

**Phoenix City Council
Economic Development and Equity (EDE) Subcommittee
Summary Minutes
Wednesday, June 28, 2023**

City Council Chambers
200 W. Jefferson St.
Phoenix, Ariz.

Subcommittee Members Present

Chairwoman Laura Pastor
Councilwoman Ann O'Brien
Councilwoman Debra Stark
Vice Mayor Yassamin Ansari

Subcommittee Members Absent

CALL TO ORDER

Chairwoman Pastor called the Economic Development and Equity Subcommittee to order at 10:07 a.m. with Councilwoman Ann O'Brien, Councilwoman Debra Stark and Vice Mayor Yassamin Ansari present.

CALL TO THE PUBLIC

None.

MINUTES OF MEETINGS

1. Minutes of the Economic Development and Equity Subcommittee Meeting

Councilwoman Stark made a motion to approve the minutes of the June 13, 2023 Economic Development and Equity Subcommittee meeting. Vice Mayor Ansari seconded the motion which passed unanimously, 4-0.

INFORMATION AND DISCUSSION (ITEMS 2-6)

2. Z-TA-5-23-Y- Zoning Ordinance Text Amendment Regarding Accessory Dwelling Units

Planning and Development Director Joshua Bednarek, Acting Planning and Development Deputy Director Tricia Gomes, and Planning and Development Team Leader Chris DePerro gave a report on Z-TA-5-23-Y, a text amendment to the Phoenix Zoning Ordinance to address Accessory Dwelling Units (ADUs).

Councilwoman Stark commented on ADU adoption in Portland, Oregon and noted concerns about short-term rentals.

Mr. DePerro summarized the ordinance language and discussed Flagstaff ADU standards as a model for Phoenix.

Councilwoman O'Brien asked for clarification on ADU ownership.

Mr. DePerro replied either the ADU or main unit must be occupied by the owner.

Councilwoman O'Brien expressed concern that the requirements would not prevent the owner from creating short-term rentals.

Mr. DePerro responded the requirements would not prevent this and noted State law limited the City's ability to put restrictions on short-term rentals.

Vice Mayor Ansari asked about the costs and timeline to build an ADU in a backyard.

Mr. Bednarek replied the cost and timeline would depend on the ADU's complexity but noted the primary cost would be the ADU itself.

Vice Mayor Ansari discussed ADUs in Tucson and asked how the text amendment would remove barriers to install ADUs in Phoenix.

Mr. DePerro commented on the Tucson ADU case study and summarized Phoenix's simplified requirements.

Vice Mayor Ansari asked about setback standards for detached ADUs.

Mr. DePerro provided clarification on setback requirements and noted they were the same as existing detached accessory structures.

Vice Mayor Ansari asked to which zoning districts the text amendment would apply.

Mr. DePerro replied the text amendment was written based on use, not districts, and ADUs could be permitted in all residential districts.

Chairwoman Pastor opened the floor for public comment.

Brent Kleinman asked about short-term rentals and licensing, historic preservation and repurposing of garages for ADU conversion.

Ms. Gomes discussed the registration process for short-term rentals.

Mr. DePerro summarized historic preservation processes and commented on garage conversion scenarios.

Chairwoman Pastor asked for clarification about short-term rentals.

Mr. DePerro discussed short-term rentals.

Chairwoman Pastor asked if an airstream could be considered an ADU.

Mr. DePerro replied no and reviewed the definition of an ADU.

Chairwoman Pastor asked when the text amendment vote would occur.

Ms. Gomes replied will be before Council on September 6.

Chairwoman Pastor called Scott Bourque for public comment.

Scott Bourque discussed benefits of ADUs for veterans.

3. Housing Choice Voucher Waitlist Opening

Deputy City Manager Gina Montes, Housing Director Titus Mathew and Housing Manager Elenia Sotelo presented on the Housing Department's plan to open the Housing Choice Voucher (HCV) program waitlist.

Chairwoman Pastor expressed excitement for the waitlist opening.

4. Update on Request for Proposals for Redevelopment of Parcels

Ms. Montes, Mr. Mathew and Assistant Housing Director Aubrey Gonzalez provided an update on the Request for Proposals for Redevelopment of Parcels Near Central and Columbus Avenues.

Chairwoman Pastor asked for clarification on scoring.

Ms. Gonzalez and Mr. Mathew elaborated on the 375 points returned to the City.

Chairwoman Pastor asked for confirmation that this property was for lease.

Mr. Mathew responded yes.

Chairwoman Pastor asked when the return to the City would be.

