

**CITY OF PHOENIX PLANNING COMMISSION
REGULAR MEETING
MONDAY, JULY 14, 2014**

- I. **CALL TO ORDER/ROLL CALL/INTRODUCTION:** Chair Summerhays called the Planning Commission meeting to order at 6:30 p.m. In attendance were Chair Micki Summerhays, Vice Chair David Lewin, and Commissioners George “Ike” Eisenhower and Judy Grillo. There was a quorum. Staff in attendance were Planning Director Matt Brinkley and Assistant Planner Steffen Roenfeldt.
- II. **CHANGES TO THE AGENDA:** None.
- III. **CONSENT CALENDAR:**
- A. Approval of Minutes from May 12, 2014 - Regular Planning Commission Meeting;
- MOVED BY COMMISSIONER LEWIN, AND SECONDED BY COMMISSIONER GRILLO, TO APPROVE THE MINUTES FROM MAY 12, 2014 – REGULAR PLANNING COMMISSION MEETING AS AMENDED.
THE MOTION WAS UNANIMOUSLY PASSED.**
- B. Approval of Minutes from June 9, 2014 – Regular Planning Commission Meeting;
- MOVED BY COMMISSIONER GRILLO, AND SECONDED BY COMMISSIONER LEWIN, TO APPROVE THE MINUTES FROM JUNE 9, 2014 – REGULAR PLANNING COMMISSION MEETING AS MODIFIED.
THE MOTION WAS UNANIMOUSLY PASSED.**
- IV. **NEW BUSINESS:** None.
- V. **OLD BUSINESS:** None.
- VI. **CONTINUATION OF WORKSHOP ON LAND DEVELOPMENT CODE REVISIONS REGARDING LANDSCAPING AND RECREATIONAL VEHICLE PADS.**

Landscaping: Chair Summerhays asked the Planner if the City of Phoenix has landscaping standards for new residential development. Brinkley responded that the City does have a maximum lot coverage right which limits the amount of lot that can be cover with buildings. As such it establishes a de facto standard for the amount of a residential lot that must be used for open space and landscaping. But there are no specific standards for landscaped areas.

Commissioner Lewin wanted to know the purpose of potential landscaping standards. Mr. Brinkley responded that there are several things: Protect the residential character of a residential neighborhood and reducing the amount of impervious surfaces.

Chair Summerhays said that maybe it's best to just leave it alone and let the people decide what they want their landscaping to look like. Commissioner Grillo agreed but added that there should be a provision to prevent people from cementing their whole front yard. Commissioner Eisenhauer added that there should be options available for low maintenance landscaping like "green carpets." There was further discussion.

Commissioner Lewin wanted to know more about the street tree requirement. Assistant Planner Roennfeldt answered that it depends on the subdivision.

Mr. Brinkley said that one could include impervious surfaces in the lot coverage requirement and we could adjust the lot coverage requirement. Chair Summerhays wants the Planning Department to take a look at the lot coverage requirement and definition and come back to the Planning Commission with ideas. There was further discussion.

Commissioner Lewin also recommended taking a look at trees. Mr. Brinkley said that there are different ways to look at it. One, for example, is to do a city wide tree canopy plan.

RV Pads: Mr. Brinkley talked briefly about the current standards for RV Pads in Phoenix and in surrounding towns and pointed out the similarities and differences.

Commissioner Lewin asked about the differences between Recreational Vehicles, Mobile Homes, and Manufactured Homes. There was discussion.

Mr. Brinkley said that placement of an RV is one of the issues to be discussed. There was a lengthy discussion about whether an RV can be parked in the setbacks or not.

Commissioner Lewin is concerned about vision clearance and thought that RV's shouldn't be parked in the vision clearance area. Also, he thinks that a RV should not be parked in the side yard setbacks. Chair Summerhays said that in her opinion we should keep the rules on RV's less restrictive. Mr. Brinkley said he would type up a "less confusing" RV parking ordinance and bring it back to the Planning Commission.

Fencing: Mr. Roennfeldt said that he talked to the Building Official and found out that all other local cities count decorative lattice on top of a fence towards the overall fence height.

WORKSHOP ON SIGN ORDINANCE

Chair Summerhays wanted to know if there any current issues with the Sign Ordinance. There were none. She also wanted to know if you can specifically disallow sign messages. Mr. Brinkley said that one can regulate time, manner and place of a sign. He also said that there is an Oregon Supreme Court decision that took a very strong position for content neutrality. There was further discussion about signs in general. Mr. Brinkley said he would take a look at the current sign ordinance regarding temporary signs and electronic message centers, especially electronic gas advertisement signs.

VIII. PUBLIC COMMENTS: None.

IX. COMMENTS FROM COMMISSIONERS

Chair Summerhays said she'd like to encourage Commissioner Grillo to become part of the Urban Renewal Board as long as she would still be able to come to Planning Commission meetings. Commissioner Grillo said she'd like to have the Planning Commission and Urban Renewal Board meetings on separate nights anyway. Chair Summerhays said she likes the idea of Commissioner Grillo becoming a liaison for the Planning Commission.

Commissioner Lewin said he'd like to get an update on the Medical Marijuana Ordinance that the Planning Commission worked on and was sent to City Council. Mr. Brinkley said that there will be a workshop on Medical Marijuana on July 29th which will be followed by Public Hearing.

Also, Commissioner Lewin wanted to know what is happening with the Furry House. Commissioner Grillo answered that Urban Renewal was talking about putting the Furry House at the corner of Main and Second Street. Right now Urban Renewal is looking at the feasibility of the project. The owner agreed to pay for the moving costs.

X. PLANNING DIRECTOR'S REPORT:

Matt Brinkley said that there were two public workshops regarding the Transportation System Plan update. Unfortunately, they were not well attended. There were a couple important things that came out of the meetings however. An official rail crossing serving PH-1, PH-1a, and the "helicopter" property was discussed. Without a crossing, this industrial land is, in his opinion, undevelopable.

IX. ADJOURNMENT: Chair Summerhays adjourned the meeting at 8:20 p.m.

Micki Summerhays, Chair

Matt Brinkley, Planning Director