

## **CITY COUNCIL AGENDA**

### **COUNCIL CHAMBERS – 57 EAST FIRST STREET**

Monday, November 20, 2006  
5:45 P.M.

Invocation by Pastor Rick Fowler, Light In The Desert Baptist Church.

Pledge of Allegiance by Mary Vance, Mountain View High School.

Mayor's Welcome.

Presentation of a grant from the Fort McDowell Yavapai Nation to Mesa Public Schools.

### **CITIZEN PARTICIPATION**

All citizens are permitted and encouraged to speak on agenda items. If you are interested in speaking on an agenda item, please fill out a blue card in the back of the room and give it to the City Clerk. When the Council considers the item, you will be called to the podium to provide your comments.

### **CONSENT AGENDA**

All items listed with an asterisk (\*) will be considered as a group by the City Council and will be enacted with one motion. There will be no separate discussion of these items unless a Councilmember or citizen requests, in which event the item will be removed from the Consent Agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to the City Clerk prior to the Council's vote on the consent agenda.

1. Take action on all consent agenda items.
- \*2. Approval of minutes of previous meetings as written.

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3. Conduct a public hearing prior to release the petition for signatures for the following proposed annexations:
  - 3a. **A06-25 (District 5)** Annexing land located on McKellips Road west of Crismon Road (1.06 ± ac). Initiated by the property owner, Alan Saquella.
  - 3b. **A06-27 (District 5)** Annexing land located on the Northeast corner of Hawes Road and McDowell Road (151.41 ± ac). Initiated by Jack Gunter, one of the property owners.
4. Conduct a public hearing and take action on an amendment to the land use map for the following Minor General Plan Amendment:
  - 4a. Public Hearing for General Plan Amendment **GPMInor06-04 (District 6)** The 4400 to 4500 blocks of South Mountain Road (east side). Located south of Warner Road and east of Mountain Road (6.73± ac). Minor General Plan Amendment to change the General Plan Land Use map from Medium Density Residential 2-4 dwelling units per acre (MDR 2-4) to Medium Density Residential 4-6 dwelling units per acre (MDR 4-6). Brad Weekes, President, Heritage Development, Inc., owner; Ralph Pew, Pew and Lake, PLC, applicant. **COMPANION CASE Z06-75 (Agenda Item 13I)**.
  - 4b. Take action on the following resolution:

**GPMInor06-04 (District 6)** The 4400 to 4500 blocks of South Mountain Road (east side). Located south of Warner Road and east of Mountain Road (6.73± ac). Minor General Plan Amendment to change the General Plan Land Use map from Medium Density Residential 2-4 dwelling units per acre (MDR 2-4) to Medium Density Residential 4-6 dwelling units per acre (MDR 4-6). Brad Weekes, President, Heritage Development, Inc., owner; Ralph Pew, Pew and Lake, PLC, applicant. **COMPANION CASE Z06-75 (Agenda Item 13I)**.

P&Z Recommendation: Approval. (Vote: 5-0 with Boardmembers Finter and Salas absent)

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5. Conduct a public hearing and take action on an amendment to the land use map for the following Minor General Plan Amendment:
  - 5a. Public Hearing on General Plan Amendment **GPMInor06-06 (District 6)** The 7500 to 7600 blocks of East Elliot Road (north side) and the 3400 to 3500 blocks of South Sossaman Road (west side). Located north of Elliot Road and west of Sossaman Road (10± ac). Minor General Plan Amendment to change the General Plan Land Use Map from Neighborhood Commercial (NC) to Mixed Use/Employment (MU/E). Scott C. Morrison, Morrison Ranch, Inc., owner/applicant. **COMPANION CASE Z06-83 (Agenda Item 13q).**
  - 5b. Take action on the following resolution:

**GPMInor06-06 (District 6)** The 7500 to 7600 blocks of East Elliot Road (north side) and the 3400 to 3500 blocks of South Sossaman Road (west side). Located north of Elliot Road and west of Sossaman Road (10± ac). Minor General Plan Amendment to change the General Plan Land Use Map from Neighborhood Commercial (NC) to Mixed Use / Employment (MU/E). Scott C. Morrison, Morrison Ranch, Inc., owner/applicant. **COMPANION CASE Z06-83(Agenda Item 13q).**

