

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

**DATE:** February 16, 2006 **TIME:** 7:30 a.m.

**MEMBERS PRESENT**

Jeff Jarvis, Vice Chair  
Steve Chucri  
Michelle Dahlke  
Adam Decker  
Gary Gallagher  
Nabil Abou-Haidar  
Dean Taylor

**STAFF PRESENT**

Patrick Murphy  
Katrina Rogers

**STAFF ABSENT**

Shelly Allen

**MEMBERS ABSENT**

Chuck Riekema, Chair  
Christine Close

**1. Call to Order**

The February 16, 2006 meeting of the Downtown Development Committee was called to order at 7:34 a.m. in the City Council Chambers located at 57 E. First Street by Jeff Jarvis, Vice Chair.

**2. Approval of Minutes of the February 16, 2006 Regular Meeting**

**It was moved by Adam Decker, seconded by Steve Chucri, to approve the minutes of the February 16, 2006 meeting.**

**Vote: 7 in favor.  
0 opposed.**

**3. Discuss and consider changes to Sections 11-18-7 and 11-18-8 of the Zoning Ordinance to provide for the Downtown Development Committee to approve site plans and site plan modifications.**

Mr. Gordon Sheffield, Zoning Administrator presented the proposed modifications to this Zoning Ordinance. He stated that the modifications to this amendment would allow the Planning and Zoning Board and Planning Hearing Officer to make final decisions on all major modifications to site plans and site plan modifications that are not considered in conjunction with a rezoning or council use permits. Mr. Sheffield explained that the City Council currently hears all zoning cases, and stated that by

making changes to this section of the Zoning Ordinance City Council would no longer have to hear any major modification to a site plan. Mr. Sheffield stated that it will eliminate two months in the process and will go much faster. Mr. Sheffield stated that it will allow decisions to be handled through the Planning and Zoning Board for site cases that are outside of the Downtown Development Area, and for the Downtown Development Committee (DDC) to handle and make decisions on all site cases that are inside the Town Center Redevelopment Area.

**It was moved by Michelle Dahlke, seconded by Nabil Abou-Haidar, to recommend approval of the proposed changes to Sections 11-18-7 and 11-18-8 of the Zoning Ordinance to allow the Downtown Development Committee to approve site plans and site plan modifications.**

**Vote: 7 in Favor.  
0 Opposed.**

**4. Discuss and consider amending Sections 11-13-2(A) 8 of the Zoning Ordinance relating to the proposal to eliminate the requirement of Planned Area Development (PAD) overlay district for condominium developments.**

Gordon Sheffield presented the proposed ordinance to amend a section of the Zoning Ordinance relating to the proposal to eliminate the requirement of Planned Area Development (PAD) overlay district for condominium developments. Mr. Sheffield stated that the Zoning Ordinance currently states that every lot in the City of Mesa is required to have frontage on a dedicated public street to allow public and emergency access to every property within the City unless the lot is part of an approved PAD overlay. Mr. Sheffield stated that an approved PAD overlay allows certain standards to be deviated based on the plan that is presented to the Downtown Development Committee (DDC) and the City Council as part of a rezoning proposal. Mr. Sheffield stated that as long as the condominium subdivisions showed frontage on the street or the lot showed frontage on the street that it be permitted not to require a PAD overlay. Mr. Sheffield explained that the process would eliminate the rezoning steps, taking approximately four months to process and it will go directly to a preliminary plat. Mr. Sheffield explained that a meeting will be held with either the DDC or Planning and Zoning Board depending upon where it sits geographically in the City to review the preliminary plat, so that it meets the basic requirements of the City.

Mr. Sheffield stated that under the current code a condominium project is treated differently from an apartment project because the zoning code has different parking standards. Mr. Sheffield also stated that higher amenities are expected in condominiums than in apartments, but that it was not mandatory under the zoning code to require amenities for condominiums.

Mr. Decker had concerns about investors coming in and making changes from apartments to condominiums, and buying lower valued apartments and creating condominiums, and turning them into rental properties. Mr. Decker stated that they would not go into first homebuyers but instead to more rental properties.

