



MINUTES

TEMPE TOMORROW – GENERAL PLAN 2050 COMMUNITY WORKING GROUP (CWG)

May 2, 2023

Minutes of the regular meeting of the Tempe Tomorrow General Plan 2050 Community Working Group (CWG), of the City of Tempe, which was held in hybrid format, in person and via Zoom, at the Tempe Public Library, 3500 S Rural Road, Arizona Ironwood Classroom (Main level), Tempe, AZ.

Regular Meeting convened at 5:35 PM

Present:

Staff:

Baez, Myrna	Ryan Levesque, Deputy Director – Community Development
Bethel Price, Sydney	Ambika Adhikari, Principal Planner
Coughlin JP	Brenda Clark, Neighborhood Services Specialist
Granillo, Jana Lynn	Jacob Payne, Planner II
McNamara, Patrick	
Moore, Robert	
Schmidt, Katherine	
Sokolowski, David	
Till, Anne	
Tokos, Logan	
Williams, Nolan	

Chair for the meeting: Chair Salais had sent regrets for the meeting. Vice Chair Till was remote and advised that she had voice issues, and a commissioner physically present at the meeting should run the meeting. Commissioner Myrna Baez volunteered herself to the job. David Sokolowski moved to have Ms. Baez chair the meeting, and Jana Granillo seconded. The motioned passed unanimously (11-0).

- 1) **Call to order** by Chair Baez.
- 2) **Attendance Roll Call:** Chair Baez made the roll call. A quorum was present with 11 members present.
- 3) **Public Comments:** NONE
- 4) **Voting of the Meeting Minutes**

Chair Baez called for a motion to vote on the meeting minutes from April 4, 2023.

Motion by Commissioner Jana Granillo to approve the Meeting Minutes of April 4, 2023. Seconded by Commissioner David Sokolowski. Motion passed on 11-0 vote.

Ayes: Chair Baez, Vice Chair Till, Commissioners, Sydney Bethel Price, J.P. Coughlin, Jana Lynn Granillo, Pat McNamara, Robert Moore, Katherine Schmidt, David Sokolowski, Logan Tokos, and Nolan Williams.

Nays: None

Abstain: None

Absent: Commissioners Julie Armstrong, and Shane Peterlin, Katherine Schmidt.

5) **General Plan Amendment procedures, update, draft General Plan 2050, and next steps.** Staff presented a summary of the draft General Plan 2050.

6) **Activity and Discussion:** Discussion on the summary of the draft for Tempe Tomorrow - GP 2050

Commissioner Granillo stated that she will be looking at the emergency preparedness piece of the plan, equity in action, and climate change.

Staff advised we have received her comments and she will see them reflected in the plan. The plan also references the emergency preparedness plans.

Commissioner Moore asked how many responses were registered in the land use plan survey and how we make a decision based on that small number of responses.

Staff advised that the responses on the surveys were actually pretty high, and we made our land use decisions based on many other things, beyond surveys. The map is also based on the previously approved plan. We also showed the maps in person at several events.

Staff stated that we rely heavily on staff expertise on receiving input from the public, and MAG's expertise on projections for the future. Staff also referred to the inputs received during other studies like the Urban Core Master Plan.

Commissioner Moore stated he has a concern that the community does not understand that even though this is the General Plan 2050, once voted on, it will become the land use plan effective 2024. He believes there needs to be more outreach about this to get the community engaged.

Staff advised that the General Plan does not change the zoning on the land but is rather a vision for land use.

Commissioner Moore stated that on the mixed-use map, we need to incorporate the reference for dwelling units per acre. He noted there used to be a broader gradient for mixed-use, but now there are less categories and asked when that change was made.

Staff stated that with the density and land use separated there was very little overlap between lower density, residential density, and mixed-use land use. When everything was combined, the du/acre was adjusted up.

Commissioner Williams thanked staff for taking on this large task. He noted that on the map, the area in yellow with the most restrictive land use tends to be in the wealthier area of the city which shows the minimal percentage of land use being changed.

Commissioner Sokolowski stated that even with this aggressive map, based on the du/acre, we are not going to be able to accommodate the population we need over the next 10/20/30 years.

Staff stated that even in the places already have a mixed-use with a high density designation might not be built out to the full entitlement. There is still room for build-up with the 2040 plan.

Commissioner Sokolowski asked about the northwest corner of Rural and Warner that was outlined in red.

Staff advised that area was previously designated as large lot residential, but over the years there has been talk about the residents wanting to see commercial or restaurants there. So, it was changed to commercial.

Commissioner Sokolowski stated that designating it mixed-use would probably give it more flexibility.

Staff advised there was a lot of discussion between the City Council members and the Mayor about what the site could be, and they wanted the marketplace site. This site is heavily deed restricted as to what can or cannot go on it.

Vice Chair Till stated she agrees that the density should be spread across the city. She does not want it to go into single-family neighborhoods, but there are a lot of strip malls that are not full. She asked if the land use areas are being changed in the Shalimar area where she lives.

Staff advised that the Shalimar Golf Course is a private golf course, so we do not have the ability to designate it as open space like we do with public golf courses. In the 2040 General Plan, and moving forward into the 2050 General Plan, it is going to fall under the single-family traditional category which allows up to nine dwelling units per acre, so it is the same as the neighborhood that surrounds it. The AG (agriculture) zoning will remain as it has been for years which allows only one dwelling unit per acre.

Commissioner Coughlin asked when the draft is released, will there be interactive versions of these maps where you can hover over an area with a mouse.

Staff stated that it is a good idea. We do have the capabilities to do a web map version and it would not be a hard thing to accomplish.

Commissioner Coughlin referenced a few of the elements in the draft that are not required by the state, such as climate change and extreme heat. He asked if there is another way that gets feed back to the state such as a recommended requirement for all cities to follow in future.

Staff advised reaching out to your state legislature or the Arizona League of Cities & Towns.

Commissioner Tokos stated she would like to see more flexibility for building ADU's.

Staff advised they are looking to expand that process and are looking at the legislative process that might have a mandate on cities regarding ADU requirements.

Acting Chair Baez noted that the draft version of the General Plan 2050 will be released on May 5, 2023, and asked what the outreach plan is to encourage people to review it, share it, and understand what it means to them. She also asked if changes can still be made to the plan based on public feedback that is received.

Staff stated that the General Plan is open for input all the way up to the City Council. The city is including a flyer in water bills, and the notice for public meeting on May 17th will also be going to all the property owners in the city. Staff is also considering translating the adopted document into Spanish.

Commissioner Moore stated that for the neighborhoods that are being most impacted by these changes, it would be a good idea to focus on the adjacent neighborhood associations to make them aware of what is going to be happening in their back yards.

Staff went over the community outreach that was conducted over the last 14 months and the next steps in the process.

7) **Questions & Discussion:** None

8) **Community Working Group, and City Staff Announcements**

There will be a Boards and Commission appreciation event on May 19 at 5 pm at the newly opened Omni Hotel in downtown Tempe.

Meeting adjourned at 7:10 pm.

Prepared by: Joanna Barry, Administrative Assistant II
Reviewed by: Ambika Adhikari, Principal Planner