



# MINUTES

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

### June 6, 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 5:45 PM

#### Present:.. CWG Members

#### Staff:

Baez, Myrna	Jeff Tamulevich, Director – Community Development
Cardenas, Lilliana	Ryan Levesque, Deputy Director – Community Development
Coughlin JP	Ambika Adhikari, Principal Planner
Granillo, Jana Lynn	Shauna Warner, Neighborhood Services Program Manager
McNamara, Patrick	Brenda Clark, Neighborhood Services Specialist
Moore, Robert	Joshua Rutherford, Economic Development Project Administrator
Sokolowski, David	Jacob Payne, Senior Planner
Till, Anne	Joanna Barry, Administrative Assistant II
Tokos, Logan	
Williams, Nolan	

**Chair for the meeting:** Chair Salais was not present at the meeting. Vice Chair Till took over as Chair for the meeting

- 1) **Call to order** by Chair Till.
- 2) **Attendance Roll Call:** Chair Till made the roll call. A quorum was present with 10 members present.
- 3) **Public Comments:**

Several members of the public spoke on the draft Tempe Tomorrow – General Plan 2050. In general, they expressed concerns about the proposed residential densities, increased mixed use areas, growth areas shown on the draft plan, and the ensuing traffic and impact on the quality of life of residents. They requested the postponement of the scheduled vote on June 6, 2023 by the CWG recommending the plan to move forward for approval process. The following provides a highlight of their concerns.

1. David Doiron
  - Residential development on the site near the northwest corner of Priest Drive and Loop 202 that fall within the 65 DNL (Day night level) contours, and the flight paths close to the Phoenix Sky Harbor Airport should be carefully evaluated for compatibility.
2. Mike Shelton
  - Need to be height limits for developments near single-story residential, especially along Southern Avenue.
  - Asked what Tempe envisions when it comes to ensuring water for any future increase of housing units.

3. Karyn Gitlis
  - Stated we are going too fast on the General Plan 2050
  - Concerned about historic preservation
4. Barbara Miller
  - Does not want the rest of Tempe to become a “concrete jungle” like downtown Tempe.
  - McClintock Road was reduced by one lane and is already congested. New developments will affect homeowners in the area of McClintock/Price.
5. Gayle Shanks
  - The General Plan 2050 is moving forward too quickly.
  - She is concerned about affordable housing. She stated she is the co-owner of Changing Hands bookstore and stated only four of her 55 employees can afford to live in Tempe.
6. Kristen Lilly
  - Stated a lot of families have been put out by the increased cost of living. This also affects the schooling for children, where they must relocate, change schools, etc.
7. Bob Summer
  - Feels that the developers have more influence over the plan than the residents.
  - He also asked if each Commissioner could introduce themselves. Chair Till stated this could be done after the public comment portion. Staff noted that the Commission was selected by the City Council, and they come from different backgrounds and different character areas.
8. Paul Hubbell
  - Stated General Process is being rushed through and should be postponed so issues can be addressed.
9. Roberta Neil Miller
  - Stated that the plan is too pro-growth and for aggressive development.
  - Requested the Commission to delay the vote this evening.
10. Deb Sparrow
  - There are a lot of vacant homes which are being bought up then rented.
  - Everything that is being built is something for the speculators who are buying up the housing.
11. Joan Westlake
  - The land use map was incomprehensible when she completed her first survey. It is hard for members of the public to understand.
  - Should not be putting large developments right up against single family homes.
12. Heather Kiser
  - Concerned with the level of development and how fast the General Plan process seems to be going.
  - Concerned about transportation and what people are going to be doing with their cars.
13. Tom Zaworsky
  - Requests the Commission to delay the vote on the General Plan this evening.
  - Stated that downtown Tempe is now horrifying, and he does not recognize it anymore.
14. Nancy Jurit
  - Requests the Commission to delay the vote on the General Plan this evening.
  - Stated development in Tempe has been led by the developers, not by what the people need or what would make a good city.
15. Michael Arroyo
  - Concerned about developers buying up sites and build apartment complexes.
  - Concerned about traffic congestion, parking issues.
  - Requested the vote planned for tonight be postponed.

#### 4) Voting of the Meeting Minutes

Chair Till called for a motion to vote on the meeting minutes from May 2, 2023.

