

# COUNCIL MINUTES

June 21, 2007

The City Council of the City of Mesa met in a Study Session in the lower level meeting room of the Council Chambers, 57 East 1st Street, on June 21, 2007 at 7:30 a.m.

## COUNCIL PRESENT

Mayor Keno Hawker  
Rex Griswold  
Tom Rawles  
Scott Somers  
Claudia Walters  
Mike Whalen

## COUNCIL ABSENT

Kyle Jones

## OFFICERS PRESENT

Christopher Brady  
Debbie Spinner  
Barbara Jones

(Mayor Hawker excused Councilmember Jones from the entire meeting.)

### 1. Review items on the agenda for the June 25, 2007 Regular Council meeting.

All of the items on the agenda were reviewed among the Council and staff and the following was noted:

Conflicts of interest declared: 21a (Rawles)

Items deleted from the consent agenda: None

Items removed from the consent agenda: 15a, 17a, 17k, 17l, 17n and 22

Items added to the consent agenda: None

### 2. Hear a presentation, discuss and provide direction on the Mesa Senior Center lease.

City Attorney Debbie Spinner reported that the Study Session agenda states the following: "During and/or after the Study Session, the Mayor and Council may recess the Study Session and convene a Special Council meeting for the purpose of entering into an Executive Session. Items to be discussed at the Executive Session are listed on a separate agenda." She stated that the intent of the language was to provide the Council with the opportunity, if they so chose, to discuss the Mesa Senior Center, which is included as an item on today's Executive Session agenda.

It was moved by Vice Mayor Walters, seconded by Councilmember Whalen, to recess the Study Session for the purpose of convening a Special Council meeting.

Mayor Hawker declared the motion carried unanimously by those present.

(The Study Session recessed at 8:26 a.m. and reconvened at 9:21 a.m.)

Mayor Hawker directed staff to continue to negotiate the terms of the Mesa Senior Center lease. He also requested that staff report back to the Council on the facility's receptivity to various suggestions made by the Council during the Executive Session.

3. Hear a presentation, discuss and provide direction on the Zoning Code update.

Zoning/Civil Hearing Administrator Gordon Sheffield introduced Michael Dyett, representing the consulting firm of Dyett and Bhatia, who was prepared to address the Council regarding this agenda item.

Councilmember Rawles voiced appreciation for the time that the Council has been given to review staff's recommendations with regard to the Zoning Ordinance update. He also stated that it was the single most difficult piece of reading he has engaged in in quite some time due to the substance and technical nature of the material. Councilmember Rawles added that he would participate in the discussions only on a limited basis.

Mayor Hawker stated that the Council was provided the "Issues and Options Working Paper" relative to the Zoning Ordinance update and thanked staff and the consultants for their efforts and hard work in this regard.

City Manager Christopher Brady stated that the purpose of today's presentation is to allow the Council to engage in a dialogue with staff and the consultant concerning specific issues related to the Zoning Ordinance update. He noted that although staff prepared an extensive PowerPoint presentation, it might be more appropriate to open up the meeting for Council discussion and input.

An extensive discussion ensued among the Council, staff and the consultant regarding the Zoning Ordinance update and staff's recommendations. The following includes, but is not limited to, various comments and opinions expressed by the Council:

Mayor Hawker:

- Stated that when car dealerships located along Main Street move to freeway sites, large parcels of land would become vacant. He suggested that the Zoning Ordinance contain provisions that would allow for more unique projects at those sites such as "live-work-play" developments.
- Expressed interest in attractive looking infill development.
- Inquired how the Zoning Ordinance would address County island annexation issues relative to property that has non-compliant zoning (i.e., streets and water), but yet not make it financially prohibitive for a property owner to annex into the City.
- Questioned how the Zoning Ordinance would address large sections of land, such as the General Motors (GM) Proving Ground, that have a unique development plan; how it would provide greater flexibility for the developer; and how it would protect arrival/departure routes and the overall concept of the Williams Gateway area.

Councilmember Somers:

- Expressed interest in the development of the GM Proving Ground and the redevelopment of downtown Mesa.
- Commented that he was also interested in mixed-use development (as opposed to “mix of use”) and vertical zoning at the above-referenced locations and other areas of the City where appropriate.

