

**CITY OF PHOENIX PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, AUGUST 25, 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 was Planning Director Matt Brinkley.

**II. CHANGES TO THE AGENDA:** Items IV and VI on the agenda were swapped.

**III. CONSENT CALENDAR:**

**A.** Approval of Minutes from July 14, 2104 - Regular Planning Commission Meeting;

**MOVED BY COMMISSIONER LEWIN, AND SECONDED BY COMMISSIONER EISENHAUER, TO APPROVE THE MINUTES FROM JULY 14, 2014 – REGULAR PLANNING COMMISSION MEETING.  
THE MOTION WAS UNANIMOUSLY PASSED.**

**IV. WORK SESSION FOR DARK SKY/OUTDOOR LIGHTING STANDARDS**

Mr. Brinkley explained that the City currently does not have good standards for outdoor lighting. Recently, several people complained about the lights being too bright for the new Gas Station at S Pacific Hwy and Fern Valley Road.

Part of the issue is that a lot of the lights are aimed up and away from the intended targets. He said that it could be addressed rather easily with an ordinance. Mr. Brinkley presented a model ordinance and user guidelines to the Commissioners. There was discussion about how detailed the proposed lighting ordinance should be. Mr. Brinkley said that there are several options on how detailed the ordinance can be.

Chair Summerhays proposed to Mr. Brinkley to write up a fairly simple, but still with enough detail, dark sky ordinance to bring back to the Planning Commission at a later date.

Mr. Brinkley said that there also could be a provision for the replacement of existing lights in the future.

He explained that the City has illumination standards for electronic signs. Commissioner Lewin wanted to know as to how often electronic signs in the city

can change their message. Mr. Brinkley explained that signs can change their messages once a minute. There was discussion.

Chair Summerhays thought that the Planning Commission made a recommendation to City Council to allow for bigger “gas advertising” signs. She thinks that that needs to be further addressed.

Mr. Brinkley pointed out that tonight was important for staff to get feedback from the Commissioners and staff will continue working on a draft ordinance and notice DLCD (including changes to the Sign Ordinance).

**V. NEW BUSINESS:** Public Hearing for Type III Land Use Action, Petition for Zone Change for 3721 Colver Road.

Public Hearing: Chair Summerhays opened the public hearing and asked if there were any conflicts of interest, ex parte contact or specific bias. There were none. Chair Summerhays also asked the public if they have any objections. There were none. Chair Summerhays turned to the planner for the Planner’s Report. Chair Summerhays explained the typical procedures of a public hearing. She also read aloud the Evidentiary Hearing Statement for Comprehensive Plan and Land Use Regulation Amendments.

Planners Report: Mr. Brinkley explained that the City is the applicant as well as the preparer of the Staff Report and Findings of Facts. The application is compliance with the Land Development Code; there will be no impact on the Comprehensive Plan; and the Transportation Element is not affected by the zone change.

The application is for a change in zoning from General Industrial to Light Industrial and is a Type III land use decision. The potential buyer of the property is interested in using the existing structure on the lot for several uses that would not be allowed under the current General Industrial zoning.

General Industrial is the most intensive industrial zone available in Phoenix. Light Industrial would allow for less intensive uses. Also, the lot is a strangely shaped parcel; it is very questionable that the lot could be used for any kind general industrial use, other than an office use connected to an adjacent general industrial use. The land is rather constrained from a development point of view and is very unlikely to be used for general industrial use and undesirable because of the surrounding residential neighborhoods. To protect the residential neighborhoods and to find a suitable use for the property, a zone change to Light Industrial seems to be a good fit.

Commissioner Eisenhower wanted to know if the change in zoning would have any negative impacts on the Associated Fruits lots across the railroad tracks. Mr. Brinkley responded that he doesn’t think so. And, in addition, the proposed

condition of approval would prohibit any automobile-oriented uses on the property to prevent negative impacts (additional industrial traffic) on Colver Road.

Public Comments: Thomas E. Larson, 6691 Coleman Creek Road, Medford, OR, said that he agrees with Mr. Brinkley's comments and is excited about the opportunity to do business in Phoenix. He doesn't have any plans as of now to make changes to the building.

