

PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBERS
OCTOBER 17, 2024

A meeting of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8401 West Monroe Street, Peoria, AZ in open and public session at 6:01 p.m.

Members Present: Chair Tony Feiter, Vice-Chair Joysaphine Waitman-Powell, Secretary Jeff Nelson, Commissioner Nate Cottrell, and Commissioner Villasenor

Members Absent: Commissioner Thomas Konkowski and Commissioner Doug Myers

Others Present: Chris Jacques – Planning Director, Lorie Dever – Deputy Director, Cody Gleason – Planning Manager, Mike Dynes – Assistant City Attorney, and Della Ernest – Management Specialist.

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 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 absences of Commissioner Thomas Konkowski and Commissioner Doug Myers from the October 3, 2024 meeting.

2C Minutes

Discussion and possible action to approve the minutes of the October 3, 2024 meeting.

COMMISSION ACTION:

Commissioner Villasenor moved to approve the consent agenda as presented. The motion was seconded by Secretary Nelson and upon vote, passed unanimously 5-0.

REGULAR AGENDA

3R **Cibola Vista Self-Storage: Conditional Use Permit (CU22-08)**

Discussion and action to approve a request to obtain a Conditional Use Permit (CUP) to allow a Self-Storage facility on an approximately 2.2-acre site located west of Lake Pleasant Parkway and south of WestWing Parkway.

Commissioner Cottrell recused himself.

The staff report was presented by Mr. Cody Gleason, Planning Manager.

PUBLIC COMMENT:

Mr. Taylor Earl, on behalf of Abernathy Holdings LLC spoke about the challenges of the site and concessions made related to resident concerns.

Ms. Charity Best, a resident spoke in opposition to the proposed development.

Ms. Kimberly Corey, a resident spoke in opposition to the proposed development.

Discussion ensued regarding conditions of approval, changes made after the first neighborhood meeting and community outreach.

COMMISSION ACTION:

Commissioner Villasenor moved to approve item 3R CU22-08. The motion was seconded by Chair Feiter and upon vote, passed unanimously 4-0.

4R **Study Session: Zoning Code Amendments TA24-01, TA24-02, and TA24-03**

Presentation and discussion related to three upcoming city-initiated code amendments to the Zoning Ordinance to address recently adopted legislative bills. This item is for discussion only, no action was taken.

Commissioner Cottrell rejoined the meeting.

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

Ms. Dever presented to the Commission the three applicable bills that require municipalities to amend their respective zoning codes by January 1, 2025, otherwise provisions go into effect as mandated. The three bills are:

- SB1162: Rezone "Shot Clock"
- SB2720: Accessory Dwelling Units "The Casita Bill"
- HB2297: Commercial Buildings "Adaptive Reuse"

HB2325: Backyard Fowl is already in effect now and preempts city regulations.

TA24-01: Administration and Procedures

City-initiated code amendment to:

- Address regulatory requirements of Senate Bill SB1162,
- Restructuring of code for improved longevity and adaptability, and
- Improve clarity and ease of use.

Applicable Sections:

21-100, 21-300, 21-400, 21-500, 21-600,
21-700, 21-800, and 21-900*

Reason For Changes:

- Peoria meets and exceeds “shot clock” requirements in SB1162; code updated to reflect city’s enhanced administrative procedures
- Opportunity to improve code in preparation for future improvements

TA24-02: ADU and Backyard Fowl

City-initiated code amendment to:

- Address regulatory requirements of House Bills HB2720 & HB2325,
- Modify accessory building standards, and
- Update cross-references and unification of terminology.

Applicable Sections:

- 21-200, 21-300, 21-400 and 21-600

Reason For Changes:

- **HB2325 Backyard Fowl** in effect now; code references updated.
- **HB2720 ADU** outlines strict provisions city may and may not enact
- Proposed changes to accessory building standards to address enforcement / compliance concerns with uneven standards.

TA24-03: Multi-Family Residential Adaptive Reuse

City-initiated code amendment to address regulatory requirements of House Bill HB2297

Applicable Sections:

- 21-400 and 21-500

Reason For Changes:

- **HB2297** outlines provisions city may and may not enact.
- Must allow ***multifamily residential development*** or adaptive reuse of any commercial, office or mixed-use building on not more than 10% of existing inventory of existing buildings citywide.

Discussion ensued regarding possible restrictions on number of ADU occupants, proposed accessory building regulations, and policy considerations surrounding potential exclusion areas for adaptive reuse buildings.

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

7R **Reports from Staff**

Mr. Jacques informed the Commission of staff member Robert Kuhfuss' retirement.

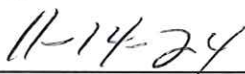
The next meeting is November 14, 2024.

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

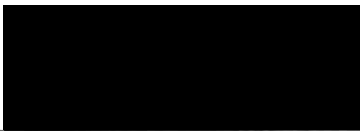
Adjournment: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 8:10pm.



Tony Feiter, Chair



Date



Submitted by Della Ernest



Date