

**CITY OF MESA
MINUTES OF THE DOWNTOWN DEVELOPMENT COMMITTEE
MEETING**

DATE: October 18, 2001 **TIME:** 7:00 a.m.

MEMBERS PRESENT

Dave Wier, Chair
Art Jordan, Vice-Chair
Theresa Carmichael
Vince DiBella
Shanlyn Newman
Lori Osiecki
Wayne Pomeroy
Terry Smith

MEMBERS ABSENT

Debra Duvall

STAFF PRESENT

Shelly Allen
Katrina Bradshaw
Craig Crocker
John Gendron
Gerry Gerber
Amy Morales
Eric Norenberg
Terri Palmberg
Bryan Raines
Scott Rigby
Doug Tessendorf

OTHERS PRESENT

Noel Candland
Jason Emerson
Whitney Hale
Jack Hannon
Julie Henson
Mayor Hawker
Jared Huish
Ken Lenhart
Kyle Lenhart
Dee Logan
Susan Lopez
Paul McKee
David Moses
Lou Moses
Tim Nielson
Eric Norenberg
Rick Pfannenstiel
Tom Verploegen
Doug Walton

1. Call to Order

The October 18, 2001 meeting of the Downtown Development Committee was called to order at 7:00 a.m. in the City Council Chambers located at 57 E. First Street by Chair Wier.

2. Items from Citizens Present

There were no items from citizens present.

3. Approval of Minutes of August 16, 2001 Regular Meeting

It was moved by Art Jordan, seconded by Shanlyn Newman to approve the minutes.

Vote: 8 in favor; 0 opposed

**4. Discuss and consider an ordinance that would convert the Zoning Ordinance from criminal to civil penalty.
(This was item #9 on the agenda.)**

Staff Contact: Patrick Murphy, (480) 644-3964
e-mail address: patrick_murphy @ci.mesa.az.us
Recommendation: Approval

John Gendron, Zoning Administrator, explained that the City is converting the Zoning Ordinance from criminal to civil penalty. About 11 years ago the City established a Civil Hearing Office in the Planning Division to process civil citations for nuisance and housing code violations. This civil process has been quite effective as a means to achieve code compliance in a timely fashion. The next step is to convert the balance of the Zoning Ordinance from criminal to civil penalty, which will allow the City to more effectively enforce provisions of the Zoning Ordinance. For example, when required landscaping is removed or not maintained, the City is currently required to go through a cumbersome criminal process which is time consuming and expensive. The City has to prove guilt beyond a reasonable doubt and often times the prosecutors do not take as much interest in these cases as they would with assault and battery, DUI, etc. The City feels this conversion would provide a better means to enforce the zoning provisions. Mr. Gendron explained that there is nothing else in the Zoning Ordinance that is changing. He pointed out that there is a provision called the "habitual offender" in which the City will still have the option to prosecute as a criminal penalty. This provision states that if an individual chooses to ignore the civil citations, the City can prosecute as a criminal penalty after the third civil citation has been ignored. Mr. Gendron explained that the civil penalty has worked very well enforcing the nuisance codes and the City feels it will also be beneficial for enforcing zoning codes.

Mr. Jordan asked if there were any other municipalities in the Valley that have already converted over to a civil penalty.

Mr. Gendron said Tempe and Scottsdale have a portion of their codes as civil penalty.

It was moved by Wayne Pomeroy, seconded by Art Jordan to convert the Zoning Ordinance from criminal to civil penalty.

Vote: 8 in favor; 0 opposed

**5. Discuss and consider the Design Review Case No. DR01-002TC, located at 402 W. Main Street (Redevelopment Site 24).
(This was item #4 on the agenda.)**

Applicant:	Palm Court Investments and Redstone Investments
Staff Contact:	Shelly Allen, (480) 644-2773
e-mail address:	shelly_allen@ci.mesa.az.us
Recommendation:	Approval with conditions

Ms. Allen said the Board is being asked to discuss the design review case for Site 24, which is a business expansion and retention project for both Lenhart's Ace Hardware and Mesa Discount. Ms. Allen displayed the vicinity map and provided a brief description of the project including the square footage of the buildings.

