

# City Council Meeting Notice & Agenda - RESULTS



Tuesday, February 04, 2014  
City Council Chamber  
8401 West Monroe Street  
Peoria, AZ 85345

## Study Session

5:00 P.M. Convene

### Roll Call

#### Study Session Agenda

##### Subject(s) for Discussion Only

1. Development Impact Fee Update - **DISCUSSION ONLY – NO ACTION TAKEN**
2. Rules of Procedure for City Council Ethics Proceedings - **DISCUSSION ONLY – NO ACTION TAKEN**

### Adjournment

## Regular Meeting

7:00 P.M. Convene

### Pledge of Allegiance

### Roll Call

### Final Call To Submit Speaker Request Forms

#### Consent Agenda

**CONSENT AGENDA:** All items listed with a “C” are considered to be routine or have been previously reviewed by the City Council, and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

Mayor  
Bob Barrett

Palo Verde  
District  
Ron Aames,  
Vice Mayor

Acacia  
District  
Tony Rivero

Ironwood  
District  
Bill Patena

Mesquite  
District  
Cathy Carlat

Pine  
District  
Carlo Leone

Willow  
District  
Jon Edwards

## Consent

3C. **Disposition of Absence - PASSED**

Discussion and possible action to: (a) approve the absence of Councilmember Jon Edwards from the City Council meetings held on January 21, 2014 and the Special Meeting held on January 28, 2014; and (b) approve the absence of Council Youth Liaison Jacob Jelinek from the Special Meeting and Study Session held on January 28, 2014.

4C. **Replat, Westwing Mountain, Andrea Drive and 86th Lane - PASSED**

Discussion and possible action to approve the Replat of Lots 33 and 34 Westwing Mountain Parcel 6, located at Andrea Drive west of 86th Lane, subject to stipulations.

## Regular Agenda

## Unfinished Business

5R. **PUBLIC HEARING - Liquor License, Quiktrip #490, Thunderbird Road and Rio Vista Boulevard – ITEM NOT HEARD BY COUNCIL**

**PUBLIC HEARING:** RE: A New Wine and Beer Liquor License (Series 10) for Quiktrip #490, located at the northeast corner of West Thunderbird Road and North Rio Vista Boulevard, Troy C. DeVos, Applicant, LL#20009381.

Staff Report:

Open Public Hearing:

Public Comment:

Close Public Hearing:

**COUNCIL ACTION:** Discussion and possible action to recommend approval to the State Liquor Board for a New Wine and Beer Liquor License (Series 10) for Quiktrip #490, located at the northeast corner of West Thunderbird Road and North Rio Vista Boulevard, Troy C. DeVos, Applicant, LL#20009381.

## New Business

6R. **PUBLIC HEARING - Minor General Plan Amendment, Land Use Map, Querencia, Yearling Road and Lake Pleasant Parkway - PASSED**

**PUBLIC HEARING:** RE: A request for a minor amendment to the General Plan Land Use Map for approximately 31 acres (of a 44 acre total site) located at the northeast corner of Yearling Road and Lake Pleasant Parkway from Residential Estate (0-2 du/ac, target - 1 du/ac) to Residential Low (2-5 du/ac, target - 3 du/ac.)

Staff Report:

Open Public Hearing:

Public Comment:

Close Public Hearing:

**COUNCIL ACTION:** Discussion and possible action to concur with the Planning and Zoning Commission's recommendation and adopt **RES. 2014-16** approving an amendment to the General Plan Land Use Map for approximately 31 acres (of a 44 acre total site) located at the northeast corner of Yearling Road and Lake Pleasant Parkway from Residential Estate (0-2 du/ac, target - 1 du/ac) to Residential Low (2-5 du/ac, target - 3 du/ac.)(GPA13-0007)

7R. **PUBLIC HEARING - Rezoning, Querencia, Yearling Road and Lake Pleasant Parkway - PASSED**

**PUBLIC HEARING:** RE: A request to rezone the Querencia Planned Area Development modifying the minimum lot sizes from 12,000 square feet to 9,000 square feet and increasing the total allowable single-family residential lots from 54 to 72.

