



**CITY OF PHOENIX PLANNING COMMISSION
REGULAR MEETING
MONDAY, SEPTMEBER 14, 2015 6:30PM
1000 SOUTH B STREET, PHOENIX OREGON**

- I. **CALL TO ORDER/ROLL CALL/INTRODUCTIONS:** Chair Summerhays called the meeting to order at 6:35 PM. In attendance were Commissioners Eisenhauer, Atkin, Weiss & Couch as well as Chair Summerhays. Commissioners Lewin and Farlow were absent. There was a quorum. Staff in attendance were Planning Director Matt Brinkley and Assistant Planner Steffen Roennfeldt.
- II. **CHANGES TO THE AGENDA:** None.
- III. **CONSENT CALENDAR:**
 - A. Minutes from August 24, 2015 Regular Planning Commission. **MOVED BY COUCH, SUPPORTED BY EISENHAUER, TO APPROVE THE MINUTES.**
- IV. **NEW BUSINESS:**
 - A. **PRESENTATION OF FINAL DRAFT OF THE TRANSPORTATION SYSTEM PLAN UPDATE:**

Mr. Brinkley went over the updates that were made during the last comment period to the draft Transportation System Plan in detail. There was discussion about certain projects and how to prioritize them.

Commissioner Couch commented on the projects included in the Street System Plan. He said that he is concerned about cars speeding on West 1st Street ever since it was improved with sidewalks. He'd like to see some (temporary) speed bumps to reduce the speed of traffic before anybody gets hurt.

Mr. Brinkley said that the Commissioners should read and submit any comments they have at the next meeting. He pointed out that the priority list is the most important thing to look at. A joint study session with City Council will be set up in the near future.
- V. **OLD BUSINESS:**
 - A. **DISCUSSION OF THE 2015 HOUSING NEDDS ASSESSMENT, RESIDENTIAL BLI, AND COMPREHENSIVE PLAN HOUSING ELEMENT UPDATE:**

Commissioner Couch wanted to know what the City can do reduce the deficiencies the City currently has, especially affordable housing. Mr. Brinkley said that the City has already started working with the Jackson County Housing Authority to address affordable housing within the City. He praised JCA and said that they are building at a very high standard, are a good partner and maintain their properties well.

The discussion about affordable housing in Phoenix and surrounding cities continued.

Mr. Brinkley also explained other options the City has to build affordable housing.



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Commissioner Eisenhower wanted to know what type of units the City was looking at regarding affordable housing. Mr. Brinkley said that it could be a variety of houses, including single-family residences, duplexes, apartments, etc.

Chair Summerhays wanted to know if there is a way to encourage infill development. Mr. Brinkley said that there are some ways to do that, for example, reducing or waiving System Development Charges. There was discussion about System Development Charges and how to use them.

Mr. Brinkley continued his presentation by talking about the growing disparity between incomes in the Rogue Valley and rising housing costs. He said that the next step for the consultants will be to determine how much of the projected demand for housing can be accommodated within he land the City currently has within its Urban Growth Boundary, and, how much land the City will need in the future. In addition, the Housing Element of the Comprehensive Plan will be updated.

Commissioner Eisenhower pointed out that there is also a deficiency in affordable housing for senior citizens. Commissioner Couch agreed. There was discussion.

VI. PUBLIC COMMENT: None.

VII. COMMENTS FROM COMMISSIONERS:

Commissioner Weiss said that she experienced herself of how desperate people are to find a place to life.

Chair Summerhays reminded the Commissioners that an election is coming up.

VIII. PLANNING DIRECTOR'S REPORT: None.

IX. ADJOURNMENT: Chair Summerhays adjourned the meeting at 7:45PM.

Micki Summerhays, Chair

Matt Brinkley, Planning Director