

PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBERS
NOVEMBER 14, 2024

A special 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, Secretary Jeff Nelson, Commissioner Nate Cottrell, Commissioner Thomas Konkowski and Commissioner Villasenor

Members Absent: Vice-Chair Joysaphine Waitman-Powell 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: 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 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 17, 2024 meeting.

2C Minutes

Discussion and possible action to approve the minutes of the October 17, 2024 meeting.

COMMISSION ACTION:

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

REGULAR AGENDA

3R **Code Amendment: Administrative and Procedures (TA24-01)**

Discussion and possible action on a city-initiated Text Amendment amending Sections 21-100, 21-300, 21-400, 21-500, 21-600, 21-700 and 21-800, and establishing 21-900 within the Zoning Ordinance. Revisions to these sections are in response to State Senate Bill 1162; and to enhance ease of use through modernization of the Zoning Ordinance.

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

COMMISSION ACTION:

Commissioner Villasenor moved to approve item 3R TA24-01. The motion was seconded by Secretary Nelson and upon vote, passed unanimously 5-0.

4R **Code Amendment: Accessory Dwelling Units and Backyard Fowl (TA24-02)**

Discussion and possible action on a city-initiated Code Amendment pertaining to Sections 21-200, 21-300, 21-400, and 21-600 of the Zoning Ordinance regarding accessory dwelling units and backyard fowl in response to HB2325 and HB2720.

The staff report was presented by Ms. Lorie Dever, Deputy Planning Director. Staff presented two options for the Planning & Zoning Commission to consider in their deliberation and action. Option 1 would align the ADU and accessory building standards; and Option 2 would just introduce standards for ADU's and leave existing standards intact for accessory buildings.

Discussion ensued regarding definitions of accessory dwelling unit and accessory buildings, possible limitations on the number of occupants and setbacks.

COMMISSION ACTION:

Commissioner Villasenor moved to approve Option 2 within item 4R TA24-02. The motion was seconded by Secretary Nelson and upon vote, passed 4-1 with Commissioner Cottrell casting the dissenting vote.

5R **Code Amendment: Multi-Family Adaptive Reuse (TA24-03)**

Discussion and possible action on a city-initiated Code Amendment regarding Sections 21-400 and 21-500 of the Peoria Zoning Ordinance pertaining to the adaptive reuse of commercial, office or mixed-use buildings for multi-family residential in response to the passage of House Bill HB2297.

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

Commissioner Villasenor suggested that the definition of "economically or functionally obsolete" be clarified so that vacancy refers to the time that building floor area is not occupied. Staff agreed that the clarifying language as suggested improved the definition.

COMMISSION ACTION:

Commissioner Villasenor moved to approve item 5R TA24-04 with stated

modification to the definition for “economically or functionally obsolete” regarding “the vacancy shall mean the total leasable floor area of the building is unoccupied for a period of no less than 24 months.” The motion was seconded by Secretary Nelson and upon vote, passed unanimously 5-0.

6R **Project Update: Downtown Code Amendment (TA24-04)**

Presentation and possible discussion regarding city-initiated Text Amendment pertaining to Sections 21-200, 21-600 and 21-700 of the Zoning Ordinance regarding regulations and sign standards within Downtown Peoria. This item is for discussion only, no action will be taken.

The following proposed strategic changes to the code will be presented to the Commission

1. Creating Distinction through Signage
2. Simplifying naming for the District and sub-zones
3. Refining Land Use to modernize land use categories, add clarity, and encourage business diversity
4. Be respectful of existing residences and businesses

Staff will be seeking a recommendation at the December 5th meeting. It will then be before City Council for possible action in January.

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

7R **Reports from Staff**

The next meeting is December 5, 2024. There is no meeting on December 19, 2024.

Planning and Zoning Commission Updates and Report of Current Events:

Commissioner Villasenor requested a presentation from the government relations department as it relates to land planning and zoning.

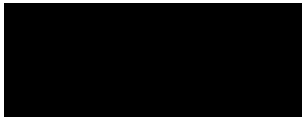
Adjournment: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:39pm.



Tony Feiter, Chair

12-5-2024

Date



Submitted by Della Ernest

12-5-2024

Date