

## Planning and Zoning Commission Actions

### Regular Meeting August 10, 2020

<b>6:00 pm Call to Order</b>	A regular meeting of the City of Maricopa Planning and Zoning Commission was held Monday, August 10, 2020 at City Hall (39700 W. Civic Center Plaza, Maricopa, AZ 85138). The meeting was called to order at 6:11 pm by Chair Huggins.
<b>Invocation</b>	Commissioner Irving delivered the invocation.
<b>Pledge of Allegiance</b>	Commissioner Babb led meeting attendees in the Pledge of Allegiance.
<b>Roll Call</b>	Present: Chair Huggins, Commissioner Yocum, Commissioner Irving, Commissioner Frank, Commissioner Babb  Phone: Vice Chair Sharpe.  City representatives present: Economic & Community Development Deputy Director Rodolfo Lopez, Assistant Planner Peter Margoliner, City Engineer Josh Plumb.
<b>Agenda Item 3.1: <u>Approval of Minutes</u></b>	<u>July 27, 2020:</u> Commissioner Frank moved to approve the Minutes as amended from July 27, 2020 Planning and Zoning meetings Commissioner Yocum seconded. Motion passed, 6-0.
<b>Agenda Item 4.1:</b>	<p><b>4.1</b> The Commission shall hear a presentation from staff on the City's long-range Transportation Planning. <b>Discussion only.</b></p> <ul style="list-style-type: none"> <li>• City Engineer Josh Plum begins his presentation to the Commission.</li> <li>• Commissioner Irving what year is the data reflecting.</li> <li>• City Engineer Josh Plumb states that the data shown is for city buildout.</li> <li>• Chair Huggins asks when we look at zoning if this is the data that is looked at?</li> <li>• City Engineer Josh Plum states that the zoning would have to be a significant change from the general plan to affect the overall study.</li> <li>• City engineer Josh Plum states that even with zone changes the data will hold true regionally.</li> <li>• Chair Huggins stated that with so many rezones within one single area the data could change.</li> <li>• Commissioner Babb asks if during the presentation it would be explained how many zone changes within one TAZ might affect traffic impact analysis.</li> <li>• City Engineer Josh Plum explains that the presentation would focus more on the region as a whole.</li> <li>• Vice Chair Sharpe wants the focus to be on the city itself and not on such a broad view of the region.</li> <li>• City Engineer Josh Plum does not want to get too into the weeds of the TAZs because there is a lot more information that goes into making those determinations.</li> <li>• Commissioner Irving asks about the grading system on traffic impacts analysis and would like to focus on individual roads in the city.</li> </ul>

- Vice Chair Huggins would also like to dive deeper into specific areas in the city.
- City Engineer Josh Plum reassures the Commission that they do dive into that and that with every traffic impact analysis that is something they look at closely.
- City Engineer Josh Plum begins speaking more specifically about what goes into traffic impact analysis.
- Commissioner Babb asks about projects that don't trigger a traffic impact analysis and if we do any sort of study after a certain number of those projects are submitted.
- City Engineer Josh Plum explains that yes this could possibly happen and if this does happen then we would do our own independent analysis. Although this has yet to happen.
- City Engineer Josh Plum explains to the Commission that CIP begins looking at potential improvements in September for a July adoption the following year.
- Commissioner Babb asks if the Area Transportation Plan changes as time goes on.
- City Engineer Josh Plum shares that yes, this is a living document that changes as the city grows.
- Commissioner Yocum asks about rail road services. The Area Transportation asks about the relocation of the Amtrak station.
- City Engineer Josh Plum explains that the moving of the station is no longer needed due to the overpass.
- Commissioner Yocum asks about the possibility of a 3<sup>rd</sup> and 4<sup>th</sup> rail being added.
- City Engineer Josh Plum knows about plans for a 3<sup>rd</sup> and 4<sup>th</sup> rail but Union Pacific does not have concrete plan just yet.
- City Engineer states that a level of service D is generally accepted although this should not be thought as passing or failing since a level of service C is generally considered the ideal place for a street to be on.
- Commissioner Irving asks about what the capacity of Porter Rd between Casa Grande Highway and Honeycutt Rd.
- City Engineer Josh Plum did not have the number on hand although he mentions that Porter Rd is currently sufficient for carrying 20,000 vehicles per day.
- Commissioner Irving states that capacity for Porter Rd needs to take into account the peak hours of all the schools on that road.
- Commissioner Babb adds that peak times need to be looked at closer since during most of the day Porter Rd is free and clear but its during that peak time that it needs closer inspection. He then asks how level of service is measured.
- City Engineer Josh Plum answers by saying that level of service looks for the worst hour of the day.
- Commissioner Babb asks if we know what the level of service is at each intersection on Porter Rd during each peak hour.
- City Engineer Josh Plum does not have current traffic count data for what is Porter Rd today, but traffic data comes in with each individual development.
- City Engineer Josh Plum goes on to explain that schools have different peak hours compared to other development on Porter Rd.
- Chair Huggins asks if all of the zone changes that have happened have already been implemented into a traffic study.
- City Engineer explains that traffic impact analysis are based on existing background traffic.
- Commissioner Babb asks how peak traffic flow is determined.
- City Engineer Josh Plum explains that we look at trips generated to and from a specific site.
- Commissioner Babb asks how background traffic is determined.
- City Engineer Josh Plum explains that the applicant is required do their own count once they apply for a permit.