Vice Mayor Walters:

- Voiced interest in the City developing options for Leadership in Energy and Environmental Design (LEED) standards, and in particular, providing incentives (i.e., bonus densities or expedited permits) for the development of green buildings. She also voiced interest in the long-term financial implications of such a program.
- Expressed support for the concept of overlay districts, which could provide different processes, standards and exceptions that could be accomplished on an administrative basis.
- Commented that there are areas in the community that have aged significantly and individuals have elected not to reinvest in those neighborhoods because they cannot remodel given the current lot size and the City’s current standards.

Councilmember Griswold:

- Noted that he was pleased with the results of the Zoning Ordinance update process, which, in his opinion, would aid Mesa in becoming a more “business friendly” community.

In response to a question from Vice Mayor Waters, Mr. Dyett clarified that the PowerPoint presentation (A copy is available for review in the City Clerk’s Office) contains a number of recommendations with regard to the Zoning Ordinance update. He explained that staff has elected not to move forward with several items, which will be reviewed by Mr. Sheffield. Mr. Dyett invited the Council to provide input with regard to any questions or concerns they may have relative to the other recommendations.

Mr. Sheffield explained that per the comments received from the Planning and Zoning Board (P&Z), staff is no longer proceeding with the following recommendations: 1.) That the Design Review Board (DRB) and P&Z merge into one development review board; 2.) That the Downtown Development Committee (DDC) and P&Z merge into one entity; and 3.) That a full-scale Village Planning Committee model (similar to Phoenix) be implemented. He explained that staff recommends “a loose organization” of sub-area committees that would be available to meet with a developer on an as-needed basis.

Councilmember Somers requested that staff provide the Council with additional information relative to the Village Planning Committee process.

Councilmember Rawles expressed opposition to Recommendation 5C (**Create housing that is available and affordable to all residents through a Voluntary Inclusionary Program and a Density Bonus Program**). He stated that any program that “promotes, advocates or tries to

provide specific direction by this Council toward the creation of more low-income housing” does not have his support.

Councilmember Rawles stated that with regard to Recommendation 7B (**Refine standards for Historic Preservation**), in his opinion, this item would result in greater interference by the government in citizens’ rights to use their property as they so choose. He expressed opposition to this recommendation in any form.

Mayor Hawker stated that relative to Recommendation 5C, there was not Council concurrence for staff to proceed with any form of Density Bonus Program and specifically with regard to low-income housing. He indicated that there have been prior Council discussions that any housing programs in Mesa are sustainable long-term.

Vice Mayor Walters explained that with regard to Recommendation 7B, if property owners enter into agreements with the City to obtain historic status on their homes, and if it is necessary for the City to refine its historic preservation standard, then she is agreeable with the recommendation.

Mr. Dyett clarified that the intent of 7B is so the City can work on a voluntary basis in response to initiatives of property owners who might wish to take advantage of various State and Federal historic preservation programs. He explained that the tool would not be initiated by the City, but would simply be available to property owners who request landmark status and wish to have flexibility in the uses of the property so they can have an income stream to pay for the improvements. He cited, as an example, a property owner who makes improvements to a building and would like to have an office use on one floor to pay for such improvements.

Councilmember Rawles commented that he could support the voluntary designation process as outlined by Mr. Dyett, but not the language contained in Recommendation 7B.

Mr. Dyett requested that he be given the opportunity to revise the language contained in 7B per the Council’s input.

Vice Mayor Walters stated that with regard to 5C, the issue is not that people should not have access to housing, but that Mesa has an existing housing stock that is very diverse. She noted that it is the opinion of many Councilmembers that the City has more than its fair share of affordable housing. Vice Mayor Walters also objected to the language in the recommendation that states “create housing that is available and affordable for all residents” because she is unsure of its meaning.

Vice Mayor Walters further commented that the City could use certain tools to address those areas in the community that have “extremely affordable housing” but are rundown and dilapidated. She stated that she would encourage the private sector, perhaps by providing incentives such as bonus densities, to tear down the older structures and redevelop the properties for the betterment of the current residents and the community as a whole.

Mayor Hawker stated that there was Council concurrence with regard to Recommendation 5D (**Allow upgrades to Manufactured Homes/Trailer Parks**).