Ms. Allen said a neighborhood meeting was held a week ago. The primary concern of the neighborhood was the impact of traffic on Pepper Place. Ms. Allen explained that there are two driveways that connect to Pepper Place. One of the driveways is there to service delivery trucks that must maneuver to the loading dock. Mesa Discount has agreed to keep the gate to this driveway closed and locked except during delivery hours, which would be scheduled once a week at specified hours. Ms. Allen said Transportation has also been asked to conduct a study to determine the feasibility of installing speed humps on Pepper Place as another means to detour traffic away from the neighborhood. Staff has also agreed to place "no truck traffic" signs on the west end of Pepper Place to help soften the impact of truck traffic on Pepper Place.

Ms. Allen displayed the elevations and explained that because both developers are working with the same architect, the buildings will be compatible and appear as one development. Ms. Allen displayed the color palette and talked about the materials being used in this project.

Ms. Allen said there will be a design feature on the northwest corner of Country Club and Main Street that has a bell tower look with significant lush landscaping right around that corner. Ms. Allen said there will be a 25-foot landscaping strip along Pepper Place as well as an 8-foot high screen wall to help buffer the neighborhood. There will be a 20-foot landscaping strip along Country Club and Main Street. The parking area, access points, and landscaping for this project will all be shared by both developers to make the project appear as one development. Mr. Lenhart is incorporating a bus pullout and shelter on the north side of Main Street.

Ms. Allen explained that there will be two phases to the development. The first phase will consist of Mr. Lenhart's hardware store and Mesa Discount's warehouse expansion and 14,610 s.f. of office/retail space. This phase will begin construction in approximately May 2002. Once the first phase is complete, the construction of the second phase will begin within a year. The second phase will consist of a two-story structure with leasable office space on the top and retail on the bottom. During the one-year interim of the first and second phase, Mesa Discount has agreed to provide decomposed granite and landscaping on the vacant pad site.

Ms. Allen talked about the extensive landscape plan and said that the total amount of required trees and shrubs for this project is 264 and the developers are providing 505. Ms. Allen added that Mr. Lenhart has included two statue pads as part of the corner feature on the northwest corner of Country Club and Main Street.

Staff recommends approval of the design review subject to the stipulations provided in the staff report. Ms. Allen briefly reviewed the stipulations.

Chair Wier asked if there were any questions from the Committee.

Mr. DiBella asked when phase two was expected to begin and how will the elevation of the Mesa Discount building be treated before the construction of phase two begins.

Ms. Allen said phase two will begin approximately one year after the completion of phase one. Phase one is expected to take about 18 months and will begin in May 2002, therefore, phase two is expected to begin in November of 2004. Ms. Allen also said that the Mesa Discount building will be painted to match the rest of the project during the interim before construction of phase two.

Ms. Smith requested that a stipulation be added to the project regarding the locked gates for Mesa Discount's loading docks and the scheduling of the deliveries as was mentioned in Ms. Allen's staff report. She also expressed interest in hearing from members of the neighborhood who were in attendance of the meeting to share their thoughts on the project.

Mr. Jordan said that he felt that the project would take on a more urban context than what has been presented for design review. He would have liked to express more input on the site plan and materials before it came to the Board for a formal design review. He asked if this would be the final design review submittal for the Board's review and approval.

Ms. Allen said that this would be the final design review for the Downtown Development Committee's consideration. She said the architect tried to create the project with an urban context by moving the Lenhart's building forward to the corner of Country Club and Main Street rather than having it set back further like the original submittal proposed. He also provided an entry feature and enhanced the landscaping on that corner to help create a more urban feel for the project.

Mr. Jordan said he would have liked to see the full-sized, colored drawings for the project as well as a materials board, and a presentation by the architect who would cover all the details of the project. Mr. Jordan also said he had hoped that the project would have a more urban feel and would be two-story which the original concept proposed. He expressed dissatisfaction with the way the Mesa Discount building addresses the parking lot instead of the street, which creates a more suburban-looking project. Mr. Jordan did not feel that this project meets his long-term expectations of how he felt this corner should be developed.

