

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBERS
NOVEMBER 4, 2021**

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 Clay Allsop, Vice-Chair Tony Feiter, Secretary Linda Grice, Commissioner Shawn Hutchinson, Commissioner Jeff Nelson, Commissioner Brad Shafer and Commissioner Joysaphine Waitman

Members Absent: None

Others Present: Chris Jacques – Planning Director, Lorie Dever – Planning Manager, Chris Lemka – City Traffic Engineer, Michael Dynes – Assistant City Attorney, Cody Gleason – Principal Planner, Rick Williams – Senior Planner and Della Ernest – Executive Assistant.

Opening Statement: The Opening Statement was dispensed with by Chair Clay Allsop.

Audience: None

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 Disposition of Absence

Discussion and possible action to approve/excuse the absence Commissioner Joysaphine Waitman from the October 21, 2021 meeting.

2C Minutes

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meetings held on October 7, 2021 and October 21, 2021.

COMMISSION ACTION: Secretary Grice moved to approve the Consent Agenda as presented. The motion was seconded by Commissioner Nelson and upon vote, passed unanimously 7-0.

REGULAR AGENDA

New Business

3R Design Review Manual: Single-Family Residential

Presentation and possible discussion on the guidelines in the Building Form & Architecture section related to single-family residential, as proposed in the update to the Peoria Design Review Manual.

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

COMMISSION COMMENTS:

On the topic of Usable Open Space, Commissioner Waitman thinks we should look into hammock parks, disc frisbee and other unique amenities as they may attract working professionals that would stay in the city rather than commuting to other areas.

Commissioner Nelson would like to see dog parks incorporated into the list of amenities.

Commissioner Shafer stated that as we incorporate these unique amenities, which adds value to the community, it will set Peoria apart and people will want to live in Peoria because we do have these activity spaces.

Chair Allsop asked if these facilities are installed by Parks and Recreation or something the developer or HOA is maintaining.

Mr. Jacques stated that it refers to proposed developments and the required usable open space. Those usable spaces typically consist of a tot lot and a ramada, and the city is looking beyond that to promote a whole variety of amenities that are unique and multi-generational.

On the topic of Open Space and Recreation, Chair Allsop asked how staff determines how much usable space is required.

Mr. Jacques stated that each subdivision is required to devote a percentage of the project area as usable open space based on the total number of units proposed, in accordance with the requirements of the Peoria Design Review Manual. The developer will need to demonstrate how each of the amenities meet the intent and spirit of usable open space.

Secretary Grice is in favor of setting a minimum number of amenities or a higher quality of an amenity based on the overall value of the subdivision.

Vice-Chair Feiter commented that as long as developers are meeting the minimum open space requirements, drainage and retention requirements etc, they should not

be forced to create a certain amount of amenities. The free market will determine what is desirable and homebuyers will drive what needs to be there.

Further discussion ensued regarding restricting the number, type and quality of amenities that could be required and possible waivers.

On the subject of Building Form and Architecture, Ms. Dever presented to the Commission various single-family architectural elevations, roof types and styles both existing and proposed regulations. Ms. Dever then asked for feedback if the regulation was effective based on scenarios showing placement of same home floor plan and elevation being located either across the street or on an adjacent lot.

On the topic of Accessory Building and Structures, Ms. Dever asked the Commission if the design of accessory buildings should be regulated and if so, when and what design elements should be regulated?

Vice-Chair Feiter stated that whatever the Design Review Board sets in place, the requirements are subject to any Homeowner's Associations design guidelines.

Commissioner Hutchinson commented he agrees with the premise of square footage and height at 200 sq. ft. as to when design review starts.

Secretary Grice is in favor of having a sliding scale of requirements for example a 200 sq. ft. structure should coordinate with the main building, but if the accessory building is larger, it should match the main building in style and materials.

Commissioner Shafer commented there should be some flexibility in the requirements for homeowners that are not in an HOA that have erected an accessory building without a permit.

Commissioner Nelson commented that going forward, he is in favor of having feedback questions in advance to allow more thoughtful answers.

Call to the Public (Non-Agenda Items): None.

8R Reports from Staff

A. Upcoming Events

- Veteran's Day – November 11th
- Second Saturday – November 13th
- Redistricting Open Houses – November 15th
- Old Town Holiday Festival – December 11th

B. Upcoming Commission Meeting Dates

The next Commission meeting is November 18, 2021 in City Council Chambers. There will be no meeting on December 2nd and there will be a Special Meeting on December 9th.

Planning and Zoning Commission Updates and Report of Current Events:
None

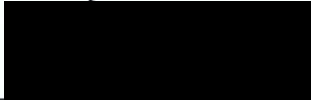
Adjournment: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 8:36 pm.



Clay Allsop, Chair

Date

12/9/21



Submitted by Della Ernest

Date

12/9/2021