



**MINUTES**  
**TEMPE TOMORROW – GENERAL PLAN 2050**  
**COMMUNITY WORKING GROUP (CWG)**  
**September 6, 2022**

Minutes of the regular hearing of the Tempe Tomorrow General Plan 2050 Community Working Group (CWG), of the City of Tempe, which was held in hybrid format in person at City Council Chambers, 3500 S Rural Road, Desert Willow Program, Tempe, AZ, and virtually through WebEx.

**Regular Meeting convened at 6:04 PM**

**Present:**

**Staff:**

Chair Andre Salais	Ambika Adhikari, Principal Planner
Vice Chair Anne Till	Shauna Warner, Neighborhoods Program Mgr
Myrna Baez	Dr. Zachary Lechner, Historic Preservation Officer
Sydney Bethel Price	Robbie Aaron, Planner
Lilliana Cardenas	Jacob Payne, Planner
J.P. Coughlin	
Andrew Holland	
Kyle McIntosh	
Patrick McNamara	
Robert Moore	
Shane Peterlin	
Katherine Schmidt	
David Sokolowski	
Logan Tokos	
Nolan Williams	

1) **Call to order** by Chair Andre Salais

2) **Attendance Roll Call**

Staff member Ambika Adhikari asked for a roll call of the members and staff. A quorum was present with 15 members present.

3) **Public Comments:**

Persons wishing to address the Commission on any matter may do so at the discretion of the Chair. However, Arizona Open Meeting Law limits Commission discussion to matters listed on the posted agenda. Other topics may be placed on a future agenda for discussion.

No members of the public were present.

4) **Voting of the Meeting Minutes**

Chair Salais called for a motion to vote on the meeting minutes from August 2, 2022.

**Motion** by Commissioner Sokolowski to approve the Meeting Minutes of August 6, 2022; second by Commissioner Peterlin. Motion passed on **15-0** vote.

**Ayes:** Chair Salais, Vice Chair Till, Myrna Baez, Sydney Bethel Price, Lilliana Cardenas, J.P. Coughlin, Andrew Holland, Kyle McIntosh, Patrick McNamara, Robert Moore, Shane Peterlin, Logan Tokos, Katherine Schmidt, Nolan Williams, and David Sokolowski

**Nays:** None

**Abstain:** None

**Absent:** Julie Armstong, Carmetta Currie, Jana Lynn Granillo, LaTanua L. Ivy, Mariah Kerrihard, Donald Ortiz, Sarbeswar Praharaaj, and Kate Vawter

5) **Additional Meeting: Discussion and vote to add a few more meetings on the SWG Calendar to help cover all the GP elements.**

**Chair Salais** called for a motion to vote to add more meetings on the CWG calendar to help cover all the General Plan elements.

**Motion** by Commissioner Baez to add more meetings on the CWG calendar to help cover all the General Plan elements; second by Commissioner Holland. Motion passed on **15-0** vote.

**Ayes:** Chair Salais, Vice Chair Till, Myrna Baez, Sydney Bethel Price, Lilliana Cardenas, J.P. Coughlin, Andrew Holland, Kyle McIntosh, Patrick McNamara, Robert Moore, Shane Peterlin, Logan Tokos, Katherine Schmidt, Nolan Williams, and David Sokolowski

**Nays:** None

**Abstain:** None

**Absent:** Julie Armstong, Carmetta Currie, Jana Lynn Granillo, LaTanua L. Ivy, Mariah Kerrihard, Donald Ortiz, Sarbeswar Praharaaj, and Kate Vawter

6) **Presentation on General Plan Elements:**

Discussed the Land Use chapter of the General Plan and its elements:

- Community Design
- Neighborhood Preservation and Revitalization
- Redevelopment
- Housing
- Historic Preservation

7) **Activity and Discussion:** A review of the elements in the General Plan 2040 Land Use chapter goals, objectives and strategies, and any suggested changes for Tempe Tomorrow – General Plan 2050.

