

**AGENDA ITEM**

**I. ROLL CALL**

Chair Micki Summerhays called the meeting to order at 6:00 PM. In attendance were Councilors Snyder, Luz, C. Bartell, Helfrich, Sophie, and Mayor Bellah. Councilor S. Bartell was absent. Also in attendance were Commissioners Eisenhauer, Atkin, Couch and Summerhays. Staff in attendance were Planning Director Matt Brinkley and Assistant Planner Steffen Roennfeldt.

**II. APPROVAL OF THE AGENDA**

The agenda was approved with no changes

**III. NEW BUSINESS**

**A. PH-5 AND PH-10 WORKSHOP**

Mr. Brinkley presented on PH-5 and PH-10. The City is about one year into the process and nearing completion. According to the Regional Problem Solving (RPS) Plan, every Urban Growth Boundary amendment has to have conceptual land use and transportation plan accompanying it.

PH-5 is approximately 450 acres with about 420 developable acres in size; PH-10 is roughly 40 acres with 33 developable acres of land in size.

The RPS plan establishes allocations for land uses within urban reserve areas. For example, 66% of PH-5 is allocated as employment land that does not include commercial development (shopping malls, box stores, etc.). Possible uses of this land would include light industrial, advanced manufacturing, and knowledge work. The site is unique in its size and location within the Rogue Valley. 22% of the land is allocated for residential and 12% for open space. In PH-10, 85% is allocated to residential while 15% is commercial. Surrounding lands that are EFU will continue to be designated for agricultural use.

When creating the plans for PH-5 and PH-10 multiple factors were taken into consideration; compliance with RPS, constraints by natural features, access to transportation systems and other infrastructure, connections to existing development, accommodating future infrastructure needs, and character of development.

Five scenarios were created for the areas. ODOT modeled the scenarios for the plans for PH-5 and PH-10. Of the five options, three of them passed the modeling and two did not. Scenarios 2, 3, and 4 were refined and brought to this Joint Session Meeting. These three scenarios will be further modeled by ODOT to get a better sense of how intersections will perform, transportation impacts along arterials, and potential development costs.

After modeling is completed, there will be a final round of stakeholder and public meetings, after which it will come back to City Council and Planning Commission for review. The final plan will include three scenarios.

Discussion followed on details of the plans for PH-5 and PH-10.

**IV. ADJOURNMENT**

The Joint Study Session was adjourned at 7.12 p.m.

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Micki Summerhays, Chair

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Matt Brinkley, Planning Director