



Minutes
Development Review Commission
STUDY SESSION
April 9, 2024

**Minutes of the study session of the Development Review Commission, of the City of Tempe, was held in Council Chambers
31 East Fifth Street, Tempe, Arizona**

Present:

Chair Andrew Johnson
Vice Chair Michelle Schwartz
Commissioner Don Cassano
Commissioner Linda Spears
Commissioner Larry Tom
Alt Commissioner Rhiannon Corbett

City Staff Present:

Jeff Tamulevich, Director, Community Development
Ryan Levesque, Deputy Director, Community Development
Michelle Dahlke, Principal Planner
Chris Jasper, Senior Planner
Lucas Jensen, Planner I
Joanna Barry, Administrative Assistant II

Absent:

Commissioner Barbara Lloyd
Commissioner Joe Forte
Alt Commissioner Charles Redman
Alt Commissioner Robert Miller

Chair Johnson began the Study Session at 5:32 p.m.

Review of March 26, 2024 Minutes

Item #1 - Study Session Minutes
Regular Meeting Minutes

Review of April 9, 2024 Regular Meeting Agenda

Item #2 – RUSTY TACO (PL240042) – to be heard
Item #3 – FOOD TRUCK PROJECT (PL240048) – on consent

Project Updates by Staff (City Council Action Items):

Ryan Levesque, Community Development Deputy Director – Planning, advised the Commission on past and upcoming City Council Items:

At the April 4, 2024 City Council meeting, a third hearing was held for the College & 7th project where the applicant provided updates on the added 14th story of the building and additional level of below grade parking. The City Council approved the project with these additions.

The project on the northwest corner of Apache and Rural is set to go before the City Council on April 25, 2024 for their introductory hearing.

Announcements:

Michelle Dahlke, Principal Planner, advised the Commission that the next hearing will be on May 14, 2024.

PRESENTATION: Update on the proposed Accessory Dwelling Unit (ADU) code text amendment with an overview of initial research and public feedback.

Mr. Levesque provided an update on the proposed changes to the current Accessory Dwelling Unit (ADU) code text. He advised that public meetings and outreach events were held between October 2023 and February 2024 to receive public feedback.

Lucas Jensen, Planner I, stated that when staff met with the City Council at a November Work Study Session they were directed to proceed with further outreach. He stated that staff reached out to four other cities regarding their ADU allowances/restrictions. Three of these cities (Tucson, AZ; Raleigh, NC; and Provo, UT) were small to medium sized cities where recent ADU codes were adopted and were home to a major university. Mr. Jensen then went over the feedback that was received during that process.

Mr. Levesque went into further detail of the preliminary draft of the ADU Code Text changes. He advised that a public survey will be opening up on March 27, 2024 and will close on May 1, 2024. He stated that the release of the final proposed language, along with the collected input, would be in June 2024 and will be provided to the City Council during a study session meeting on June 20, 2024. It would come before the DRC for a vote in July or August 2024, and the City Council in August/September.

Chair Johnson asked if the currently permitted ADUs could be rented out as short-term rentals and was advised that was correct. Chair Johnson asked if that would change with the adoption of the new ADU code. Mr. Levesque advised that is a possibility so staff is looking at regulations and additional parking requirements so there is consistency. He noted there may be some restrictions for the City based on the State's pending legislation when it comes to short-term rentals.

The Study Session adjourned at 6:05 p.m.

Prepared by: Joanna Barry, Administrative Assistant II
Reviewed by: Michelle Dahlke, Principal Planner