Commission members had several questions on the Redevelopment and Revitalization Map on how to make appropriate changes for the GP2050. Staff encouraged the commission to reach out to the community for input on making changes or additions to the revitalization areas.

**Vice Chair Till** asked is there a reason why they didn't break down the data into rental units' verses ownership?

**Staff** explained based off census data that it's a 60 to 40 percent split- 60% rental and 41% ownership.

**Vice Chair Till** asked if someone is building high density – they are not able to call it high density, right? The city staff can't force the developers to make it affordable, right?

**Staff** advised that's correct from a regulatory standpoint, the commission has to think of other tools to have affordable housing. This is where the General Plan comes into motion as a tool to create affordable housing. Staff and the commission need to create goals and strategies to get affordable housing. The city does have people that advocate at the state legislator level to push for those policies that the city level. Staff also advised that citizens of the city can call their state legislator as well.

**Commissioner McNamara** asked: what are the chances that the city at the Development Review Commission can give relief to affordable housing developers at the DRC level?

Staff advised: what kind of relief?

**Commissioner** advised in speed because it takes a long time to get item through difference processes.

**Staff** advised that this question is not part of the purposes of the General Plan and it's a different type of question that requires more specific conversations in a different planning process area.

**Commissioner McIntosh:** asked about the censuses data on the population for Tempe, and how that shows that more affordable housing is needed, and would it stay?

**Staff** advised: the affordable stagey does talk about what would fuel affordable housing and how this could be adopted. There are five categories for these strategies, expediting processes of project reviews, collect money at front (hometown for all), talking with other groups in the city - research, buying land, bonus type of program for affordable housing. Affordable is difficult across the country.

**Commissioner Myrna** asked how ASU students/residences were counted for the census.

**Staff** advised: Yes, they were included in the count as for a lot of them did move back home. ASU students are here 10 months of the year so, they were included. Student housing was counted as a full resident and most student housing is multifamily. However, if we feel that the census made a mistake in the count, we can always go back to them and advise.

**Commissioner Williams** asked if the affordable housing stagey for the General Plan 2050 is a sustainable stagey for an Aging in Place. Is Aging in Place for all generations or just 50 years old and over?

**Staff** advised no, when referred to as an Aging in Place, we are talking about people of all generations that make Tempe their home for the majority if not all their lives. This is an important part of creating the General Plan 2050.

**Commissioner Coughlin** stated that he liked how this is all laid out from high level to low level and says that a lot of the questions are about specific goals and objectives. Commissioner Coughlin asked for General Plan 2040 goals and objectives to be placed on this for comparison and review of which goals and objectives that were used and not used.

**Staff** advised yes that they can pull the requested information from last General Plan 2040.

**Commissioner Peterlin** stated that he does not work with rentals only buy or selling of homes. He works for his family business and has lived in Tempe most of his life. He stated that the 2.3 head count from the census is not an accurate count now a days, because families are getting bigger and living together in one house. He feels that the commission should keep this in mind while working on this element of housing.

**Commissioner Petelin** stated that this is also happening in the rental community. Another point that the commission brought up was about the county islands that surround Tempe, they should discuss this option to purchase this type of land.

**Staff** agreed that the commission should talk about the county islands that surround the city. This would involve talking and negotiating with the property owners and working with state laws to have them join the city. Sometimes there are areas that get annexed, and the city does have a land use designation for them. They will be coming in with the same zoning and density with them from the county and is something our planning staff can work on. A few other options to think about - what is a new and different type of "family" that lives in a house right now or rethink about what "single family" is. Currently, the code does allow ADU in multiply family districts with a single-family home. This will allow you to add a ADU in the back without going through the multifamily family design guidelines. A good question is, would this be a good stagey to extend beyond multifamily? Another option would be in the single family, there is an option to add a guest house. The guest house can not be rented out separate from the home. This would be a mother-in-law suite or allow additional family member to live in the guest house.

