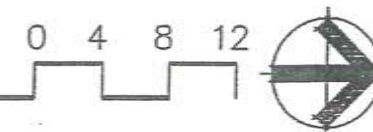


Keynotes

- ① EXISTING WALLS TO BE DEMOLISHED
- ② NEW RESTROOMS
- ③ NEW HAND SINK
- ④ NEW LAVATORY
- ⑤ NEW MOP SINK

Proposed Floor Plan

SCALE: 1/4" = 1'-0"
NEW USE: EVENTS CENTER



EVENTS CENTER

8291 W. WASHINGTON ST., PEORIA, AZ

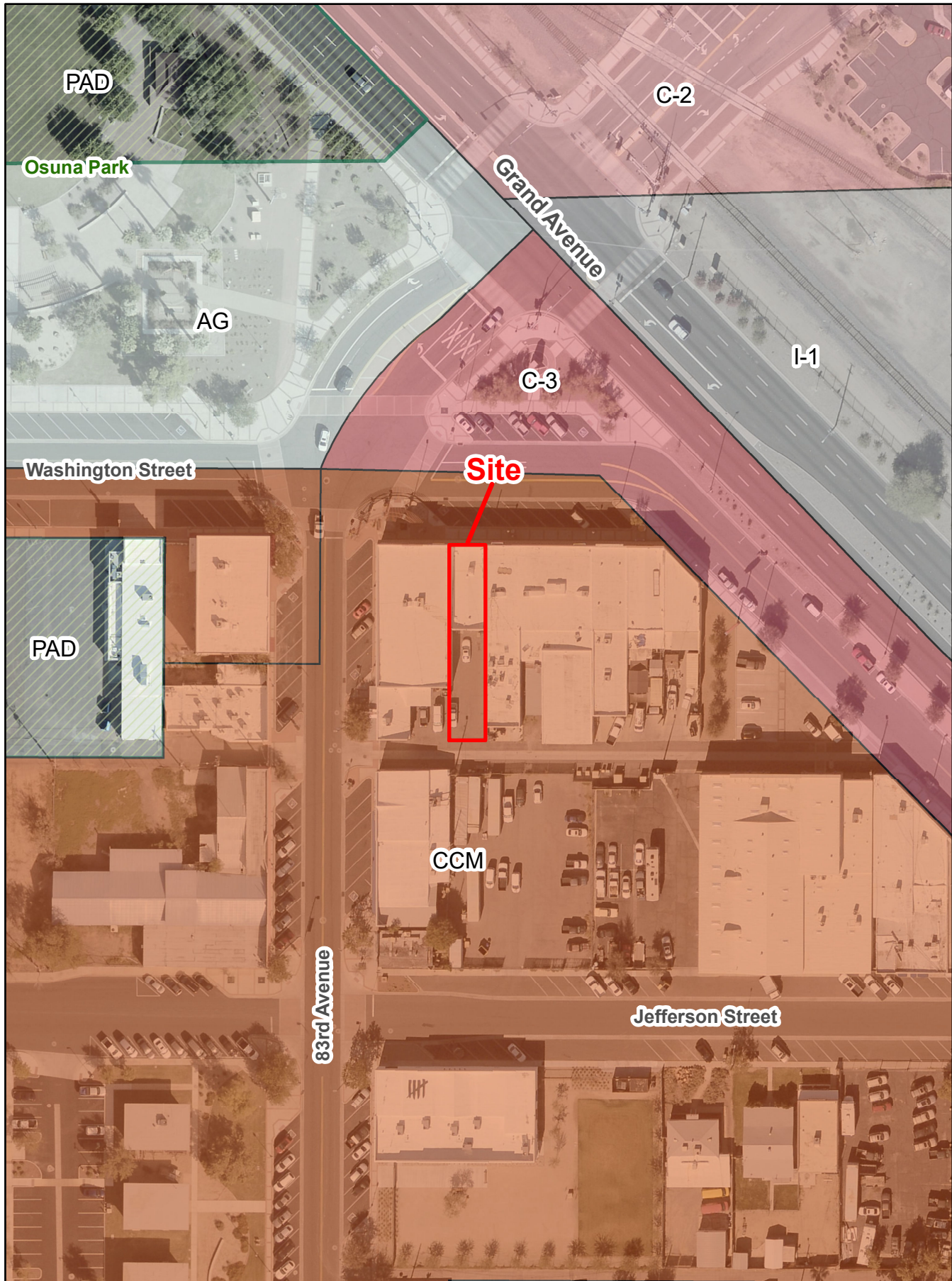
Maria Del Carmen Ledezma

8291 W. Washington Street, Peoria, AZ

CU19-10 | Exhibit 5

CU19-10: Washington Event Center

8291 W. Washington Street





PLANNING AND ZONING COMMISSION REPORT

Meeting November 7, 2019

Date:

Agenda Item: 4R

Case Name: Project Update

General Application Information

Proposal:

Staff will provide an update on ongoing efforts and upcoming projects within the City.

Location:

City-wide

Project Acreage:

N/A

Applicant:

City of Peoria

Recommendations:

This item is for discussion only, no action will be taken at this time.

ATTACHMENTS:

Description

Staff Memo



Memorandum

Date: November 7, 2019

To: Planning and Zoning Commission

From: Lorie Dever, Planning Manager

Re: ITEM 4R
Project Update

The City of Peoria has undertaken a number of projects that touch upon all areas of the city. Staff will provide the Commission an update on ongoing efforts, and upcoming projects and events, which include:

- Strategic Planning:
 - PeoriaAz General Plan Ballot Preparation
 - Update to the Design Review Manual
- Zoning Code Amendments:
 - Accessory Structures
 - Group Home
 - Mobile Food Vendors
 - Non-Residential Standards
 - Sign Code Refinements
 - Small Cell Sites
 - Misc. Refinements
- Process Improvements:
 - Website Updates
 - Electronic Plan Review for Additional Case Types
- Scheduled Events:
 - Arizona Planning Association State Conference