

**MINUTES FOR THE WORKSHOP MEETING OF THE
CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA
PLANNING COMMISSION**

**CITY HALL COMPLEX
CONFERENCE ROOM 2A
5850 WEST GLENDALE DRIVE**

**THURSDAY, MARCH 5, 2009
6:00 P.M.**

I. CALL TO ORDER

Chairperson Stahl called the workshop to order at 6:06 p.m.

II. ROLL CALL

MEMBERS PRESENT: Natalie Stahl, Chairperson
 Michele Tennyson, Vice Chairperson
 Ron Abrahams
 John Kolodziej
 Raymond Spitzer
 Patrick Sutliff
 Doug Ward

STAFF PRESENT: Garn Emery, Deputy City Attorney
 Jim May, AICP, Deputy Director for Current Planning
 Ron Short, Deputy Director for Long Range Planning
 Maryann Pickering, AICP, Zoning Administrator
 Thomas Ritz, AICP, Senior Planner
 Lisa Hunt, Recording Secretary

III. WORKSHOP ITEMS

1. 2008 ANNUAL GENERAL PLAN PROGRESS REPORT

Staff will present a progress report regarding the city's General Plan, Glendale 2025: The Next Step. Staff Contact: [Thomas Ritz](#), AICP, Senior Planner.

Mr. Thomas Ritz, AICP, Senior Planner, presented. He stated that the 2008 Annual General Plan Progress report is based on both requirements within the adopted General Plan and the Arizona State Statute. Today's report was organized into the following sections: (1) General Plan Amendment Cases Filed and/or Acted Upon in 2008; (2) General Plan Progress and Implementation Actions in 2008; and (3) General Plan Status. During 2008, a total of ten GPAs were filed, nine map amendments and one text amendment. There were eight processed as Minor GPAs. All Minor GPAs were considered concurrently with rezoning requests. He stated that of the ten GPAs filed in 2008, two were approved in calendar year 2008, none were denied, seven were being reviewed at the end of 2008, and one was withdrawn. Additionally, three

Minor GPAs that were filed in 2007 were approved in 2008. He explained that the City of Glendale's General Plan calls for an assessment of the validity of goals and objectives by city staff to see if the goals and objectives express in the General Plan continue to represent the vision of the city. The Planning Department and other city departments carry out several of the plan policies, action steps, and performance measures of city run implementation programs.

Mr. Ritz discussed problem areas and how they were being addressed along the west area. He indicated the General Plan is a general, long range, comprehensive expression of the city's vision of what is to become. The General Plan is not a static document but a guide which can be amended. He explained methods on how staff was proposing solutions for problem areas or suggesting updates that identify the areas. He remarked that the updated General Plan has all of the adopted elements which have been adopted since the original adaptation. This item is for information only, and no action is required. He asked the Commission if they had any questions.

Vice Chairperson Michele Tennyson asked for clarification on Glendale's city limits, as shown on the map. Mr. Ron Short, Deputy Director for Long Range Planning, explained the strip annexation process and the border areas in question.

The group discussed the topic on the proposed casino on Indian land. Mr. Short provided a brief summary on the latest reports. Mr. Jim May, AICP, Deputy Director for Current Planning, commented that the city, should this development occur, had no design review, zoning, and/or building safety responsibly. He indicated that the development would be a totally separate entity. He noted the City of Glendale was still trying to understand any impact this might have on the city. Mr. Short suggested an informational briefing on this issue as an agenda item to help keep them informed.

Vice Chairperson Tennyson asked if it would be appropriate for them to be provided with the specifics on boundaries, as well as information on who they should be contacting with their views. She commented that they should all become very educated on this issue and how this casino will affect area boundaries in Glendale. Mr. May stated he would make that information available to them.

Vice Chairperson Tennyson inquired as to the Energy Element that had been excluded in the General Plan. She asked if it had been too costly to continue. Mr. May explained they will be doing a General Plan update before 2012, and had decided it would be brought up then. He noted it also had to do with the current slowdown they were experiencing.

Commissioner John Kolodziej commented on the high density residential anticipated growth from .6% of the city east of 115th Avenue to 4.6% by 2025, as reported. He questioned the development in that area. Mr. Ritz stated that the 4.6% figure was developed in 2001; however, with the way the city has developed since 2001, the figures have changed.

Vice Chairperson Tennyson asked if a completion date for the Northern Parkway was known. Mr. Ritz responded that Northern Parkway is designed in a way that the current allowed funding, which expires in 2025, will only build a third of the Parkway. However, if the current transportation sales tax or other funding sources are not extended after 2025, that will be the

completion date. He noted if they were extended, they would continue to build more of the Parkway until possibly 2035.

Commissioner Doug Ward commented that the Loop 303 was scheduled to be completed in 2012 or 2013. He remarked that once this highway was completed, it will become a very busy highway, specifically for truck drivers. He also commented on the stimulus package possibly widening Highway 60. Mr. Ritz explained some of the development possibilities along the area.

Vice Chairperson Tennyson commented on the high density issue as reported on page nine, item two. She asked if this change had occurred in order for the city to receive more tax revenue. Mr. May explained this was a move to plan for the future. He stated that the city was becoming more of an urban center, such as Tempe and other cities. He cited some city areas that were being developed with success. He noted this was the trend most cities were following.

Vice Chairperson Tennyson asked about the parking percentage of the downtown parking structure. Mr. Ritz responded that it was only about one percent.

Commissioner Ward asked if there were any major items of concern regarding this plan. Mr. Ritz stated there were no items of concern, other than the retooling of their basic expectations from going from a booming economy to the current economic crisis. Mr. Short commented that they were also working on a built-out analysis for future redevelopment strategizes.

IV. REPORTS AND COMMENTS

Mr. May thanked Chairperson Stahl on behalf of the City of Glendale and the Planning Department for her service and dedication to the city and wished her luck on her new endeavors.

V. ADJOURNMENT

Since there was no further business, the meeting was adjourned at approximately 6:37 p.m.



Lisa Hunt, Recording Secretary