P&Z Recommendation: Approval. (Vote: 5-0 with Boardmembers Finter and Salas absent)
6. Conduct a public hearing and take action on an amendment to the land use map for the following Minor General Plan Amendment:
  - 6a. Public Hearing on General Plan Amendment **GPMInor06-07 (District 5)** 5750 East Main Street. Located on the north side of Main Street between Higley and Recker Roads (13.6± ac). Minor General Plan Amendment to change the General Plan Land Use Map from Medium Density Residential 6-10 dwelling units per acre (MDR 6-10) and Community Commercial (CC) to High Density Residential 15+ dwelling units per acre (HDR 15+). Shane Kuber, owner, Brent Miller, applicant. **COMPANION CASE Z06-56 (Agenda Item 13h).**

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6b. Take action on the following resolution:

**GPMInor06-07 (District 5)** 5750 East Main Street. Located on the north side of Main Street between Higley and Recker Roads (13.6± ac). Minor General Plan Amendment to change the General Plan Land Use Map from Medium Density Residential 6-10 dwelling units per acre (MDR 6-10) and Community Commercial (CC) to High Density Residential 15+ dwelling units per acre (HDR 15+). Shane Kuber, owner, Brent Miller, applicant. **COMPANION CASE Z06-56 (Agenda Item 13h).**

P&Z Recommendation: Approval. (Vote: 5-0 with Boardmembers Finter and Salas absent)

7. Conduct a public hearing and take action on an amendment to the land use map for the following Minor General Plan Amendment:

7a. Public Hearing for General Plan Amendment **GPMInor06-08 (District 5)** Request amendment of the General Plan Land Use Map from Low Density Residential (0-1) to High Density Residential (10 - 15) for 9.3 acres +/- of land identified as parcel 10 in the proposed Stonebridge Mountain DMP. Jeff Blandford, Pinnacle Ridge Holdings LLC, owner; Paul Dugas, applicant. **COMPANION CASES Z06-86 and GPMInor06-09 (Agenda Item 13s and 8)**

7b. Take action on the following resolution:

**GPMInor06-08 (District 5)** Request amendment of the General Plan Land Use Map from Low Density Residential (0-1) to High Density Residential (10 - 15) for 9.3 acres +/- of land identified as parcel 10 in the proposed Stonebridge Mountain DMP. Jeff Blandford, Pinnacle Ridge Holdings LLC, owner; Paul Dugas, applicant. **COMPANION CASES Z06-86 and GPMInor06-09 (Agenda Item 13s and 8).**

P&Z Recommendation: Approval. (Vote: 3-1 with Boardmembers Carpenter nay, Esparza, Finter and Salas absent)

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8. Conduct a public hearing and take action on an amendment to the land use map for the following Minor General Plan Amendment:
  - 8a. Public Hearing for General Plan Amendment **GMinor06-09 (District 5)** Request amendment of the General Plan Land Use Map from Low Density Residential (1 - 2) to High Density Residential (10 - 15) for 9.4 acres +/- of land identified as parcel 14 in the proposed Stonebridge Mountain DMP. Jeff Blandford, Pinnacle Ridge Holdings LLC, owner; Paul Dugas, applicant. **COMPANION CASES Z06-86 and GMinor06-08 (Agenda Items 13s and 7).**
  - 8b. Take action on the following resolution:

**GMinor06-09 (District 5)** Request amendment of the General Plan Land Use Map from Low Density Residential (1 - 2) to High Density Residential (10 - 15) for 9.4 acres +/- of land identified as parcel 14 in the proposed Stonebridge Mountain DMP. Jeff Blandford, Pinnacle Ridge Holdings LLC, owner; Paul Dugas, applicant. **COMPANION CASES Z06-86 and GMinor06-08 (Agenda Items 13s and 7)**

P&Z Recommendation: Approval. (Vote: 3-1 with Boardmembers Carpenter nay, Esparza, Finter and Salas absent)
9. Take action on the following liquor license applications:
  - \*9a. RT O'Sullivan's II

Person-to-Person and Location Transfer Bar License for RT O'Sullivan's II, 1010 W. Southern Avenue, Rossbeigh, Inc – Applicant, Timothy Raymond O'Sullivan – Agent. The Restaurant License previously held at this location by Rossbeigh, Inc., issued 01/14/1998, will revert back to the State. District #3.
  - \*9b. Circle K Store #6357

Person-to-Person and Location Transfer Liquor Store License for Circle K Store #6357, 1850 S. Stapley Drive, Circle K. Stores, Inc. – Applicant, Kim Kenneth Kwiatkowski

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– Agent. The Beer & Wine Store License previously held at this location by Circle K Stores, Inc., issued 08/27/2003, will revert back to the State. District #4.