Councilmember Somers made the suggestion that Recommendations 5C & 5D be combined and said that in certain instances, aging and dilapidated mobile home parks might be replaced by alternative housing stock that is affordable and high density.

Councilmember Rawles stated that in conjunction with this agenda item, it might be appropriate for the Council to revisit their discretionary powers with regard to the establishment of the Design Review Board, its guidelines, functions, and whether the Board should continue to exist.

Mayor Hawker concurred with Councilmember Rawles' suggestion. He added that it would be useful for the Council to see what, if any, measurable impacts the DRB has made during its existence.

Mayor Hawker thanked everyone for the presentation.

4. Appointments to boards and committees.

Mayor Hawker recommended the following appointments or reappointments to Boards and Committees:

BOARD OF ADJUSTMENT

Expiration of Term

|                 |               |
|-----------------|---------------|
| Scott Thomas    | June 30, 2008 |
| Terry Worcester | June 30, 2010 |
| Dina Higgins    | June 30, 2010 |

BUILDING BOARD OF APPEALS

|                |               |
|----------------|---------------|
| Spencer Arnett | June 30, 2010 |
| Bill Benedict  | June 30, 2010 |
| Steve Sheldon  | June 30, 2010 |

DESIGN REVIEW BOARD

|               |               |
|---------------|---------------|
| Craig Boswell | June 30, 2010 |
| Delight Clark | June 30, 2009 |
| Tim Nielsen   | June 30, 2010 |

DOWNTOWN DEVELOPMENT COMMITTEE

|                   |               |
|-------------------|---------------|
| Scott Perkinson   | June 30, 2008 |
| Greg Holtz        | June 30, 2009 |
| Nabil Abou-Haidar | June 30, 2010 |
| Dr. Adam Decker   | June 30, 2010 |
| Dean Taylor       | June 30, 2010 |

ECONOMIC DEVELOPMENT ADVISORY BOARD

|                 |               |
|-----------------|---------------|
| Christian Alder | June 30, 2010 |
| Greg Hitchens   | June 30, 2010 |
| Jack Sellers    | June 30, 2008 |

HISTORIC PRESERVATION COMMITTEE

|                       |               |
|-----------------------|---------------|
| Donna Bengé           | June 30, 2010 |
| H. Peter L'Orange, IV | June 30, 2010 |
| Donna Paulk           | June 30, 2010 |

HOUSING ADVISORY BOARD

|               |               |
|---------------|---------------|
| Ron Peters    | June 30, 2008 |
| Marvin Turley | June 30, 2010 |

HUMAN RELATIONS ADVISORY BOARD

|                     |               |
|---------------------|---------------|
| Maria Mancias       | June 30, 2008 |
| Judah Nativio       | June 30, 2008 |
| Helen Karst         | June 30, 2010 |
| K. Robert Carlston  | June 30, 2010 |
| Rory Gilbert        | June 30, 2010 |
| Everette Woods, Sr. | June 30, 2010 |

HUMAN SERVICES ADVISORY BOARD

|                |               |
|----------------|---------------|
| John Gutierrez | June 30, 2009 |
| Rhonda Oliver  | June 30, 2010 |

INDUSTRIAL DEVELOPMENT AUTHORITY

|               |              |
|---------------|--------------|
| Nathan Ricks  | May 15, 2013 |
| Bryan Watkins | May 15, 2013 |

JUDICIAL ADVISORY BOARD

|                    |               |
|--------------------|---------------|
| James Scott Rhodes | June 30, 2010 |
| Stella Hunsaker    | June 30, 2010 |

LIBRARY ADVISORY BOARD

|                  |               |
|------------------|---------------|
| Oonagh McQuarrie | June 30, 2008 |
| Dilworth Brinton | June 30, 2009 |
| Dorothy Shupe    | June 30, 2010 |
| Liz Purtell      | June 30, 2010 |
| Michael Yates    | June 30, 2010 |

MERIT SYSTEM BOARD

|             |               |
|-------------|---------------|
| Jon Nielson | June 30, 2010 |
|-------------|---------------|

MUSEUM & CULTURAL ADVISORY BOARD

|                 |               |
|-----------------|---------------|
| Dr. Kent Layton | June 30, 2010 |
|-----------------|---------------|

|               |               |
|---------------|---------------|
| Amanda Buscas | June 30, 2010 |
| Peter Cook    | June 30, 2010 |

