

**PLANNING AND ZONING COMMISSION MINUTES**  
CITY OF PEORIA, ARIZONA  
City Council Chambers  
MAY 7, 2026

A meeting of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8401 W. Monroe Avenue, Peoria, AZ, in an open and public session at 6:02 p.m.

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

**Members Absent:** Vice-Chair Emilio Gaynor and Commissioner Shawn Hutchinson.

**Others Present:** Chris Jacques – Planning Director, Lorie Dever – Deputy Planning Director, Cody Gleason – Planning Manager; 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:** City staff and 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 Minutes**

Discussion and possible action to approve the minutes of the March 5, 2026, meeting.

**2 C Conditional Use Permit, Take 5 Oil Change, 8244 W Olive Ave (CU25-24)**

Discussion and possible action on a request for a Conditional Use Permit (CUP) to allow a new 1,700 square foot Minor Automobile Repair facility on a vacant 1-acre lot located at 8244 W. Olive Avenue.

**3 C Conditional Use Permit, Take 5 Oil Change, 8850 W. Thunderbird Rd. (CU26-02)**

Discussion and possible action on a request for a Conditional Use Permit (CUP) to establish a new 1,800 square foot Minor Automobile Repair facility on a vacant 1-acre site within an existing commercial center located at 8850 W. Thunderbird Road.

**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, Cottrell, Egea, Feiter, Waitman-Powell.  
NAYS – None.  
ABSENT – Gaynor, Hutchinson.  
Motion carried unanimously.

## REGULAR AGENDA

### 4 R Conditional Use Permit, PHO Vistancia Wireless Facility, 31642 N. Westland Rd. (CU26-01)

Discussion and possible action on a request for a Conditional Use Permit (CUP) to establish a new 70-foot-tall wireless communication facility concealed in an architectural tower structure. The wireless facility will have a footprint of approximately 1,000 square feet within the existing 6.85-acre Foothills Recreation Facility, located at 31642 N. Westland Road, Peoria, AZ 85383.

Eric Cook, Planner II, shared a PowerPoint presentation on a Conditional Use Permit (CUP) request, CU26-01, for a wireless communication facility located at PHO Vistancia, 31642 N. Westland Road.

Information included:

- Introduction
  - Applicant
  - Location
  - Site Area
  - Proposal
- Summary of Requests
- Site and Area Context
- Land Use Disposition
  - Background
  - General Plan and Zoning
- Stealth Design Overview
  - Height
  - Distance from Residential
  - Enclosure Size
- Community Outreach
  - Notice of Neighborhood Meeting
  - Neighborhood Outreach
- Public Input – Opposition and Support
- Findings and Recommended Action

### COMMISSION COMMENTS:

Commissioner Feiter asked whether the applicant was aware of the area's inconsistent cellular coverage, whether the proposed location would address the identified service gaps, and whether the HOA had approved the site and its design. The applicant explained that the carrier's coverage study identified a gap leading to the selection of this property and confirmed that the HOA collaborated on and approved a design intended to blend with the surrounding community.

Commissioner Waitman-Powell commented that she appreciated the collaboration with the HOA and emphasized that improved cellular service is necessary for a growing city and important for public safety.

Secretary Cottrell requested that the external equipment be painted, screened, or placed inside the enclosure to improve aesthetics.

Chair Villaseñor expressed concern that the photo simulations did not accurately reflect the approved design and emphasized the need for the final structure to match the pool house and meet setback requirements rather than relying on the rendered images.

**PUBLIC COMMENTS:**

- Cheryl Remington, Peoria Citizen, expressed her concerns that the proposed tower would negatively affect views, property values, and generate noise.
- Steve Smith, Peoria Citizen, shared concerns over structural safety.
- Mike McHorse, Peoria Citizen, requested the City evaluate alternative sites.
- Susan Smith, Peoria Citizen, expressed concern over safety risks, impact on views and quality of life.
- Rick Eckenrode, Peoria Citizen, spoke in favor of the project noting the existing tower is overburdened and reliable coverage is needed to address ongoing service gaps.
- Paul Barkley, Peoria Citizen, stated the HOA regularly receives numerous complaints about poor cell service, including dropped 9-1-1 calls, underscoring the community's need for improved coverage.
- Norm Olson, Peoria Citizen, pointed out that the proposed tower would interfere with the community's sundial feature.
- Barry Gordon, Peoria Citizen, spoke in favor noting the unreliable cell service in his neighborhood creates daily safety and communication issues.

**APPLICANT COMMENTS:**

Declan Murphy, applicant, responded that the proposed tower is structurally safe, designed to modern building codes, necessary to address clear service gaps affecting 9-1-1 reliability, and represents an optimal, community-vetted location that will not negatively impact property values. Brief discussion followed.

**COMMISSION ACTION:**

A motion was made by Commissioner Feiter and seconded by Commissioner Waitman-Powell to deny **4R: Conditional Use Permit, PHO Vistancia Wireless Facility, 31642 N. Westland Rd. (CU26-01)** a Conditional Use Permit (CUP) request to establish a new 70-foot-tall wireless communication facility concealed in an architectural tower structure. The wireless facility will have a footprint of approximately 1,000 square feet within the existing 6.85-acre Foothills Recreation Facility, located at 31642 N. Westland Road, Peoria, AZ 85383.

Upon tabulation of votes, it showed:

AYES – Villaseñor, Egea, Feiter, Waitman-Powell.

NAYS – Cottrell.

ABSENT – Gaynor, Hutchinson.

Motion to deny the CUP carried 3-1.

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

**Reports from Staff:** None.

**5. Upcoming Commission Meetings**

Deputy Director **Lorie Dever** announced that the May 21 meeting is canceled, upcoming meetings will be held on June 4 and June 18, and the July 2 meeting has also been canceled. She wished everyone a happy and safe Memorial Day.

**Adjournment:** There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:35 p.m.



Layla Villaseñor, Chair

June 4, 2026  
Date



Submitted by Christie Duffy

June 4, 2026  
Date