Ms. Allen said the architect was available to give a more formal presentation for the Board if they so desired. She apologized for not bringing the full-sized drawings to the meeting. She said the architect and developers have gone through numerous renderings of the Mesa Discount building and even though the entry faces the parking lot, the building does have second story offices and appears to be two-story throughout.

Tim Neilson, architect for both developers of the project, said there has been great effort to create a project that appears as a downtown urban office building. He said it was challenging to create a project that incorporates the functions of the businesses, including retail and warehousing, and also meet the City's requirement to create a downtown urban entry feature. He felt that he had successfully met the requirements of both the developers and the City in the project that has been submitted.

Mr. Jordan said he understands that the process to meet all the requirements of the project can be difficult but suggested that sometimes a project could go through four or five submittals before a design is agreed upon and approved. He also made suggestions for materials that he felt would better suit the project.

Susan Lopez, 448 W. Pepper Place, expressed opposition to the proposed gates on Pepper Place. She said she lives directly across the street from the project and was really bothered by the prospect of trucks coming up and down the street.

Mr. DiBella said he was uncomfortable approving design review for this project without being given the opportunity to see what the project will look like without the phase two component. He asked why phase two could not be constructed in conjunction with phase one of the project.

Ms. Allen said the bank didn't want to finance the second phase of the project until the first phase was completed.

Mr. Pomeroy said he was excited about this project and expressed his support. He said that generally redevelopment projects have a certain amount of controversy that surround them but he felt it was a good project and was looking forward to its completion.

It was moved by Wayne Pomeroy, seconded by Shanlyn Newman, to approve Design Review Case No. DR01-002TC, located at 402 W. Main Street (Redevelopment Site 24).

Ms. Newman asked what would the east side elevation of phase one look like on the Mesa Discount building. She echoed Mr. DiBella's concern that the Board should have more information on how that will look prior to the completion of phase two.

Mr. Nielson said they could create some interest on that elevation by using shadow lines and landscaping. He said the material would be stucco. The landscaping could be placed temporarily and moved when phase two construction begins.

Mr. DiBella asked if phase two would be brought back before the board for design review.

Ms. Allen said it was included in the design review at today's meeting.

Ms. Allen asked if the motion that was made by Mr. Pomeroy included the additional stipulation about the loading dock gates, which Ms. Smith mentioned earlier.

Mr. Pomeroy confirmed that it did.

Ms. Smith said she was disappointed that staff has worked so closely to help enhance the historic neighborhoods in the downtown area but has neglected to address the concerns of the neighborhood adjacent to this project regarding traffic. She asked if the parking area could be reconfigured so that the neighborhood, which has already been significantly impacted by this project, can avoid become a thoroughfare for major trucks delivering merchandise at this location.

Chair Wier said he felt that both of the applicants have encumbered major expenses to design this project and reconfigure the site plan several times to meet the requirements and suggestions made by City staff. He felt that the project would be a major improvement to that corner and would enhance the entry into the downtown area. He said it was a great project and expressed his support.

Mr. Jordan said he was unaware of any reconfigurations in the site plan and was not asked to participate in any review of plans. He said he has asked staff numerous times on the status of the project because it seemed to be dragging on. He said this is the first time he has heard of significant changes in design since the original concept was presented. He agreed that building a new project on a blighted piece of property is going to be an improvement but he did not feel this was the standard of which to measure the quality of a project. He felt it was important to review the project based on its own merit and the expectation of the development over the next 75 to 80 years. Mr. Jordan stated that he would be in favor of a continuation of this design review case to provide an opportunity to work on site planning issues and incorporate more urban contextual materials into this project.

Ms. Osiecki asked if there is a chance to remove the driveways on Pepper Place and have delivery trucks only enter from Country Club Drive or Main Street. She also asked how many times the trucks would deliver in a week.

Mr. Nielson said the driveways on Pepper Place were needed in order to provide a little extra maneuvering room for the trucks. The main delivery trucks would deliver once or twice a week on average. He reiterated that the gates will only be open for trucks not for vehicular traffic. Mr. Nielson stated that the developers will try to keep deliveries confined within their own sites using Country Club and Main Street as access points. The gates would only need to be opened when maneuvering of trucks is required. He also stated that the smaller delivery trucks would not need to utilize those gates.