PARKS & RECREATION BOARD

|                         |               |
|-------------------------|---------------|
| Frank Alger             | June 30, 2010 |
| Michelle Udall          | June 30, 2010 |
| Connie Gullatt-Whiteman | June 30, 2010 |
| David Martinez          | June 30, 2010 |

PERSONNEL APPEALS BOARD

|                 |               |
|-----------------|---------------|
| Debbie Ardolino | June 30, 2010 |
|-----------------|---------------|

PLANNING & ZONING BOARD

|              |               |
|--------------|---------------|
| Frank Mizner | June 30, 2010 |
| Ken Salas    | June 30, 2010 |

SELF-INSURANCE PROGRAM BOARD OF TRUSTEES

|                    |               |
|--------------------|---------------|
| Linda Sullivan     | June 30, 2008 |
| Thomas Lagerhausen | June 30, 2009 |
| Kathy Tolman       | June 30, 2010 |

TRANSPORTATION ADVISORY BOARD

|                 |               |
|-----------------|---------------|
| Roxanne Pierson | June 30, 2009 |
| Larry Woolf     | June 30, 2010 |
| Amy Ricks       | June 30, 2010 |
| Grady Van Noy   | June 30, 2010 |
| Gregory Woods   | June 30, 2010 |

Vice Mayor Walters commended Chief of Staff Heidi Gast for her efforts and hard work in compiling the extensive list of volunteers for the various boards and commissions. She also thanked Mayor Hawker for recommending such a wide range of qualified citizens who are willing to volunteer their time to make Mesa a better community.

It was moved by Vice Mayor Walters, seconded by Councilmember Whalen, that the Council concur with the Mayor's recommendations and the appointments be confirmed.

Councilmember Whalen thanked Mayor Hawker for his appointment of Dilworth Brinton, a resident of District 2, to the Library Advisory Board.

Councilmember Somers also voiced appreciation to Mayor Hawker for the increased representation of individuals from District 6 to the various boards and committees.

Mayor Hawker called for the vote.

Mayor Hawker declared the motion carried unanimously by those present.

5. Acknowledge receipt of minutes of various boards and committees.

- a. Transportation & Infrastructure Committee meeting held on June 4, 2007
- b. General & Economic Development Committee meeting held on June 5, 2007

It was moved by Councilmember Somers, seconded by Councilmember Griswold, that receipt of the above-listed minutes be acknowledged.

Mayor Hawker declared the motion carried unanimously by those present.

6. Hear reports on meetings and/or conferences attended.

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|-------------------------|--|
| Vice Mayor Walters:     | National League of Cities' Community and Economic Development Steering Committee meeting; meeting with the City Auditor regarding changes to the Audit Plan. |
| Councilmember Griswold: | Valley Hotel & Resort Association meeting; MARC Center Outpatient Clinic grand opening; United Way meeting; Veterans' Day Parade meeting.                    |
| Mayor Hawker:           | Banner Mesa Hospital meeting.  |

7. Scheduling of meetings and general information.

City Manager Christopher Brady stated that the meeting schedule is as follows:

Monday, June 25, 2007, 3:30 p.m. – Community & Neighborhood Services Committee

Monday, June 25, 2007, TBA – Study Session

Monday, June 25, 2007, 5:45 p.m. – Regular Council Meeting

Thursday, June 28, 2007, 7:30 a.m. – Study Session

Monday, July 2, 2007, TBA – Study Session

Monday, July 2, 2007, 5:45 p.m. – Regular Council Meeting

Thursday, July 5, 2007 – Study Session Cancelled

Monday, July 9, 2007, TBA – Study Session

Monday, July 9, 2007, 5:45 p.m. – Regular Council Meeting

8. Prescheduled public opinion appearances.

There were no prescheduled public opinion appearances.

9. Items from citizens present.

There were no items from citizens present.

10. Adjournment.

Without objection, the Study Session adjourned at 10:20 a.m.

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KENO HAWKER, MAYOR

ATTEST:

\_\_\_\_\_  
LINDA CROCKER, DEPUTY CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa, Arizona, held on the 21<sup>st</sup> day of June 2007. I further certify that the meeting was duly called and held and that a quorum was present.

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LINDA CROCKER, DEPUTY CITY CLERK

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