

COUNCIL MINUTES

March 7, 1996

The City Council of the City of Mesa met in a Joint Meeting with the Planning and Zoning Board in the lower level meeting room of the Council Chambers, 57 East 1st Street, on March 7, 1996 at 4:02 P.M.

COUNCIL PRESENT

Mayor Willie Wong
Jerry Boyd
Pat Gilbert
T. Farrell Jensen
Dale Johnson
Joan Payne
Jim Stapley

P & Z BOARD PRESENT

Peggy Lynch, Chairman
Debra Duvall
Bill Jaffa
Mike McCormick
David Molina
Joe Shipley

P & Z BOARD ABSENT

Cordell Batt

STAFF PRESENT

C.K. Luster
Tom Albright
Wayne Balmer
Cindy Barris
Neal Beets
Tanya Collins
John Gendron
Shawn Hineman
Mike Hutchinson
Barbara Jones
Harry Kent
Karen Kurtz
Gino LaScala
Frank Mizner
Ruth Anne Norris
John Oliver
Andrea Rasizer
Kathleen Savagian
Mindy White

OTHERS PRESENT

Wayne Brown
Margie Frost
Dan Nowicki
Mary Orton
Ralph Pew
Sue Ringler
Trish Shaffstall
Tony Shumway
Linda Weinberg
Celeste Werner

Mayor Wong excused Vice Mayor Jensen from the beginning of the meeting. Vice Mayor Jensen arrived at the meeting at 4:30 p.m.

Councilmember Payne was excused from the meeting at 5:07 p.m.

1. Presentation regarding Williams Regional Planning Study.

Community Development Manager Wayne Balmer advised that the Williams Gateway Airport Authority Board unanimously approved the final draft of the Williams Regional Planning Study (WRPS) on February 22, 1996 and is now requesting jurisdictions to incorporate the WRPS as part of the General Plan for each community. Mr. Balmer stated that a resolution concerning the WRPS has been scheduled for consideration at the March 18, 1996 Regular Council Meeting.

Mayor Wong welcomed the members of the Planning and Zoning Board and asked them to introduce themselves.

The Council and Planning and Zoning Board viewed a videotape outlining the Williams Reuse Plan Update. Mr. Balmer referred to maps and brochures summarizing the WRPS and proposed implementation of the Study.

Celeste Werner of BRW, consultant for the WRPS, commented that the three primary objectives of the Study are to: a) maximize the economic development potential of the Williams Gateway Airport, the Williams Campus and the surrounding area; b) minimize future land use conflicts; and c) establish a regional land use framework that enhances the quality of life. Ms. Werner noted that the WRPS area encompasses portions of Apache Junction, Chandler, Gilbert, Mesa, and Queen Creek and unincorporated portions of Maricopa County and Pinal County. Ms. Werner related input received through the WRPS Public Participation Program.

Ms. Werner reported that five activity nodes have been identified, two of which are located in Mesa near the intersections of Elliot/Hawes Roads and Hawes Road/San Tan Freeway. Ms. Werner added that the majority of the peripheral areas within the Study area continue to reflect local land use plans and that no changes are proposed for the Gilbert, Queen Creek, Apache Junction, and Pinal County General and Comprehensive Plans, except for the areas within the 65 Day-Night Noise Level (DNL).

Ms. Werner provided an overview of the WRPS land use plan and two major implementation strategies involving: a) General Plan and land use zoning policies and b) Airport Overflight District (AOD) zoning. Ms. Werner referred to maps and identified the boundaries of the recommended Williams Gateway Airport Overflight District, divided into three sub-areas: Area I (residential development prohibited), Area II (notification of aircraft-related noise included on plat and title; noise attenuation construction standards, aviation easements, and public disclosure of potential noise impact), and Area III (notification of aircraft-related noise on plat and title and public disclosure of potential noise impacts).

