

**PLANNING AND ZONING COMMISSION MINUTES**  
CITY OF PEORIA, ARIZONA  
PUBLIC SAFETY ADMINISTRATION BUILDING  
FEBRUARY 5, 2026

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 Layla Villasenor, Vice-Chair Emilio Gaynor, Commissioners Nate Cottrell, Julie Egea, and Joysaphine Waitman-Powell.

**Members Absent:** Commissioner Tony Feiter.

**Others Present:** Chris Jacques – Planning Director, Lorie Dever – Deputy Planning Director, Cody Gleason – Planning Manager; Elias Valencia – Senior Planner; Austin Kennedy – Assistant City Traffic Engineer; Chris Kleminich - Assistant City Attorney; Tim Eiden – Deputy Director of Communications; John Lutz – Digital Media Audio Video Specialist; Bret Edson – Digital Media Specialist; and Christie Duffy – Management Specialist.

**Audience:** Planning Staff: Eric Cook and Jacob Herrera; and 11 members of the public.

**Note:** The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

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**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 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/excuse the absence of Commissioner Emilio Gaynor from the January 8, 2026, meeting.

**2 C Minutes**

Discussion and possible action to approve the minutes of the January 8, 2026, meeting.

**COMMISSION ACTION:**

A motion was made by Commissioner Cottrell and seconded by Commissioner Waitman-Powell, to approve the Consent Agenda.

Upon tabulation of votes, it showed:

AYES –Villasenor, Gaynor, Cottrell, Egea, Waitman-Powell.

NAYS – None.

ABSENT – Feiter.

Motion carried unanimously.

## REGULAR AGENDA

### 3 R Deep Within Rehab: Conditional Use Permit (CU25-21)

Discussion and possible action to obtain a Conditional Use Permit (CUP) to increase the allotted number of residents receiving substance abuse rehabilitation services onsite from 20 to 28 persons, within the existing facility located at 11773 N. 91st Avenue, Peoria, AZ 85345.

Jacob Herrera, Planner II, displayed a PowerPoint presentation on the Deep Within Rehab Conditional Use Permit (CU25-21).

#### Information Included:

- Introduction
- Applicant
  - Subject Property
  - Proposal
- Summary of Requests
- Site and Area Context
- Land Use Disposition
- Conceptual Development Plan
- Conceptual Renderings
- Public Outreach and Notification
  - Concerns
- Key Findings
- Recommendation

#### COMMISSION COMMENTS:

Commissioner Cottrell asked why the capacity changed from 20 to 28 and requested confirmation of the original numbers. Planner Herrera explained that the limit of 20 came from the previously approved Conditional Use Permit (CUP), which is tied to the application narrative for substantial conformance. The number 28 is based on Arizona Department of Health regulations, determined by bedroom and bathroom count. The facility can operate at 28 but must amend its CUP with the city before doing so, since the current CUP restricts capacity to 20.

**PUBLIC COMMENTS:** None.

#### COMMISSION ACTION:

A motion was made by Vice-Chair Gaynor and seconded by Commissioner Egea, to approve **3R: Deep Within Rehab: Conditional Use Permit (CU25-21)**, to increase the allotted number of residents receiving substance abuse rehabilitation services on-site from 20 to 28 persons.

Upon tabulation of votes, it showed:

AYES –Villasenor, Gaynor, Cottrell, Egea, Waitman-Powell.

NAYS – None.

ABSENT – Feiter.

Motion carried unanimously.

#### 4 R Study Session: Upcoming 2026 Code Amendments

Presentation and discussion regarding upcoming applicant and city-initiated zoning code amendments. This item is for discussion only; no action will be taken.

