

PLANPHX 2025 LEADERSHIP COMMITTEE
DRAFT MEETING MINUTES
Thursday, March 23, 2023

MEMBERS PRESENT

Mo Stein, Chair
Hannah Bleam
Julie Read
Jen Corey
Gabriel Jaramillo
Barry Paceley
Andrea Odegard-Begay
Phil Pangrazio
Krista Shepherd
Christian Solorio

MEMBERS ABSENT

Carolyn Chatman
Jeff O'Toole
Pearl Chang Esau
Cheryl Lombard
Bobby Ruiz
Jay Swart

STAFF PRESENT

Tricia Gomes
Joél Carrasco

1. Call to order, introductions and announcements by Chair.

Chairman Stein called the meeting to order at 3:38 p.m. with a quorum of 10 members present (9 required for a quorum).

2. Review and approval of the February 7, 2023, meeting minutes.

Committee member Barry Paceley motioned to approve the February 7, 2023, meeting minutes. Committee member Gabriel Jaramillo seconded.

Vote: 10-0

3. Public comments concerning items not on the agenda. *Not for Committee discussion or action.*

None.

4. Presentation, discussion, and possible action on “priority topics” alignment with Plan structure. *Presentation by Staff and Chairman Stein.*

Staff presented a series of slides showing they synthesis of topics extracted from the prior meeting discussion and proceeded to align “priority topics” with the 2015 framework and structure. Chairman Stein articulated the concept of planning equity and the potential for the topic to be addressed through the three community benefits: health, prosperity, and environment. Chairman Stein proceeded to synthesis the remaining “priority topics” in alignment with the 5 core values portion of the framework and posed the question to the committee regarding the need or desire to consolidate from 5 core values to 4. Chairman Stein then proceeded to elaborate on the alignment of existing core values and “priority topics” as follows:
Connect People and Places – need to elevate Transit Oriented Communities
Build the Sustainable Desert City – next level of commitment, next evolution to address water, energy, climate through planning.

Strengthen our Local Economy – evolution of economy in relation to technology, manufacturing, surge of workforce, and Downtown Housing.
Celebrate Diverse Communities and Neighborhoods – need for more approachable housing solutions, affordable, workforce, housing for all. Considerations of by-right zoning to achieve housing goals, and assessment of “left over land” from churches, schools, hospitals, etc.

Committee member Barry Paceley suggested an “express lane” for approachable housing.

Committee member Gabriel Jaramillo suggested we keep 5 Core Value, however change the focus from Creating a more Vibrant Downtown, to addressing growth around all Cores more intentionally, provide a policy platform, and further define “Cores”

Chairman Stein suggested we address the topic of housing in Celebrate Diverse Communities and Neighborhoods Core Value as well as in the Village Cores. Chairman posed the question of removing reference to Downtown or commit to it in a new way, a “Super Core”, to also address the issue of boundaries and transition while focusing on housing.

Committee member Gabriel Jaramillo advocated for focusing on each village core, not just Downtown.

Committee member Krista Shephard commented that the term “Super Core” also presents itself as a priority, with a need to recognize other Cores.

Committee member Jen Corey commented that Cores tend to have arbitrary boundaries and may be seen as an excuse for why we have yet to “mature” as a city. Committee member Corey recommended focus and acknowledgement on commercial corridors as well as more paths for Transit Oriented Communities.

Committee member Hannah Bleam emphasized the need to address “Centers” alongside “Cores” and “Corridors”.

Committee member Barry Paceley discussed Primary Cores and Secondary Cores, and how some Cores across the city have more opportunities than others.

Committee member Jen Corey recommended Corridors connecting to each other.

Committee member Julie Read emphasized the need to address Cores and provided her North Gateway Village as an example where unanticipated, a major employer, and an influx of housing has contributed to a “defunct Core” that needs to be revisited.

Committee member Christian Solorio expressed his fatigue with housing terms and cautioned the members of potential for terms to be used in support or against housing. Committee member Solorio recommended removing any “qualifier” terms and just referring to the need to address “Housing” to avoid misuse.

Committee member Gabriel Jaramillo suggested to be intentional about density with policy to support missing middle housing.

Chairman Stein questioned the committee how to separate multifamily and single family as means of being honest with the community and also breadth of housing.

Committee member Gabriel Jaramillo commented he would love to see more prescriptive focus on housing and land use.

Chairman Stein commented on the potential for policy to begin to address “by-right” housing, density bonuses, and incentives.

Committee member Krista Shepard shared that there are currently some conditions where “by-right” zoning can be detrimental.

Committee members continued discussion on fee reduction, incentives, expedited permit/plan review processes, standard plans, inclusionary zoning and other national precedence for exploration on the topic of Housing.

Committee members then focused attention on the term “equity” and the need to address it, without over emphasizing it, and the need to provide definition and clarity.

Lastly Committee members discussed maintain 5 Core Values and the need to further define “Cores, Centers, and Corridors” as well as “Housing” while be cautious of the potential terms and verbiage to be weaponized counter to the goals of this effort.

Committee member Hannah Bleam left the meeting, bringing the quorum to 9 members present.

5. General Plan 2025 outreach methods, approach, and opportunities updates.
Presentation by staff.

Staff provided a quick update on the outreach methods, approach, and opportunities, with specific attention to save the date for the PlanPHX Summit, beginning outreach and presentation to the Village Planning Committee’s, and update on the ongoing Youth Engagement efforts in partnership with ASU.

6. Committee member comments or announcements.

Not for Committee discussion or action.

None.

7. Adjournment: 5:00 p.m.

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