



**CITY OF PHOENIX PLANNING COMMISSION
REGULAR MEETING
MONDAY, JUNE 22, 2015 6:30PM
1000 SOUTH B STREET, PHOENIX OREGON**

- I. **CALL TO ORDER/ROLL CALL/INTRODUCTION.** Vice-Chair Lewin called the Planning Commission meeting to order at 6:30PM. In attendance were Commissioners Atkin, Eisenhauer, Couch, Weiss, Farlow and Vice-Chair Lewin. Chair Summerhays was absent. There was a quorum. Staff in attendance were Planning Director Matt Brinkley and Assistant Planner Steffen Roennfeldt as well as Planners Dick Converse and Andrea Napoli for RVCOG.
- II. **CHANGES TO THE AGENDA:** None.
- III. **APPROVAL OF MINUTES:**
 - A. Minutes from June 8, 2015 Regular Planning Commission. **MOVED BY COUCH, SUPPORTED BY ATKIN, TO APPROVE THE MINUTES WITH ONE MINOR CHANGE.**
- IV. **NEW BUSINESS:**
 - A. **PH-5 and 10 Conceptual Land Use and Transportation Planning Open House**

Mr. Brinkley introduced Dick Converse and Andrea Napoli from RVCOG who completed the first task of the conceptual land use plan for PH-5 & PH-10. This task consisted of an existing conditions report. Mr. Brinkley turned to Mr. Converse to present their findings.

Mr. Converse started his presentation by explaining the basics of the Regional Problem Solving plan, the Urban Growth Boundary amendment, the history of the project, as well as the upcoming project tasks to the Planning Commission. These upcoming tasks include project management, developing baseline data, alternatives development and analysis, review of concept plans, transportation analysis, and more.

He presented several maps and explained the importance of each map. For example, management of the roads going through PH-5, environmental issues, coordination with irrigation districts, etc.

Mr. Converse also explained and discussed proposed land use allocations and regional plan strategies.

Mr. Converse continued his presentation by pointing out the next steps of the process. These steps include stakeholder meetings, development of transportation and land use scenarios, and conducting public open houses.

There was discussion at the end of the presentation. Mr. Brinkley added that several other studies will be done concurrently including a regional economic opportunity study.

Vice-Chair Lewin asked for comments from the audience. Mr. Sekret, 118 South Stage Road and future local business owner, commented that he would like to see development in Phoenix which will attract younger people. He feels like this is a great opportunity for Phoenix. In addition, he thinks that protecting the environment should be one of the highest priorities of the project.

Mr. Brinkley added that there will be another Open House in the near future.

There were no additional comments.
- V. **OLD BUSINESS:** None.



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VI. PUBLIC COMMENT: None.

VII. COMMENTS FROM COMMISSIONERS: Commissioner Eisenhower said he liked the presentation given tonight.

Commissioner Couch said that he appreciates the support of 1000 Friends of Oregon. Commissioner Atkin said that, until recently, she had never realized how beautiful the landscape along North Phoenix Road was until the orchards were removed.

VIII. PLANNING DIRECTOR'S REPORT: None.

IX. ADJOURNMENT: Vice-Chair Lewin adjourned the meeting at 7:40PM.

David Lewin, Vice-Chair

Matt Brinkley, Planning Director