

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD
STUDY SESSION

Held in the City of Mesa Council Chamber (Lower Level)
January 17, 2012 at 7:30 a.m.

MEMBERS PRESENT

Randy Carter, Chair
Beth Coons, Vice Chair
Vince DiBella
Lisa Hudson
Brad Arnett
Suzanne Johnson

MEMBERS ABSENT

Chell Roberts

OTHERS PRESENT

John Wesley
Tom Ellsworth
Lesley Davis
Debbie Archuleta

Angelica Guevara
Wahid Alam
Jeff McVay
Gordon Sheffield

Paul Dugas

Chairperson Carter declared a quorum present and the meeting was called to order at 7:30 a.m.

1. Review items on the agenda for the January 18, 2012 regular Planning & Zoning hearing.

The items on the January 18, 2012, agenda were discussed. No formal action was taken.

2. Planning Director's Updates:

Mr. Wesley explained that there were neighbors who spoke at the Design Review Board meeting regarding site planning issues for the apartment complex on Val Vista which had already been approved by the City Council.

3. Other Business:

Presentation and discussion on Form Based Code

Staffmember Jeff McVay gave a presentation on the proposed Form Based Code. Mr. McVay explained that the present proposal included the Downtown and is a key recommendation of the Central Main Plan. He stated that other areas of the City could be added in the future. Mr. McVay stated he would be presenting different chapters of the Form Based Code at future study sessions, and hoped to bring the Form Based Code to the Planning and Zoning Board for recommendation to Council in April with Council decision in May.

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Chair Randy Carter asked if the Form Based Code could replace the Zoning Code. Mr. McVay did not believe that would be likely in Mesa. Chair Carter thought the overall document was good; however, he did not think there should be any reference to LEED certification in the document. He did not think the City should be trying to social engineer the community through the Form Based Code and LEED. He did not think the City was getting any benefit. He thought the City should discount permit fees as an incentive.

Boardmember Beth Coons thought the parking requirements should be compatible to what was existing. She questioned why the City was linking parking to market demand, but not LEED certification. She was concerned people would use the existing vacant areas for parking, until those vacant areas develop, and then there would be a mess, and you would kill downtown businesses because there would not be enough parking.

Discussion regarding General Plan Update

Planning Director John Wesley explained that it was time to revise the General Plan again. He stated staff would be talking to City Council in February to discuss the General Plan Update. The goal was to have Council approval in June 2014 in order to place the General Plan on the ballot for the November 2014 election.

Chair Carter stated the last General Plan focused on jobs creation, he asked if this one would as well. Mr. Wesley stated the update probably would as well. He stated the City had had success with neighborhood plans in the past, and there probably would be more with this update.

4. Minutes – submit any corrections, additions, deletions.

None.

The meeting adjourned at 9:07 a.m.

Respectfully submitted,

John Wesley, Secretary
Planning Director

NOTE: Audiotapes of the Planning & Zoning Study Sessions are available in the Planning Division Office for review.