

**City of Phoenix  
City Council and Planning Commission Joint Study Session  
Public Works Office  
1000 S. “B” Street  
Monday, December 12, 2016**

**CALL TO ORDER**

Mayor Jeff Bellah and Chair Summerhays called the regular meeting of the City Council to order on Monday, December 12, 2016 at 6:00 p.m. in the Public Works Office.

**ROLL CALL**

**PRESENT:**     **COUNCIL:** Stan Bartell, Bruce Sophie, Carolyn Bartell, Terry Helfrich, Chris Luz, Jim Snyder, Jeff Bellah

**COMMISSION:** Priscilla Atkin, George “Ike” Eisenhower, Marcia Monceaux, Jason Couch, Micki Summerhays

**Staff Present:**     Jamie McLeod, City Manager  
                          Matt Brinkley, Planning Director  
                          Steffen Roennfeldt, Assistant Planner

**PLEDGE OF ALLEGIANCE**

**MAYOR’S COMMENT AND PLANNING COMMISSIONER COMMENTS:**

**NEW BUSINESS:**

a. PH-5 & PH-10 Workshop

The Oregon Department of Transportation (ODOT) has completed traffic modelling for the proposed scenarios. The Planning Director suggested discussing a draft resolution at the upcoming City Council meeting on December 19, 2016.

The Planning Director explained the organizing principles for the designs for PH-5 and PH-10; compliance with Regional Problem Solving (RPS), access to transportation, accommodating future infrastructure, and creating a development that is desirable to the community.

Commissioner Couch asked what specific types of commercial building would be allowed via the land development code. The Planning Director responded that proposed development plans need to be consistent with Comprehensive Plan elements. He suggested that the Land Development Code (LDC) could be revised to reflect RPS guidelines. The conceptual plans would be implemented over a 50-year time period and allow flexibility to accommodate future changes in the community.

Five scenarios were presented to the public at first. ODOT recommended dropping numbers 1 and 5 because they created too much congestion in certain areas. The three refined scenarios are numbers 2, 3, and 4.

Scenario 2 includes 49% of development as activity centers – walkable, multi-use areas. There would be approximately 1062 dwelling units, 2335-2655 new residents, and 5,800 workers. Scenario 3 is made up of extensive mixed use neighborhoods. This would have room for 1,226 dwelling units, 2,697-3,065 new residents, and 5,660 workers. Scenario 4 is mixed use with open space and would be developed in reaction to contiguity of open spaces. This option is better for trails and wildlife and would offer 1,150 dwelling units, 2,530-2,875 new residents, and about 5,300 new jobs.

The process for developing conceptual land use and transportation plans included several rounds of stakeholder meetings, public meetings, and steering committee meetings.

The plan will be presented to the Rogue Valley Metropolitan Planning Organization (RVMPO) in the near future.

Mayor Bellah inquired about pursuing PH-3 at the same time. The Planning Director responded it would be possible to pursue PH-3 as well, but the city would have to weigh the cost versus the benefit of integrating the area into the city at this time, as well as consider the cost to serving the area.

Councilor Luz asked when work can be started in PH-5. The Planning Director responded work could begin in approximately 2-3 years. An Urban Growth Boundary (UGB) amendment application would be sent in March 2017 to the county to start the process. Once approved by the County and the State, the area will have to be annexed and zoned which takes time, as well.

**MOVED BY COMMISSIONER COUCH, SECONDED BY COMMISSIONER MONCEAUX, TO MAKE THE RECOMMENDATION TO CITY COUNCIL TO CONSIDER A RESOLUTION ENDORSING THE CONCEPTUAL LAND USE PLANS FOR PH-5 AND PH-10 AND TO DIRECT STAFF TO FURTHER INVESTIGATE THE INCLUSION OF PH-3 AND TO MAKE FINDINGS OF FACT AND CONCLUSIONS OF LAW.**

Vote: All Ayes

**MOVED BY COMMISSIONER COUCH, SECONDED BY COMMISSIONER MONCEAUX TO FURTHER INVESTIGATE THE INCLUSION OF PH-3 IN THE UGB AMENDMENT.**

Vote: All Ayes

### **PUBLIC COMMENTS**

There were no public comments.

### **COUNCIL AND PLANNING COMMISSIONER COMMENTS**

The meeting adjourned at 7:50 P.M.