

**CITY OF SURPRISE  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**April 15, 2021 / 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 April 15, 2021.

**A. ROLL CALL**

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

**STAFF PRESENT:**

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Director of Community Development; Robert Kuhfuss, Current Planning Supervisor; Sergio Angulo, Current Planner; Tierney Farago, Administrative Specialist and Ashley Labhart, Planning and Zoning Secretary.

**COUNCIL MEMBERS PRESENT:**

None.

**B. PLEDGE OF ALLEGIANCE**

**C. CURRENT EVENTS REPORT**

None.

**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.

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

**CONSENT AGENDA:**

**Item 1 – Internal – Consideration and action to approve or disapprove the April 1, 2021 Planning and Zoning Commission Minutes.**

Commissioner Smith made a motion to approve the April 1, 2021, Planning and Zoning Commission Minutes as presented.

Commissioner Rosenbaum seconded the motion. Commissioner Sartor abstained. Motion passes with 6 votes in favor.

#### **REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:**

**ITEM: 2 – District 1 - Consideration and action to recommend approval or disapproval of the Rezone of 4.98 acres from Residential Ranch (RR) to Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD) amending development standards and limiting residential density to 4.01 dwelling units per acre for Enclave II at Paloma Creek, Case FS20-718.**

Commissioner Krous recused himself and did not participate in or vote upon this agenda item.

Robert Kuhfuss, Current Planning Supervisor, presented item 2 to Commission.

Chair Bash opened the public hearing.

Michelle Brown – Surprise, AZ - Expressed concern and offered comments on the proposed project and the resulting use of local roadways and effect on wildlife in the area

Kent Taylor – Surprise, AZ – Offered comments on the proposed annexation and rezone with regard to the Enclave projects

Jane Peiffer – Surprise, AZ - Expressed concern and offered comments on the proposed annexations and zone changes with regard to the project, the effect on the existing residents in the surrounding area, roadways, and the public notification process

Mark Graham – Surprise, AZ - Expressed concern and offered comments on the proposed annexations and rezone with regard to the project, the proposed density for the area, and the public notification process

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

The Commission discussed the following:

- Zoning density
- PUD overlay

Chair Bash made a motion to recommend approval of the Enclave II at Paloma Creek rezone, subject to stipulations “a” through “c”.

Commissioner Smith seconded the motion. Motion passes with 6 votes in favor.

**ITEM: 3 – District 1 - Consideration and action to recommend approval or disapproval of the rezoning of 5.38 acres from Residential Ranch (RR) to Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD) amending development standards and limiting residential density to 3.90 dwelling units per acre for Enclave III at Paloma Creek, Case FS20-731.**

Commissioner Krous recused himself and did not participate in or vote upon this agenda item.

Robert Kuhfuss, Current Planning Supervisor, presented item 3 to Commission.

Chair Bash opened the public hearing.

Michelle Brown – Surprise, AZ - Expressed concern and offered comments on the proposed project and the resulting effect on wildlife in the area

Jane Peiffer – Surprise, AZ - Expressed concern and offered comments on the proposed annexations and zone changes with regard to the project and the effect on the existing roadways, the public notification process, general use of the area, preservation of natural characteristics and proposed density

Mark Graham – Surprise, AZ - Expressed concern and offered comments on the proposed annexations and rezone with regard to the project and the proposed density for the area

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

Commissioner Sartor conveyed he wished to move into Executive Session.

Vice Chair Keating called for an Executive Session at 6:37 P.M.  
Commissioner Sartor seconded the motion. Commissioner Smith opposed.

Chair Bash made a motion to adjourn from Executive Session at 6:53 P.M.  
Commissioner Sartor seconded the motion.

Chair Bash made a motion to resume the regular meeting. Commissioner Rosenbaum seconded the motion.

The Planning & Zoning regular meeting reconvened at 6:55 P.M.

The Commission discussed the following:

- Neighborhood meeting outreach process
- Mitigation in transition

Vice Chair Keating made a motion to recommend approval of the Enclave III at Paloma Creek rezone subject to stipulations “a” through “c”.

Chair Bash seconded the motion. Motion passes with 6 votes in favor.

**ITEM: 4 – District 1 - Consideration and action to recommend approval or disapproval of the Rezone of 9.56 acres from Residential Ranch (RR) to Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD) amending development standards and limiting residential density to 3.21 dwelling units per acre for Enclave IV at Paloma Creek, Case FS20-738.**

Commissioner Krous recused himself and did not participate in or vote upon this agenda item.

Robert Kuhfuss, Current Planning Supervisor, presented item 4 to Commission.

