

CITY OF SURPRISE

PLANNING AND ZONING COMMISSION 12425 West Bell Road, Suite D-100 Surprise, Arizona 85374

March 3, 2009

REGULAR MEETING MINUTES

CALL TO ORDER

Chair Jan Blair called the Planning and Zoning Commission Meeting to order at 6 p.m. at the Surprise City Hall, 12425 West Bell Road, Suite D100, Surprise, Arizona 85374, on Tuesday, March 3, 2009.

ROLL CALL

In attendance with Chair Blair were Vice Chair Somers, and Commissioners Ken Chapman, John Hallin, and Fred Watts. (Commissioners Rein and Bieniek were absent.)

PLEDGE OF ALLEGIANCE

COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Director Mihelich stated that recently a work session was held with City Council regarding Grand Avenue. Based on City Council recommendation, short- and long-term concepts were developed for the Grand Avenue revitalization efforts. The plan was well supported by City Council and the strategies will be part of the Village 1 planning area.

CONSENT AGENDA

All items listed with an asterisk (*) are considered to be routine by the Planning and Zoning Commission and were approved by one motion. There was no separate discussion of these items during this meeting.

Commissioner Chapman made a motion to approve the **Consent Agenda**. Commissioner Watts seconded the motion. The motion passed with a vote of 5 ayes and 2 absent. (Rein and Bieniek)

- **Item 2*: Planning and Zoning Commission Minutes for February 3, 2009.**
- **Item 3*: SP08-164 – Consideration and Action – Moon Valley Nursery, stipulations ‘a’ through ‘e.’**

REMOVED FROM CONSENT

- **Item 4*: RS08-002 – Consideration and Action – Wildcat Ranch, stipulations ‘a’ through ‘c.’**

In response to Commissioner Hallin, Senior Planner Dennis Dorch stated that the land is in a zone 'a' designation and is able to be developed as long as the floor of the home is elevated above the flood plain level.

In response to Commissioner Hallin, Senior Planner Dorch stated that lots one through four will be accessed by a private drive.

The applicant, **Verna Mortemore**, stated that the property did not come up in a flood plain when it was originally purchased or when a drainage report was completed. The only report that indicated the property was in a flood plain was the David Evans drainage report that has not yet been submitted or accepted by FEMA.

Vice Chair Somers made a motion to **approve RS08-008, Wildcat Ranch**, subject to stipulation 'a' through 'c.' Commissioner Watts seconded the motion. The motion passed with a vote of 5 ayes and 2 absent. (Rein and Bieniek)

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 5: GPA08-170 and PADA08-171 – Consideration and Action – Pinnacle Peak Country Estates - Verdugo**

Planner Adam Copeland presented the project to the Commission. Staff recommended approval of **GPA08-170 and PADA08-171, Pinnacle Peak Country Estates - Verdugo**, subject to stipulations 'a' through 'e.'

Jeff Blilie, representing the applicant, stated that rezoning the area will make it more consistent with what's in the area now and to make it more marketable. The property owner is participating in the infrastructure in the area and has paid for and secured the waste water treatment for the project.

In response to Commissioner Chapman, Planner Copeland stated that phase 1 environmental studies are required for PADs and plats. If nothing is identified with the phase 1 environmental study, no further studies are required.

In response to Commissioner Chapman, Planner Copeland stated that each plat will have its own on-site retention area. He also explained that the applicant is planning to add direct connection to commercial areas.

Chair Blair opened the meeting for public comment. Hearing no comments from the public, Chair Blair closed the public hearing.

Vice Chair Somers made a motion to **approve GPA08-170 and PADA08-171, Pinnacle Peak Country Estates - Verdugo**, and adopt staff's findings subject to stipulation 'a' through 'e.' Commissioner Watts seconded the motion. The motion passed with a vote of 5 ayes and 2 absent. (Rein and Bieniek)

DISCUSSION

- **Item 7: TA08-341 – Discussion Only – Surprise Unified Development Code**

Director Mihelich introduced the project. Senior Planner Dennis Dorch reviewed questions from the previous meeting and presented the SUDC form and design chapters 4, 7, and 8 to the Commission.

There was some discussion regarding:

- Diagonal parking versus parallel parking
- Non curb separating sidewalks
- Adopting the SUDC into the code, replacing the current Planning and Design Guidelines

OPEN CALL TO PUBLIC

Chair Blair called to the public to discuss any issues not noted on the agenda. Hearing no comments from the public, Chair Blair closed the call to the public.

CURRENT EVENTS REPORT:

CONSIDERATION AND ACTION TO HOLD AN EXECUTIVE SESSION

Pursuant to A.R.S. § 38-431.03(A)(3), the Planning and Zoning Commission may go into executive session with the City Attorney for legal advice on any item listed on the agenda.

No request was made to call for an executive session.

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the regular Planning and Zoning Commission meeting at 7:06 p.m.

STAFF PRESENT:

Community Development Director Jeff Mihelich, City Attorney Jim Gruber, Fire Marshall Doug Helbig, Senior Planner Dennis Dorch, Planner Adam Copeland, and Planning and Zoning Commission Secretary Debbie Perry.

COUNCIL MEMBERS PRESENT: None

Jeffrey J. Mihelich, Director
Community Development Department

Jan Blair, Chair
Planning and Zoning Commission