

**CITY OF PHOENIX
PLANNING COMMISSION MINUTES
FOR REGULAR MEETING - MONDAY, JUNE 10, 2013**

NOTE: The SONY digital recorder was not on for approximately the first fifteen minutes of the meeting.

- I. CALL TO ORDER/ROLL CALL/INTRODUCTION:** Chairman Summerhays called the Planning Commission meeting to order at 6:30 p.m. In attendance were Chairman Micki Summerhays, Vice Chairman David Lewin, Commissioner George "Ike" Eisenhower, and Commissioner Judy Grillo. Absent were Commissioners John Wallace and Diana Rasmussen. There was a quorum. Staff in attendance was Dale Schulze, Planning Director.
- II. CHANGES TO THE AGENDA:** None.
- III. APPROVAL OF MINUTES:** May 13, 2013 – The draft minutes were reviewed.

VICE CHAIRMAN LEWIN MOVED TO APPROVE THE MINUTES, SECONDED BY COMMISSIONER EISENHAUER, AND UNANIMOUSLY PASSED.

IV. NEW BUSINESS:

- A.** Street Renaming Application and Public Hearing – Fern Valley Interchange Area, File Number STR13-01

Chairman Summerhays made introductory remarks regarding conduct of the public hearing as a Type III Procedure (quasi-judicial), consistent with Phoenix Land Development Code 4.1.5.D entitled **Conduct of the Public Hearing**. Chairman Summerhays asked the applicant to explain the project.

Dick Leever, Oregon Department of Transportation (ODOT) and project manager for the Fern Valley Interchange Project, gave a quick project overview of the Fern Valley Interchange project. Mr. Leever explained that ODOT is currently working on right-of-way negotiations and an updated brochure for the public. He added that ODOT will bid the project on October 31, 2013. He mentioned that ODOT did look at a different solution to access Coleman Creek Estates Mobile Home Park but said that it would have had too much impact on Mr. Rombach's property and that ODOT therefore backed away from it.

Mr. Leever continued by explaining that a committee had been formed to take a closer look at different design ideas for the Fern Valley Interchange Project.

Commissioner Lewin said that, as far as he remembers, the Corridor study for I-5 showed a plan for one additional freeway lane each direction, and wanted to know if the new interchange design can accommodate that. Mr. Leever affirmed: The Corridor Study does plan for additional lanes along this section of I-5 and the new interchange design will be able to accommodate those lanes.

Mr. Leever completed his part of the presentation by answering questions from Mr. Richard Bianchina who was in the audience. Mr. Bianchina's company, Medford Acres LLC, owns land on north side of Grove Way. Mr. Bianchina wanted to know if the interchange project is adequately funded, and if the video which ODOT is going to prepare will be available to the public. Mr. Leever replied that yes, the interchange is fully funded and the video will be available to the public. Mr. Leever added that ODOT worked really hard to keep the costs down on the project.

Janell Stradtner, Project Planner for Oregon Department of Transportation (ODOT) Region 3, presented the street renaming proposal. The proposal included the application and an aerial photo with a proposed street names overlay that is related to the Fern Valley Interchange Project. She pointed out that the application is only about street renaming, not street numbering. She stated that ODOT collaborated with six other agencies (Planning Department, Emergency Communications of Southern Oregon, Fire District 5, and others) to come up with the best street renaming for new and existing roads. The agencies met in April 2013 to discuss all of the streets that would be impacted, and to keep cohesion among emergency services. In addition, the group made sure that the project is consistent with the new street naming ordinance that was recently passed by City Council.

She continued by saying that Grove Way is proposed to be changed to Grove Road to be consistent with the existing street names and that the group came up with several suggestions to name the portion of old North Phoenix Road that will remain north of Grove Way intersection for property access. The agreed new street was Kirk Way in honor of James Kirk who was an orchardist in the area. Ms. Stradtner said that she would coordinate with Jackson County Development Services since Kirk Way is in their jurisdiction.

