

ATTACHMENT A



City of Phoenix

Minutes

Meeting Location:
City Council Chambers
200 W. Jefferson St.
Phoenix, Arizona 85003

City Council Policy Session

Tuesday, October 8, 2024

2:30 PM

phoenix.gov

CALL TO ORDER

The Phoenix City Council convened in Policy Session on Tuesday, October 8, 2024 at 2:31 p.m. in the Council Chambers.

Present: 7 - Councilman Carlos Galindo-Elvira, Councilwoman Betty Guardado, Councilwoman Kesha Hodge Washington, Councilwoman Ann O'Brien, Councilwoman Laura Pastor, Vice Mayor Debra Stark and Mayor Kate Gallego

Absent: 2 - Councilman Kevin Robinson and Councilman Jim Waring

COUNCIL INFORMATION AND FOLLOW-UP REQUESTS

Councilwoman Hodge Washington highlighted the upcoming Getting Arizona Involved in Neighborhoods (GAIN) Day on October 19. She thanked the community members and employees that showed up for the kickoff event. She emphasized her support for the Right to Counsel News Council regarding eviction proceedings. She announced the graduation of participants from the Urban Heat Leadership Academy, focused on advocating for cooler communities. Councilwoman Hodge Washington stated she attended the naming ceremony for Greg Stanton Central Station and welcomed Porter Airlines to Phoenix Sky Harbor Airport. She encouraged community members to participate in a neighborhood cleanup event at Wilson Primary School.

Councilman Galindo-Elvira stated he teamed up with local neighborhood groups and the Boys and Girls Club to bring Christmas in July to children of District 7. He encouraged the community to attend the Halloween Boo Bash on October 25 at Desert West Park. He thanked the Arizona Task Force for assisting with Hurricane Milton in Florida.

Councilwoman Pastor announced the kickoff of GAIN this weekend to promote safety awareness and community activation. She reported 72 trees have been planted in the Simpson neighborhood and thanked the Office of Heat Response and Mitigation for providing supplies to ensure the trees thrive for residents.

CONSENT ACTION

This item is scheduled to allow the City Council to act on the Mayor's recommendations on the Consent Agenda. There is no Consent Agenda for this meeting.

CALL FOR AN EXECUTIVE SESSION

A vote may be held to call an Executive Session for a future date.

REPORTS AND BUDGET UPDATES BY THE CITY MANAGER

This item is scheduled to allow the City Manager to provide brief informational reports on topics of interest to the City Council. The City Council may discuss these reports but no action will be taken.

INFORMATION AND DISCUSSION (ITEMS 1-2)

1 Rezoning and Development Process State Law Changes and Text Amendments Update

This report provides an update to the City Council on the status of the Planning and Development Department's (PDD) efforts to amend the Phoenix Zoning Ordinance to comply with recent state law changes and amend the Downtown Code.

THIS ITEM IS FOR INFORMATION AND DISCUSSION.

Discussion

Mayor Gallego discussed how Phoenix has led the country in new residents, balancing growth and housing needs while maintaining the uniqueness of neighborhoods. She stated millions of dollars in grants have supported collaborative planning with transit-oriented communities, leading to positive outcomes. She highlighted zoning reforms, the Housing Phoenix Plan, and Transportation 2050, which have encouraged density and height where appropriate, allowed increased multifamily development, streamlined permitting, and reduced parking minimums.

She reported Phoenix has approved over 60,000 units in the past five years, benefiting both single-family and apartment residential growth. She noted the City's focus on sustainability has attracted environmentally conscious businesses and residents, increasing demand for apartments. She cited the Accessory Dwelling Unit (ADU) policy passed with community input. She concluded by recognizing the City's solutions-oriented staff and expressed a commitment to understanding the impact of these laws on Phoenix neighborhoods.

Deputy City Manager Alan Stephenson addressed the recent State law changes and how the City is drafting text amendments to comply with State laws. He provided a statutory overview and discussed the implementation process. He introduced the Downtown Code Text Amendment, and noted the text amendment has broad support and is being brought forward for consideration.

Planning and Development Director Joshua Bednarek highlighted the City's response to recently adopted bills by the Arizona State Legislature. He emphasized the significant work being done in Phoenix to address development and housing challenges. He noted the adoption of the Downtown Code in 2010 set the stage for considerable investment, making the City more vibrant, safe, and walkable.

Planning and Development Deputy Director Tricia Gomes discussed four recent zoning bills: Accessory Dwelling Units (ADUs), the Rezoning Hearing Process, Adaptive Reuse and Multi-Family, and Missing Middle Housing. She stated the ADU zoning bill must be implemented by January 1, 2025, while Missing Middle Housing has a deadline of January 1, 2026. She explained House Bill (HB) 2720 allows for two ADUs by right, with a third on larger lots, highlighting potential neighborhood impacts. She explained Senate Bill (SB) 1162 mandates a 30-day completeness review for rezoning applications, requiring approval or denial within 180 days, which could limit public input. Ms. Gomes outlined HB 2297's requirement for adaptive reuse of commercial buildings for multifamily housing if a portion is affordable, noting risks to small commercial properties and loss of public input. She addressed HB 2721, requiring up to four units on residential properties near the central business district, and discussed the Downtown Code update aimed at

streamlining processes. She stated the Planning Commission is scheduled to take action on these updates on October 10, 2024.

Mr. Bednarek provided a recap of upcoming actions regarding zoning amendments. He stated the ADU rezoning hearing process, adaptive reuse, multifamily by-right text amendments, and the Downtown Code text amendment will return for action on November 13. He indicated briefings on the Missing Middle Housing amendment will begin in 2025, alongside informational presentations and public hearings. He confirmed staff will continue to prioritize the text amendment program.