**Motion** by Commissioner J.P. Coughlan made a motion to approve the Meeting Minutes of May 2, 2023 with a minor correction on page 3 (change GP 2040 to 2050). Seconded by Commissioner Robert Moore. Motion passed on 10-0 vote.

**Ayes:** Chair Till, Vice, Commissioners J.P. Coughlin, Jana Lynn Granillo, Pat McNamara, Robert Moore, David Sokolowski, Logan Tokos, Nolan Williams, and Lilliana Cardenas.

**Nays:** None

**Abstain:** None

**Absent:** Chair Andre Salais, Commissioners Julie Armstrong, Sydney Bethel Price, Donald Ortiz, Sarbeswar Praharaj, Shane Peterlin, and Katherine Schmidt.

5) **Tempe Tomorrow - General Plan 2050 draft:** Recommendation to advance the draft Tempe Tomorrow - General Plan 2050 for approval by the DRC and Council.

A request was made during the public comment portion that the CWG members introduce themselves and state their background. This was done at this time. Each Commissioner also stated whether they wanted to postpone the vote on this item until a special CWG meeting proposed for June 15, 2023.

Staff advised the chair and the commission that staff is conducting several meetings with the neighborhood residents. Four more neighborhood meetings are schedule on June 12, 13 and 14, 2023. Staff has been making changes in the draft plan based on the public input. Staff proposes that a special CWG meeting be held on June 15 when the draft plan should be considered for a vote. At that time, staff will provide a list of major inputs received, and the changes they will be making in the plan. Staff will also bring a revised land use map to the meeting.

Chair Till called for a motion to postpone vote on recommendation to advance the draft Tempe Tomorrow - General Plan 2050 for approval by the DRC and Council until the June 15, 2023 Special CWG meeting.

**Motion** by Commissioner Myrna Baez made a motion to postpone vote until June 15, 2023, Special CWG meeting. Seconded by Commissioner Jana Lynn Granillo. Motion passed on 10-0 vote.

**Ayes:** Chair Till, Vice, Commissioners J.P. Coughlin, Jana Lynn Granillo, Pat McNamara, Robert Moore, David Sokolowski, Logan Tokos, Nolan Williams, and Lilliana Cardenas.

**Nays:** None

**Abstain:** None

**Absent:** Chair Andre Salais, Commissioners Julie Armstrong, Sydney Bethel Price, Donald Ortiz, Sarbeswar Praharaj, Shane Peterlin, and Katherine Schmidt.

6) **Questions & Discussion:**

The Commissioners introduced themselves to the members of the public who attended and made comments:

Commissioner Coughlin asked staff what change opportunities could happen if and when they vote to move the General Plan forward.

Staff advised that change opportunities will remain all the way through to the adoption of the plan.

Commissioner Williams stated that he appreciates the public input and understands the concerns. He noted that there have been comments about where people do not want density and asked the public to provide feedback on where they feel the density would be more appropriate to provide needed housing for those who want to move to the City.

Commissioner McNamara stated that if the City of Tempe wants to maintain any reasonable cost of living, we have to build more units.

Commissioner Tokos stated that there is a need for affordable housing in Tempe.

Commissioner Baez stated she appreciates the public input and explained the process that the Commission has gone through during the General Plan meetings.

Commissioner Granillo stated that the big issue/concern they have seen is about land use and traffic concerns. She also expressed concerns about affordable housing.

Chair Till stated that her main concerns are for controls over what can be built, that the density is not evenly distributed to allow for better transportation options, more green spaces, affordable housing, and that residents have a bigger voice when it comes to developers.

Commissioner Moore referenced his work with the Danelle Plaza and stated the need for affordable housing as he has had artists leave the City because they could not afford to live here.

Commissioner Sokolowski went over the requirements for adequate housing, and how housing is a basic human right. He also provided statistics on the City's goal for affordable housing and how at this point, we will not meet them. He emphasized the need to provide adequate and affordable housing.

Commissioner Cardenas expressed concerns regarding affordable and accessible housing. She noted that lack of affordability has resulted in less diverse communities.

7) **Community Working Group, and City Staff Announcements:** None

**Meeting adjourned at 7:35 pm.**  
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Prepared by: Joanna Barry, Administrative Assistant II  
Reviewed by: Ambika Adhikari, Principal Planner