Commissioner Lewin asked Ms. Stradtner how long the US Postal Service (USPS) would carry both old and new street addresses when there are street name changes. She replied that according to USPS, USPS would permanently carry both addresses for the life of the property. Commissioner Lewin wanted to know

what kind of lead time would be given to property owners before street signs were changed. Ms. Stradtner replied she wasn't sure but she assumed that an ODOT public outreach agent would be involved in the process. She said that street signs are usually set up during the construction phase but stay covered until the project is completed.

Vernon Blair with DSU Peterbilt mentioned that his company would like to have a set date for the street name change to inform all their customers and avoid problems. He said he would like to be informed at least 30 days prior to the name change. He also pointed out that he is not arguing the proposed changes; he just needed to know in advance.

Public Hearing. Chairman Summerhays opened the public hearing. Vernon Blair, DSU Peterbilt, testified that most of his questions were already answered earlier but said that DSU Peterbilt (at 3727 N. Phoenix Road) is concerned about air quality and pollution and removal of a traffic light at the Fern Valley Road/S Phoenix Road intersection. He added that, in his opinion, the removal of the traffic light will cause major safety issues and affect several businesses. If trucks do not have an easy way in and out of the truck stop, they will no longer stop there. Mr. Blair wanted the Planning Commission to reconsider their intentions to remove the traffic light. Chairman Summerhays answered that the Planning Commission will take it into consideration. Mr. Blair continued and said that DSU Peterbilt wants to be informed about the decision on the issue so that they can or cannot continue to pursue their fight to keep the light in. Chairman Summerhays pointed out to him that this issue will not be decided tonight. She assured him, however, that the traffic light will not go away quickly.

Commissioner Lewin wanted to know if this is actually the appropriate forum to consider the issue because it is not part of the hearing tonight. Chairman Summerhays replied that it is part of the presentation that was given to the Planning Commission on the Fern Valley Interchange project earlier tonight but it is not part of the decision tonight. She pointed out that there is going to be a lot more opportunity for public input as the project gets going. Chairman Summerhays stated that she will make sure that his letter gets filed in the project file. Mr. Schulze pointed out that the City Council was informed that staff had already talked with representatives of the Knollcrest property about whether to maintain or remove the traffic signal.

Ed Bemis, owner of 301 S Phoenix Road property, said that he has serious concerns about the street renaming proposal. He is opposed to the name change of Phoenix Road and Fern Valley Road. His commercial building was designed about the time that the bridge replacement was first being talked about. He said that in his opinion it takes years for people to capture a new street name. He

contacted his business partners and they were all very concerned about the possible street name changes. Mr. Bemis said that currently four businesses are associated with the 301 South Phoenix Road address. Commissioner Lewin asked Mr. Bemis about what he would propose for the street name. Mr. Bemis replied that it should remain Phoenix Road. He likes Phoenix Road because that makes him feel like that they are a part of the community. Also, his business is currently registered as 301 South Phoenix Road LLC with the state. Mr. Lewin asked him about his opinion on the proposed street name "N Grove Road". Mr. Bemis once again stated that he would like the street to be named "S Phoenix Road" or "Phoenix Road".

Chairman Summerhays asked ODOT representatives if it would be feasible to leave the road name as North Phoenix Road. Mr. Leever replied that it is not really necessary to change the name. However, North Phoenix Road is already coming down from Medford and will continue over the new bridge. There was further discussion about the street numbering.

Rick Bianchina, 204 Valley Oaks Dr., Alamo, CA, said that he is concerned about future access to his property. There are no current plans to develop the property, and it is for sale at the moment. Chairman Summerhays proposed to take the same precautions as the other persons that provided public comment and to file a letter with the City about his concerns. He did not have any concerns on the street renaming. Ms. Stradtner commented that the future Kirk Way would be under County jurisdiction.

Commissioner Grillo wanted to know if the asphalt on the obliterated roadway, now North Phoenix Road, would actually be taken out. Mr. Leever confirmed and added that if they would leave the asphalt in, somebody would have to maintain it.