\*9c. M&R Market

New Beer & Wine Store License for M&R Market, 1231 S. Mesa Drive, S&M Markets, Inc. – Applicant, Aziz A. Mallik – Agent. The Beer & Wine Store License previously held at this location by Lucky Gold Corp, issued 11/22/2004, will revert back to the State. District #4.

10. Take action on the following contracts:

- \*10a. Contract Dollar Limit Increase to the Supply Contract for Ultra Thin Bonded Wearing Course as requested by the Transportation Department.

The Procurement Services Department recommends increasing the contract dollar limit to Rinker Materials Inc. by \$130,000.00 to \$813,732.50 annually for 2006/07 and 2007/08.

- \*10b. Two-Year Renewal of Supply Contract for Insulated Electrical Connectors and Accessories as requested by the Utilities Department, Electric Division.

The Procurement Services Department recommends authorizing a two-year renewal to Wesco Distribution, Inc. at \$66,341.62 annually, based on estimated requirements, including contingencies and applicable use tax.

- \*10c. Closed Circuit Television Equipment as requested by the Mesa Police Department. (Fully Grant Funded UASI Federal Homeland Security Program.)

The Procurement Services Department recommends authorizing purchase from North American Video, Inc. at \$89,002.85, including applicable use tax.

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- 10d. Roadway to Twin Knolls Reservoir, City of Mesa Project No. 02-360-001.

This project will rehabilitate the existing access roadway to the Twin Knolls Reservoir site. Improvements include grading, paving, and chip sealing the roadway. This project will improve access to this site and facilitate operation and maintenance of the facility.

Recommend award to the low bidder, Cactus Asphalt in the amount of \$44,794.00 plus an additional \$4,479.40 (10% allowance for change orders) for a total award of \$49,273.40. Funding is available from the Water Bond Program. **(Only one bid received).**

- 10e. Chilled Water Line to Public Safety Campus, Main Library, and Centennial Hall, City of Mesa Project Nos. 04-082-001 & 03-059-001.

This project will install chilled water lines along 1<sup>st</sup> Street from Centennial Way to west of Robson Street to the Public Safety Campus and north along Centennial Way from 1<sup>st</sup> Street to Centennial Hall. These improvements will extend the existing chilled water system in the downtown area to serve the Public Safety Campus area, the Main Library, and Centennial Hall.

Recommend award to the low bidder, Highland Engineering, in the amount of \$2,442,440.00 plus an additional \$244,244.00 (10% allowance for change orders) for a total award of \$2,686,684.00. Funding is available from the Law Enforcement and Library Bond programs, Utility Revenue funds, Convention Center Operation funds, and Impact fees.

- 10f. Excess Liability Insurance as requested by the City Attorney's Office.

1. Reconsider decision to purchase the 2<sup>nd</sup> layer of Excess Liability Insurance of \$5,000,000 provided by Clarendon American Insurance and the 3<sup>rd</sup> layer of Excess Liability Insurance of \$10,000,000 provided by Westchester Surplus Lines.

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2. Recommend purchase of 2<sup>nd</sup> layer of Excess Liability Insurance of \$15,000,000 from Lexington Insurance Company for \$295,537.
11. Introduction of the following ordinances and setting December 4, 2006, as the date of the public hearing on these ordinances:
    - \*11a. Amending Title 4, Chapter 1 (Mesa Administrative Code) of the Mesa City Code to change the effective date for the applicability of the new 2006 Building and Technical Codes and to cross-reference the requirements for operational permits in Title 7, Chapter 2 of the Mesa City Code as recommended by the General Development Committee.
    - \*11b. Amending Title 4, Chapter 2 (Mesa Building Code) of the Mesa City Code to adopt the International Building Code 2006 edition with amendments as recommended by the General Development Committee.
    - \*11c. Amending Title 4, Chapter 3 (Mesa Residential Code) of the Mesa City Code to adopt the International Residential Code 2006 edition with amendments as recommended by the General Development Committee.
    - \*11d. Amending Title 4, Chapter 4 (Mesa Electrical Code) of the Mesa City Code to adopt the National Electrical Code 2005 edition and naming Chapter 4 the Mesa Lighting and Electrical Code as recommended by the General Development Committee.
    - \*11e. Amending Title 4, Chapter 5 (Mesa Plumbing Code) of the Mesa City Code to adopt the International Plumbing Code 2006 edition with amendments as recommended by the General Development Committee.
    - \*11f. Amending Title 4, Chapter 6 (Mesa Mechanical Code) of the Mesa City Code to adopt the International Mechanical Code 2006 edition with amendments as recommended by the General Development Committee.

