

PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBERS
NOVEMBER 3, 2022

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 Robyn Uptegraff and Commissioner Joysaphine Waitman

Members Absent: None

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

Audience: 8

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 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.

1C Disposition of Absence

Discussion and possible action to approve/excuse the absence of Vice-Chair Tony Feiter and Commissioner Robyn Uptegraff from the October 20, 2022 meeting.

2C Minutes

Discussion and possible action to approve the minutes of the October 20, 2022 meeting.

COMMISSION ACTION:

Secretary Grice moved to approve the consent agenda as presented. The motion was seconded by Commissioner Waitman and upon vote, passed unanimously 7-0.

REGULAR AGENDA

New Business

3R Casa Blanca Reception Hall: Conditional Use Permit (CU22-01)

Discussion and possible action to obtain a Conditional Use Permit to allow operation of a reception hall within a 20.2-acre commercial center located south of the southwest corner of Peoria Avenue and 67th Avenue.

The staff report was presented by Ms. Sarah Dircks, Planner.

PUBLIC COMMENTS: None

COMMISSION COMMENTS:

Secretary Grice asked how an issued Conditional Use Permit might be revoked.

Mr. Jacques stated that the City has continuing jurisdiction over the CUP and if adherence to the conditions of approval are found to be a chronic problem, and the applicant is unsuccessful in resolving the issue, then the city has the ability to bring the conditional use permit back to the Commission for reconsideration, which could include revocation.

Commissioner Nelson asked if the police department reviewed the request and if any feedback was received.

Ms. Dircks confirmed that all cases are submitted to the police department for review and no feedback was received.

Commissioner Waitman asked if there is an outside event area.

Ms. Dircks stated there is no outside area component to the request, noting that at one time the applicant's intent was to have a horse-drawn carriage as part of opening and closing wedding ceremonies, but has since decided against that component.

Vice-Chair Feiter supports the request however, stated that it is critical that the landlord and property manager adhere to the conditions of approval pertaining to security and maintenance of the property.

COMMISSION ACTION:

Vice-Chair Feiter moved to approve item 3R Case CU22-01. The motion was seconded by Commissioner Hutchinson and upon vote, passed unanimously 7-0.

4R Study Session: Housing and Socioeconomic Trends

Presentation and possible discussion by Mr. Scott Wilken of Maricopa Association of Governments related to housing and socioeconomic trends within the Phoenix Metro Area. This item is for discussion only.

COMMISSION COMMENTS:

Secretary Grice asked if there is anything the Commission can do to promote diversity in apartment and single-family housing.

Mr. Wilken stated that cities are limited in how much that can be done in that realm.

Mr. Jacques commented that the General Plan includes goals and policies calling for a diverse housing stock for all income segments and lifestyle choices and has attempted to reflect a balanced Land Use Plan that advances those elements.

Commissioner Waitman asked for suggestions to educate the community of the domino effect of poverty as it pertains to housing and the importance of multi-family developments.

Mr. Jacques stated that it is a continuing community conversation and educational process, that plays out in a variety of forums including discussions with the Commission, City Council and through the media in terms of trends and changes in our socioeconomic makeup. When staff evaluates a development case, we evaluate the General Plan, and whether the project is a good fit for the area without overriding the rights in the established area, particularly with infill projects.

Mr. Wilken commented that there is a stigma on renters but there is a movement in planning community nationally for something called "missing middle housing"; you have single-family houses and big apartment complexes, the stuff in the middle hasn't been built in a long time, duplexes and four-plexes.

Commissioner Nelson asked if there were any innovative ideas, solutions that the city should be considering.

Mr. Wilken stated that the Commission is limited by what projects are brought forth to the Commission. Places that have disrupted the single-family component of single-family zoning and have allowed 2, 3 and 4 units in a traditional single-family neighborhood, aren't seeing a lot of builders offering that type of product. It could change, but developers build apartments and single-family homes.

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

5R Reports from Staff

A. Upcoming Special Events

- Veteran's Day Celebration at Rio Vista – Friday, November 11th
- 2nd Saturdays at Old Town Peoria – Saturday, November 12th
- Peoria Art & Wine Festival – November 19th and 20th
- Old Town Holiday Festival – Saturday, December 10th

B. Upcoming Commission Meeting Dates

- November 17th meeting is canceled
- Special Meeting on December 8th

Planning and Zoning Commission Updates and Report of Current Events:

Adjournment: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:33pm.



Clay Allsop, Chair

Date



Submitted by Della Ernest

Date