

JOINT GENERAL DEVELOPMENT/PLANNING AND ZONING BOARD MINUTES

October 27, 1999

The General Development Committee of the City of Mesa met in the lower level meeting room of the Council Chambers, 57 East 1st Street, on October 27, 1999 at 5:05 p.m.

COMMITTEE PRESENT

Jim Davidson, Chairman
Keno Hawker
Dennis Kavanaugh

COUNCIL PRESENT

None

STAFF PRESENT

C.K. Luster
Wahid Alam
Tom Albright
Jan Amdahl
Wayne Balmer
Dorothy Chimel
Linda Crocker
Mike Hutchinson
Frank Mizner

OTHERS PRESENT

Linda Daily
Sue Kathe
Barrett Marson
Alan Parker
Jerry Petrie
Marty Whalen
Chris Zaharis

1. Hear, discuss and consider a report on Residential Development Guidelines.

Councilmember Davidson, who serves as Chairman of the General Development Committee, thanked the member of the Planning and Zoning Board for their attendance at the meeting.

Planning Director Frank Mizner introduced the members of the Board present at the meeting and noted that Boardmember Brock is ill and unable to attend. Mr. Mizner referred to a background memo dated October 21, 1999 that was distributed prior to the meeting and noted that at the September 23, 1999 Council Meeting, the issue of Residential Development Guidelines was discussed, and the Council stated the opinion at that time that a joint meeting to discuss this important issue was appropriate.

Mr. Mizner provided those present with a brief overview of the Residential Development Guidelines and noted that discussions began in 1996 and the initial and current set of guidelines were adopted by resolution in 1998, approximately one and half years ago. Mr. Mizner explained that given the required lead time for subdivision approval and construction, the City currently does not have a completed project that was developed according to the guidelines.

Discussion ensued relative to staff's efforts to review the design guidelines in effect in neighboring cities and towns in an effort to identify possible improvements, the fact that the staff report contains a list of 21 items relating to this issue to be discussed, staff's recommendation that the members of the Planning and Zoning

Board assume a lead position regarding any proposed amendments to the guidelines and staff's opinion that an education/negotiation process regarding this important issue be discussed with the members of the home building industry.

Mr. Mizner informed the members of the Committee that following the education/negotiation process, staff will provide recommendations to the Committee and the Council relative to proposed amendments to the Residential Development Guidelines.

Planning and Zoning Board Chairman Chris Zaharis commented that the members of the Board are here today to solicit input from the Committee, ask the Committee's assistance in identifying existing/potential problems and suggested remedies, and discussed proposed amendments to the guidelines.

Committeemember Kavanaugh thanked the members of the Board for their attendance at the meeting and stated the opinion that the existing guidelines represent an initial step towards implementing effective Residential Development Guidelines and added that when the Council adopted the existing guidelines by resolution, it was with the explicit intention of reviewing and improving them in the near future. Committeemember Kavanaugh stated that a good base exists upon which to build and said that the 21 items for discussion will prove interesting and beneficial. Councilmember Kavanaugh expressed appreciation to the boardmembers for the effort they have expended regarding this matter.

Committeemember Hawker stated his intention to implement a City of Mesa "housing code" or "CC&R's" to ensure that improvements are sustainable and that neighborhoods that expend the effort to revitalize are recognized and supported. Committeemember Hawker encouraged those present to incorporate housing code principles into new development processes and noted that stipulations or conditions for approval are necessary and prove valuable to the entire community. Committeemember Hawker stressed the importance of unique developments and spoke in opposition to a proliferation of "cookie cutter" subdivisions throughout the City.

Committeemember Hawker stated that homeowners who buy into a subdivision with existing CC&R's sign a document stating their intention to abide by those regulations. Councilmember Hawker added that the same type of arrangement relating to design/construction standards and requirements should exist between the City and developers.

Discussion ensued relative to modifying the guidelines to clarify and strengthen density allowances for P.A.D.'s, the fact that credits should not be given for power/canal bank easements, sloping on parcels and the importance of limiting clustered developments as a result of the unusable land that exists, the positive effects of developing meandering greenbelts throughout the subdivisions, and the importance of encouraging creative traffic calming methods rather than straight-grid construction.

Mr. Mizner responded to Committeemember Hawker's last comment and said that Public Works Manager Jack Friedline asked him to inform the Committee that a Task Force has been formed to study the City's street designs in an effort to include more design elements in the Street's Program.

Additional discussion ensued relative to staff's intention to implement the Desert Uplands design standards, the question of whether an ordinance or resolution should be adopted, the possibility of utilizing center islands as an additional traffic calming method, and Chairman Davidson's request that Planning and Zoning staff receive copies of the Valley Forward's "Shape Your City" document, which contains recommendations for urban infill.

2. Adjournment.

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It was moved by Committeemember Kavanaugh, seconded by Committeemember Hawker, that the meeting of the General Development Committee adjourn at 5:46 p.m.

Carried unanimously.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the meeting of the General Development Committee of the City of Mesa, Arizona, held on the 27th day of October 1999. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____ 1999

BARBARA JONES, CITY CLERK