Mr. Jordan pointed out that there would probably be a constant flow of traffic to the site for the pickup and delivery of appliances.

Mr. Nielson pointed out that this would take place behind the screened wall and 25 feet of landscaping to buffer the neighborhood from that activity.

Mr. DiBella asked that a stipulation be added to require phase two to come back for design review approval due to the delay of its construction from the rest of the project and that the Board be given renderings showing phase one of the project prior to construction of phase two illustrating the façade of the building and the landscaping.

Mr. Nielson suggested that he submit an illustration without phase two for the Board members to review and that if the phase two design changes, that it be required to come back before the Board for comments.

Mr. DiBella concurred.

With there being no further discussion, Chair Wier asked the members to vote on the motion, which included the following stipulations:

1. **Full compliance with approved plans and all current Code requirements, unless modified through the appropriate review and stipulations outlined below.**
2. **Compliance with the development as shown on the site plan and elevations.**
3. **Both developers prior to the issuance of a building permit shall sign a cross-access/parking agreement for the shared parking area.**
4. **Review and approval of a complete comprehensive sign plan by the DDC before the issuance of a sign permit. The sign plan shall include a directional sign plan and special signage at the major entranceways.**
5. **A lighting plan is required and shall be developed according to the City's Outdoor Lighting and Control Ordinance (Night Sky Ordinance), and shall ensure that light does not spill over into the adjacent properties.**
6. **Spandrel Glass used on the buildings shall not be reflective in quality.**
7. **Landscaping quantities must be consistent with the number shown on the landscape plans.**
8. **Two additional 24" box trees must be placed in the area behind Mesa Discount's warehouse at 25' on center, between the 8' high CMU wall and the sidewalk on Pepper Place to increase the on center spacing of the trees.**

DDC added:

9. **The doors screening the loading dock for Mesa Discount will be kept closed and locked except during scheduled delivery times. Delivery times will be restricted to scheduled times.**
10. **The architect will provide a rendering of the elevations for Mesa Discount prior to Phase II of the project being built. The architect will provide design relief to the east elevation of the Mesa Discount building during the one-year interim before Phase II of the project is built. Any changes to the design of Phase II will be brought back to the Downtown Development Committee for review and consideration.**

**Vote: 6 in favor (Shanlyn Newman, Lori Osiecki, Theresa Carmichael, Wayne Pomeroy, Dave Wier, Vince DiBella)
2 opposed (Terry Smith, Art Jordan)**

Mr. Jordan explained that he voted against the design review case because he preferred that the case be continued to provide an opportunity to work on the issues that he spoke about earlier.

6. Discuss and consider Design Review Case No. DR01-007TC, for Mi Amigos located at 550 N. Country Club Drive. (This was item #5 on the agenda.)

Applicant: Noel Candland, President of Comida Corporation
Staff Contact: Shelly Allen, (480) 644-2773
e-mail address: shelly_allen@ci.mesa.az.us
Recommendation: Approval with conditions

Ms. Allen explained that the applicant is proposing to remodel the existing structure, which was originally a medical office building constructed in the late 1950's, into the corporate office for Mi Amigos restaurants. She briefly talked about the existing condition of the property. Ms. Allen explained that the proposal from Noel Candland will include more lush landscaping, redesigned roofing and windows, and contained a southwestern-looking theme. She also said the offices will front a private courtyard creating a secluded atmosphere.

Ms. Allen said the materials used will be slump block and smooth stucco sand finish. The west side of the property currently has three feet of landscaping and the applicant has agreed to increase it to five feet. Required landscaping for the west side is 10 feet, however, the applicant has requested to reduce the landscaping requirement to five feet in order to maintain the existing parking spaces. Ms. Allen explained that the adjacent property owner of the apartment complex on the west side of this property recently installed a new 6-foot-high white, vinyl fence and therefore, staff does not feel it is necessary to ask the applicant to provide another masonry fence on that side. Ms. Allen said the applicant has also requested that the required landscaping on the north side be reduced from 10 feet to six feet. Ms. Allen pointed out that the reduction excludes a section of landscaping in the middle of the north side, which the applicant proposes a 15 x 15 foot landscaped area.