Mr. Mathew discussed a possible 99-year lease term, subject to negotiation.

Chairwoman Pastor noted the City Council could determine if they wanted to keep or sell the property after the 99 years and asked for more details.

Ms. Montes stated staff could provide briefings prior to releasing the RFP.

Chairwoman Pastor asked about areas to store bikes and requested an area be designed for micromobility.

Ms. Spencer noted that Item 5 on the agenda would address micromobility.

Chairwoman Pastor requested a designated parking area for micromobility vehicles, activated ground floor space and collaboration with Fire staff.

Councilwoman Stark commented on ground floor space and requested this topic be a larger conversation.

Chairwoman Pastor noted this conversation should involve staff from Community and Economic Development and Planning and Development.

5. Special Events at Margaret T. Hance Park

Assistant Parks and Recreation Director Martin Whitfield and Deputy Parks and Recreation Director Alonso Avitia presented on Margaret T. Hance Park's event progress, activity and history.

Chairwoman Pastor commented on vendor concerns such as parking, special event permitting and costs.

Chairwoman Pastor opened the floor for public comment.

Sandra Basset expressed concern about economic disparities impacting organizations near Margaret T. Hance Park.

Cyndy Gaughan expressed concern about economic disparities impacting the Phoenix Center for the Arts near Margaret T. Hance Park.

Chairwoman Pastor requested staff meet with those who have concerns.

Mr. Whitfield replied staff would follow-up.

Chairwoman Pastor commented on Indian Steele Park as a possible solution.

6. Shared Micromobility Program Update

Deputy City Manager Alan Stephenson, Street and Transportation Director Kini Knudson, Lime Senior Manager of Government Relations Charlie Mastoloni and Spin Government Partnerships Manager Derek Stehlin gave a report on the utilization of electric scooters and electric bikes in the Shared Micromobility Program.

Chairwoman Pastor asked for clarification on bike rentals.

Mr. Knudson discussed the library model check-out system.

Mr. Stehlin added the rental model was free of charge.

Chairwoman Pastor noted confusing semantics and discussed concerns about theft.

Mr. Stehlin commented on procedures to help prevent theft.

Chairwoman Pastor discussed community micromobility requests and summarized program concerns.

Councilwoman Stark asked if staff would provide maps for future potential expansion.

Mr. Knudson replied staff could provide maps as part of their presentation at a future meeting.

Councilwoman Stark commented on locations in other cities.

Councilwoman O'Brien expressed support for micromobility specific areas and asked about utilization rates.

Mr. Stehlin responded e-scooter ridership trended higher than e-bike ridership and staff were researching reasons why.

Mr. Mastoloni added expanding the program boundaries could support utilization rates.

Chairwoman O'Brien asked if there was data available to show how often individuals were out of service areas and where they were.

Mr. Mastoloni replied yes.

Chairwoman O'Brien asked if this information could be shared.

Mr. Mastoloni responded yes and noted curfew hours may be another factor limiting utilization.

Chairwoman O'Brien asked what the curfew hours were.

Mr. Knudson responded the curfew was midnight and rental could begin again at 5:00 a.m.

Chairwoman O'Brien asked how the curfew hours were determined.

Mr. Knudson replied safety concerns impacted the curfew hours.

Mr. Stehlin discussed dexterity tests to help address safety concerns.

Chairwoman Pastor asked how the dexterity tests worked.

Mr. Stehlin replied the dexterity tests were facilitated through the app.

Chairwoman O'Brien requested data for other market areas that do not have a curfew and noted concerns for individuals who work past midnight and need to get home.

Mr. Stehlin replied staff could follow-up with this information before September.

DISCUSSION AND POSSIBLE ACTION (ITEM 7)

7. Updated Central Business District Expansion Option

Community and Economic Development Director Christine Mackay and Deputy Community and Economic Development Director Xandon Keating presented on Plan B map options on the potential expansion of the Phoenix Central Business District.

Chairwoman Pastor asked for more information on the Option B map boundaries.

Mr. Keating provided clarification on the area around Grand Avenue.

Chairwoman Stark expressed support for the Option B expansion.

Ms. Mackay expressed appreciation for the time and attention dedicated to this work.

Councilwoman Stark made a motion to approve the item. Councilwoman O'Brien seconded the motion which passed unanimously, 4-0.

CALL TO THE PUBLIC

None.

FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chairwoman Pastor adjourned the meeting at 11:49 a.m.

Respectfully submitted,

Danielle Vermeer
Management Fellow