

COUNCIL MINUTES

December 5, 1997

The City Council of the City of Mesa met in a Special Council Meeting in the lower level meeting room of the Council Chambers, 57 East 1st Street, on December 5, 1997 at 7:34 a.m.

COUNCIL PRESENT

Mayor Wayne Brown
Pat Gilbert
John Giles
Joan Payne
Wayne Pomeroy
Claudia Walters

COUNCIL ABSENT

Dennis Kavanaugh

STAFF PRESENT

C.K. Luster
Tom Albright
Pauline Backer
Wayne Balmer
Denise Bleyle
Dennis Compton
Joe Holmwood
Mike Hutchinson
Janice Jackson
Lars Jarvie
Barbara Jones
Harry Kent
Jeff Martin
Tom Mattingly

STAFF PRESENT (CONT.)

Ellen Pence
Bryan Raines
Andrea Rasizer
Becky Richardson
Debbie Vickman

OTHERS PRESENT

Bill Brando
Bev Hart
Edward James
Robert Paulsell
Doug Wallis
Others

Mayor Brown excused Councilmember Kavanaugh from the meeting.

1. Consider the following cases tabled at the November 17, 1997 Regular City Council meeting and possible adoption of the corresponding ordinances.

- a. **Z97-79** The northeast corner of McKellips Road and 26th Street (alignment). Rezone from R-2 to R1-6-PAD (3± acres). This case involves development of a manufactured home subdivision. James and Shirley Thoman, owner; Robert Paulsell, applicant. **THIS CASE WAS TABLED BY THE CITY COUNCIL AT THE NOVEMBER 17, 1997 REGULAR COUNCIL MEETING** - Ordinance No. 3410.

P & Z Recommendation: Approval with Conditions (Vote 5-2, Brock and Farnsworth nay)

1. Compliance with the basic development as shown on the revised site plan and elevations submitted, except as noted below;
2. Compliance with all City development codes and regulations;
3. Compliance with all requirements of the Public Works Department (Engineering and Traffic Engineering, etc.) including resolution of the on-site retention;
4. Dedicate the right-of-way required under the Mesa City Code at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first;

5. Compliance with all requirements of the Subdivision Technical Review Committee; and
6. Ground mounted AC units and upgraded support columns as per the applicant.

Community Development Manager Wayne Balmer briefly described the project and stated that the subdivision would consist of 18-manufactured homes placed on individually-owned lots. Mr. Balmer noted that currently the property is zoned for apartments but that staff does not recommend the development of apartments in view of the parcel's narrow lot sizes.

It was moved by Councilmember Pomeroy, seconded by Vice Mayor Gilbert, that Ordinance No. 3410, governing Zoning Case Z97-79, be adopted.

In response to questions from Councilmember Giles, Robert Paulsell, the applicant, explained that the homes will be Fleetwood Manufactured Homes and installed at grade. Mr. Paulsell informed Council that stucco could be added to the exterior after installation of the homes.

In response to questions from Vice Mayor Gilbert, Mr. Paulsell explained that a homeowners' association will be implemented to enforce the CC&Rs. Mr. Balmer explained steps initiated by staff to strengthen homeowners' associations and ensure their success.

Vice Mayor Gilbert stated support for the proposal based on the project's infill nature but expressed concern relative to the feasibility of an 18-unit homeowners' association.

In response to concerns expressed by Councilmember Walters, Mr. Paulsell explained that the lots along the rear portion of the property will be landscaped by the individual property owners. Mr. Paulsell stated that manufactured homes located on individually-owned properties are generally well maintained.

Mr. Balmer advised Council that staff will work with the applicant to develop a uniform landscaping plan for the lots located along the rear portion of the subdivision.

Upon tabulation of votes, it showed:

AYES - Brown- Gilbert-Payne-Pomeroy-Walters
NAYS - Giles
ABSENT - Kavanaugh

Mayor Brown declared the motion carried by majority vote of those present and Ordinance No. 3410 adopted.

- b. **Z97-91** The southwest corner of McKellips Road and Barkley. Site Plan Modification (3.4± acres). This case involves development of a 31-lot patio home project. NUPETCO, owner; Edward James, applicant. **THIS CASE WAS TABLED BY THE CITY COUNCIL AT THE NOVEMBER 17, 1997 REGULAR COUNCIL MEETING** - Ordinance No. 3411.

P & Z Recommendation: Approval with Conditions (Vote 7-0)

1. Compliance with the basic development as shown on the site plan and elevations submitted, except as noted below;
2. Compliance with all requirements of the Public Works Department (Engineering and Traffic Engineering, etc.);
3. Dedicate the right-of-way required under the Mesa City Code at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first;
4. Compliance with all requirements of the Subdivision Technical Review Committee;
5. Four-sided elevations to be determined by the applicant and staff; and
6. All front yard landscaping to be maintained by the Homeowner's Association.

It was moved by Councilmember Giles, seconded by Vice Mayor Gilbert, that Ordinance No. 3411, governing Zoning Case Z97-91, be adopted.

Upon tabulation of votes, it showed:

AYES - Brown- Gilbert-Giles-Payne-Pomeroy-Walters
NAYS - None
ABSENT - Kavanaugh

Mayor Brown declared the motion carried unanimously by those present and Ordinance No. 3411 adopted.

2. Consider adopting a resolution authorizing the City Manager to execute an Intergovernmental Agreement with Maricopa County for the Williams Child Care Facility Rehabilitation - Resolution No. 7124.

Mr. Balmer requested Council's approval of an Intergovernmental Agreement with Maricopa County for the rehabilitation of the Williams Child Care facility. Mr. Balmer advised that the facility would be utilized for Head Start child care programs that will provide services to eligible homeless or low income families. Mr. Balmer stated that the City allocated \$71,083 of FY 1997/98 Community Development Block Grant (CDBG) funds to the Maricopa County Human Services Department to be utilized for the rehabilitation of the child care facility. Mr. Balmer noted that Maricopa County would provide an additional \$71,083 for the rehabilitation of the facility and that Arizona State University (ASU), the property owner, has agreed to waive all rental fees.

In response to a question from Councilmember Giles, Mr. Balmer stated the opinion that sufficient child care demands exist to justify the operation of the facility.

It was moved by Councilmember Walters, seconded by Vice Mayor Gilbert, that the Intergovernmental Agreement with Maricopa County for the rehabilitation of the Williams Child Care facility be approved and that Resolution No. 7124 be adopted.

Upon tabulation of votes, it showed:

AYES - Brown- Gilbert-Giles-Payne-Pomeroy-Walters
NAYS - None
ABSENT - Kavanaugh

Mayor Brown declared the motion carried unanimously by those present and Resolution No. 7124 adopted.

3. Adjournment.

Without objection, the Special Council Meeting adjourned at 8:00 a.m.

WAYNE BROWN, MAYOR

ATTEST:

BARBARA JONES, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Special Council Meeting of the City Council of Mesa, Arizona, held on the 5th day of December 1997. I further certify that the meeting was duly called and held and that a quorum was present

Dated this 17th day of December 1997

BARBARA JONES, CITY CLERK