Ms. Allen said the applicant would also like to install an 8-foot high block wall on the south side of the property to provide a secluded courtyard area for the tenants. This would be an increase to the required six-foot wall, however staff feels comfortable agreeing to the increase because of the pre-existing location of the building and the small space available for enhancements.

Ms. Allen said the project will be completed in two phases. The applicant has agreed to do the parking lot landscaping, the parking lot improvements, and the building improvements as part of phase one. The second phase will consist of two new buildings, which will be tied in with the rooflines of the main building from phase one.

Ms. Allen said staff sent letters to all property owners and tenants within 300 feet of the surrounding area to notify them about the project. Staff has not received any comments from the neighbors to date.

Ms. Allen said staff feels this project will enhance this portion of the Redevelopment Area and recommends approval of the design review and variances subject to the stipulations of the staff report.

It was moved by Wayne Pomeroy, seconded by Theresa Carmichael, to approve Design Review Case No. DR01-007TC, for Mi Amigos located at 550 N. Country Club Drive subject to the following stipulations:

- 1. Full compliance with the approved plans and all current Building Code requirements, unless modified through the appropriate review.**
- 2. Compliance with the basic development as shown on the site plan, elevations, and landscape plan dated 9/24/01.**

3. **Review and approval of a complete comprehensive sign plan by the Redevelopment Staff before the issuance of a sign permit.**
4. **Trash enclosures to meet the Engineering M62.2 Standard Details.**
5. **Phase II be completed no later than (2) years after the completion of Phase I.**

Vote: 8 in favor, 0 opposed

7. **Discuss and consider the following Variances, Case No. ZA01-78TC, for Mi Amigos located at 550 N. Country Club Drive. (This was item #6 on the agenda.)**

Applicant: Noel Candland, President of Comida Corporation
Staff Contact: Shelly Allen, (480) 644-2773
e-mail address: shelly_allen@ci.mesa.az.us
Recommendation: Approval

The staff report for this item was given by Ms. Allen in conjunction with the design review case for Mi Amigos under item #6.

Jared Huish, 632 N. Hosick Circle, introduced himself as the owner of the 6 duplexes on the west side of this project. He expressed his support for this project and felt it would enhance the neighborhood, however he said he was opposed to the placement of the dumpster. The dumpster has been placed within 18 feet of the bedroom windows of the apartments which he has developed. He felt that the dumpster should remain at the southwest corner of the property so that any odors, loose trash, etc will not be a nuisance to his tenants. He once again expressed his support for this project and was not opposed to any of the variances being requested. He also said he installed the fence on the west side of the property at a considerable cost and expects no reimbursement from the applicant. He once again requested that the dumpster remain at its current location.

Chair Wier asked the architect, Whitney Hale to address Mr. Huish's concerns.

Mr. Hale said both he and the owner of the property, Mr. Candland, would also prefer the dumpster remain at its current location at the southwest corner if the property, however the turning radius of the sanitation trucks does not meet City of Mesa standards which is the reason for the relocation of the dumpster.

Mr. Jordan suggested that staff and engineering work out a solution which meets with the approval of Mr. Huish and the applicant.

It was moved by Theresa Carmichael, seconded by Vince DiBella to approve the Variance, Case No. ZA01-78TC, for Mi Amigos located at 550 N. Country Club Drive subject to the following stipulation:

1. **Staff will work with the applicant on relocation of the dumpster.**

Vote: 8 in favor, 0 opposed

8. Discuss and consider Special Use Permit Case No. ZA01-064TC, for a Comprehensive Sign Plan for the Mesa Arts Center at 1 E. Main Street. (This was item #7 on the agenda.)

Staff Contact: Shelly Allen, (480) 644-2773
e-mail address: shelly_allen@ci.mesa.az.us
Recommendation: Approval

Julie Henson with Thinking Caps was introduced to give a presentation on the Comprehensive Sign Plan for the Board. Ms. Henson explained that they wanted the signage to make a statement that was conducive to the site and enhanced the shadow walk, landscaping, and architecture.

Ms. Henson explained that there will be 7 banner poles located on site, four of those would be on the north side along Main Street, and three on the south along First Avenue. The intent of the banner poles are to identify the site and provide opportunities for marketing the site collectively and also the individual features. The base of the signs will contain the donor plaques and the dedication plaque. Ms. Henson proceeded to provide more details on the height of the poles, materials, and talked about the fiber optic component.

