

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

September 3, 2020 / 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 September 3, 2020.

A. ROLL CALL

In attendance was Chair Dennis Bash, Vice-Chair Matthew Keating, Commissioner Scott Krous, Commissioner Ken Chapman, and Commissioner Mitchell Rosenbaum. Commissioner Dennis Smith had an excused absence.

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Community Development Director; Joshua Mike, Long Range Planner and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd conveyed that as a result of several recent changes pertaining to the rezoning of commercial property to residential, the Community Development team has been in the process of creating a spreadsheet which will show comparisons of tax revenue the City would receive from a variety of different options as it pertains to various types of zoning within the City. The information will be shared at the upcoming Planning and Zoning Commission meeting on September 17, 2020. The most recent project of this nature, Bungalows at Mountain Vista Ranch, will be used as an example for the discussion. Based off of the data shared, Director Boyd will be requesting input from the Commissioners so the Community Development team can further refine the information provided, so it may be utilized as a beneficial tool for the Planning and Zoning Commission moving forward.

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 comments, Chair Bash closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to review and approve or disapprove the August 20, 2020, Planning and Zoning Commission Minutes.

Vice Chair Keating made a motion to approve the August 20, 2020, Planning and Zoning Commission Minutes as presented.

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

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 2 – Citywide - Presentation and discussion regarding the community pool requirement in Planning and Engineering Design Standards as part of the code update (FS18-296 LDO Code Update).

Joshua Mike, Long Range Planner, presented item 2 to the Commission.

Angela Carmitchel, Planning and Development Director for Taylor Morrison, was on the phone line and granted the opportunity by Chair Bash to provide input and feedback from a stakeholder perspective regarding the topic.

The Commission discussed the following:

- Simplified process
- Development Impact Fee
- City of Surprise Parks and Recreation future plans
- Land acquisition process
- Municipal Pools vs. Community Pools
- Utilization of market research
- Flexible parameters
- Formulas proposed during the presentation
- Funding and collaboration options as it pertains to community facilities
- Quality of life
- Prescriptive vs. required
- Cost associated with recreational amenities
- Housing affordability and consumer preference
- Enforcement of the proposed rule
- Longevity in planning
- Legacies and forward thinking
- Usable open space
- Further clarification, suggestions and recommendations for moving forward in the process

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

Hearing no further business, Chair Bash requested a motion to adjourn. Commissioner Rosenbaum made a motion to adjourn the Planning and Zoning Commission meeting. Commissioner Chapman seconded the motion.

Meeting adjourned at 7:03 P.M.

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: _____