

AGENDA ITEM

**I. ROLL CALL**

Chair Micki Summerhays called the meeting to order at 6:30 PM. In attendance were Commissioners Eisenhauer, Atkin, and Couch. Commissioner Ben Farlow was absent. Staff in attendance were Planning Director Matt Brinkley and Assistant Planner Steffen Roennfeldt.

**II. APPROVAL OF THE AGENDA**

Item three was scratched – Chair and Vice Chair elections took place several months ago.

**III. ELECTION OF CHAIR AND VICE CHAIR**

See above item.

**IV. APPROVAL OF MINUTES**

Approval of Minutes: Minutes from the Joint Study Session on May 23, 2016. **MOVED BY COMMISSIONER COUCH, SECONDED BY COMMISSIONER ATKIN, TO APPROVE THE MINUTES WITH ONE MINOR CORRECTION.**

**A. JOINT STUDY SESSION MAY 23, 2016**

**ROLL CALL VOTE AS FOLLOWS:  
AYES: ATKIN, COUCH, EISENHAUER (4)  
NAYS: (0)  
ABSTENTIONS: SUMMERHAYS (1):**

**V. NEW BUSINESS:  
A. PUBLIC HEARING FOR ANNEXATION AND ZONE CHANGE REQUEST ON HILSINGER ROAD AND PACIFIC LANE.**

Matt Brinkley gave a brief explanation of the requested annexation supported by some additional information by the applicant, Mr. Williams. The Williams family would retain their lot while the other lots would be divided for residential purposes.

Chair Summerhays explained the history of the Hilsinger Overlay and the reasoning behind its creation. Discussion followed on the possible zoning process.

Matt Brinkley continued his presentation by summarizing the staff report. The recommendation from staff and the planning commission would be to approve the application for annexation to city council. This is the first annexation the city has had since 2006.

In regards to the request for zone change, some elements such as population do not apply. This annexation would be well within the expected population growth boundaries. As for public facilities, the density to which the area may be developed will be limited by the ease of water access to the properties.

Discussion followed about the accessibility and availability of housing in the Phoenix area. Housing such as higher density multifamily rentals to single family detached rentals would be well within the market. The urbanization plan requires that higher density housing take place more toward the city center with access to transportation.

**PUBLIC HEARING FOR  
ANNEXATION AND ZONE  
CHANGE REQUEST (CONT.)**

The application for the property has been found to comply with standards for approval of annexation and to change land use designation.

Chair Summerhays suggested accepting Matt Brinkley's report into the public hearing.

Chair Summerhays opened the hearing to the public and asked for any conflicts of interest among the Commissioners. There were none. She also briefly explained the procedures of the public hearing.

Mr. Williams, applicant, explained his reasoning behind the annexation and zone change request. He discussed the history of the neighborhood, architecture styles, lot layouts, and CC & R's. Mr. Williams discussed the community involvement in this proposed idea as well. Krista Peterson (Tracy Lane resident) and Mike McKay (Pacific Lane resident), neighbors of Mr. Williams, spoke in favor of the annexation.

Chair Summerhays closed the hearing to the public.

Mr. Brinkley said that two Minor Lot Partition applications as well as a Type II variance were also submitted as part of the application. Those applications will be handled administratively. There was no additional deliberation on the proposed annexation A16-01

**MOVED BY COMMISSIONER EISENHAUER, SECONDED BY  
COMMISSIONER COUCH, TO RECOMMEND APPROVAL OF THE  
ANNEXATION TO CITY COUNCIL**

**ROLL CALL VOTE AS FOLLOWS:  
AYES: SUMMERHAYS, ATKIN, COUCH & EISENHAUER (4)  
NAYS: NONE (0)  
ABSTENTIONS: NONE (0)**

There was no additional deliberation on the Zone Change request ZO16-01.

**MOVED BY COMMISSIONER EISENHAUER, SECONDED BY  
COMMISSIONER COUCH, TO APPROVE ZONE CHANGE APPLICATION  
ZO 16-01.**

**ROLL CALL VOTE AS FOLLOWS:  
AYES: SUMMERHAYS, ATKIN, COUCH & EISENHAUER (4)  
NAYS: NONE (0)  
ABSTENTIONS: NONE (0)**

- V. **PUBLIC COMMENTS** Mr. Williams commented on the new ODOT F.U.I. signs and mentioned that they do not say Phoenix on them.
- VI. **COMMISSIONERS REPORT** Commissioner Couch stated he is still upset about the redwood tree that was removed recently. In the future, he'd like to have the Planning Commission involved in certain tree removal applications.
- VII. **PLANNING DIRECTOR'S REPORT** There will be a public hearing on the TSP on June 27. PHURA and the City Council came together on the location of the plaza. The location follows the recommendation from Matt Brinkley. He stated that the Planning Commission will need to think about the Land Development Code and Comprehensive Plan amendments; trees, homelessness, and tiny homes.
- VIII. **ADJOURNMENT** The meeting was adjourned at 8:15 pm.

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Micki Summerhays, Chair

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Matt Brinkley, Planning Director