Vice Mayor Stark acknowledged the affordable housing crisis and commended the City for its proactive measures. She highlighted the adoption of ADU regulations, emphasizing the importance of preventing short-term rentals from exacerbating the housing crisis. She noted allowing properties to serve as long-term rentals could alleviate some of the stress on affordable housing. She expressed approval of the work being done on ADUs. She praised staff for their commitment to streamlining permit processes and ensuring efficient development of affordable housing.

Councilwoman Hodge Washington expressed her concerns regarding public input on zoning cases following the new State legislation.

Mr. Bednarek emphasized the importance of maintaining open dialogue with Village Planning Committee members and reaffirmed the commitment to keep the public informed about the changes.

Councilwoman Hodge Washington inquired about the implications if more committees express opposition to the proposal.

Mr. Bednarek clarified the statute requires updating the ordinance to allow for unlimited density and heights up to 56 feet in certain districts. He acknowledged the concerns from the Village Planning Committees and emphasized the recommendations will be considered by the Planning Commission.

Councilwoman Hodge Washington asked for clarification on HB 2720 and the potential for increased lodge coverage.

Ms. Gomes explained in larger districts, such as RA-24 and R-114, proposed increases in lot coverage are necessary to accommodate ADUs and without these adjustments, the provisions allowing for two to three ADUs would not be feasible under the existing lot coverage requirements.

Councilman Galindo-Elvira raised concerns about the legislative changes to ADUs, stating the public process is being diminished and communities are being silenced. He questioned the implications of this legislation on the City's infrastructure and its demands.

Mr. Bednarek addressed the potential impacts of adding ADUs in neighborhoods. He stated an increase in ADUs could lead to significant demands on infrastructure, including streets, traffic, parking, and water and sewer systems and stressed the need for strategic density placement to ensure adequate services and infrastructure support.

Councilwoman O'Brien asked how HB 2720 will impact regulations Homeowners Association (HOA) communities have on ADUs.

Mr. Bednarek stated he does not believe that any of the State law changes will have an impact on HOA's ability to regulate ADUs.

Councilwoman O'Brien asked how SB 1162 will impact timelines and penalties for unmet deadlines.

Ms. Gomes explained the application process timeline the City will need to wait for all documents before starting the process.

Councilwoman Pastor thanked staff for their efforts on ADUs, highlighting ongoing work to protect historic districts and maintain community character. She requested an outside opinion on HB 2720 and suggested delaying the November vote to allow for a community meeting.

Vice Mayor Stark expressed her understanding of the need for affordable housing and reiterated the City's commitment to addressing this issue.

She emphasized the importance of collective action among neighboring cities and towns to create a statewide solution.

Mayor Gallego opened the floor for public comment.

Opal Wagner voiced opposition regarding the Adaptive Reuse Housing.

Eric Gilmore discusses concerns regarding the Willow Conservation Plan.

Kirin Goff voiced support for HB 2720 and HB 2721.

Neil Haddad voiced his concerns on HB 2720 and HB 2297.

Jackie Rich discussed the importance of the City being proactive, encouraging public input for policy decisions and highlighted the importance of preservation for historic districts.

Brad Brower discussed concerns about preservation of urban areas and the importance of public input.

Trevor Malzewski voiced his support for HB2720 and HB2721.

Councilwoman Hodge Washington asked about how the new legislation would affect historic neighborhoods.

Ms. Gomes stated the state Statute excludes historic district designation.

Councilwoman Pastor expressed concerns regarding the historic district being at risk and asked if staff was involved with the statute creation.

Mr. Bednarek noted staff's discussions with the Governor's Office regarding ADUs and the new statute.

2 Domestic Violence Awareness Month

This report provides an update on the 25 years of the Maricopa

Association of Governments Regional Domestic Violence Council and the City of Phoenix Strategic Initiative on Domestic Violence in recognition of Domestic Violence Awareness Month.

THIS ITEM IS FOR INFORMATION AND DISCUSSION.

Discussion

Mayor Gallego thanked the Maricopa Association of Governments (MAG) efforts over the past 25 years to address domestic violence. She acknowledged the progress made in raising awareness and providing resources while underscoring the need for continued efforts in this area. She also commended the Human Services Department for leading the "Paint Phoenix Purple" initiative.

MAG Subcommittee Chair and Community Assistance Program Administrator Dolores "D.C." Ernst provided history about how MAG's Regional Domestic Violence (DV) Council has transformed since its establishment in 1999. She acknowledged former City Councilwoman Peggy Bilsten as a key champion in the DV Council's formation and early successes. Ms. Ernst highlighted significant milestones from the past 25 years, including the development of a training curriculum for crisis response teams working with children exposed to domestic violence in 2004. She stressed the importance of these initiatives and introduced a video showcasing the DV Council's accomplishments and stories of hope from survivors of domestic violence.

Human Services Director Jacqueline Edwards shared domestic violence statistics and discussed City resources and support including the Family Advocacy Center, the 24-hour Domestic Violence Temporary Emergency Shelter Hotline, and "Paint Phoenix Purple" initiative.

Human Services Strategic Initiatives Manager Raquel Wind shared the October events for Paint Phoenix Purple for City employees including a donation drive, Paint in the Park, and a Wear Purple Day, and discussed community events including domestic violence training, a self-defense workshop, and an awareness walk.

Councilwoman Pastor thanked staff for their organization regarding

Domestic Violence Awareness month.

Councilwoman Hodge Washington expressed gratitude for individuals who help domestic violence survivors and for educating the youth about abusive relationships.

Mayor Gallego opened the floor for public comment.

Eric Neilson shared personal reflections regarding domestic violence.

ADJOURN

There being no further business to come before the Council, Mayor Gallego declared the meeting adjourned at 4:31 p.m.