

COUNCIL MINUTES

April 20, 1998

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 April 20, 1998 at 5:00 p.m.

COUNCIL PRESENT

Pat Gilbert
John Giles
Dennis Kavanaugh
Joan Payne
Wayne Pomeroy
Claudia Walters

COUNCIL ABSENT

Mayor Wayne Brown

COUNCIL-ELECT PRESENT

Jim Davidson
Keno Hawker

STAFF PRESENT

C.K. Luster
Lori Abbs
Vince Anderson
Wayne Balmer
Neal Beets
Denise Bleyle
Dennis Compton
Bob DeLeon
Jack Friedline
Joe Holmwood
Mike Hutchinson
Barbara Jones
Harry Kent
Wayne Korinek
Ron Krosting
Larry Lines
Rich Lorig
Frank Mizner
Terri Palmberg

STAFF PRESENT (CONT.)

Ellen Pence
Andrea Rasizer
Tom Remes
Becky Richardson
Sharon Seekins
Jenny Sheppard
Walter Switzer
Doug Tessendorf
Debbie Vickman
Mindy White
Christine Zielonka
Others

OTHERS PRESENT

Diana Braaten
Bev Hart
Bill Jaffa
Vern Payne
Others

Vice Mayor Gilbert excused Mayor Brown from the meeting.

1. Hear a report concerning cluster homes.

Planning Director Frank Mizner reported on his recent tour of cluster home developments in California. Mr. Mizner noted that the tour was conducted for the purpose of assisting staff in understanding the concept of cluster home developments, particularly in view of the fact that a cluster development (Z98-9) is scheduled for the April 20, 1998 Regular Council Meeting. Mr. Mizner defined a cluster home development to mean a group of detached homes located within a limited area. Mr. Mizner displayed photographs of cluster home developments and noted that the popularity of these types of developments is a result of the scarcity of land, the high demand for housing, and litigation concerns regarding attached housing.

Mr. Mizner stated that cluster homes attract individuals that have no more than two cars, young or no children, and small or no pets. Mr. Mizner said that such developments

contain a variety of amenities and have private streets and drives. Mr. Mizner noted concerns relative to difficulties that may be encountered with trash collection.

In response to questions from Vice Mayor Gilbert, Mr. Mizner stated that the average price for a cluster home in California ranges from \$160,000 to \$180,000 and the average size varies from 1,100 to 1,600 square feet. Mr. Mizner noted that a cluster home development would typically be located in a Planned Area Development (PAD) within a Master Planned Development and stated that homeowners would pay two assessments, one to an association within the cluster home development and one to a larger association for the community recreational facilities.

In response to a question from Councilmember Walters, Mr. Mizner assured Council that sufficient open space is provided within the development as well as amenities.

In response to a question from Councilmember Giles, Mr. Mizner explained that the cost for a cluster home would be comparable to a starter home but would allow for a different lifestyle.

Vice Mayor Gilbert thanked Mr. Mizner for the presentation.

2. Review items on the agenda for the April 20, 1998 Regular Council Meeting.

All of the items on the agenda were reviewed by Council and staff with no formal action taken. There was specific discussion relative to the following agenda items:

6. Introduction of the following ordinances and setting May 4, 1998 as the date for the public hearing on these ordinances.
 - *b. **A97-7** Annexation of areas west of North Ellsworth Road from McLellan Road to University and areas east of North Ellsworth Road from McLellan Road to Brown Road (835± acres). Initiated by five property owners on the south side of Brown Road west of Ellsworth Road.

Community Development Manager Wayne Balmer informed Council that based on the fact that there was a newspaper article regarding the proposed annexation, staff anticipates that residents of the area may be present at the April 20, 1998 Regular Council Meeting.

Vice Mayor Gilbert stated that agenda Item 6b will be removed from the consent agenda.

7. Consider the following resolutions.
 - *i. Approving the use of the Scalloped Street assessment laws to complete the street improvements along Old Gilbert Road and East Hermosa Vista Drive.

Councilmember Giles advised that property owners affected by the proposed improvements have asked that additional time be permitted to discuss the proposal. Councilmember Giles requested that agenda Item 7i be placed on the consent agenda for the purpose of continuance to the May 4, 1998 Regular Council Meeting.

10. Consider the following cases from the Planning and Zoning Board and possible adoption of the corresponding ordinances.
 - a. **Z97-97** The 1500 block of South Alma School Road (eastside). Site Plan Review (1± acres). This case involves the development of an athletic shoe store. GMRI, Inc., owner; Beus, Morrill, Devitt, applicant. **CONTINUED FROM THE MARCH 16, 1998 REGULAR COUNCIL MEETING. A 3/4 VOTE IS REQUIRED TO APPROVE THIS REQUEST. TO BE TABLED INDEFINITELY.**

Mr. Balmer advised the Council that the applicant has submitted a letter requesting that this item be tabled indefinitely.

Vice Mayor Gilbert stated that this item will be placed on the consent agenda for the purpose of indefinitely tabling Zoning case Z97-97.

- f. **Z98-15** The southwest corner of Stapley Drive and the Superstition Freeway. Rezone from AG to M-1 and M-1-BIZ (29± acres). This case involves development of an industrial complex with ancillary retail and hotel uses. Keystone Properties, Inc., owner; Beus, Gilbert & Devitt, applicant.

Mr. Balmer noted that the applicant has requested that Stipulation 8 be treated similar to the site plan review procedure. Mr. Balmer explained that if Council concurs, the applicant would return to the Planning and Zoning Board and City Council upon the completion of a site plan for the hotel.

In response to a question from Vice Mayor Gilbert, Jason Morris, attorney for Beus, Gilbert & Morrill, P.L.L.C., representing the applicant stated that Stipulation 8 was requested by the Planning and Zoning Board and added that the applicant is willing to commit to the condition. Mr. Balmer advised that a letter will be placed in the file indicating that the applicant will submit the required site plan to the Planning and Zoning Board and the City Council prior to the issuance of a building permit.

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

Vice Mayor Gilbert advised that there were no reports on meetings and/or conferences attended.

4. Scheduling of meetings and general information.

City Manager Charles Luster advised that the meeting schedule is as follows:

Friday, April 24, 1998, 7:30 a.m. - Study Session

Wednesday, April 29, 1998 7:30 a.m. - Utility Committee Meeting

5. Prescheduled public opinion appearances (maximum of three speakers for five minutes per speaker).

- a. Hear from Diana Braaten regarding the selection of magistrates for the Mesa City Court.

Diana Braaten, 2266 South Dobson Road, acknowledged support for the recent changes to the judicial selection process. Ms. Braaten expressed the opinion that individuals selected for the City Court Judge position should demonstrate a diversified background and understanding of situations that occur within the Mesa City Court, jail, and community.

6. Adjournment.

It was moved by Councilmember Pomeroy, seconded by Councilmember Giles, that the Study Session adjourn at 5:29 p.m.

Carried unanimously.

PAT GILBERT, VICE MAYOR

ATTEST:

BARBARA JONES, 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 20th day of April 1998. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____ 1998

BARBARA JONES, CITY CLERK