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- \*11g. Amending Title 4, Chapter 7 (Mesa Fuel Gas Code) of the Mesa City Code to adopt the International Fuel Gas Code 2006 edition with amendments as recommended by the General Development Committee.
- \*11h. Amending Title 4, Chapter 8 (Mesa Existing Building Code) of the Mesa City Code to adopt the International Building Code 2006 edition as Option A, International Existing Building Code 2006 edition as Option B, and delete Option C Mesa Rehabilitation Code with amendments as recommended by the General Development Committee.
- \*11i. **A06-01 (District 5)** Annexing land located on Sossaman Road north of McKellips Road (4.7 ± ac.). Initiated by Jerry Gomez, representing the property owners.
- \*11j. **A06-17 (District 5)** Annexing land located on the east side of Lehi Road south of Thomas Road (106.5 ± ac.). Initiated by Susan Demmitt representing the property owners.
- \*11k. **Z06-72 (District 5)** The 2700 block of East Lehi Road (south side). Located west of Val Vista Drive south of Thomas Road (106.5± ac.). Rezone from Maricopa County Rural-43 to City of Mesa R1-43. For the establishment of City of Mesa zoning on recently annexed property. Robert Engel, owner; City of Mesa, applicant. ***CONTINUED FROM THE OCTOBER 16, 2006 CITY COUNCIL MEETING.***

PHO Recommendation: Approval with Conditions.

- \*11l. **Z06-87 (District 2)** 3010 East Main Street. Located north and east of Lindsay Road and Main Street. (0.8± ac.) Rezone from C-2 to C-3. This request will allow for the continued operation of an automobile dealership with outdoor display of vehicles. Anthony Verdone, owner/applicant. ***(Notified property owners within 300' of the site.)***

PHO Recommendation: Approval with Conditions.

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- \*11m. **Z06-88 (District 6)** South and east of Power and Elliot Roads. (20± ac.) Rezone from C-3 DMP to C-2 PAD DMP and M1-PAD DMP, Site Plan Review. This request will allow development of an office/warehouse development with commercial/retail lots fronting the arterial streets. GOC LLC etal (Dan Reeb), owner; Greg Hitchens, applicant. (***Notified property owners within 1000' of the site.***)

PHO Recommendation: Approval with Conditions.

12. Take action on the following resolutions:

- \*12a. Extinguishing a Public Utilities Easement at 2212 W. Monterey Avenue.

The easement is being extinguished to allow the construction of a new swimming pool.

- \*12b. Extinguishing a 20-foot right-of-way for a natural gas pipeline and road in Pinal County.

This pipeline right-of-way and road is no longer required as the natural gas facilities have been removed and the road abandoned.

- \*12c. Extinguishing a Public Utility and Facilities Easement at 7024 East Brown Road.

This easement is being extinguished to allow the construction of new classroom buildings at Salk Elementary School.

- \*12d. Extinguishing Public Utility and Storm Drainage Easements at the northeast corner of Signal Butte Road and Baseline Road.

These easements are no longer required as the design of the property has changed and new easements have been dedicated.

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- \*12e. Extinguishing a Public Utility and Facilities Easement located on South 75<sup>th</sup> Street and East Harmony Avenue, between Hampton Avenue and Sossaman Road.

This easement is no longer required as 75<sup>th</sup> Street and Harmony Avenue are being realigned. New easements will be dedicated along with the new plat.

- \*12f. Extinguishing Drainage Easements and a Public Utility Easement located at 1630 N. Higley Road.