Ms. Henson proceeded to provide a detailed overview of the Comprehensive Sign Plan including signage for the Mesa Contemporary Arts, studios, box office, interior pedestrian site directories (which she pointed out would have both English and Spanish translations), vehicular directionals, theater identities, and building mounted banner systems.

Chair Wier asked if the letters were made if a metal material.

Ms. Henson said they were a highly polished metal material to reflect the palette of materials on the site.

Mr. Jordan applauded the work of the design team and felt that it was more than just signage, but a form of art that would add to the quality of the project.

Ms. Allen explained that the signage for the Mesa Arts Center has been ready for review, but the design team has patiently waited for the City to revise the Sign Ordinance which would allow for the banner poles along Main Street and First Ave.

It was moved by Lori Osiecki, seconded by Shanlyn Newman to approve the Special Use Permit Case No. ZA01-064TC, for a Comprehensive Sign Plan for the Mesa Arts Center at 1 E. Main Street.

Vote: 8 in favor, 0 opposed

Chair Wier asked Gerry Gerber when construction is expected to begin.

Ms. Gerber said the bid should be awarded in March and construction would begin in April.

Ms. Henson displayed the new logo for the Mesa Arts Center, which was created by Thinking Caps. The logo won an international competition and was voted one of the ten best logos in a publication that is due out this month.

9. Discuss and consider Special Use Permit Case No. ZA01-73TC, for the Farmer's Market located on Main Street west of Center Street. (This was item #8 on the agenda.)

Applicant: Dee Logan, Executive Director of Farmer's Market Support Services
Staff Contact: Patrick Murphy, (480) 644-3964
e-mail address: patrick_murphy@ci.mesa.az.us
Recommendation: Approval with stipulations

Ms. Allen introduced Dee Logan as the operator of the Farmer's Market and said that this year the market is proposed to be moved from Macdonald Street to the sidewalks on the south side of Main Street between Center Street and Robson Street, as well as both sides of Macdonald Street. She also said that Gilbert's Farmer's Market is moving to Mesa. Ms. Allen said staff feels this would promote more business for downtown merchants as well as save money for Ms. Logan, who would no longer be required to provide street barricading or large tents. Ms. Logan has agreed to all of the stipulations that staff has requested of her as well as provided a detailed site plan of the placement of the tables and vending areas, which will allow plenty of pedestrian access and avoids blockage of the businesses. Ms. Logan has talked to the business owners to ensure that they concur with the placement of the vending booths.

Ms. Allen said Ms. Logan has conducted two public meetings and worked with Mesa Town Center and Redevelopment staff to ensure that the Farmer's Market will work successfully with the other downtown businesses. Ms. Logan has agreed to provide extra security and crime prevention and has met all of the required guidelines for the Farmer's Market. The market will start out with approximately 40 vendors consisting primarily of food, fresh produce, and high quality crafts. Business merchants have agreed to allow pedestrians to use the restrooms in their stores, which will relieve Ms. Logan of the need to provide porta-johns. The Farmer's Market will run from November to March.

Mr. Pomeroy asked if staff has talked to any of the merchants on the south side of Main Street.

Ms. Allen said Mr. Murphy has talked with all the merchants on the south side of Main Street and received one negative comment from Mr. Gunnell who was afraid that the Farmer's Market would take up all of the parking spaces in front of his business. Mr. Murphy has requested that once the vendors have set up their tables, they must move their cars over to the Pepper Street garage.

Mr. Pomeroy said he has heard some negative comments and admitted that he would not have wanted it on the north side of the street.

Ms. Logan said she has spoken with Mr. Gunnell personally and she has offered to put out a small sign to point to his shop directly and that the vendors are moved off the site in a timely fashion once the market is over. She has also proposed that there be someone to monitor the parking during the Farmer's Market operational hours.

Mr. Pomeroy asked if anything could be done for Lamb's Shoe repair who feels like she has been cut off from business a great deal.