Mr. Sheffield stated that there are provisions under the subdivision regulations for the City in regards to condominium projects. He stated that the statute states that Cities, Counties, and other Governments cannot make additional requirements on a project if the only difference between the two projects, is ownership. He stated that the only difference is how it is financed through an ownership condition. Mr. Sheffield stated that they are currently updating the entire Zoning Code and part of the process is to raise the minimum standards for all multi-family dwelling whether the multi-family dwelling is in a condominium situation, in a strict rental situation, or a strict rental situation where the entire project is in one ownership

Vice Chair Jarvis stated that the Board's responsibility is to foster a great business environment in the Downtown Area and to do this there has to be a quality built environment in the Downtown Area. Mr. Jarvis encourages not approving this change, as it will interrupt with the ability to perform their functions.

Mr. Sheffield stated that anything that is considered vested is grandfathered. He also encouraged the DDC to advise the City Council to raise the amenities for multi-family as in conjunction with the PAD requirement and to make them a parallel ordinance amendment instead of considering one without the other.

**It was moved by Steve Chucri, seconded by Gary Gallagher, to recommend amending Sections 11-13-2(A) 8 of the Zoning Ordinance relating to the proposal to eliminate the requirement of Planned Area Development (PAD) overlay district for condominium developments.**

**Vote: 1 in favor. (Steve Chucri)**

**6 opposed.**

**(Jeff Jarvis, Michelle Dahlke, Adam Decker, Gary Gallagher, Nabil Abou-Haidar, Dean Taylor)**

**Motion Failed**

Vice Chair Jarvis asked if anyone else would like to make a new motion.

**It was moved by Adam Decker, seconded by Michelle Dahkle, to not recommend amending Sections 11-13-2(A) 8 of the Zoning Ordinance relating to the proposal to eliminate the requirement of Planned Area Development (PAD) overlay district for condominium developments.**

**Comments: Recommend that City Council take a look at raising the standards of amenities and parking in conjunction with multi-level family dwellings.**

**Vote: 6 in favor.**

**(Jeff Jarvis, Michelle Dahlke, Adam Decker, Gary Gallagher, Nabil Abou-Haidar, Dean Taylor)**

**1 opposed (Steve Chucri)**

**5. Presentation on WiFi Downtown by Eric Norenberg, IT Special Programs Coordinator.**

Eric Norenberg provided a presentation on the WiFi system to Mesa. Mr. Norenberg stated that WiFi is short for Wireless Fidelity under Federal Communications Commission (FCC) rules. Mr. Norenberg stated that WiFi is an unlicensed radio spectrum that can be used for computer networking that enables those who have laptops to use the WiFi network at homes without having to get a license with the FCC or use a hard wire connection. Mr. Norenberg explained that there are different types of standards and that he is currently dealing with an 802 dial 11 AB & G standards. He also stated that the system continues to get updated to be faster in providing better security all over. Mr. Norenberg stated that there are currently hot spots and hot zones for people to use for free or for a small subscription fee at certain coffee shops i.e., Starbucks, Border's Bookstores and Airports.

Mr. Norenberg stated the City of Tempe was the first to get the WiFi system, and now Tucson, Scottsdale and Phoenix are looking at getting the WiFi system as well. Mr. Norenberg explained that the WiFi system is similar to a little mini radio that transmits back and forth about 1,000 feet from one wired access to another that hangs from streetlights/street poles. Mr. Norenberg explained how the WiFi providers are placing dozen of radios across neighborhoods from 15 to 30 radius in a square mile.

Mr. Norenberg stated that Mesa is looking at having a wire-to-wire municipal mesh network that will provide mobility for City staff to allow laptops or handheld devices in the field such as Code Compliance Inspectors, Police Department Officers and the Fire Department. Mr. Norenberg stated that if Mesa were to get the WiFi it will benefit City Operations, provide more accessible services to the community, and be more effective and cost efficient. Mr. Norenberg stated that the goal is to provide an ubiquitous WiFi broadband coverage to residences, and businesses to expand the use of City websites offering free access at no charge to anyone using a WiFi computer in Mesa.