These easements are no longer required as the design of the property has changed and the new plat dedicated new easements.

- \*12g. Vacating right-of-way of the old alignment of Pecos Road from Sossaman Road to Ellsworth Road.

This right-of-way has never been used and is no longer needed.

- \*12h. Vacating Right-of-Way in the 100 Block of North Pomeroy Street.

Fire Station 201 was built over a portion of North Pomeroy Street and this portion of the street needs to be taken out of public right-of-way.

- \*12i. Conveying city-owned property located in the 100 block of North Pomeroy Street, behind Fire Station 201.

This action is necessary to finalize the legal description of the Fire Station, City Park and Pomeroy Street cul-de-sac.

- \*12j. Extinguishing a portion of an Easement for Sidewalk at the southeast corner of Vineyard Street and Baseline Road.

This portion of the easement is in conflict with new construction. The new sidewalk will be in the Vineyard Street right-of-way.

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- \*12k. Extinguishing a portion of a Drainage Easement in Ridgeview Plaza located at 2864 North Power Road.

This easement is no longer required as a new easement will be dedicated on the replat of the subdivision.

- \*12l. Approving and authorizing the City Manager to execute an Intergovernmental Agreement (ADOT JPA File No. 06-007) between the State of Arizona Department of Transportation (ADOT) and the City of Mesa for roadway signs and striping at the San Tan Freeway (SR 202L) and Hawes Road traffic interchange. Mesa's share of the cost is \$20,837.00.

- \*12m. Approving and authorizing the City Manager to execute an Intergovernmental Agreement (ADOT JPA File No. 05-125) between the State of Arizona Department of Transportation (ADOT) and the City of Mesa for Landscape Maintenance along the San Tan Freeway (SR 202L) from Elliot Road to Power Road. Mesa's estimated annual operation and maintenance cost is \$13,029.00.

**OFF  
CONSENT**

- 12n. Approving and authorizing the City Manager to execute Airport Development Grant Agreement #E7F60 between the Arizona Department of Transportation (ADOT) Aeronautics Division and the City of Mesa for Runway Safety Area (RSA) improvements, taxiway guidance signs improvements and installation of perimeter fencing at Falcon Field Airport. The improvements will bring these areas into compliance with Federal Aviation Administration (FAA) standards.

The total cost for these project are \$725,680.00 for the RSA and taxiway guidance signs improvements and \$473,685 for the perimeter fencing. The FAA has agreed to fund up to \$689,396.00 and \$450,000.00 respectively. The remaining local match will be funded by this ADOT grant and City funds. The ADOT grant will not exceed \$29,985.00. The total amount of City contribution will not exceed \$29,985.00 These funds have already been approved and appropriated in the City's FY 2006-07 Budget.

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- \*12o. Approving and authorizing the City Manager to execute Airport Development Grant Agreement #E7F52 between the Arizona Department of Transportation (ADOT) Aeronautics Division and the City of Mesa for the update of the Falcon Field Master Plan – Phase I. The Master Plan details the short, medium, and long-term development plans to meet existing and future aviation needs.

The total cost for Phase I of this project is \$178,947.36. The Federal Aviation Administration (FAA) has agreed to fund up to \$170,000.00 for Phase I of the project (95% of the total cost). The remaining local match will be funded by this ADOT grant, in the amount of \$4,474.00 (2.5% of the total cost) and City funds. The cost to the City for this phase of the project will not exceed \$4,474.00 (2.5% of the total cost). The funds have already been approved and appropriated in the City's FY 2006-07 Budget. **(Related to Item 12p).**

- \*12p. Approving and authorizing the City Manager to execute Airport Development Grant Agreement #E7S59 between the Arizona Department of Transportation (ADOT) Aeronautics Division and the City of Mesa for the update of the Falcon Field Master Plan – Phase II. The Master Plan details the short, medium, and long-term development plans to meet existing and future aviation needs.

The total estimated cost for Phase II of this project is \$64,642.00. ADOT has agreed to fund up to \$58,178.00 for Phase II of the project (90% of the total cost). The estimated cost to the City for this phase of the project will not exceed \$6,464.00 (10% of the total cost). The funds have already been approved and appropriated in the City's FY 2006-07 Budget. **(Related to Item 12o).**

- 12q. Approving and authorizing the City Manager to execute an Intergovernmental Agreement between Flood Control District of Maricopa County and the City of Mesa for participation in the Preconstruction Engineering and Design Phase of the Va Shly'ay Akimel Salt River Ecosystem Restoration Project. The Flood Control District of Maricopa County will contribute \$100,000.

