



AGENDA ITEM:

I. ROLL CALL

Chair Summerhays called the meeting to order at 6.30pm. In attendance were Commissioners Atkin, Eisenhower, Monceaux and Couch as well as Chair Summerhays. Staff in attendance were Planning Director Brinkley and Assistant Planner Roennfeldt.

II. APPROVAL OF THE AGENDA

The agenda was approved with no changes

III. APPROVAL OF MINUTES

MOVED BY COMMISSIONER EISENHAUER, SECONDED BY COMMISSIONER COUCH, TO APPROVE THE MINUTES FROM THE OCTOBER 21, 2016 REGULAR PLANNING COMMISSION MEETING.

ROLL CALL VOTE AS FOLLOWS:

AYES: FIVE (5)

NAYES: NONE (0)

MOTION APPROVED WITH FIVE AYES.

IV. NEW BUSINESS

A. STUDY SESSION ON DRAFT LOCAL ECONOMIC OPPORTUNITIES ANALYSIS

Planning Director Matt Brinkley gave a brief background on the Local Economic Opportunities Analysis (LEOA). The LEOA is a requirement for updating the economic element of the Comprehensive Plan. Mr. Brinkley noted the same consultant did both the LEOA and the Regional Economic Opportunity Analysis (REOA), which was conducted last year because Phoenix has a special requirement to justify expansion of the Urban Growth Boundary (UGB).

The area of PH-5 within the UGB is unique in its access to I-5 and development potential. Based on the LEOA, there is significant demand for employment land that will need to be met through efficiency measures and a justified expansion of Phoenix's UGB. Further discussion followed.

Paul Kay of Rogue Innovation provided some comments on the LEOA. He referred to page 4, goal 5, stating he supported the goal of increasing the percentage of people working at home from 5.7% in 1990 to 11.4% in 2015.

He pointed out the breakdown of the employment sector on page 10, noting natural resources, construction, and manufacturing are the same combination and stable economic base he proposed in regards to a project for 4195 S Pacific Highway at the previous Planning Commission meeting on October 24, 2016.

Page 18 indicates one of the important local factors is to maintain highway 99 corridor connectivity with high levels of services north and south. Mr. Kay interpreted this as connectivity between businesses and roadways. This connectivity would entail access and safety for businesses along highway 99. Page 19 describes mixed-use business and residential areas as being closer to downtown.

Mr. Kay suggested incorporating properties along highway 99 within walking distance of downtown as mixed use as well to encourage efficiency with regards to zoning and increasing density, walkability of the area. Further discussion followed.



Mr. Brinkley stated Mr. Kay's written comments on the LEOA will be passed along to the consultant.

**B. STUDY SESSION ON
LAND DEVELOP-
MENT CODE UPDATE
REGARDING
SELF-STORAGE FACILI-
TIES**

The city of Phoenix has a large number of self-storage facilities. Mr. Brinkley noted the limitations on commercial land and suggested they may be better used for industries other than self-storage. Such self-storage businesses do not provide much in the way of taxes, job creation, and bringing people into the city. Mr. Brinkley recommended updating the land development code to reflect stringent design guidelines on kinds of facilities built in Phoenix. Further discussion followed.

**V. COMMENTS FROM COMMIS-
SIONERS**

Chair Summerhays noted the overpass was filmed by a camera on top of La-Z-Boy and the overpass looked really good.

Commissioner Atkin said living in a multicultural community, she hopes all residents are sensitive to what is going on and have compassion for individuals that live in Phoenix and the rest of the country.

The new City Manager, Jamie McLeod, stated that she spoke with the mayor and has a goal of reaching out to residents and businesses to emphasize that Phoenix is a safe community.

**VI. PLANNING DIRECTOR'S
REPORT**

Mr. Brinkley gave an approximate timeline for the final draft for the Parks Master Plan which should be ready to review in January, 2017. Additionally, the Citizen Advisory Committee is working to update the housing element of the Comprehensive Plan. Further discussion followed.

VII. ADJOURNMENT

The meeting was adjourned at 8.15 pm.

Micki Summerhays
Planning Director

Steffen Roennfeldt
Assistant Planner