	<ul style="list-style-type: none"> <li>• Commissioner Babb makes the point that is 2 or 3 different projects come in that do not trigger a traffic impact analysis then those counts would not reflect in the city's own counts for 1 or 2 years.</li> <li>• City Engineer Josh Plum explains that the counts would not be updated until the business is operational and open.</li> <li>• Vice Chair Sharpe asks if there is any point where the city would look at a project and ask for a traffic impact analysis even if the project doesn't seem to initially trigger it.</li> <li>• City engineer Josh Plumb states that yes, if we determine that there is an additional impact not taken into consideration by a traffic impact statement then an analysis would be required.</li> <li>• Commissioner Irving gives the example of people who live west of White and Parker Rd where it took a long time to get a signalized crossing.</li> <li>• Commissioner Irving wants to know how the city can be proactive in traffic issues.</li> <li>• Chair Huggins reiterates that specifics of the number of trips are not being placed in reports for future developments.</li> <li>• Commissioner Irving wants traffic studies to start earlier.</li> <li>• City Engineer Josh Plum reminds the Commission that is the city's responsibility to be proactive and before documents go to the Commission the city's engineering division looks at background data to make sure that the report is as accurate as possible and it takes all nearby developments into consideration.</li> <li>• Commissioner Yocum wants clarification on which population numbers the city is using to make traffic determinations.</li> <li>• City Engineer Josh Plum explains that the figures shown in the report is conservative and that is the data shown at that time.</li> <li>• City Engineer Josh Plum continues with the presentation.</li> <li>• Vice Chair Sharpe comments that the Commission simply wants to know the aggregate impact of projects as they come in and he comments City Engineer Josh Plum on his presentation.</li> <li>• Commissioner Yocum asks about public transit, and he would like to emphasize that area as much as we can.</li> <li>• City Engineer Josh Plum agrees.</li> <li>• Commissioner Frank states that one of the best take-aways from the Are transportation Plan is that this is a macro documents that can help the city make the right determination as projects come in, but assumptions need to be found in truth by going into the field and double checking the assumptions.</li> <li>• Commissioner Babb thanks City Engineer Josh Plum on his presentation. He would also like to see the section on traffic in the staff report expanded upon.</li> <li>• Chair Huggins reiterates Commissioner Babb's point in wanting to see how far away a project is from triggering the next level of service in the staff reports.</li> <li>• Chair Huggins wants the Commission to look closer to the traffic impact studies when they are presented.</li> <li>• Commissioner Yocum is constantly asked about traffic issues in the city and would like the Commission to look closer and deeper into these issues.</li> </ul>
<b>Agenda Item 5.0:</b> <u><b>Report from</b></u> <u><b>Commission</b></u> <u><b>and/or Staff</b></u>	<ul style="list-style-type: none"> <li>• Deputy Director Rodolfo Lopez updates the Commission on the next meeting, which will be august 24<sup>th</sup>.</li> </ul>

<b>Agenda Item 6.0:</b> <b><u>Executive Session</u></b>	There was no executive session.
<b>Agenda Item 7.0:</b> <b><u>Adjournment</u></b>	Commissioner Yocum motioned to adjourn the meeting at 7:29 p.m. Commissioner Babb seconded. Motion passed unanimously, 6-0.

I hereby certify to the best of my knowledge, that the foregoing Actions are a true and correct copy of the Actions of the regular meeting of the Planning and Zoning Commission held on the 10<sup>th</sup> of August 2020. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 10<sup>th</sup> day of August, 2020  
Peter Margoliner, Assistant Planner