

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
RIO VISTA RECREATION CENTER
NOVEMBER 1, 2018**

A Meeting of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8866 W. Thunderbird Road, Peoria, AZ in open and public session at 6:30 p.m.

Members Present: Chair Shawn Hutchinson, Secretary Jay Otlewski, Commissioner Linda Grice, Commissioner Joanna Conde and Commissioner Bryan Patterson

Members Absent: Vice-Chair Jeff Nelson, Commissioner Clay Allsop

Others Present: Chris Jacques – Planning Director, Lorie Dever – Principal Planner, Cody Gleason – Senior Planner, David Benton – Assistant City Attorney and Della Ernest – Executive Assistant

Opening Statement: The Opening Statement was read by Chair Shawn Hutchinson.

Call for speaker request forms.

Audience: 3

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 with a “C” are considered to be routine by the Planning and Zoning Commission, and were enacted by one motion.

1C Disposition of Absence

Discussion and possible action to approve/excuse the absence of Chair Hutchinson from the Planning and Zoning Commission meeting held on October 18, 2018.

2C Minutes

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on October 18, 2018.

COMMISSION ACTION: Commissioner Conde moved to approve the Consent Agenda as presented. The motion was seconded by Commissioner Patterson and upon vote, passed 5-0.

REGULAR AGENDA

NEW BUSINESS

3R 2018 Major General Plan Amendments (GPA18-02, GPA18-03 and GPA18-04)

A city-initiated request for three Major Amendments to the Peoria General Plan consisting of the following:

1. Case GPA18-02: Figure 3.1 Circulation Map Update;
2. Case GPA18-03: Figure 2.1 Land Use Map Update, and
3. Case GPA18-04: Text modifications to Chapter 2: Land Use Element and Chapter 14: Plan Administration.

The staff report was presented by Mr. Cody Gleason, Senior Planner and Ms. Lorie Dever, Principal Planner.

COMMISSION COMMENTS:

Commissioner Conde asked about the extension of SR74.

Mr. Gleason stated improvements to the road would be a coordinated effort between the City of Peoria and Arizona Department of Transportation (ADOT) as development occurs in the area.

Mr. Chris Lemka stated any extensions of SR74 would involve communication with Arizona Department of Transportation and there is currently nothing in the works.

Chair Hutchinson asked about the Deer Valley Road crossing at the Agua Fria River.

Mr. Lemka stated that project is currently under design by Maricopa County and it will be another year or two before there is construction activity.

Commissioner Patterson commented that the SR74 as presented on the map doesn't appear to be an actual road.

Mr. Gleason identified SR74 does exist, but not in its ultimate condition. Staff will review the map and look for ways to improve clarity of the information.

Chair Hutchinson asked for clarification on the 30% threshold.

Ms. Dever stated the residential component is limited by a range of approximately 30-60% of the project. For a commercial project, depending on the size of the parcel and its surrounding, developers may need a little less than 30% residential or they may want to do a little more than 60% based on what is desired by the market.

Commissioner Grice asked if a development would be allowed in the waterway category since parks and waterways are in a separate category.

Ms. Dever stated that is unlikely because the Water category is used to delineate the floodways. With the use of the LOMR and CLOMR mechanism, a developer may recover certain portions of the floodplain where it may be appropriate. Those areas are typically designated on the map as Park / Open Space, and not Water.

Commissioner Patterson asked what is envisioned for the SR74 utility corridor.

Mr. Gleason stated the focus of that is provide spacing for utility service providers.

Mr. Chris Jacques stated it also a recognition of the certificated corridor that was approved by Arizona Corporation Commission a few years ago when they did a line sighting of SR74.

Commissioner Patterson asked what the major highway is located north of the west bank of New River and north of the Loop 303.

Mr. Gleason stated no name has been designated as this time but it would provide a north south connection from the 303 and eventually continuing into the Phoenix jurisdiction.

Commissioner Conde complimented staff on the amount of work to collect data.

Commissioner Patterson commented that staff did a great job.

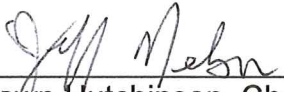
CALL TO THE PUBLIC ON NON-AGENDA ITEMS: None

UPDATES FROM STAFF:

Ms. Dever, the Commission the next meeting on November 15th will be held in Council Chambers.

UPDATES AND REPORTS FROM THE PLANNING AND ZONING COMMISSION:
None

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:22 p.m.



Shawn Hutchinson, Chair

11/15/18

Date



Submitted by Della Ernest

11-15-18

Date