**Commissioner McNamara** asked what about increasing the density in the single-family zones?

**Staff** advised that they can't say no but that question is part of this process.

**Vice Chair Till** asked how would she be able to keep an apartment building from being built next to her?

**Chair Salais** asked is there a way preserve a community?

**Vice Chair Till** said that in her neighborhood there are 4 Airbnb's which have pushed out the families that were renting and there are also college students renting those homes. There is no preservation of her neighborhood, and she doesn't know her neighbors anymore because there is an encouragement for developers to come in.

**Commissioner Peterlin** stated you can't stop a developer from purchasing the house. The developer will buy the house for what it is then Airbnb it and if you don't have an HOA and the proximity of your home if it is close to things – your amenities are going to dictate how close you are to the college that's who's going to move there.

**Vice Chair Till** stated that she understands that it can't be stopped but making houses bigger so that more families can live there but the neighborhood will end up with more Airbnb's.

**Commissioner Price** stated that diversity of housing are the words we are looking for to encourage secondary living in a single-family residence. This is common all over the valley. This is attractive to certain types of families. Having options in a single-family neighborhood creates a diversity of families and increases affordability for more units. Can we find some solutions that would preserve the neighborhood and creates affordability instead of just saying, "I don't want that in my neighborhood"?

**Vice Chair** states that most people don't want that, but **Commissioner Price** insists that it's a 50/50 opinion.

**Vice Chair Till** states that developers purchased the homes in her neighborhood because it was affordable and now has caused the prices on the home to go up and no one can afford them. She feels that it's a double edge sword because this increases the property values and allowing more people to live there and collecting more rent so that increases the property value.

**Chair Salais** states that the Town of Guadalupe has allowed additional accessory units on the lot there and those units are occupied by family members. This has made it possible for multiple generations of families to remain in the Town of Guadalupe and stay there because of the additional units.

**Commissioner Williams** spoke about his family history and how the family were able to make their home accommodate additional family members to live together to be well. He asked, what are the areas in Tempe that are multifamily and have single family residences on them and what would be allowed to have them?

**Staff** advised that 8000 sq/ft per lot would be R-16 zoning for a home to allow a guest house, which is the vast majority of Tempe that is 8000 sq/ft or more per lot. Vast majority of Tempe is R-16, 7, 10, or 15 zoning this includes the bigger agricultural areas in south Tempe. The difference between an ADU and a guest house is that they aren't rented separate. ADUs on multifamily lots for single family use are in the Maple/Ash, Farmer Wilson, and Mitchel Park area.

**Chair Salais** stated that he would worry about the opposition to it but there is a fairness issue in his mind. Maintaining a neighborhood like the one he lives in which is single family dwelling and large lot which is very expensive for the city. The maintenance of that infrastructure is subsidized by people that live there. As a matter of fairness, he doesn't see this becoming an issue city wide policy to permit these additional units and for smaller lots.

**Vice Chair Till** asked how much do developers contribute to city services?

**Staff** advised that we have development impact fees and it's not a small number.

**Vice Chair Till** asked is it person?

**Staff** advised that he didn't know how it was calculated but they would get back to her on how it's calculated but did indicate that the fees are determined by the size, number of units, what kind of amenities the project and basically the impact that the project will have on the city's infrastructure and how the city would provide services.

**Commissioner Peterlin** stated it matters what you are building and what surrounds it such as mixed use on Apache Blvd. Impact fee are different in comparison of mixed use and then the new homes home in south Tempe like Mattamy Homes which is the newest gated community there. Another example would be when someone is constructing a commercial project which may be better than residential. **Commissioner Petelin** continued to review and advise other examples of impact fees and their additional fees if the developer excess the use.

**Staff** advised that the impact fees are dispersed out to about six different departments to service those developments.

