

ATTACHMENT G

Phoenix, Arizona

June 1, 2023

The meeting of the Phoenix Planning Commission was called to order by Acting Chairman Emilio Gaynor at 6:06 p.m. in the Council Chambers, 200 West Jefferson Street, Phoenix, Arizona. Commissioners present participated in the meeting both in-person and virtually from a remote location.

Present: Commissioner Emilio Gaynor, (Acting Chairman)
Commissioner Ryan A. Boyd, (Acting Vice-Chairman)
Commissioner Marcia Busching (Virtual)
Commissioner Pete Gorraiz
Commissioner Gabriel Jaramillo (Virtual)
Commissioner Lachele Mangum
Commissioner Lisa Perez
Commissioner Shannon Simon

Absent: Commissioner Nico Howard, Chairman

Also

Present: Ms. Racelle Escolar, Planner Principal
Ms. Tricia Gomes, Deputy Director, PDD
Mr. Greg Harmon, Planner I
Ms. Vikki Cipolla-Murillo, Secretary III/Council Reporter

At the request of Acting Chairman Emilio Gaynor, Ms. Racelle Escolar, Staff Liaison, read the hybrid meeting introduction. She welcomed everyone to the Planning Commission Hearing and stated that all attendees who were participating virtually and requested to speak would remain muted until called on to speak. Speakers experiencing audio issues were asked to switch their audio connection to have WebEx call them. She stated that all individuals speaking virtually at the meeting tonight had contacted staff within the required timeframe prior to the start of the meeting. Those who did not contact staff, wishing to speak, were asked to contact her after the meeting to discuss the next steps and future opportunities to speak regarding any items on the agenda. She provided her contact information, via phone at 602-534-2864 and email at racelle.escolar@phoenix.gov, which was also listed on the bottom of the public meeting notice for the meeting. She asked those attending the meeting from the Council Chambers to complete a speaker card and provide it to one of the staff members.

Acting Chairman Gaynor asked Acting Vice-Chair Boyd to read the opening remarks.

Acting Chairman Gaynor asked the audience to follow the General Rules of Order for the meeting:

OTHER BUSINESS

15. **INFORMATION ONLY: Z-TA-5-23-Y:** Presentation and discussion regarding a request to amend Chapters 2, 5, 6, 7, 12, and 13 of the Phoenix Zoning Ordinance to add accessory dwellings units.

Ms. Racelle Escolar stated that Item No. 15 was an information presentation regarding Z-TA-5-23-Y, a request to amend Chapters 2, 5, 6, 7, 12, and 13 of the Phoenix Zoning Ordinance to add accessory dwellings units. She stated that Ms. Tricia Gomes, the Deputy Director in the Planning Development Department was there to provide a presentation.

Ms. Tricia Gomes delivered an informational presentation on Z-TA-5-23-Y to the Planning Commission to address accessory dwelling units. She stated that some familiar terms are “guest house”, currently in the Zoning Ordinance and interior suite with “accessory cooking facilities”. Other names used are granny flats, in-law suites, garage unit, and basement apartment. Ms. Gomes displayed several examples of accessory dwelling units (ADUs) in the City of Phoenix. She stated that most of them are either non-conforming in some of the historic districts or they do not include cooking facilities. The Planning Commission approved a text amendment several years ago and an amendment last year.

Ms. Gomes stated that staff is proposing language to allow for ADUs. The proposed text:

- Allows one ADU per lot in all single-family zoned districts, including S-1 and S-2 (larger lots, farm districts).
- Defines “duplex” and “triplex” to make a clear distinction from the “accessory dwelling unit”.
- Increases the lot coverage for ADUs in most districts.
- Revises rear-yard projection rules to allow ADUs and other projections further into rear yard, with one-story and 15 feet height limitation.
- Fixes many references throughout the Zoning Code to “guesthouse” and other revised sections throughout the Zoning Ordinance.

Ms. Gomes stated that there are different types of ADUs. Two-story will only be permitted within the building envelope, outside of the required lot setbacks. If you are not in your required setbacks, that height for the building is traditionally two-stories, 30 feet.

- Detached Accessory Dwelling Unit: If in the rear yard, it will be limited to one-story, and 15'. This is consistent with accessory structures, such as garages, sheds, pool houses, etc. They follow the same requirement. The detached ADU will not prohibit other accessory structures such as garage.
- Attached Accessory Dwelling Unit: It will not prohibit detached accessory structures, such as garages. It can be attached to the home. The closed projection rules that go into the required rear-yard setback will be

permitted when they comply with minimum side yard setbacks, and when all portions of the projection do not exceed one-story and 15 feet in height. It will also follow the minimum side-yard setbacks of the primary dwelling unit.

Ms. Gomes stated that additional development standards for ADUs would be for all lots, ADU would be:

- (All lots) Maximum 75% of size of primary dwelling. (to be subordinate to the primary dwelling)
- Maximum size requirement of 1,000 square feet for the ADU if on lot 10,000 square feet or less (R1-6, R-18, R1-10 lots). The actual size of the ADU is going to be determined by the lot coverage, depending on how large the primary home is. The ADU can go up to 1,000 square feet, if not exceeding overall lot coverage.
- Maximum 3,000 square feet if lot greater than 10,000 square feet, or 10% of the net lot area, whichever is less. (Maximum one-story and 15 feet, if in the required rear yard)
- Maximum height one-story and 15 feet if in required rear yard.
- Maximum height same as primary dwelling if outside of required setbacks.
- Lot coverage has generally been increased by 10%, but not in RE-43, RE-24, R1-14, and RE-35, which 5% added in 2015 (if all structures are one-story). These districts already allow guesthouses.
- Additional parking is not required for the ADU. The thought is that one would be using the driveway or existing garage space.
- The ADU must have a means of exterior egress with a pathway to the street not through the primary dwelling.
- The ADU may not have a separate fenced yard area, because this is an accessory unit to the primary single-family home. It should be functioning as one development.

Ms. Gomes reviewed the scheduled timeline:

- Planning Commission (information): June 2023
- Villages (information): June 2023
- Villages (action/recommendation): July 2023
- Planning Commission (action/recommendation): August 2023
- City Council Hearing: September 2023

Acting Chairman Gaynor asked if there were any questions from commissioners.

Commissioner Busching stated that she had raised an issue with Ms. Escobar already and would raise it with her, as well. These ADUs are going to be allowed in S-1 properties, which are sort of in the recently annexed outskirts. In a lot of those cases, those properties are on septic tanks and not on sewer. She thinks that they need to consider where and when they are going to need to have a new septic tank, and whether people are going to be required to tap into the City sewer. There have been some real problems with respect to the existing

properties, but it will be even worse with new properties. She welcomed a sidebar discussion over this whole issue.

Ms. Gomes responded yes, you are correct, we would need to consult or have discussions with the City Water Services Department about what that threshold is and if that would be changing and if they could look at it. That is obviously aside from the Zoning Ordinance process. She made a note and stated that staff can certainly circle back.

Commissioner Busching stated, unfortunately it is in the Zoning Ordinance about the distance you are from the sewer and the requirement to tap into it. This will be impacted by the existing Zoning Ordinance, in that regard.

There were no further questions, and no action was necessary on this item.
