

**PLANNING AND ZONING COMMISSION MINUTES  
CITY OF PEORIA, ARIZONA  
COUNCIL CHAMBER  
OCTOBER 18, 2012**

A **REGULAR Meeting** of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 23100 N. Lake Pleasant Parkway, Peoria, AZ in open and public session at 6:30 p.m.

**Members Present:** Chair Bill Louis, Vice Chair Nancy Golden, Commissioners Leonard Spraker, Leigh Strickman, and Charles Marr.

**Members Absent:** Commissioner Greg Loper and Gene Sweeney.

**Others Present:** Cindy Odom – Assistant City Attorney, Shawn Kreuzwiesner – Engineering Planning Manager, Adam Pruetz - Senior Planner, Ed Boik – Planner.

**Opening Statement:** Dispensed with by Chairman Louis.

Call for speaker request forms.

**Audience:** Nine.

**Note:** The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

## **CONSENT AGENDA**

All items listed with a “**C**” are considered to be routine by the Planning and Zoning Commission, and were enacted by one motion.

1C **DISPOSITION OF ABSENCE:** Discussion and possible action to approve/excuse the absences of Commission Member Leigh Strickman and Commission Member Gene Sweeney from the October 4, 2012 meeting.

2C **MINUTES:** Discussion and possible action to approve the minutes of the Planning and Zoning Commission meetings held on October 4, 2012.

**COMMISSION ACTION:** Commissioner Marr moved to approve the Consent Agenda items. The motion was seconded by Commissioner Strickman and upon vote, carried unanimously.

## **REGULAR AGENDA**

### **NEW BUSINESS:**

3R **PUBLIC HEARING:** RE: General Plan Amendment.

**PUBLIC HEARING - GPA12-0002 Aggregate Mining – Senate Bill 1598:** A city-initiated amendment that identifies all known and state-registered aggregate mining

operations within the City's Planning Boundary and establishes goals, objectives, and policies that require compatible land uses adjacent to existing and future mining operations.

**STAFF REPORT:** Presented by Adam Pruett, Senior Planner.

**COMMISSION COMMENT:** Commissioner Golden asked if Peoria was interpreting the regulations similar to other cities. Staff indicated that the approach was similar to other cities, but there are varying degrees of how resources are identified. Commissioner Golden asked if inactive mines would also be shown on the land use map. Staff responded that only active mining operations are shown so that a solid policy is established for future decisions. Commissioner Spraker inquired if the identified mines enjoyed Special Use Permits. Staff informed that not all sites have Special Use Permits, most are non-conforming or on State Land. Staff continued that those mines on state land do not involve the City directly in the decision making process and that any new site within the City would require a Special Use Permit. Commissioner Spraker asked if underground storage facilities were part of the action. Staff indicated that the bill does not impede the use of the underground storage facilities and they are not referenced by the bill. Chairman Louis asked if there were any current applications for mining. Staff responded that the map protects sensitive land uses from mining operations and that the map provides direction and policy for future mining operations. Staff concluded that no new operations are proposed at this time.

**PUBLIC COMMENT:** None

**COMMISSION ACTION:** No action needed.

4R **PUBLIC HEARING:** RE: General Plan Amendment.

**PUBLIC HEARING - GPA12-0003 Lake Pleasant Heights:** A privately-initiated amendment that proposes changes to the existing Lake Pleasant Heights Specific Area Plan generally located south of the intersection of State Route 74 and the El Mirage Road alignment. This amendment addresses the entire 3,268 acres of the Lake Pleasant Heights Specific Area Plan and reconfigures the current land uses by increasing overall project density and commercial acreage, clustering the higher intensity uses, and removing resort/golf course land uses. Approximately 12 acres of new commercial land use and 325 dwelling units will be added to the Plan.

**STAFF REPORT:** Presented by Ed Boik, Planner.

**COMMISSION COMMENT:** Commissioner Spraker asked if there was a timeframe as to how long this amendment would be valid. Staff clarified that Specific Area Plans are permanent unless modified by the property owner. Commissioner Spraker asked about the source of water for this property. Staff responded by saying there are efforts to work with adjacent property owners to find a regional water and wastewater solution. Commissioner Golden asked if El Mirage would be the primary access and if there will be access from the Loop 303. Staff confirmed El Mirage as the primary access and stated that a future Loop 303 / Westland Road interchange is planned. Commissioner Golden also asked if the removal of the golf course will affect the demand for golf in the area. The applicant stated that golf courses are very expensive to build and maintain and that several courses exist in the area and that another course is not necessary. Commissioner Marr was concerned that the new plan appears to show less open space

/ park land than the original plan. Staff clarified that due to a number of City ordinances, that are in effect today that weren't in effect at the time of the original entitlement, as much or more open space will be provided.

**PUBLIC COMMENT:** None

**COMMISSION ACTION:** No action needed.

**CALL TO THE PUBLIC:** (Non-agenda Items): None

**REPORT FROM STAFF:** Shawn Kreuzwiesner mentioned that next month Ed Boik will be leaving Peoria to pursue a Senior Planner position in the Town of Buckeye.

**REPORTS FROM THE PLANNING AND ZONING COMMISSION:** None

**ADJOURNMENT:** There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:22 p.m.

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William Louis, Chair

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Date Signed