

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBERS
NOVEMBER 15, 2018**

A Meeting of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8401 W. Monroe Street, Peoria, AZ in open and public session at 6:30 p.m.

Members Present: Vice-Chair Jeff Nelson, Secretary Jay Otlewski, Commissioner Clay Allsop, Commissioner Linda Grice, Commissioner Joanna Conde and Commissioner Bryan Patterson

Members Absent: Chair Shawn Hutchinson

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

Opening Statement: The Opening Statement was read by Vice-Chair Jeff Nelson.

Call for speaker request forms.

Audience: 7

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 Vice-Chair Jeff Nelson and Commissioner Clay Allsop from the Planning and Zoning Commission meeting held on November 1, 2018.

2C Minutes

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on November 1, 2018.

COMMISSION ACTION: Secretary Otlewski moved to approve the Consent Agenda as presented. The motion was seconded by Commissioner Conde and upon vote, passed 6-0.

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 mining operations noted on the map.

Ms. Dever stated that state law requires the city to identify active mining operations in the General Plan.

Commissioner Allsop asked how we are defining waterways.

Ms. Dever stated staff used Federal Emergency Management Agency (FEMA) delineation information and identified known floodways as waterways on the Land Use Map. Floodplain is identified as Park/Open Space on the map as it could be refined based on specific development requirements.

Vice-Chair Nelson asked there were any comments/concerns from other agencies who reviewed the amendments.

Ms. Dever stated the comments were recorded on the errata sheet included in the agenda packet.

Commissioner Patterson commented that staff did a great job on graphics and collecting background data.

COMMISSION ACTION: Commissioner Patterson moved to approve GPA18-02 as presented. The motion was seconded by Commissioner Conde and upon vote, passed 6-0.

COMMISSION ACTION: Secretary Otlewski moved to approve GPA18-03 as presented. The motion was seconded by Commissioner Allsop and upon vote, passed 6-0.

COMMISSION ACTION: Commissioner Conde moved to approve GPA18-04 as presented. The motion was seconded by Secretary Otlewski and upon vote, passed 6-0.

CALL TO THE PUBLIC ON NON-AGENDA ITEMS: None

UPDATES FROM STAFF:

Mr. Chris Jacques notified the Commission of the next meeting on December 13, 2018.

Mr. Jacques stated Ms. Denette Dunn was recently appointed as Alternate Member and will be seated on the Commission at the next meeting.

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 7:00 p.m.



Shawn Hutchinson, Chair

12/13/18

Date



Submitted by Della Ernest

12-13-18

Date