Chairman Summerhays closed the public input part of the Public Hearing.

Commissioners' Deliberations: Chairman Summerhays asked the applicant if the two parcels at 3381 and 3765 North Phoenix Road will keep their addresses. Mr. Leever explained that both lots will keep their respective addresses and were paid damages; although the owners chose to keep their properties even though those lots will be landlocked in the future. He added that it was a request from Emergency Services to keep the addresses. He clarified that their current access is off of North Phoenix Road next to DSU Peterbilt.

Commissioner Grillo suggested that at the intersection of Grove Way, new alignment of North Phoenix Road and North Grove Road be renamed North Phoenix Road going north of the intersection and South Phoenix Road south of

the intersection going to Fern Valley Road, and the crossroad be named Phoenix Road or Phoenix Boulevard going into town. Chairman Summerhays suggested naming North Phoenix Road as North East Phoenix Road and keeping North Grove Road. Janell Stradtner pointed out that Grove Way is an existing road name. Chairman Summerhays continued and said that in her opinion La-Z Boy and Home Depot should be addressed North Grove Road.

Commissioner Grillo again said that she does not agree with the name North Grove Road and instead wants it to be named Phoenix Road, Phoenix Avenue or Phoenix Boulevard. There was discussion.

Commissioner Lewin wanted the Planning Commission to clarify if the new street renaming ordinance would give the City enough flexibility to have a street name with the prefix "South" north of Fern Valley Road. Dale Schulze replied that Fern Valley Road is designated as a "Crossroad" for north and south-named streets, and Chairman Summerhays added that she does not think that the Planning Commission does have a choice here. Mr. Schulze continued that part of the problem here is that some addresses have county addresses which merge with city addresses down the road. There was further discussion.

Chairman Summerhays thought that the Planning Commission should leave North Phoenix Road and South Phoenix Road as proposed by the applicant. Ms. Stradtner said that at an earlier meeting, Emergency Services were concerned about people getting confused with prefixes and street designations such as "Way", "Street", "Road", etc. Commissioner Lewin voiced his concern about the break in street names (North Phoenix Road and South Phoenix Road). Chairman Summerhays said there is nothing the Planning Commission can do about that. There are only two options available: One: Leave it North Grove Road (which is literally an east/west road swinging south) or two: Delete the prefix "North" off of North Grove Road and just call it Grove Road. Assuming that "South Phoenix Road" will not change, the "North" prefix would be pointless.

Commissioner Eisenhower liked best the idea of North Phoenix Road extending all the way to South Phoenix Road. Chairman Summerhays pointed out to him that this is not possible since anything on the north side of Fern Valley Road has to have a "North" prefix and anything south of it has to be "South". Mr. Schulze pointed out to the Planning Commission page four of the street naming ordinance for street name prefixes. Chairman Summerhays felt that it is not necessary for Grove Way to have a "North" or "South" prefix since it is a road that is generally running east/west. However, the Fire Department needs to know on which side of the freeway they have to go and therefore may require a prefix. She felt that the Fire Department should determine that part. Commissioner Lewin summarized that the best of the worst options is to leave

the connection between North and South Phoenix Road as "North Grove Road" and leave South Phoenix Road the way it is right now. And, as suggested earlier, the City will have to deal with signage pointing towards South Phoenix Road at the [proposed] North Phoenix Road/Grove Way/Fern Valley Road [North Grove Road?] intersection.

MOVED BY COMMISSIONER LEWIN TO ACCEPT THE APPLICANT'S RENAMING PROPOSAL, WITH THE EXCEPTION OF SOUTH PHOENIX ROAD REMAINING SOUTH PHOENIX ROAD, AND PROPOSED NORTH GROVE ROAD BE CHANGED TO GROVE ROAD WITHOUT PREFIX IF ACCEPTABLE TO FIRE DEPARTMENT. SECONDED BY COMMISSIONER EISENHAUER AND UNANIMOUSLY PASSED WITH NO ABSTENTIONS.

