

UTILITY COMMITTEE MINUTES

November 22, 1996

The Utility Committee of the City of Mesa met in the lower level meeting room of the Council Chambers, 57 East 1st Street, on November 22, 1996 at 7:00 A.M.

COMMITTEE PRESENT

Dennis Kavanaugh, Chair
Pat Gilbert
Joan Payne

COMMITTEE ABSENT

None

COUNCIL PRESENT

Jim Stapley

STAFF PRESENT

C.K. Luster
Cindy Barris
Mike Hutchinson
Harry Kent
Ron Krosting
Bill McCarthy
Keith Nath
Bryan Raines
Tom Remes
Denise Samuel
Jeff Welker
Ralph Wisz
Debbie Vickman
Others

OTHERS PRESENT

Bill Brando
Clarence Cassine
Larkin Palmer
Phillip Rosendahl
Garrett Smith
Others

1. Consider a request for water service for a 40-acre site north of Oak Street and east of Hawes Road.

Senior Civil Engineer Bill McCarthy briefed the Committee relative to a request for water service for a site north of Oak Street and east of Hawes Road. Mr. McCarthy advised that staff is recommending approval of the request subject to eight stipulations: 1) owner to extend water service per City standards (including fire hydrants); 2) owner to pay standard water development fee and residential development tax in effect at the time of development and pay meter fees at the time of development; 3) owner to install street improvements per City standards and install a public street connecting east Oak Street to north 88th Street, with north 88th Street to be improved to the property's northern boundary; 4) owner to install storm water retention and drainage improvements per City standards; 5) owner to dedicate right-of-way per City standards; 6) owner to install dry sewer system per City standards with a temporary septic system per County requirements and pay standard sewer development fees at the time of future connection to the City's sewer line; 7) owner to sign agreement to annex to the City when requested; and 8) owner to execute a standard development agreement.

Mr. McCarthy reported that the site is located within the City's water zone and that the nearest gravity sewer line is located approximately one and one-half miles from the proposed development. Mr. McCarthy stated that the applicant has indicated that he would like several of the requirements waived.

Larkin Palmer, applicant, spoke regarding the importance of preserving desert terrain and explained his concerns regarding the avoidance of washes or drainage ways when constructing homes. Mr. Palmer said that he objects to the requirement to install a dry sewer, stating the opinion that the dry sewer will cause defacing of the land. Mr. Palmer additionally noted concern relative to water retention and reported that the area already has natural drainage from a nearby mountain.

Discussion ensued regarding the topography of the area, the possibility of septic systems, and the extent of defacing that would be created by the installation of a dry sewer system.

It was moved by Committeemember Gilbert, seconded by Chairman Kavanaugh, to recommend to Council approval of the request for water service, subject to the stipulations outlined by staff. Committeemember Gilbert encouraged the applicant to work with staff regarding issues such as storm water retention and drainage.

Upon tabulation of the votes, it showed:

AYES - Gilbert-Kavanaugh
NAYS- Payne

Chairman Kavanaugh declared the motion carried by majority vote.

2. Further consideration of a water service request for Desert Village South RV Park at Crismon Road and Jones Avenue.

Mr. McCarthy provided background information regarding the water service request for Desert Village South R.V. Park. Mr. McCarthy advised that the applicant originally presented a plan to staff approximately two months ago, at which time staff recommended approval of the water service request subject to the following stipulations: 1) owner to extend water service per City standards (including fire hydrants); 2) owner to pay standard water development fee and residential development tax and meter fee; 3) owner to install street improvements per City standards on Crismon Road; 4) owner to install storm water retention and drainage improvements per City standards; 5) owner to dedicate right-of-way per City standards; 6) owner to install sewer system per City standards with temporary septic system per County requirements and pay standard sewer development fee in effect at the time of future connection to the City's sewer line; 7) owner to sign agreement to annex to the City when requested; and 8) owner to execute a standard development agreement.

Mr. McCarthy commented that the land can be served by an existing water main on Crismon Road. Mr. McCarthy noted that the nearest gravity sewer line is located approximately one and one-quarter miles from the development.

Phillip Rosendahl of Rosendahl & Associates, Inc., 1045 East McKellips, Suite B, stated that the County has requested that Crismon Road be widened to 55 feet but said that City standards would require that the road be widened to 65 feet. Mr. Rosendahl indicated that he anticipates installing a 12-foot turning lane to access the park.

In response to a question from Committeemember Gilbert, Mr. Rosendahl advised that the existing grade would be matched but said that he would prefer to dedicate the additional right-of-way in the future rather than at this time.

Committeemember Gilbert expressed concern regarding the grade of the final improvements and future dedication.

Mr. Kent reiterated staff's preference for the 65-foot requirement. Mr. Kent stated that since the property would have one owner, a development agreement could be initiated that would place a lien on the property, committing future cooperation. Mr. Kent commented that it would be preferable to obtain the dedication at this time and a development agreement to cover the applicant's share of future street improvements.

Clarence Cassine, Park Manager, advised that the owner of the park is acceptable to the widening of Crismon Road, when it is part of a larger improvement.

It was moved by Committeemember Gilbert, seconded by Committeemember Payne, to recommend to Council approval of the water service request for Desert Village South R.V. Park, subject to the stipulations outlined by staff.

Carried unanimously.

3. Adjournment.

It was moved by Committeemember Gilbert, seconded by Committeemember Payne, that the Utility Committee meeting adjourn at 7:31 a.m.

Carried unanimously.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Utility Committee meeting of the City of Mesa, Arizona, held on the 22 day of November, 1996. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 4th day of December 1996

BARBARA JONES, CITY CLERK