Ms. Logan said she has spoken to the owner of Lamb's Shoe repair and apologized if last year's Farmer's Market had caused any problems for her business because of the street closure. The owner said she would not be opposed to vendors setting up in front of her business on the sidewalk, but it was the street closure, which created the problem. Ms. Logan also provided an additional sign for her to use.

Mr. Jordan said he is still concerned that there are too many crafts and not enough food proposed for the Farmer's Market. He indicated that he is in favor of a Farmer's Market but is not in favor of a craft fair. He feels that the City has gotten away from the original concept of the Farmer's

Market. Mr. Jordan asked Tom Verploegen to share what his opinion was of this proposed Farmer's Market.

Mr. Verploegen said that with the completion of the streetscape, he felt it was appropriate to use the large sidewalks and increased City right-of-way area for sculptures, Farmer's Markets or any other unique exhibit or activity that would enhance the downtown area. Mr. Verploegen emphasized that he is not in favor of swap meet type activities but a Farmer's Market which includes hand crafted, high quality crafts would enhance the downtown streetscape and bring pedestrians to downtown Mesa.

Mr. Jordan asked if there is a limit to the Special Use Permit or could it continue indefinitely

Ms. Logan said last year the Farmer's Market was subject to an assessment of its success after it had been operating for a couple of months to determine if it was meeting the criteria and expectations of the City.

Mr. Jordan asked that it be added as a stipulation for this years Farmer's Market as well.

Ms. Logan explained that she has been in the Farmer's Market venue for 11 years and felt that it has been extremely difficult to identify and garner support for the agricultural industry known as the family farmer. The family farms are decreasing at an incredibly high rate and this is one of the reasons why the Farmer's Market is starting out with a decreased number of growers. She felt it was important to create opportunities that encourage people to return to an agricultural heritage and support the struggling family farm business industry.

Chair Wier asked Ms. Logan if she runs the Farmer's Market on Friday at Center Street.

Ms. Logan said yes. The market started last Friday and she expects to have a couple of new growers within about 4 months and hope to bring more growers to the Saturday Farmer's Market also. She said they currently service about 200-250 people during the four-hour period of the Friday Farmer's Market.

Ms. Allen pointed out that stipulation #10 of the staff report does address Mr. Jordan's comments about the length of the Special Use Permit, which says that the permit would be valid from November 1, 2001 to March 30, 2002.

Ms. Osiecki said she is also in favor of seeing more fruits, vegetables, and flowers but she felt that the Market was designed to bring activity to downtown and as long as it draws people to come for the handmade goods then it is a positive thing.

Mr. Jordan suggested that the Board visit the Farmer's Market together after it has been operating for a few months to make an evaluation of how successful the program is. Other Board members concurred with Mr. Jordan's suggestion.

It was moved by Shanlyn Newman, seconded by Lori Osiecki to approve Special Use Permit Case No. ZA01-73TC, for the Farmer's Market located on Main Street west of Center Street.

Mr. Pomeroy said he would be voting in opposition to the Farmer's Market because of some of the reason stated by Mr. Jordan and because he was opposed to it operating on the south side of Main Street.

**Vote: 6 in favor
2 opposed (Wayne Pomeroy and Art Jordan)**

10. Director's Report, Greg Marek

Ms. Allen said staff is planning to hold a DDC retreat in the upcoming months and asked the Board to be thinking about dates as well as any issues that they would like to have discussed.

11. Report from Mesa Town Center Corporation, Tom Verploegen, Executive Director

Mr. Verploegen reminded everyone about the Annual Best of Town Center meeting next Thursday at noon. He said Donovan Rypkema is expected to give a 20-minute presentation. He asked everyone to review the retail recruitment strategy and encouraged any feedback or ideas from the Board. He also spoke about the IDA conference and mentioned that about \$50,000 has been raised for this year's Sculptures in the Streets program.

12. Board Member Comments

Mr. Pomeroy said they have raised \$48,000 for the permanent sculptures program.

Mr. Jordan and Ms. Osiecki shared some comments about the IDA Conference in Pittsburgh.

13. Adjournment

With there being no further business, this meeting of the DDC was adjourned at 8:47 a.m.

Respectfully Submitted,

Mr. Gregory J. Marek, Director of Redevelopment
Minutes prepared by Katrina Bradshaw