Commissioner Lewin wanted to know, if the new owner would make substantive changes to the landscaping, would he have to come back and get a permit? Mr. Brinkley replied that it depends on the extent and that he would probably need some permit from the Planning Department. He said that one limitation in the current Land Development Code is that a change in use does not trigger any permits.

There were no additional comments.

Chairman Summerhays closed the public hearing.

Commissioners' Deliberations: Mr. Brinkley said that there is a signature missing on the Zone Change application. He will get the signature from either Washington Federal Bank (current property owner) or Mr. Larson (future property owner).

Commissioner Eisenhower asked about the future business uses: Mr. Larson said that he wants to use the property as a "learning center" for the teaching of art and handicrafts including ceramics, woodworking, and small-scale printing. There was no further discussion.

**MOVED BY COMMISSIONER GRILLO TO APPROVE A PETITION TO REZONE REAL PROPERTY LOCATED AT 3721 COLVER ROAD FROM GI – GENERAL INDUSTRIAL TO LI – LIGHT INDUSTRIAL WITH ONE CONDITIONS OF APPROVAL. SECONDED BY COMMISSIONER EISENHAUER.**

**ROLL CALL VOTE AS FOLLOWS:**

**Ayes: 4**

**Nays: 0**

**THE MOTION WAS PASSED UNANIMOUSLY.**

**V. OLD BUSINESS:** None.

**VII. WORK SESSION FOR FOOD TRUCK PARKING ON PUBLIC STREETS**

Mr. Brinkley said that it was brought to the attention of the City Manager that people were parking food trucks on public streets in residential neighborhoods. The questions that arose are: Is it like the Recreational Vehicle situation that was brought to the attention of the Planning Commission a couple meetings ago (RV cannot be parked on unimproved surfaces, etc.); or is more like a “contractor” situation where they park a truck with their logo at home after one returns home from work? Is the signage on the truck impairing the residential character of a neighborhood?

The specific complaint was that people park their commercial vehicle (including advertising on the vehicle) at their home in a residential neighborhood every night. The vehicle gets moved on a daily basis. Does this have a negative impact on the residential character of a neighborhood? There was discussion. Commissioner Lewin and Eisenhauer agreed that they do not see any problems with having commercial vehicles parked in a residential neighborhood as long as there is sufficient on-street parking available.

Commissioner Grillo wanted to know what constitutes a nuisance. Mr. Brinkley said that he would do some more research and is going to circulate the question around to other planners in the Valley. This topic will be brought back to the Planning Commission at one of the next meetings.

**VIII. PUBLIC COMMENTS:** None.

**IX. COMMENTS FROM COMMISSIONERS**

Commissioner Lewin asked if the Planning Commission did ever reach closure on the discussion about RV Parking. Mr. Brinkley said no, but he is going to get back to the Planning Commission with some new information, shortly.

Commissioner Grillo said that Phoenix Auto wanted to demolish a building but apparently the permit got lost. She wanted staff to take a look at it.

**X. PLANNING DIRECTOR’S REPORT:**

Mr. Brinkley said that the next round for the Transportation System Plan Update will take place in early October which will also be the next round of public input. There will be a list available to prioritize projects.

He also said that on the 2015-2018 TIP for Rogue Valley MPO, only one Phoenix project was included. It is South Couplet project handled by Phoenix Urban Renewal. Commissioner Lewin raised the question whether it is still possible to change/reduce the amount that Urban Renewal has to kick in for the South Couplet TIP project. Mr. Brinkley said that he will look into it but it is probably too late by now.

Phoenix was awarded the Transportation Growth Management Grant from the State. This grant also includes the Economic Opportunities Analysis for PH-5. The goal is to get it done within 10 months.

There was further discussion about developing PH-5, surplus industrial lands in the City & the "Helicopter Pad".

Chair Summerhays suggested to cancel the next meeting since two members of the Planning Commission will not be able to attend.

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

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Micki Summerhays, Chair

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Matt Brinkley, Planning Director