



CITY OF SURPRISE
City Council Work Session
16000 N. Civic Center Plaza
Surprise, AZ 85374

Tuesday, November 19, 2024 @ 4:30 PM
COUNCIL CHAMBERS

A. Call To Order

Mayor Hall called the Regular Council Work Session of November 19th, 2024 to order at 4:30 p.m., located at Surprise City Hall, 16000 N. Civic Center Plaza, Surprise, AZ. 85374.

B. Roll Call

In attendance with Mayor Hall were Vice Mayor Nick Haney, Council members Chris Judd, Alyson Cline, and Jack Hastings. Council member Patrick Duffy was excused. Council member Ken Remley was absent.

C. Pledge of Allegiance

Mayor Hall led the Pledge of Allegiance.

D. Proclamation and Community Acknowledgements

E. City Manager Report

1. City Manager sub-text

F. City Clerk Report

G. Regular City Council Work Session Agenda

1. CONSENT AGENDA:

2. REGULAR AGENDA ITEM - PUBLIC HEARING:

3. REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

1. Presentation and Discussion pertaining to a Zoning Text Amendment for Administrative Plat Approvals and Infrastructure Acceptances, Case FS24-1407.

Assistant Director, Tiffany Copp, came to present this item. She gave a background on the item and talked about SB 1103, Preliminary Plat, Final Plat, Infrastructure Acceptance, Current Process, Analysis, Other Jurisdictions, Summary of Options, and Next Steps.

Councilmember Hastings, asked how much time did it take? He talked about the impact of local control. He emphasizes the importance of maintaining transparency and ensuring residents have opportunities to provide input.

Councilmember Cline, asked, how many hours of time and cost saving would be involved? Tiffany said it was anywhere between 4-8 hours, and that there would be 30-60 days saved for the applicant. She talked about the rezoning having already occurred. Councilmember Cline talked about the potential time saved.

Vice-Mayor Haney, talked about making the City more efficient. He asked about what opportunities residents have to give their say? Lloyd said that during the rezoning they have the biggest impact. Vice-Mayor Haney asked if we were increasing our overall efficiency by doing

this? Lloyd said it was correct. He also talked about looking at the process to increase the transparency administratively.

Councilmember Judd, talked about his experience voting for topics that need to be done for administrative purposes. He said he was all for streamlining the process. He asked about the plat process and what keeps them informed with what is happening in the City, he said it would be important for there to be a mechanism in place to keep council educated as to what is happening. He asked about deviation from standards and if it was only in zoning? Lloyd said that was correct. He then asked what the scenario was where a plat was pulled? Lloyd said that case involved right of way. Councilmember Judd said he liked increasing efficiency.

Mayor Hall, said he liked increasing efficiency. He also asked if there would be a way to copy council on approvals. Lloyd said that would be easy enough to do.

2. Presentation and discussion pertaining to a proposed Zoning Text Amendment (ZTA) to update the Surprise Municipal Code and Land Development Ordinance in conformance with recent legislative updates. Case FS24-1421.

Tiffany Copp, returned to talk about the background for this item, Reporting about HB2210, and Challenges.

Mayor Hall asked if there was a note or a way to display the time that it needs to be revised? Lloyd said it does show that but it doesn't show when permits are accepted under certain conditions to help builders out with the timeline.

Tiffany went on to talk about Adaptive Reuse.

Vice-Mayor Haney asked if they define obsolete? Tiffany said both economically or functionally obsolete? He asked if we could define it? Tiffany said we have the ability to determine the amount.

Tiffany continued talking about HB2297, and Impact Map.

Mayor Hall asked about the map and the affected area don't have buildings. Lloyd said that was correct and that it was mostly classified as rural residential.

Councilmember Cline, talked about her grievances with the state and why they decided to do this. Lloyd talked about the vicinity of the base and applicable restraints.

Councilmember Hastings, asked when it would be applicable? Tiffany said it would be January 1st when the city would need to have their end approved. Lloyd said if it wasn't addressed then it would be applied to the City as a whole.

Tiffany talked about Fowl, and HB2325.

Mayor Hall talked about manure being removed and the potential issues. Tiffany said they don't have the ability to look over fences unless under particular circumstances. Councilmember Judd, asked about the expectations. Tiffany said if they could see or smell it then they could enforce it.

Councilmember Cline asked if there was an anticipation to increase enforcement for these types of violations? She expressed concerns about disposing trash appropriately. Tiffany said there is a trend with a lot of the bills and potential unintended consequences.

Vice-Mayor Haney, asked if there were a lot of complaints about roosters? Tiffany said they were not, but they would investigate rooster complaints. Vice-Mayor Haney said there isn't an effective way to enforce it.

Mayor Hall talked about his concerns about overreaching with enforcement.

Councilmember Judd, said he would prefer any ordinance to focus on enforcing smells. Lloyd said it was the smell but also flies. Councilmember Judd, asked where any of it would actually apply? Lloyd said it was a small percentage that don't have HOA's.

Mayor Hall asked about section 10? Lloyd said that would be another area.

Tiffany went on about ADU's, and HB2720.

Councilmember Cline, talked about where this was coming from but how it could cause other issues. She asked if the ADU would require a kitchen and a bathroom to be independent? Lloyd said it would. She then went on to say that the City couldn't require additional parking, and on street parking. Tiffany said that kitchens may be required but wouldn't be necessary. Mayor Hall talked about in law suites. Councilmember Cline, talked about trying to enforce that.

Councilmember Judd, asked if they could just change the design standards? Lloyd said he didn't think they would be allowed to attribute a parking space for the ADU. Councilmember Judd, talked about planning ahead of time for future ADU's. Lloyd said it was something to look into.

Tiffany also talked about Middle Housing, and HB2721.

Mayor Hall talked about bringing this up to the builders and get their thoughts on these developments. He talked about liability insurance for smaller units.

Tiffany talked about Residential Zoning, SB1162.

Councilmember Cline, asked about the meeting with the home builders and the opportunity where the ground level usage would be something like restaurant and businesses. She asked if this was something that could happen in Surprise. Lloyd said that would fall under mixed use. She then asked about tiny homes and how that would fit in? Lloyd said they could probably be put into a mixed use zone.

Tiffany then detailed the Next Steps for Council.

H. Other Business and Future Agenda Items

I. City Council Reports

J. Executive Session

1. Executive Session Items

2. Executive Disclaimer - Part 1

3. Executive Disclaimer - Part 2

4. Executive Disclaimer - Part 3

K. Adjournment

Motion: To Adjourn

Initiated By: Chris Judd

Seconded By: Jack Hastings

Yes: Aly Cline, Jack Hastings, Skip Hall, Chris Judd, Nick Haney

No: None

Abstain: None

Vote Result: Passed

Meeting Adjourned at 5:45 PM.


Skip Hall, Mayor

ATTEST:


Kristi Passarelli, City Clerk



CERTIFICATION:

I, Kristi Passarelli, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Meeting of **Tuesday, November 19, 2024.**


Kristi Passarelli, City Clerk