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- \*12r. Approving and authorizing the City Manager to execute an agreement with the Department of Justice – Office of Community Oriented Policing for the acceptance of a technology grant in the amount of \$39,489 to purchase communications devices for laptops and patrol cars for connection to the Wi-Fi wireless system.
  - \*12s. Approving and authorizing the City Manager to execute an agreement with the Department of Justice – Office of Community Oriented Policing for the acceptance of a technology grant in the amount of \$148,084 to purchase communications devices for laptops and patrol cars for connection to the Wi-Fi wireless system.
  - \*12t. Canvassing, declaring and adopting the results of the Special Bond Election consolidated with the Statewide General Election held on November 7, 2006.
13. Discuss, receive public comment, and take action on the ordinances introduced at a prior Council meeting. Any citizen that wants to provide comment should submit a blue card to the Clerk before the item is voted on. If a citizen wants to comment on an item listed with an asterisk (\*), a blue card must be given to the Clerk before Council votes on the consent agenda.
- \*13a. Amending the Mesa Tax Code (MTC) as a result of the adoption of changes made to the Model City Tax Code (MCTC).
  - \*13b. Amending various sections of the Mesa City Code regarding the following traffic modifications:
    - No Parking: 10-3-24 (D) Full Time No Parking
    - On the west side of Harris Drive from Mallory Street to a point 132 feet north of Mallory Street (north of McKellips Road west of Gilbert Road, Council District 1).
    - When signs are erected giving notice thereof, no person may park a vehicle on Monday between the hours of (ten) 10:00 A.M. and (one) 1:00 P.M. on the following streets.

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On the west side of July Circle from Brown Road to a point 185 feet south of Brown Road (south of Brown Road and east of Mesa Drive, Council District 1).

When signs are erected giving notice thereof, no person may park a vehicle on Thursday between the hours of (six) 6:00 A.M. and (nine) 9:00 A.M. on the following streets.

On the east side of July Circle from Brown Road to a point 185 feet south of Brown Road (south of Brown Road and east of Mesa Drive, Council District 1).

- \*13c. **A06-14** (District 5) Annexing land located on Main Street east of Ellsworth Road. (20.1 ± ac.). Initiated by Geff Gunsalas, representing the property owner.
- \*13d. **A06-16** (District 5) Annexing land located on the southwest corner of Thomas Road and Val Vista Drive (202.18 ± ac.). Initiated by Susan Demmitt representing the property owners. **CONTINUED FROM THE OCTOBER 3<sup>rd</sup> AND THE OCTOBER 16<sup>th</sup> CITY COUNCIL MEETINGS.**
- \*13e. **A06-20** (District 5) Annexing land located south of the southeast corner of Brown Road and Recker Road (6.85 ± ac.). Initiated by Joseph Huka, one of the property owners.
- \*13f. Amending Title 1, Chapter 12 of the Mesa City Code to increase the Court Capital Construction Fee to \$16.50.
- \*13g. Amending Section 23C of the Terms and Conditions for the Sale of Utilities to modify certain exceptions.
- 13h. **Z06-56 (District 5)** 5750 East Main Street. Located on the north side of Main Street between Higley and Recker Roads (13.6± acres). Rezone from C-2, C-2-BIZ and R-4 to R-4-PAD and Site Plan Modification. This request will allow for the development of a townhome subdivision and modify the site plan of an approved hotel. Shane Kuber, owner; Brent Miller, applicant. ***(Held two neighborhood meetings, notified property owners, registered neighborhoods and homeowners associations.)*** **COMPANION CASE GPMInor06-07 (Agenda Item 6).**

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P&Z Recommendation: Approval with conditions. (Vote: 5-0 with Boardmembers Finter and Salas absent)

- \*13i. **Z06-59 (District 6)** The 5000 block of South Ellsworth Road (west side). Located north of Ray Road and west of Ellsworth Road (39.31 ac). Rezone from AG to M-1. This request will rezone the property for limited industrial zoning uses. Michael D. Brown, Coyote Land Group LLC, owner; Sean Lake, Pew and Lake, PLC, applicant. ***(Held a neighborhood meeting, notified property owners, registered neighborhoods and homeowners associations.)***