Staff Report:

Open Public Hearing:

Public Comment:

Close Public Hearing:

**COUNCIL ACTION:** Discussion and possible action to concur with the Planning and Zoning Commission's recommendation and adopt **ORD. 2014-09** rezoning the Querencia Planned Area Development by modifying the minimum lot sizes from 12,000 square feet to 9,000 square feet and increasing the total allowable single-family residential lots from 54 to 72 as proposed under zoning case Z05-08A.1.

8R. **Reimbursement Agreement, Terramar Cove, L.L.C., Access Road Improvements, 71st Avenue and Buckskin Trail - PASSED**

Discussion and possible action to: (a) approve a Reimbursement Agreement with Terramar Cove, L.L.C. authorizing the City to financially participate with the construction of the 71st Avenue and Buckskin Trail roadway improvements in association with the proposed Terramar Cove residential development project; and (b) approve a budget amendment in the amount of \$85,000 from the Transportation Sales Tax Contingency account to the Transportation Sales Tax Street Improvements account to support this project.

9R. **PUBLIC HEARING - Rezoning, Terramar Cove, Happy Valley Parkway and 68th Lane - PASSED**

**PUBLIC HEARING:** RE: A request to rezone approximately 4.99 gross acres located north of Happy Valley Parkway at the 68th Lane alignment, from Suburban Ranch (SR-43) to Planned Area Development (PAD) to allow for a 16-lot single-family residential development.

Staff Report:

Open Public Hearing:

Public Comment:

Close Public Hearing:

**COUNCIL ACTION:** Discussion and possible action to concur with the Planning and Zoning Commission's recommendation and adopt **ORD. 2014-10** rezoning approximately 4.99 gross acres located north of Happy Valley Parkway at the 68th Lane alignment, from Suburban Ranch (SR-43) to Planned Area Development (PAD) to allow for a 16-lot single-family residential development. (Z13-0002)

10R. **Amendment, Vistancia Land Holdings, LLC, Amended and Restated Vistancia Development Agreement - PASSED**

Discussion and possible action to authorize the City Manager to execute Amendment No. 1 to the Amended and Restated Development Agreement with Vistancia Land Holdings, LLC.

11R. **Budget Amendment, Vistancia Mixed-Use Project Pre-Development - PASSED**

Discussion and possible action to approve a budget amendment in an amount not-to-exceed \$170,000 from the Economic Development Opportunity Fund Contingency account to the Economic Development Opportunity Fund account for pre-development consulting services needed to pursue the Vistancia Commercial Core Mixed-Use Project.

12R. **Budget Amendment, City Attorney's Office, Civil Legal Services, Vistancia Commercial Core Project - PASSED**

Discussion and possible action to approve a budget amendment in the amount of \$100,000 from the Half-Cent Sales Tax Fund account to the Civil Legal Services account for outside legal counsel pertaining to the Vistancia Commercial Core Project.

**Call To The Public (Non-Agenda Items)**

If you wish to address the City Council, please complete a Speaker Request Form and return it to the clerk before the call to order for this meeting. The City Council is not authorized by state law to discuss or take action on any issue raised by public comment until a later meeting.

**Reports from City Manager**

13. **Council Calendar**

14. **Reports**

- A. Council Subcommittee Update
- B. APS Transmission Line - Status Update
- C. City Hall Café Update
- D. Phoenix FC Wolves - Peoria Sports Complex

**Reports from City Council**  
**Reports from the Mayor**

**Adjournment**

**NOTE:** Documentation (if any) for items listed on the Agenda is available for public inspection, a minimum of 24 hours prior to the Council Meeting, at any time during regular business hours in the Office of the City Clerk, 8401 W. Monroe Street, Room 150, Peoria, AZ 85345.

***Accommodations for Individuals with Disabilities.*** Alternative format materials, sign language interpretation and assistive listening devices are available upon 72 hours advance notice through the Office of the City Clerk, 8401 West Monroe Street, Peoria, Arizona 85345 – Phone: (623) 773-7340 or FAX (623) 773-7304. To the extent possible, additional reasonable accommodations will be made available within the time constraints of the request. The City has a TDD line where accommodations may be requested at: (623) 773-7221.

**PUBLIC NOTICE:**

In addition to the City Council members noted above, one or more members of the City of Peoria Boards and Commissions may be present to observe the City Council meeting as noticed on this agenda.

City Council Meetings can be viewed live on Channel 11 (Cox Cable) and are available for viewing on demand at <http://www.peoriaaz.gov/content2.aspx?id=2151>.