

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

April 16, 2015 / 6:00 PM

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

CALL TO ORDER.

Chair Steve Somers called the Planning and Zoning Commission Meeting to order at 6 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, April 16, 2015.

A. ROLL CALL

In attendance were Chair Somers, Vice Chair Ken Chapman and Commissioners Dennis Smith, Jerry Hoyler and Mathew Keating. Commissioners Peter Pervi and Matthew Bieniek were absent.

STAFF PRESENT:

Community Development Director Eric Fitzer, Deputy City Attorney Donna Bronski, Long Range Planning Manager Lloyd Abrams, Planner Joshua Mike, Planner Jackie Keller, Planner Robert Kuhfuss and Planning and Zoning Commission Secretary Heather Donaldson.

COUNCIL MEMBERS PRESENT:

None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

Community Development Director, Eric Fitzer, advised the Commission of an upcoming Council Work Session on May 19th at 4:00 p.m. in Council Chambers at Surprise City Hall located at 16000 N. Civic Center Plaza, Surprise, AZ 85374, where Urban Forester, Mr. Richard Atkins, will be giving a presentation on the regional urban tree shape plan which will kick off discussions of a tree plan for the City of Surprise.

CALL TO THE PUBLIC:

None

CONSENT AGENDA:

No Items

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – INTERNAL – Consideration and action on the April 2, 2015 Planning and Zoning Commission minutes.

Commissioner Smith made a motion to approve the Planning and Zoning Commission Minutes for April 2, 2015. Commissioner Hoyler seconded the motion. The motion passed with 5 yes votes, 2 absences.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – CITYWIDE – Consideration and action of two alternative approaches to land use concepts for the city-initiated Major General Plan Amendment - General Plan Elements Update.

Eric Fitzer, Community Development Director, provided a brief background and explanation of both a Conventional approach and Character Pattern approach to how the Land Use Map will represent the future land use categories and implementation of future development in Surprise.

Jon Vlaming, Principal at Stella Polaris, LLC, presented the Commission with the concepts and how they apply to the geography that is unique to Surprise. He discussed the Land Use Scenario Types, the existing alternative Land Use Map, a proposed Conventional Alternative Land Use Map and a proposed Character Area Alternative Land Use Map. He also gave a comparison of Land Uses both in residential and non-residential.

Kevin Kugler, Director of Planning at RBF Consulting, a Company of Michael Baker International, LLC, presented the Commission with a comparison of the two approaches on the following indicators:

- Existing General Plan Composition & Style
- Public Education
- Edge Treatment
- Relationship to Additional General Plan Elements
- City Staff Perspective
- Planning & Zoning Commission/City Council Perspective
- Major vs. Minor General Plan Amendments
- Development Community Perspective
- Existing Zoning Ordinance (SUDC) Consistency
- CIP Planning & Budgeting
- Existing Planned Area Developments (PADs)

Chair Somers opened the Call to the Public. Hearing no comments, Chair Somers closed the call to the public.

The Commission discussed:

- Overlay map (geographical component)
- Training necessary to implement a new approach
- Adoption timeframe
- Benchmarks for area or by design
- Possible threat of litigation with Character Pattern
- Wildlife Corridors (1,000 feet wide)
- Possibility of “swapping” uses within a Character Pattern
- Challenges that other cities have faced switching from Conventional to Character Pattern
- Comparison of flexibility of Conventional Approach and Surprise's existing plan
- Hybrid of both Conventional and Character Pattern approaches
- Difference between Minor General Plan Amendment and Major General Plan Amendment

Vice Chair Chapman made a motion to recommend to Mayor and City Council the Character Area Approach for the city-initiated Major General Plan Amendment – General Plan Elements Update as the basis for updating the Land Use Plan for the City of Surprise. Commissioner Hoyler seconded the motion. The motion passed with 4 yes votes, one no vote (Commissioner Smith) and 2 absences.

OTHER BUSINESS:

Item 3 – INTERNAL - Discussion for future agenda items.

None

ADJOURNMENT:

Hearing no further business, Chair Somers adjourned the Planning and Zoning Commission meeting at 7:35 p.m.

Eric Fitzer
Community Development Director

Steve Somers, Chair
Planning and Zoning Commission

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: _____
Heather Donaldson, Commission Secretary

DATE: _____