P&Z Recommendation: Approval with conditions. (Vote: 4-0 with Boardmembers Finter, Salas and Esparza absent)

- \*13j. **Z06-68 (District 6)** The 6400 block of South Mountain Road (east side). Located north of Pecos Road and east of Signal Butte Road (15± ac.). Rezone from AG to M-2 and Site Plan Review. This request will allow the development of a light industrial facility. Steve Stumpff, Windswept Organics, Inc., owner; Michelle Dahlke, applicant. ***(Notified property owners, registered neighborhoods and homeowners associations.)***

P&Z Recommendation: Approval with conditions. (Vote: 5-0 with Boardmembers Finter and Salas absent)

- \*13k. **Z06-73 (District 5)** The 3400-3600 block of North Val Vista Drive and the 3000-3600 block of East Lehi Road. Located west of Val Vista Drive south of Thomas Road (202.18± ac.). Rezone from Maricopa County Rural-43 to City of Mesa R1-43. For the establishment of City of Mesa zoning on recently annexed property. Robert Engel, owner; City of Mesa, applicant. ***CONTINUED FROM THE OCTOBER 16, 2006 CITY COUNCIL MEETING.***

PHO Recommendation: Approval with conditions.

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- 13l. **Z06-75 (District 6)** The 4400 to 4500 blocks of South Mountain Road (east side). Located south of Warner Road and east of Mountain Road (6.73± ac). Rezone from R1-43 to R1-6-PAD and Site Plan Review. This request will allow for the development of a single-residential subdivision. Brad Weekes, President, Heritage Development, Inc., owner; Ralph Pew, Pew and Lake, PLC, applicant. ***(Held a neighborhood meeting, notified property owners, registered neighborhoods and homeowners associations.)*** **COMPANION CASE GPMInor06-04 (Agenda Item 4).**

P&Z Recommendation: Approval with conditions. (Vote: 5-0 with Boardmembers Finter and Salas absent)

- \*13m. **Z06-77 (District 6)** 2550 South Ellsworth Road. Located north of Guadalupe Road on the east side of Ellsworth Road (1.94± acres). Rezone from R1-7-PAD-DMP and AG-DMP (conceptual M-1) to R-4 and Site Plan Review. This request will add additional homesites to the "Las Palmas Grand" manufactured home community. Todd Lutz, Casa Fiesta Tempe Limited Partnership, owner/applicant. ***(Held four neighborhood meetings, notified property owners, registered neighborhoods and homeowners associations.)***

P&Z Recommendation: Approval with conditions. (Vote: 4-0 with Boardmembers Finter, Salas and Esparza absent)

- \*13n. **Z06-80 (District 6)** The 7400 block of East Southern Avenue (south side). Located west Sossaman Road on the south side of Southern Avenue (6± acres). Rezone from AG DMP to M-1 PAD DMP and Site Plan Review. This request will allow the development of industrial condominiums. Grant A. Tayrien, CSS LLC, owner; Randolph L. Carter, Dream Catchers Planning and Design LLC, applicant. ***(Notified property owners, registered neighborhoods and homeowners associations.)***

P&Z Recommendation: Approval with conditions. (Vote: 5-0 with Boardmembers Finter and Salas absent)

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- \*13o. **Z06-81 (District 5)** The 240 block of North Power Road (west side). Located south of University Drive on the west side of Power Road (0.39± acres). Rezone from R1-9 to C-1 and Site Plan Review. This request will allow the development of a new retail store building. Dennis Callison, owner; Michael Bustamante, applicant. ***(Held a neighborhood meeting, notified property owners, registered neighborhoods and homeowners associations.)***

P&Z Recommendation: Approval with conditions. (Vote: 5-0 with Boardmembers Finter and Salas absent)

- \*13p. **Z06-82 (District 4)** 824 W Broadway Road. Located at the northwest corner of West Broadway Road and South Extension Road (2.2± acres). Rezone from R1-6 to M-1 and Site Plan Review. This request will allow the development Industrial buildings. Dusty Pincard, owner; John Reddell, John Reddell Architects, Inc., applicant. ***(Held a neighborhood meeting, notified property owners, registered neighborhoods and homeowners associations.)***