Commissioner Lewin asked the applicant if it would be possible to deactivate a traffic light without removing it (as discussed earlier) to find out if traffic moves ok without it, and if not, to activate it again. Mr. Leever replied that this will ultimately be the City's decision since the intersection will be turned over to the City in the future. Right now it is planned to be a temporary traffic light, with the intent to remove it. But, if the City will decide to keep the signal, it will be the City's responsibility to maintain it. Mr. Leever said that typically ODOT maintains those signals but gets compensated from the agency that actually owns the signal. Commissioner Eisenhauer wanted to know what type of maintenance would be involved if the traffic light would be deactivated. Mr. Leever replied that he wasn't sure. Chairman Summerhays asked Mr. Leever about the typical maintenance costs and he replied that it is about \$2,500 per year, but he wasn't sure.

Commissioner Lewin wanted to clarify if this is something the Planning Commission or the City Council has to take care of. Chairman Summerhays said that this problem isn't something the Planning Commission can take action on but they will have to bring it to the City Council's attention. Mr. Schulze said that he can convey it as communication and let the City Council know that they need to let the State know that there is a great deal of interest in leaving the traffic light in. Chairman Summerhays summarized that the City Planner shall report to City Council on that matter. Commissioner Lewin pointed out that it would be beneficial if the Mayor and City Council would consider the feasibility of leaving the (deactivated) traffic light in place until after the construction is completed to see whether or not a traffic light would be permanently required at this location. Mr. Leever recommended to the Planning Commission to talk to Jerry Marmon, ODOT District Manager, to get a better number of what the actual costs would be. He also recommended talking to the Police Department about traffic laws.

- V. OLD BUSINESS:** Deletion from Land Development Code the Off-Street Parking Requirements in City Center Land Use District. Mr. Schulze explained that this was discussed at the January 14th Planning Commission meeting as well as at the December 2012 meeting. Chairman Summerhays thinks that the Planning Commission never made a decision. There was discussion. Chairman Summerhays thought that the Planning Commission assured some business that they would be okay in counting on-street parking towards their parking requirements. Commissioner Lewin, however, thought that the Planning Commission was going to further examine this matter. Mr. Schulze agreed with Commissioner Lewin. Mr. Schulze mentioned that the business that brought the matter to the Planning Commission did not go through with their business plans.

Commissioner Lewin wanted to know if the Planning Commission is at a point where they need to reexamine the downtown parking situation and whether the Planning Commission has to take action on it. Mr. Schulze replied that the City Council was asking the Planning Commission if the City could just remove the parking requirements for the city center. Chairman Summerhays suggested now that the Planning Commission has some new members, the Commission should revisit the issue. Commissioner Lewin added that this is probably an item where the Planning Commission will need more than just a couple minutes to discuss it. He would like to see a presentation of what the present ordinance is, what the present state of the city center is, what Urban Renewal's plans are, and what the current downtown parking situation is like. Mr. Schulze said he will contact Urban Renewal to find out if this will fit into their plans because Urban Renewal just recently hired a traffic engineer. Otherwise, the Commission suggested folding this into the Transportation System Plan update which Ian Horlacher mentioned at the last meeting. Commissioner Lewin wanted to know if it is possible to have it go to both Urban Renewal and Transportation Planning and their insights to be brought back to the Planning Commission. Mr. Schulze replied this is possible.

VI. PUBLIC COMMENTS: None

VII. COMMENTS FROM COMMISSIONERS: None

VIII. PLANNING DIRECTOR'S REPORT: Mr. Schulze informed the Commissioners that there will be a meeting with City Council and the Technical Advisory Committee for Urban Renewal about the Market Hall study on June 13, 2013.

IX. ADJOURNMENT: Chairman Summerhays adjourned the meeting at 8:42 p.m.

Micki Summerhays, Chairman

Dale Schulze, Planning Director