

**Wednesday, August 21, 2024
6:00 pm**

A **Regular Meeting** of the Planning Commission of the City of Avondale, Arizona was convened at 11465 West Civic Center Drive in open and public session at 6:00 p.m.

1. WELCOME AND CALL TO ORDER

Chair White called the meeting to order at 6:00 p.m.

2. ROLL CALL

The following members and representatives were present.

COMMISSIONERS PRESENT IN PERSON

Chair Larry White
Commissioner Denise Stanfield
Commissioner Linda Warren
Commissioner Shaun Grimm
Commissioner Alex McBurney

COMMISSIONERS EXCUSED ABSENT

Vice-Chair Julia Jewell
Commissioner Alan Agundez Castillo
Alternate Ryan Benson

CITY STAFF PRESENT

Catherine Lorbeer, Deputy Director of Planning
Arrianna Ramirez, Administrative Assistant
Mary Grace McNear, Attorney II
Marcella Carrillo, City Clerk
Jodie Novak, Development Services Director

3. APPROVAL OF MINUTES

Chair White called for a motion to approve the minutes.

Commissioner Warren made a motion to approve the Planning Commission meeting minutes for June 26, 2024, seconded by Commissioner Stanfield.

Chair Larry White	Aye
Vice-Chair Julia Jewell	N/A
Commissioner Alan Agundez-Castillo	N/A
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	Aye
Commissioner Alex McBurney	Aye

Commissioner Shaun Grimm
Alternate Ryan Benson

Aye
N/A

Upon vote, the motion passed 5 to 0

4. PUBLIC HEARING ITEMS

a. ZONING ORDINANCE TEXT AMENDMENTS PL-24-0174

Catherine Lorbeer, Deputy Director of Planning, explained the purpose of the text amendments to the Zoning Code related to backyard chickens is in response to recent changes to the State Law and the passage of HB-2325 that allows single-family detached residences to keep up to six chickens in their backyard. The bill becomes effective on September 14, 2024. The Planning Commission reviews proposed changes to the Zoning Ordinance; Chapter 28 and the City Council reviews changes to City Code Chapter 3, specifically related to keeping backyard chickens.

The proposed changes are:

- ▶ Section 28-15, Definitions – Backyard fowl will be defined consistent with State Law, which excludes roosters. Swine will be removed from the definition of farm animals because the City Code prohibits them.
- ▶ Section 28-33(g), Permitted Uses with Conditions – Farm animals are permitted in certain areas, with conditions—typically the larger lot zoning districts, but specifically by right in the agricultural zones. Backyard fowl will be added to subsection (g) and cross-referenced to City Code Chapter 3, which discusses the keeping of livestock and fowl. Additionally, text about keeping livestock will be removed because it is also contained in Chapter 3.
- ▶ Section 28-133 (e), Detached Accessory Buildings – The word "fowl" will be removed within the height limitation language because the changes to State Law set the max height for a chicken enclosure at 8-feet.

All required notifications were completed and posted on the Avondale Connect webpage. One public comment in support of the changes to be consistent with State Law was received.

Chair White opened public comments. With there being no one wishing to speak, he closed public comments.

Commissioner McBurney made a motion to approve Application PL-24-0174, a request for text amendments to the Zoning Ordinance for the reason set forth in the staff report, seconded by Commissioner Warren.

Chair Larry White	Aye
Vice-Chair Julia Jewell	N/A
Commissioner Alan Agundez Castillo	N/A
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	Aye
Commissioner Alex McBurney	Aye
Commissioner Shaun Grimm	Aye
Alternate Ryan Benson	N/A

Upon vote, the motion passed 5 to 0

5. COMMISSION ANNOUNCEMENTS

None

6. PLANNING DIVISION REPORT

Mrs. Lorbeer shared July's monthly data, noting there were 23 new development applications. A Dunkin Donuts was recently approved within the Coldwater Springs Promenade.

7. CALENDAR

The next Planning Commission meeting is scheduled for September 18, 2024.

8. ADJOURNMENT

There was no further business; Chair White called for a motion to adjourn.

Commissioner Warren made a motion to adjourn, seconded by Commissioner McBurney.

Chair Larry White	Aye
Vice-Chair Julia Jewell	N/A
Commissioner Alan Agundez Castillo	N/A
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	Aye
Commissioner Alex McBurney	Aye
Commissioner Shaun Grimm	Aye
Alternate Ryan Benson	N/A

Upon vote, the motion passed 5 to 0

The meeting adjourned at 6:08 p.m.


Chair, Larry White


Date