Chair Bash opened the public hearing.

Sue Tingle– Surprise, AZ - Expressed concern and offered comments with regard to the project, the public notification process and the impact on the existing way of life for residents and wildlife in the area

Kent Taylor – Surprise, AZ – Expressed concern and offered comments on proposed annexations and rezone with regard to the project, boundaries, and the effect of proposed zone change to adjacent properties in the area

Michelle Brown – Surprise, AZ - Expressed concern and offered comments with regard to the project, the effect on wildlife in the area, emergency vehicle access and response time, effects large vehicle traffic will have on the existing road, and public notification process

Mark Graham – Surprise, AZ - Expressed concern and offered comments with regard to the project, proposed density for the area, public notification process, future area development, impact on existing way of life for residents, and effects on wildlife in the area

Jane Peiffer – Surprise, AZ - Expressed concern and offered comments with regard to the project and the effect on the roadways, potential increase in traffic, records request, impacts on the surrounding area, planning, the public notification process, transition and general use of the area, preservation of natural characteristics, air quality and aquifer

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

Chair Bash noted an individual from the public motioning to speak so reopened the public hearing.

Jeff Wood – Surprise, AZ - Offered comments regarding ingress/egress and road maintenance responsibility of County residents in the area

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

The Commission discussed the following:

- Adjacent homes and property
- Project exhibits
- Egress
- Street design
- ROW, property owner, access easements
- Transportation
- Maintenance responsibility
- Character area

Chair Bash made a motion to recommend disapproval of the Enclave IV at Paloma Creek rezone, because it does not fit the character of the area.

Commissioner Rosenbaum seconded the motion. Commissioner Smith voted against. Motion passes with 5 votes in favor.

#### **REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:**

**ITEM: 5 – District 1 - Presentation and action to recommend approval or disapproval of the Preliminary Plat for Asante Unit 2.1 & 2.13, dated January 2021, a property generally located north of Asante Boulevard and west of 163rd Avenue in the Asante PAD. Case FS20-504.**

Commissioner Krous recused himself and did not participate in or vote upon this agenda item.

Sergio Angulo, Current Planner, presented item 5 to Commission.

Commissioner Rosenbaum made a motion to recommend approval of the Preliminary Plat entitled “Preliminary Plat for Asante 2.1 & 2.13”, dated January 2021, subject to stipulations “a” through “c” as memorialized in the staff report.

Commissioner Smith seconded the motion. Motion passes with 6 votes in favor.

**ITEM: 6 – District 1 - Consideration and action to recommend approval or disapproval of the Preliminary Plat entitled “North Copper Canyon Parcels 2, 3, and 4,” received March 30, 2021. Case FS20-333**

Commissioner Krous recused himself and did not participate in or vote upon this agenda item.

Robert Kuhfuss, Current Planning Supervisor, presented item 6 to Commission.

The Commission discussed the following:

- Traffic and access
- Amenities
- Petition to ADOT
- Traffic signal installation
- Emergency access
- Existing PAD
- Accident triggers – ADOT
- School site and shared access

Commissioner Sartor made a motion to recommend approval of the Preliminary Plat entitled “North Copper Canyon Parcels 2, 3, and 4,” received March 30, 2021, subject to stipulations “a” through “c”. Vice Chair Keating seconded the motion. Motion passes with 6 votes in favor.

**ITEM: 7 – District 1 - Consideration and action to recommend approval or disapproval of the Preliminary Plat entitled “Preliminary Plat for Hometown Surprise at Austin Ranch II, Parcel E”, generally located on the southeast corner of Deer Valley Road and Citrus Road. (Case FS20-488)**

Robert Kuhfuss, Current Planning Supervisor, presented item 7 to Commission.

The Commission discussed the following:

- Wash in the area
- Density

Commissioner Sartor made a motion to recommend approval of the Preliminary Plat entitled “Preliminary Plat for Hometown Surprise at Austin Ranch II, Parcel E” subject to stipulations “a” through “d” as memorialized in the Staff Report.

Commissioner Chapman seconded the motion. Motion passes with 7 votes in favor.

**OTHER BUSINESS:**

**Item G – Other Business and Future Agenda Items.**

The Commissioners requested a project update with regard to development north of 163<sup>rd</sup> Ave, to include project and permit status, as well as transportation information as it relates to the area.

**ADJOURNMENT:**

Hearing no further business, Chair Bash requested a motion to adjourn. Commissioner Smith made a motion to adjourn, Commissioner Rosenbaum seconded the motion.

Meeting adjourned at 8:10 P.M.

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Dennis 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: \_\_\_\_\_