P&Z Recommendation: Approval with conditions. (Vote: 5-0 with Boardmembers Finter and Salas absent)

- 13q. **Z06-83 (District 6)** The 7000 to 7600 blocks of East Elliot Road (north side) and the 3200 to 3500 blocks of South Sossaman Road (west side). Located north of Elliot Road and west of Sossaman Road (202± acres). Rezone from AG to PEP PAD and M-1 PAD, Site Plan Review, and the establishment of the Desert Place at Morrison Ranch (Industrial) Development Master Plan. This request will allow for the development of an industrial master planned subdivision. Scott C. Morrison, Morrison Ranch, Inc., owner/applicant. ***(Held two neighborhood meetings, notified property owners, interested parties, registered neighborhoods and homeowners associations.)***  
**COMPANION CASE GPMInor06-06 (Agenda Item 5).**

P&Z Recommendation: Approval with conditions. (Vote: 4-1 with Boardmembers Carpenter nay, Finter and Salas absent)

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- \*13r. **Z06-85 (District 2)** 525 South Gilbert Road, Suites A7-A11. Located south of Broadway Road on the east side of Gilbert Road ( $\pm 6,000$ sf). Council Use Permit. This request will allow the "Papillons Too" bar in the C-2 zoning district. Gilbert Plaza, Inc., owner; Kristen K. Kahm, applicant. ***(Held two neighborhood meetings, notified property owners, interested parties, registered neighborhoods and homeowners associations.)***

P&Z Recommendation: Approval with conditions. (Vote: 3-1 with Boardmembers Langkilde nay, Finter, Salas and Esparza absent)

- 13s. **Z06-86 (District 5)** The 8400 to 9200 blocks of East McKellips Road (north to Hermosa Vista Drive) and the 8200 to 9200 blocks of East McKellips Road (south to McLellan Road) (717 ac. $\pm$ ). Amend a part of the original Development Master Plan (ordinance conditions and conceptual districts), rezone from R1-35 DMP (conceptual R1-6, R1-9, R-2, R-3, C-2, and O-S) to R1-15 PAD, and establish the Stonebridge Development Master Plan. Allow development of the Stonebridge Mountain DMP. Jeff Blandford, Pinnacle Ridge Holdings LLC, owner; Paul Dugas, applicant. ***(Held thirteen neighborhood meetings, notified property owners, interested parties, registered neighborhoods and homeowners associations.)***  
**COMPANION CASES GPMInor06-08 and GPMInor06-09 (Agenda Items 7 and 8).**

P&Z Recommendation: Approval with conditions. (Vote: 4-0 with Boardmembers Finter, Salas and Esparza absent)

- \*14. Approve write-off of utility and miscellaneous accounts for the four-month period ending June 30, 2006 in the amount of \$567,632. Collection efforts will continue with respect to all of these accounts.

15. Take action on the following subdivision plats:

**REVISED  
WORDING**

- \*15a. "MOUNTAIN VIEW CONDOMINIUMS" **(District 1)** 425 East Brown Road (south side) located south and east of Brown Road and Mesa Drive. 30 R-4 condominium units (0.97 ac) Severns Properties, LLC, Dean Severns, manager, owner.

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- \*15b. “SIENA SPRINGS” (**District 6**) 7200-7300 block of East Baseline Road (south side) located east and south of Superstition Springs Boulevard and Baseline Road. 38 C-2 PAD office condominium units (7.81 ac) G.S.S. Partners, LLC, Grant A. Tayrien, managing member, owner.
  - \*15c. “RWI OFFICE WAREHOUSE” (**District 5**) 3041 North Norfolk (east side) located north and west of McDowell Road and Greenfield Road. 5 M-1 PAD office/industrial condominium lots (0.82 ac) RWI Construction Services, Inc., Reed Whipple, president, owner.
  - \*15d. “SOUTHERN RIDGE CONDOMINIUMS” (**District 2**) 214 North Gilbert Road (west side) located south and west of University Drive and Gilbert Road. 112 R-3 condominium units (5.35 ac) New Southern Ridge Condominium, LLC, Earl Ricker and Robert L. Porter, managers, owner.
16. Items from citizens present. (Maximum of three speakers for three minutes per speaker).