

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

June 2, 2022 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Chair Dennis Bash, called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on June 2, 2022.

A. ROLL CALL

In attendance was Chair Dennis Bash, Vice Chair Kevin Sartor, Commissioner Dennis Smith, Commissioner Ken Chapman, Commissioner Mitchell Rosenbaum, Commissioner Matthew Keating and Commissioner Jared Holland.

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Director of Community Development; Lloyd Abrams, Assistant Director of Community Development; Leslie Carnie, Current Planner; Trever Fleetham, Current Planner and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd notified the Commission there will not be a Planning and Zoning meeting occurring on July 7, 2022 due to no scheduled agenda items.

Mr. Boyd also advised the presentation for the fiscal year planning activity would be presented in August, as well as a draft of the requested site plan updates provided for the Commission to provide input and feedback on.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

Chair Bash opened the call to the public to discuss any items not listed on the agenda.

Quintus Schulzke – Surprise, AZ – Provided an update on a citizen participation meeting that was held for an upcoming project to be heard by the Planning and Zoning Commission at a future meeting.

Hearing no additional requests, Chair Bash closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the May 19, 2022 Planning and Zoning Commission Minutes.

Commissioner Chapman and Commissioner Smith simultaneously made a motion to approve the May 19, 2022, Planning and Zoning Minutes as presented. Commissioner Rosenbaum seconded the motion. Commissioner Holland abstained. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – Citywide – Consideration and action regarding a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to amend the parking requirements for Warehouse/Distribution land use. Case FS22-0555

Leslie Carnie presented item 2 to the Commission.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

The Commission discussed the following:

- Data supporting the requested change
- Overlays

Vice Chair Sartor made a motion to recommend approval of the proposed Zoning Text Amendment to the Surprise Land Development Ordinance to amend parking requirements for Warehouse/Distribution land use to the City Council. Commissioner Rosenbaum seconded the motion. Motion passed with 7 votes in favor.

Item 3 – District 1 – Consideration and action pertaining to a Zone Change of approximately 199.21 acres from Rural Residential (RR) to Residential Medium Density (R-2) and Residential High Density (R-3), located west of 155th Avenue and north of Jomax Road. Case FS21-828

Trever Fleetham presented item 3 to the Commission, followed by Wendy Riddell who also presented.

Chair Bash opened the public hearing.

Kevin Knowles – Surprise, AZ – Offered the opinion that the area be kept rural as it works well in the current state.

Mason Pool – Surprise, AZ – Read a statement from a landowner in the area, conveyed support for the layout and zoning change if there were no negative impacts to current residents. Conveyed concerns regarding sewer/septic in the area and financial prohibitions as a result of development.

Stephanie Holland – Surprise, AZ – Offered opposition of the proposed change, spoke of infrastructure that needed to be completed and also spoke to area access, traffic, public safety, and emergency response time concerns. Also referenced the General Plan for Surprise and projected growth.

John Padelford – Surprise, AZ – Offered support of the proposed change, spoke to the quality anticipated from the developer, family history in the area, benefit from utility provisions as a result of development infrastructure and overall benefit to the area.

Robin Markowski – Surprise, AZ – Offered opposition of the proposed change, spoke on the Private Property Protection Act, the General Plan for Surprise as well as codes and ordinances of the City of Surprise. Spoke on perimeter, transition and green space allowance between the development and existing property lines.

Scott Sasek – Surprise, AZ – Spoke on the proposed greenbelt, water conservation, wells, fire safety, traffic and ingress/egress concerns in the area. Advised the Commission take into consideration the plan and overall public safety.

Aleisha Stefani – Surprise, AZ – Advised the Commission reject the proposed rezone. Questioned how the project had made it so far in the process, and spoke to compatibility with rural residential area, as well as character area and zoning.

Hearing no additional requests, Chair Bash closed the public hearing.

Wendy Riddell with Berry Riddell provided feedback and information in response to questions and comments received.

The Commission discussed the following:

- Building height
- Buffer zones
- Surrounding area
- Roadway infrastructure and proposed improvements
- Future development plans
- Connectivity to existing driveways
- Future maintenance responsibilities
- Future Capital Improvement Project (CIP) plans
- Adjusting for growth needs
- Park access
- Trail system
- Citizen concerns
- Safety and traffic circulation
- Housing supply and demand

Vice Chair Sartor made a motion recommend approval of the proposed Zone Change to the City Council subject to stipulations 'a' through 'h' as outlined in the staff report. Chair Bash seconded the motion. Commissioner Keating and Commissioner Chapman voted against. Motion passed with 5 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 4 – District 3 – Consideration and action regarding the Preliminary Plat entitled "Preliminary Plat Unit Q - Phase 3 - Toll at Prasada". Generally located west of Cotton Lane, between Cactus Road and Peoria Avenue. Case FS21-710.

Trever Fleetham presented item 4 to the Commission.

Commissioner Rosenbaum made a motion to approve the Preliminary Plat entitled "Preliminary Plat Unit Q - Phase 3 - Toll at Prasada" subject to stipulations "a" through "d" as outlined in the staff report. Commissioner Smith seconded the motion. Motion passed with 7 votes in favor.

Item 5 – Citywide – Consideration and action pertaining to the approval of written procedures to provide effective, early, and continuous public participation in the development and major amendment of the 2040 General Plan Update from all socioeconomic and geographic areas within the City of Surprise; Resolution #2022-52.

Trever Fleetham presented item 5 to the Commission.

The Commission discussed the following:

- Website access and interface
- Collaboration with City Communications staff

Commissioner Chapman made a motion to recommend approval of the 2040 General Plan Communication Plan to the City Council. Commissioner Holland seconded the motion. Motion passed with 7 votes in favor.

Item 6 – Citywide – Consideration and action to nominate and appoint a member of the Planning and Zoning Commission to serve as a General Plan Advisory Group member and to designate an alternative member.

Commissioner Smith made a motion to nominate and appoint Commissioner Rosenbaum to represent the Planning and Zoning Commission on the General Plan Advisory Group. Commissioner Keating seconded the motion.

Chair Bash made a motion to nominate and appoint Commissioner Smith to represent the Planning and Zoning Commission as an alternate on the General Plan Advisory Group. Commissioner Chapman seconded the motion.

Chair Bash made a motion to nominate and appoint Commissioner Rosenbaum as primary to represent the Planning and Zoning Commission on the General Plan Advisory Group, and nominate and appoint Commissioner Smith as the alternate representative. Commissioner Holland seconded the motion. Motion passed with 7 votes in favor.

Item 7 – Internal – Consideration and action to recess into executive session for discussion and consultation for legal advice with the City’s attorneys pertaining to Case No. FS20-829, pursuant to A.R.S. § 38-431.03(A)(3).

Chair Bash made a motion to recess into executive session at 7:13 p.m. Commissioner Holland seconded the motion. All voted in favor.

Chair Bash made a motion to resume the regular meeting. Commissioner Rosenbaum seconded the motion. All voted in favor.

The Planning and Zoning regular meeting reconvened at 7:48 p.m.

OTHER BUSINESS:

Item 3 – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

Hearing no further business, Chair Bash called for a motion to adjourn. Commissioner Rosenbaum made a motion to adjourn, Commissioner Keating seconded the motion. All voted in favor.

Meeting adjourned at 7:48 p.m.

Dennis M. Bash
Planning and Zoning Commission Chair

The foregoing instrument is a full, true, and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY:

Ashley Labhart, Commission Secretary

DATE:
