

PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBERS
DECEMBER 7, 2023

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 Tony Feiter, Vice-Chair Jeff Nelson, Commissioner Clay Allsop, Commissioner Thomas Konkowski, Commissioner Doug Myers and Commissioner Layla Villasenor

Members Absent: Secretary Joysaphine Waitman

Others Present: Chris Jacques – Planning Director, Lorie Dever – Planning Manager, Cody Gleason – Principal Planner, Bob Lozier – Code Compliance Manager and Della Ernest – Executive Assistant.

Audience: 4

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 Commissioner Layla Villasenor from the November 2, 2023 meeting.

2C **Minutes**

Discussion and possible action to approve the minutes of the November 2, 2023 meeting.

COMMISSION ACTION:

Commissioner Allsop moved to approve the consent agenda as presented. The motion was seconded by Commissioner Myers and upon vote, passed unanimously 6-0.

REGULAR AGENDA

New Business

3R Fresh Start Church: Initial Zoning (Z23-15)

Discussion and possible action to apply Initial Zoning to a 2.9 acre site proposed for annexation. The request would modify the zoning on the site from Maricopa County Rural 3 (RU-43) to City of Peoria Suburban Ranch 43 (SR-43) Zoning District. The site consists of two (2) parcels located at the southeast corner of 83rd Avenue and Acoma Drive.

The staff report was presented by Mr. Cody Gleason, Principal Planner.

COMMISSION COMMENTS:

None

COMMISSION ACTION:

Commissioner Villasenor moved to approve item 3R case Z23-15. The motion was seconded by Commissioner Clay Allsop and upon vote, passed unanimously 6-0.

4R Study Session: Accessory Building Regulations

Presentation and discussion regarding a city-initiated code amendment to Sections 21-202, 21-422, and 21-423 of the Zoning Ordinance regarding single-family residential accessory building regulations. This item is for discussion only. No action was taken.

The staff report was presented by Mr. Jacques and Ms. Dever.

PUBLIC COMMENTS:

Mr. Shane Wendt, a resident, commented that the options proposed from staff would render a number of existing accessory buildings as non-conforming and the proposed setback calculation methods would be troublesome for most homeowners.

COMMISSION COMMENTS:

Vice-Chair Nelson asked if alleys would affect the setbacks.

Ms. Dever stated that public access ways on private property and alleys, depending on how they function, can impact the setback requirements.

Mr. Jacques stated that some downtown districts and older parts of the city have alleys. For those homes with an alley way where the rear of the lot abuts what is essentially a right-of-way, there is some impact to the setbacks; however, the Zoning Administrator could grant some modifications to the setbacks depending on deviation being requested.

Discussion ensued regarding the four methodology options presented.

Commissioner commented that the updated regulations should be kept as simple as possible, making it easier to enforce and easier for the residents.

Chair Feiter asked what city code/standard was for height of block walls.

Ms. Dever stated the city has a maximum wall height, not a minimum.

Mr. Jacques added that the Zoning Ordinance does not require walls, but if you have one, it can be up to six feet, eight inches. If a lot is next to a transportation corridor, the maximum height for a sound wall is eight feet.

Commissioner Villasenor asked which of the options would best resolve enforcement challenges.

Mr. Bob Lozier, Code Compliance Manager stated the difficulties with options 3 and 4 is they will create a lot of non-conformities.

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

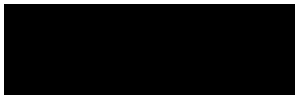
5R **Reports from Staff**

Mr. Jacques informed the Commission there are no more meetings for the year. The Commission will meet again on January 18, 2024.

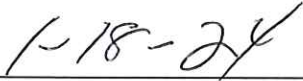
Planning and Zoning Commission Updates and Report of Current Events:

Chair Feiter welcomed new Commissioners Doug Myers and Thomas Konkowski

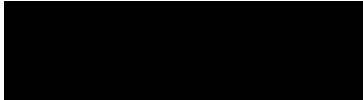
Adjournment: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:53pm.



Tony Feiter, Chair



Date



Submitted by Della Ernest



Date