Deputy Planning Director Lorie Dever displayed a PowerPoint presentation on **TA25-03: Animal Shelter** which included:

- **Current Code:**
  - Animal rescue facilities classified as “Animal Shelter.”
  - Conditionally permitted in General Commercial (C-4) and most industrial districts.
- **Proposed Change:**
  - Allow in the Intermediate Commercial (C-2) zoning district as a permitted use with operational restrictions.
- **Considerations:**
  - Similar animal-related businesses are already allowed in C-2.
  - Operational standards include:
    - Household animals only; no commercial breeding.
    - Outdoor activity regulated for noise and odor.
    - Ancillary uses (vet, grooming) allowed.
- **Schedule:**
  - Feb 5: Commission Study Session
  - Feb 19: Commission Recommendation
  - Mar 3: City Council Consideration

Deputy Planning Director Dever continued her presentation with an overview of proposed changes to **TA26-01: Code Modernization**, including:

- Clarification and reorganization of zoning provisions for ease of use.
- Consolidation of definitions and land use classifications into a central location.
- Updates to Sections 21-100, 21-200, 21-500, 21-600, and 21-700, including:
  - **Section 21-100:** Reformatted notification table; unified neighborhood meeting procedures; adoption of practice to publish code changes online prior to public meetings.
  - **Section 21-200:** Addition of new definitions (e.g., Cosmetic Tattooing, Retail General, Automotive/Vehicle Repair); grouping of similar terms.
  - **Section 21-500:** Restructured Land Use Matrix for consistency; cross-references to use-specific standards for easier navigation.
  - **Section 21-505:** Reorganized operational standards; notable adjustments for car washes and service stations.
  - **Section 21-600 & 21-700:** Hillside definitions relocated; political sign regulations aligned with Arizona State Statutes.

## **COMMISSION COMMENTS:**

Chair Villasenor asked whether there are existing issues with more than two auto-related uses in commercial centers and questioned the rationale for limiting C-2 zoned centers to two auto uses when a car wash is present. Deputy Director Dever explained that the restriction applies only when a car wash is proposed; other auto uses such as repair, sales, or service stations are not affected. Mesa has a similar regulation, though few jurisdictions nationwide regulate car washes. The proposed approach aims to address public and council concerns about oversaturation and adjacency to residential areas while preserving C-2 zoned centers for general goods and services. Car washes typically serve a 1–3-mile trade area, so separation alone does not fully address concerns. The intent is to balance market flexibility with community impacts and maintain the character of C-2 zoned commercial centers.

Commissioner Cottrell raised concerns about the proposed definition for “Automobile Vehicle Washing,” noting that it could unintentionally include small, hand-wash operations rather than just large, automated facilities. He suggested clarifying the definition to specify automated or large-scale car washes. Additionally, he questioned whether the definition for “Retail Sales, General” should explicitly state “includes, but is not limited to” to accommodate unique or unforeseen uses. Staff responded that the retail definition already provides generality for uses not listed and could add clarifying language if desired. They also confirmed that modernization efforts aim to keep the code flexible for future uses. Discussion concluded with concerns about limiting other auto-related services in centers with a car wash, as these uses often cluster together and may not pose issues if small-scale operations are involved.

Commissioner Gaynor expressed agreement with earlier comments from Commissioner Cottrell and noted concerns about ambiguity in the proposed text amendments. He emphasized the need for clearer differentiation in language to avoid unintended impacts on certain business owners. Mr. Gaynor highlighted that overly broad or blanket language could create challenges and stressed the importance of refining definitions to ensure fairness and clarity in application. Deputy Planning Director Dever acknowledged the concern and proposed two follow-up actions: to review how many car washes currently exist adjacent to one another within a one-mile radius and to assess commercial centers under 25 acres to determine how many include automotive uses alongside a car wash. Ms. Dever noted that she will conduct this research and provide data to inform whether adjustments to the proposed language are necessary before moving forward.

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

**Reports from Staff:** None.

## **5. Upcoming Commission Meetings**

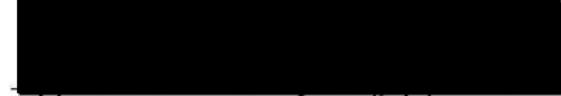
Planning Manager Cody Gleason announced the next meeting will be February 19<sup>th</sup>. Shawn Hutchinson will be joining the Planning and Zoning Commission. The following meeting will be held on March 5; however, the March 19<sup>th</sup> meeting may be cancelled.

**6R Reports:** None.

**Planning and Zoning Commission Updates:**

Commissioner Waitman-Powell congratulated Chair Villasenor on her first meeting, commending her preparation, leadership, and ability to keep the meeting on track.

**Adjournment:** There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:02 p.m.



Layla Villasenor, Chair  
Emilio Gaynor, Vice-chair

Date 2/19/2026



Submitted by Christie Duffy

Date February 19, 2026