

## **CITY OF SURPRISE**

### **PLANNING AND ZONING COMMISSION 16000 North Civic Center Plaza Surprise, Arizona 85374**

**March 2, 2010**

### **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, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Tuesday, March 2, 2010.

#### **ROLL CALL**

In attendance with Chair Blair were Vice Chair Steve Somers and Commissioners Matthew Bieniek, Ken Chapman, John Hallin, and Dennis Smith. Commissioner Robert Rein was absent.

#### **PLEDGE OF ALLEGIANCE**

#### **CURRENT EVENTS REPORT**

Chair Blair advised the commission how great the Wildlife World Zoo is to visit. The employees were very kind and it is a fun place to go.

#### **STAFF REPORT**

Director Jeff Mihelich stated that the planning staff continues to work on the plans for Villages 1 and 3. Village 1 is the Surprise Center area which includes City Hall and staff is close to finalizing to bring forward for approval. Village 3 is the area around the White Tank Mountains. An update will be coming to commission in the next couple of months.

The General Plan 2030 was not approved by voters in November but later this week staff will be seeking direction from Mayor and Council if the city should put it back out for revote this November.

A reminder to all, March is census month. People will be receiving their forms starting March 16<sup>th</sup>. It is important to fill it out and return it right away as the city stands to lose approximately \$1,300 of annualized income per person that fails to return the form. Census workers will begin going door to door starting April 1<sup>st</sup> for those individuals that have not returned their form.

## CALL TO THE 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.

## 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.

## REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING

- **Item 1\*: Planning and Zoning Commission Minutes for January 19, 2010.**

Commissioner Chapman made a motion to approve the **Planning and Zoning Commission Minutes for January 19**. Vice Chair Somers seconded the motion. The motion passed with a vote of 4 ayes, 2 abstain (Blair, Hallin) and 1 absent (Rein).

## REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 2: PADA09-036 – Consideration and Action – Desert Trails Planned Area Development Amendment.**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **PADA09-036, a major planned area development amendment for Desert Trails** subject to conditions ‘a’ through ‘j.’

In response to Chair Blair, **Jeff Blilie, representing the applicant**, stated that there is a new property owner and development is expected to begin in three to five years. There is still quite a bit of infrastructure that needs to be in place before development can begin.

In response to Vice Chair Somers, Mr. Blilie stated that the berm will be on the Volvo property and paid for by the applicant of this project. The applicant will work with the city to ensure it is aesthetically pleasing.

In response to Commissioner Chapman, Planner Wingard stated that the community plaza is part of the initial phasing plan.

In response to Commissioner Hallin, Mr. Blilie stated that the mid-mile collector street was removed from the plan due to the number of washes that the development would be required to build over. There are many trails that are available for bicycle and pedestrian use.

In response to Commissioner Smith, Mr. Blilie stated that 211<sup>th</sup> Avenue doesn't go through to Sun Valley Parkway due to the large wash located to the south of the property.

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

Commissioner Bieniek made a motion to approve **PADA09-036, a major planned area development amendment for Desert Trails** and adopt staff's findings, subject to conditions 'a' through 'j.' Commissioner Hallin seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Rein).

## **OTHER BUSINESS**

## **ADJOURNMENT**

Hearing no further business, Chair Blair adjourned the regular Planning and Zoning Commission meeting at 6:39 p.m.

## **STAFF PRESENT:**

Community Development Director Jeff Mihelich, Assistant City Attorney Jim Gruber, Planner Bart Wingard, and Planning and Zoning Commission Secretary Deb Perry.

**COUNCIL MEMBERS PRESENT:** None

---

Jeffrey J. Mihelich, Director  
Community Development Department

---

Jan Blair, Chair  
Planning and Zoning Commission