Mr. Norenberg stated that he developed the RFP, along with the City Attorney's Office and others in ISD. Mr. Norenberg stated that the City Council may consider the Request for a Proposal (RFP) in the next few months. The goal is to select a vendor during the summer, and issue a contract in late August or early September. Mr. Norenberg stated that the design work still needs to be completed; and construction should begin in the winter or spring of 2007.

Mr. Norenberg stated that Cox might be one of the service providers that might link up with the WiFi system and a packaged deal could be provided to customers. He stated that Cox is a partner for the Tempe WiFi system and there is an opportunity for partnership with Cox.

Mr. Norenberg stated that there will be some limited implementation costs, time, effort in going through the RFP process and monitoring the construction development. Mr. Norenberg stated they will need to purchase hardware called a Gateway to interconnect the two systems to the City network. Mr. Norenberg stated that the

initial cost to the City will be about \$25,000 to \$50,000 and expects a cost savings of \$150,000 to \$200,000 a year after the initial investment. Mr. Norenberg stated that the initial term of the contract will be five-years plus a five-year renewal.

**6. Board Members Comments.**

Vice Chair Jarvis made a comment about not having any projects for a while.

Mr. Murphy stated that once City Council gives direction on the various city properties that there will be an increase of projects brought to the DDC. He also stated that the Town Center Development Office has been working with developers regarding projects in the Downtown Area, and staff has been working with applicants on Special Use Permits. Mr. Murphy stated that there has been a lot of administrative review projects that have been minor and do not require to come forward to the DDC.

**7. Director's report, Shelly Allen/Patrick Murphy.**

Discussion ensued at the 7:30 am Study Session.

**8. Items from Citizens Present (No action can be taken)**

Mr. Sheffield gave an update on the Zoning Ordinance stating that the last time it was updated was in 1988 with only amendments and some changes made to the ordinance. Mr. Sheffield explained the process in updating the Zoning Ordinance. He stated that they have gone through a Request for Qualifications (RFQ) that is reviewing qualified vendors, and a Request for Proposals (RFP) process that is to request for specific proposals. Mr. Sheffield stated that a RFQ was submitted and there were six people who were considered qualified. He stated that the RFP's were issued and only four people responded. Mr. Sheffield stated that there is a Review Team to review the RFP's and make a recommendation to the City Council to accept a proposal. Mr. Sheffield stated that he expects two years to have the Zoning Code updated. Mr. Sheffield stated that there are a lot of people who would like to see certain changes take place and certain things to remain the same. Mr. Sheffield stated that he expects several public meetings to take place to get input from everyone and will then update all the Boards.

Mr. Sheffield provided all board members with copies of articles from the American Institute of Certified Planners and other articles so that they be updated on the zoning codes and for their educational purposes. He stated that the articles explain how properties are developed on a Municipal and County level.

Mr. Tom Verploegen of the Downtown Mesa Association (DMA) gave an update on the DMA. Mr. Verploegen reported that the DMA supports the property and sales tax and that it will be positive impact for the Downtown if it passes. Mr. Verploegen stated that everyone will soon receive a copy of the 2005 Annual Highlight report that covers the whole year of 2005. Mr. Verploegen reported that the Downtown Mesa Awards reception in May will be much better this year. Mr. Verploegen stated that there is less than two months left for the 73 pieces of sculptures to remain on Main Street.

He stated that a New Hampshire foundation donated \$25,000 to purchase the big Charlie black pig that is in front of Milano's. Mr. Verploegen stated that there are currently 30 permanent sculpture pieces and it continues to grow. Mr. Verploegen reported that the Downtown Area generates about 20 million dollars in sales tax revenue and the City portion is approximately \$4 million from Downtown every year.

**8. Adjournment**

With there being no further business, this meeting of the Downtown Development Committee adjourned at 8:32 am.

Respectfully Submitted,

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Shelly Allen, Town Center Development Director  
*Minutes prepared by Liz Kuwamoto*