**Commissioner Tokos** stated that she had a question about what can the city do to regulate Airbnb's?

**Staff** advised that there isn't anything the city can do to regulate the Airbnb's. The state said that the cities cannot regulate Airbnb's. There is some legislation that may or may not allow that the city require business licenses or have a registration process that could help with enforcement of Airbnb's. As of now, residents are allowed to make their home Airbnb's.

**Chair Salais** called for a motion to suspend the rules allow an additional ten minutes for comments and discussion.

**Motion** by Commissioner Willams to suspend the rules allow an additional ten minutes for comments and discussion; second by Commissioner Peterlin. Motion passed on **15-0** vote.

**Ayes:**, Chair Salais, Vice Chair Till, Myrna Baez, Sydney Bethel Price, Lilliana Cardenas, J.P. Coughlin, Andrew Holland, Kyle McIntosh, Patrick McNamara, Robert Moore, Shane Peterlin, Katherine Schmidt, Nolan Williams, Logan Tokos and David Sokolowski

**Nays:** None

**Abstain:** None

**Absent:** Julie Armstong, Carmetta Currie, Jana Lynn Granillo, LaTanua L. Ivy, Mariah Kerrihard, Donald Ortiz, Sarbeswar Praharaaj, and Kate Vawter

**Commission** asked if at some point will there be a working group to put all this information together and take to a higher level?

**Staff** advised that right now the commission and staff are looking at policies and strategies and in a few months the commission and staff will analyze the details of land use and density. There will be public meetings set up that the commission will be invited to. There will be more workshop-based activities and explore some ways to create some hands-on activities for the project. At some point there will be a draft plan to review with the commission. It will contain all input from the Technical Advisory Group and the Community Working Group.

**Commissioner McIntosh** asked based on the collective experience from the group and reviewing the zoning maps, would it be ok to say to make everything mixed us? Would it be something that would be frowned upon?

**Staff** said they wouldn't stop anyone from making that suggestion. **Staff** told the commission that they are here to represent the community.

**Commissioner Sokolowski** stated that making everything mixed use is not a crazy idea and that in fact, the planning and zoning is amazing the US and that 90% of the world already operates this way.

**Chair Salais** stated that there are parts of Tempe that don't follow the rules of planning and zoning. He says these are areas that we should be talking about.

**Staff** agreed yes, these areas are part of the discussion.

**Staff** also said that the zoning maps are in place to give the legal right to the property owner to the right of the property that they have when zoning changes it does reflect on the general plan. Always remember that the general plan is the highest level of quality.

**Staff** advised that a good area to review is the Broadway District. This area has a new land use category called mixed use industrial that was created in 2019. This is not something seen everywhere just in this city.

**Chair Salais** asked about density whereas people don't want high-rises with windows where other people can into their backyards and people in those buildings don't want to look into those industrial buildings. What are some of the strategies that would be used to get around that since the city of Tempe is not doing.

**Staff** advised that the city has land use buffers such as landscaping and other tools that is used to prevent people from staring down from these high rises into someone's backyard.

**Commissioner Moore** referred to Historic Preservation Officer, Zachary Lechner, who is online for this meeting. Commission Moore stated that he read the draft Historic Preservation Plan and said that he worries about the reference of Character Areas then there is a jump into Historic Preservation. The city has a lot of soft history, heritage, and concern for local music in that area that sits in between. Commissioner asked where the Arts and Cultural Plan 2022 sits in between these two, he doesn't see it anywhere. He is trying to be objective about this but doesn't see it anywhere. He states that a lot of people think soft history and soft heritage falls into Historical Preservation, but it doesn't. It falls into physical places and not a lot of cultural elements. He thinks there should be more installation component. He feels that historical preservation gets overlooked because not a lot of people really know what it means.

**Historic Preservation Officer**, Zachary Lechner stated that he recognizes that Commissioner Moore has a good set of points in his comments about Historic Preservation.

