

PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
PUBLIC SAFETY ADMINISTRATION BUILDING
OCTOBER 16, 2025

A meeting of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8351 W Cinnabar Avenue, Peoria, AZ, in an open and public session at 6:00 p.m.

Members Present: Chair Joysaphine Waitman-Powell, Vice-Chair Layla Villasenor, Commissioners Emilio Gaynor, Julie Egea, Nate Cottrell, and Tony Feiter.

Members Absent: None.

Others Present: Chris Jacques – Planning Director, Lorie Dever – Deputy Planning Director, Elias Valencia – Senior Planner, and Christie Duffy – Management Specialist.

Audience: 1

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.

1 C Disposition of Absence

Discussion and possible action to approve the absence of Vice-Chair Layla Villasenor and Commissioner Tony Feiter from the October 2, 2025, meeting.

2 C Minutes

Discussion and possible action to approve the minutes of the October 2, 2025, meeting.

Chair Waitman-Powell requested the removal of Item 2C: Minutes from the Consent Agenda for separate discussion, with the intent to amend the minutes to include Commissioners' comments. A motion to remove and continue the item was made by Commissioner Feiter and seconded by Commissioner Egea.

COMMISSION ACTION:

Commissioner Feiter made a motion to approve the remainder of the Consent Agenda with a second by Commissioner Gaynor and upon vote, passed unanimously 6-0.

REGULAR AGENDA

3R **Middle Housing Code Amendment: TA25-01**

Discussion and possible action on a city-initiated Code Amendment pertaining to Section 21-400 Residential Districts of the Zoning Ordinance as well as other applicable sections in response to the passage of HB 2721 ("Middle Housing").

Mr. Elias Valencia, Senior Planner, presented the staff report for 3R.

COMMISSION COMMENTS:

Commissioner Feiter requested clarification on whether the requirement for Middle Housing within at least 20% of any new development exceeding ten contiguous acres was limited to the Central Business District (CBD) or applicable citywide. In response, Director Jacques explained that the noted scenario would apply citywide. However, he stated that most vacant land in Peoria is not zoned as single-family but rather as PAD (Planned Area District) or PCD (Planned Community District) or Agricultural. The proposed requirement would not apply to these districts and would be limited to areas zoned single-family residential.

Chair Waitman-Powell expressed concerns regarding ADA-accessible parking and requested clarification on how those requirements apply to Middle Housing, as well as the potential for further modifications. Senior Planner Valencia responded that the bill language is preemptive and does not impose requirements beyond those applicable to single-family residences. He noted that, to remain in compliance with the bill, modifications that could be seen as obstacles to fulfilling its intent should be avoided.

Director Jacques further clarified that at its core, the bill requires that middle housing types be treated similarly to traditional single-family. As we do not impose ADA parking requirements on single-family homes, we also could not in this amendment. Additionally, the ADA regulations are separate and outside of the purview of the Zoning Code and are applied to development projects as the requirements dictate.

Commissioner Cottrell inquired why Urban Services were not included in the text amendment language, referencing the discussion from the previous meeting. Director Jacques explained that, for an area to qualify for Middle Housing, it must have water and sewer services available and have sufficient urban services. He acknowledged that the draft language appeared to omit the definition of urban services to include refuse and electrical service. The intent was to include the definition as noted and the omission was an error.

PUBLIC COMMENTS: None.

Director Jacques requested clarification on whether the Commission intended to amend the language to include a definition of Urban Service that encompasses electricity and refuse services.

COMMISSION ACTION:

Commissioner Feiter moved to approve item 3R case TA25-01 amended to include, "the urban services". The motion was seconded by Commissioner Egea and upon vote, passed unanimously 6-0.

4R Development Workshop Series – A Deeper Look at the Entitlement” Process

Deputy Planning Director Lorie Dever presented an overview of the Entitlement Process, distinguishing it from the Permitting Process. The entitlement process refers to obtaining the legal right to develop land for specific use, which may involve zoning changes, land use approvals, and other regulatory permissions necessary for the project to proceed. It establishes the framework. Whereas the permitting process focuses on the technical aspects of construction and ensuring compliance with building codes and regulations.

Deputy Director Dever explained the role of the General Plan as a long-term policy document that guides the city's growth and development over a 10–20 year span. It is visionary in nature, encompassing 22 elements (17 of which are required by state law), and is ratified by voters every 10 years, with the most recent ratification occurring in 2020. Amendments to the General Plan, whether minor or major, are reviewed by staff and ultimately decided by the City Council, not the public.

Several common misconceptions were addressed. Deputy Director Dever clarified that the General Plan is not the same as zoning; while the General Plan provides aspirational guidance, zoning is regulatory and enforceable. Land use categories in the General Plan are generalized and not parcel-specific. Specific Area Plans (SAPs), serve as tools to implement the General Plan, they do not override current zoning or eliminate existing property rights. These plans are not required in Peoria and may be rescinded if no longer applicable.

Deputy Director Dever outlined the rezoning process, including initial zoning (typically following annexation), zone changes, and amendments to Planned Area Developments (PADs) or Planned Community Developments (PCDs). Public outreach and hearings are required for major changes, while minor amendments may be made administratively. The process includes multiple stages of review, neighborhood meetings, and public hearings, with final decisions made by either City Council or staff, depending on the case type.

The Zoning Administrator, determines zoning classifications based on the overall use of a project rather than individual buildings. The City cannot regulate development based on the business use, not whether the project is for sale or rent. Developers,

not the City, typically initiate rezoning applications, except in cases of annexation or collaboration with state agencies.

Chair Waitman-Powell raised a question under the topic of common misconceptions, specifically regarding "calls for service." She inquired about proposals presented to the Commission that appear to target a specific demographic or address a particular housing need, often with an economic component. She asked whether the price point of a proposed development is relevant to the approval process.

Deputy Director Dever responded that price point is not a factor in the approval process, as the Planning Department must remain unbiased. She emphasized that the General Plan requires the City to allow for all housing types.

Director Jacques added that the applicant may choose to make representations for the project based on rent vs own or attainable. However, the City does not have the authority to regulate whether a property is designated as rental or attainable housing.

Deputy Director Dever concluded the presentation by engaging the Commission in an interactive activity, during which members were asked to analyze and discuss three hypothetical zoning scenarios.

The Commission expressed appreciation to Deputy Director Dever for the informative presentation. Vice-Chair Villasenor suggested providing the Commission with a zoning briefing sheet organized by case type to support future discussions. Commissioner Gaynor added that a pre-session briefing, outlining the Commission's scope of authority, would also be beneficial.

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

Reports from Staff

5 Upcoming Commission Meetings

Planning Director Jacques thanked the Commissioners for their participation throughout the Development Workshop Series. The next meeting will be held on November 6, 2025. The agenda will have a case that has generated significant public interest.

6 Reports: None.

Planning and Zoning Commission Updates and Report on Current Events: None.

Adjournment: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:41 p.m.



Joysaphine Waitman-Powell, Chair

Date

11 / 16 / 2025



Submitted by Christie Duffy *DD*

Date

11 / 16 / 2025