

**Minutes for City of Phoenix Planning Commission
Regular Meeting and Public Hearing
Monday, October 09, 2023
6:30p.m. at 220 N. Main St. (Phoenix Civic Center)
In-Person/Zoom Hybrid Meeting**

1. CALL TO ORDER and ROLL CALL

Terry Helfrich, Vice Chair, called the Planning Commission's regular meeting to order on Monday, October 09, 2023, at 6:30 p.m.

ROLL CALL

PRESENT: Jeffrey Luers, Larry Dickson, Marcia Monceaux, Milan Hanson, & Terry Helfrich

ABSENT: Carolyna Marshall

STAFF PRESENT: Zac Moody, Planning Manager
Jeff Wilcox, Associate Planner

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA:

None

4. APPROVAL OF MINUTES:

a. September 11, 2023 Regular Meeting

**MOTION (00:02:00): I move we approve the minutes for September 11th MOVED BY MONCEAUX, SECONDED BY HANSON.
MOTION PASSED WITH COMMISSIONER HELFRICH ABSTAINING.**

5. PUBLIC COMMENT:

None

6. PLANNING COMISSION DISCUSSION OF NON-AGENDA ITEMS:

None

6. NEW BUSINESS:

a. Public Hearing: Development Code Amendment, File # DC23-02 – Exclusive Agriculture Overlay

Staff read the Opening Statement

Staff Report, Summary (Zac Moody)

- The Phoenix Land Development Code will receive the following updates as proposed:
 - Addition 2.12 – Exclusive Agriculture Overlay
 - Modification of 2.11 – Holding Zone applying to certain parts of PH-5
- Adoption of this code allows those properties in PH-5 currently zoned Exclusive Farm Use to keep their farm assessment through Jackson County assessment until the property is developed at an urban level.
- This overlay is applied at the applicant’s request at time of annexation and extinguished at the time it is given an urban zoning designation.
- Without the approval of this overlay, those larger properties that were brought in from PH-5 will lose their farm assessment as soon as they are annexed into the city limits (1/1/2024).

Commission Questions

- How many property owners will be in the overlay, and how many have opted in? **Currently three – all owners opted in.**
- This is to help the properties that annex in, since they may not be developing right away? **Correct**
- What causes the overlay to be removed from a property? **The overlay goes away with successful application for urban development**

Public Hearing Opened

Finding no members of the public in attendance, the Public Hearing was closed so that discussion and deliberation could begin.

Commission Discussion (Staff responses in **bold**)

- None

MOTION (00:20:30): I move to recommend City Council approve the text amendment to add Chapter 2.12 and amend Chapter 2.11 in the Phoenix Land Development Code as outlined in the Planning Commission Final Order.

**MOVED BY LUERS, SECONDED BY HANSON.
MOTION APPROVED BY UNANIMOUS VOTE**

7. OLD BUSINESS:

None

8. COMMENTS FROM THE COMMISSIONERS (Staff responses in bold):

- Commissioner Luers says the new website looks good. **Thank you! Please let staff know if you have any recommendations or find any issues to fix.**
- Commissioner Monceaux says she is happy to be a citizen of Phoenix.

- Commissioner Helfrich asks staff about the status of Armadillo Technical Institute. **The building permits for remodeling are still open, staff believes the project is nearing completion.** Helfrich has a concern about security. **There is a fair amount of exterior work still to do. Staff is unsure if school has resumed at this point. They are still obligated to develop the site as shown on the approved Site Plan. By time site development is complete, it will have a fence as shown on the approved Site Plan.**
- Chair Dickson announced his resignation, as required by his new appointment to serve on the City Council. Dickson thanked the commission for their service to the community.
- The commissioners thanked Chair Dickson and wished him well in his new role.

9. PLANNING MANAGERS REPORT:

- Planning commission vacancies: Staff announced there are two vacancies that need to be filled. If commissioners know any interested parties, please direct them to staff. Staff will be happy to help with any questions.
- Regular PC Meetings: Staff asked the commissioners to assume that the second Monday of the month will be a meeting. The fourth Monday of the month will only be used if that month is particularly busy.
- Upcoming applications: There is a multi-family development in the pipeline, there will be a variance component to it, so the planning commission will be the reviewing body.

10. ADJOURNMENT:

The meeting adjourned at 7:01 p.m.

Respectfully submitted by,



Jeff Wilcox
Associate Planner