**Staff** advised that may not be an existing Arts and Cultural element at this time, but it is something that can be explored in the General Plan 2050. There is also the Climate action plan element that will be added to the General Plan 2050 and the Arts and Culture element can be added too.

**Commissioner Sokolowski** stated that when in discussion about goals and strategies, to achieve these goals and objectives, we are trying build housing, density, preserving the character of the neighborhood, is it possible to create strategies that could be educational campaigns using density heights enhancing neighborhoods, rather than just preserving a neighborhood? We should grow them to create housing and talk about the benefits of them.

**Staff** advise that the General Plan 2040 did foresee that character area plan go into more detail. There are hundreds of principals that are written that can not be brought into the General Plan. If there is anything the commission can think of that is high level for the General Plan, please tell us. If there are other ideas for the other plans like the Character Area Plan, please tell us and we will make a note about it. The General Plan will have all thirty-seven different elements. Some are only one or two pages and others may have one with a few objectives. Staff does want to cover everything that is high level.

**Staff** advised that if there are still comments after this meeting and staff recognizes that the commission does want to go line by line on this, staff asked the commission to email them in directly.

**Commission Coughlin** said regarding land use and infrastructure that he would like to keep in mind that commercial and industrial at higher density housing subsidizes the single-family neighborhoods as far as the renovation of the infrastructure. So, the commission should be thinking about design, and we should think about finance.

**Commissioner Sokolowski** said that he doesn't have clarity on the prioritization or of the goals and objectives.

**Staff** advised that the general plan just lists them and doesn't state which one is more important than the others because as the name is – it general but on the preamble, there is a written introduction on how the city is foreseen how these are important issues and among them the goals and so on. The General Plan is not an action plan so there is not a list priority.

**Staff** also advised that if any commissioner finds anything that was applicable in the General Plan 2040 and feels that it is still applicable today and ten or twenty years from now, please let staff know.

**Vice Chair Till** asked staff if single-family house is too expensive is the commission going to towards eliminating single-family because that what she keeps hearing – multifamily housing subsidizing single family housing.

**Staff** advised no that's not what staff heard rather staff heard that in some density would be a little bit more efficient based on the area because of the certain number of units if provided the density is cheaper. There are many single-family areas that are well protected and continue to build.

**Vice Chair Till** said that it's conflicting. She feels that being involved in this process that everyone wants multifamily, and she feels that she is going to go.

**Commissioner Sokolowski** advised that if we concentrate on development in certain areas, it may work better. If people are constantly trying to build duplexes in their neighborhood's verses trying to go to one hundred units on one-acre compared to building twenty-five units per acre this will use four times as much space. You might see a tall building off in the distance but at the same time your neighborhood is still intact.

**Vice Chair Till** replied that she'll drive through Hudson Park, and they have tall buildings by the fire squad and by the park then they will by that whole row of houses and build some multifamily housing.

**Chair Salais** called for a motion to adjourn

**Motion** by Commissioner Coughlin motion to adjourn; second by Commissioner Peterlin. Motion passed on **15-0** vote.

**Ayes:**, Chair Salais, Vice Chair Till, Myrna Baez, Sydney Bethel Price, Lilliana Cardenas, J.P. Coughlin, Andrew Holland, Kyle McIntosh, Patrick McNamara, Robert Moore, Shane Peterlin, Katherine Schmidt, Nolan Williams, Logan Tokos and David Sokolowski

**Nays:** None

**Abstain:** None

**Absent:** Julie Armstong, Carmetta Currie, Jana Lynn Granillo, LaTanua L. Ivy, Mariah Kerrihard, Donald Ortiz, Sarbeswar Praharaaj, and Kate Vawter

## 8) **Announcements**

Pending public outreach in October 2022 – more information to come.

**Hearing adjourned at 7:29 pm.**

Prepared by: Sarah Adame-Alcala, Executive Assistant

Reviewed by: Ambika Adhikari, Principal Planner