

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

November 17, 2022 / 6:00 PM

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

CALL TO ORDER.

Chair Kevin Sartor, 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 November 17, 2022.

A. ROLL CALL

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

STAFF PRESENT:

Robert Wingo, City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Jason Moquin, Planning Manager; Trever Fleetham, Current Planner; Chris Sexton, Current Planner; Michael Boule, Water Resource Management Director; Amy Peterson, Environmental Compliance Analyst; Amanda Rothermal, Environmental Compliance Analyst; and Alyssa Carpenter Planning and Zoning Secretary

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

- Notification of the 60-day Review Period has started for the general plan amendment for BNSF.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the November 3rd, 2022 Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Smith made a motion to approve the November 3rd, 2022, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor. Commissioner Keating abstained.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

None.

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

Item 2 – District 1 – Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for Asante Planning Area 3,” dated September 29, 2022, a property generally located south of Happy Valley Road and west of 163rd Avenue. Case FS22-0781.

Trever Fleetham, Current Planner, presented item 2 to the Commission.

The Commission discussed the following:

- Designated land within PAD for additional school site.
- Amenities servicing entire community versus planning area.
- Traffic control at 163rd and Happy Valley Road timeline.

Commissioner Keating made a motion to approve the Preliminary Plat entitled “Preliminary Plat for Asante Planning Area 3,” dated September 29, 2022, a property generally located south of Happy Valley Road and west of 163rd Avenue. Commissioner Bash seconded the motion. Motion passed with 7 votes in favor.

Item 3 – District 6 – Consideration and action regarding a Site Plan for Surprise Pointe 270K Spec generally located southeast corner of 137th Avenue and Soledad Street subject to stipulations “a” through “e”. Case FS22-0534

Chris Sexton, Current Planner, presented item 3 to the Commission.

The Commission discussed the following:

- The building height and the collapse zone with respect to the adjacent property.

Vice Chair Holland made a motion to approve the Site Plan for Surprise Pointe 270K Spec generally located southeast corner of 137th Avenue and Soledad Street subject to stipulations “a” through “e”. Commissioner Keating seconded the motion. Motion passed with 7 votes in favor.

Item 4 – Citywide – Presentation from the Water Resource Management Department on water resource planning, assured water supply, and planning standards update considerations.

Michael Boule, Water Resource Management Director, presented item 4 to the Commission.

The Commission discussed the following:

- Growing population effects on supply and demand.
- Deduction of future CAP water supply.
- Acquiring additional resources to meet demand.
- EPCOR water resources and plan.
- Private wells affected by city water wells.
- Landscaping, plant policy and xeriscape

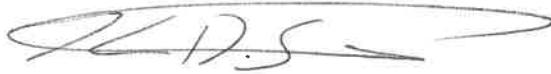
OTHER BUSINESS AND FUTURE AGENDA ITEMS:

None.

ADJOURNMENT:

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

Meeting adjourned at 7:01 p.m.



Kevin Sartor
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:



Alyssa Carpenter, Commission Secretary

DATE:

Dec 1, 2022