Discussion ensued concerning flight tracks and the WRPS land use plan. Boardmembers Molina and Shipley spoke concerning the importance of a buffer to the east of the General Motors Proving Grounds and suggested additional discussion relative to the matter.

In response to questions from Boardmember Shipley, Mr. Balmer advised that a resolution to adopt the Williams Regional Planning Study and incorporate the Study into the City's General Plan is scheduled for the March 18, 1996 Regular Council Meeting, but stated that changes would not be precluded once the General Plan Update is considered by Council. Mr. Balmer spoke concerning potential development of the area within Pinal County east of Meridian Road.

At the request of Boardmember Jaffa, Mr. Balmer clarified that the WRPS land use map attempts to identify types of land use appropriate for various overflights and that the Airport Overflight District map suggests noise attenuation, etc. to be used given various noise contours. Mr. Balmer commented concerning proposed area transportation and the potential establishment of building standards throughout the County to address airport noise.

Councilmember Gilbert noted the importance of quality of construction and planning for the future.

Boardmember McCormick stated that LDN represents an average and that single-event noise may generate concerns from residents.

Boardmember Shipley suggested that notification not be limited to residential uses.

Vice Chairman Debra Duvall shared the concern expressed by Boardmembers Molina and Shipley relative to the area east of the GM Proving Grounds.

Chairman Lynch expressed the opinion that population in the vicinity will increase and that plans should be implemented to move citizens safely throughout the area.

Councilmember Stapley indicated that a map which includes surrounding communities may provide a greater overview of the WRPS.

Mayor Wong thanked those involved in the development of the WRPS and the Planning and Zoning Board for their comments.

2. Discussion regarding possible residential development guidelines.

Chairman Lynch expressed appreciation to Council for the opportunity to meet and for input provided relative to zoning cases.

Chairman Lynch and Vice Chairman Duvall stated the opinion that residential development appears to be cyclical and that an opportunity currently exists to develop standards that would encourage a sense of community within neighborhoods. Chairman Lynch and Vice Chairman Duvall noted potential consequences but spoke in favor of meeting with staff and developers in an attempt to establish standards for residential development.

Mayor Wong commended the Board for their initiative. Mayor Wong expressed the opinion that guidelines are needed and spoke in favor of pursuing discussion.

In response to a question from Councilmember Gilbert, Planning Director Frank Mizner said that the intent would be to establish a menu of choices for developers and not to dictate which should be used.

Discussion ensued concerning standards recently adopted by Chandler and the importance of encouraging infill development throughout Mesa.

Councilmember Gilbert suggested a change in perspective that would provide aesthetically pleasing development of homes of every size.

Councilmember Boyd stated personal support of the proposal but noted potential difficulties, particularly given the increase in R1-6 and R1-7 development as a result of affordability. Councilmember Boyd recommended discussion relative to the roles of the Planning and Zoning Board and the Design Review Board.

Boardmember Jaffa commented concerning the need for quality construction throughout developments regardless of the size of residence and suggested that consideration be given to

minimum standards for building materials. Boardmember Jaffa spoke in favor of encouraging open space in communities.

Mr. Balmer recommended that guidelines to improve quality design be developed and presented for discussion at a future date.

Boardmember Molina stated support for considering guidelines but noted the importance of maintaining flexibility in order to respond to the marketplace. Boardmember Molina encouraged input from others.

Boardmember Shipley commented regarding the need for good planning and spoke in favor of establishing guidelines that would promote quality development.

Mayor Wong thanked the members of the Planning and Zoning Board for their attendance and suggestions.

3. Adjournment.

It was moved by Councilmember Boyd, seconded by Councilmember Gilbert, that the meeting adjourn at 5:20 P.M.

Carried unanimously.

WILLIE WONG, MAYOR

ATTEST:

BARBARA JONES, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Joint Meeting of the City Council and Planning and Zoning Board of Mesa, Arizona, held on the 7th day of March 1996. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 21st day of March 1996

BARBARA JONES, CITY CLERK