

# COUNCIL MINUTES

February 8, 2001

The City Council of the City of Mesa met in a Study Session in the lower level meeting room of the Council Chambers, 57 East 1st Street, on February 8, 2001 at 7:30 a.m.

## COUNCIL PRESENT

Jim Davidson  
Bill Jaffa  
Dennis Kavanaugh  
Pat Pomeroy  
Claudia Walters  
Mike Whalen

## COUNCIL ABSENT

Keno Hawker

## OFFICERS PRESENT

Mike Hutchinson  
Neal Beets  
Barbara Jones

Vice Mayor Davidson excused Mayor Hawker from the meeting.

### 1. Hear a presentation on the findings of the Part 150 Study for Williams Gateway Airport.

Neighborhood Services Manager Wayne Balmer, Williams Gateway Airport Director Lynn Kusy and Airport Planning Manager Trish Shaffstall addressed the Council relative to this agenda item. Mr. Balmer stated that the Part 150 Study is an important component of Williams Gateway Airport's future as far as defining its boundaries and its inter-relationships with neighbors and the surrounding area. Mr. Balmer advised that the Study was completed last fall and the purpose of the meeting is to answer any questions the Council may have regarding the contents of the Study.

Mr. Kusy addressed the Council and referred to charts and graphics displayed in the Council Chambers as he provided an overview of the Study. Mr. Kusy informed the Council that the Part 150 Study was adopted by the Airport Authority Board in November and forwarded to the Federal Aviation Administration (FAA) for their review. He said that the FAA has six months in which to review the plan and advise of any changes they would like made.

Discussion ensued relative to the fact that the Study was prepared by the City's planning consultant, the fact that the proposal was reviewed by a Planning Advisory Committee at four key points in the planning process, the makeup and composition of the Committee, the fact that four public information workshops were held and attended by several hundred citizens, the fact that a public hearing was also held on this issue, the fact that public comments received at the public hearing were included in the final report that

was submitted to the FAA, and the importance of community relations and mitigating noise impacts on our neighborhoods.

Mr. Kusy stated that the Part 150 Study was a voluntary process, not conducted in response to any requirement, and it was a process that the Airport Authority strongly believed was necessary as a part of the airport's community relations efforts. The Study is intended to provide a comprehensive approach to noise issues associated with the airport including noise abatement. Mr. Kusy explained that noise sensitive land uses are defined by the EPA and the FAA as residential, hospitals, nursing homes, schools, places of public assembly and places of worship.

Additional discussion ensued relative to the fact that the Part 150 Study utilized a computer model to generate noise contours that represent sound levels around the airport, actual aircraft flight tracts, the fact that a significant amount of training activities take place at WGA, the boundaries of the airport planning area, the fact that a vicinity map was required by the State Legislature in response to a law that was adopted in 1999, the fact that the law requires the airport to record with the County Recorder the area that is within the 65 day/night level noise contour, the 60 day/night level noise contour and the traffic pattern air space, which is defined by the FAA, the differences between an Airport Influence Area and a vicinity map, and the fact that in order to avoid confusion, the term Airport Influence Area is no longer used and has been replaced by the term Airport Planning Area.

Mr. Kusy outlined the eight land use management elements which are recommended in the Study and which affect the City of Mesa, including:

- \* Updating the Mesa General Plan to reflect the new noise contours and the Airport Planning Area as a basis for noise compatibility planning;
- \* Maintain the compatible land use as shown for the undeveloped land within the Mesa Planning Area where we have compatible land uses – to not change them to incompatible land uses;
- \* Modify the mixed-use land use category in the General Plan so it does not allow residential within the mixed use land use areas inside the Airport Planning Area;
- \* Establish noise compatibility guidelines within the proposed 60 day/night level contour in Mesa;
- \* Encourage the rezoning of areas to match compatible land uses shown in the Mesa General Plan (i.e. where the plan shows compatible land uses, proceed with the rezoning of those areas).
- \* Adopt an airport over-flight zoning ordinance as proposed;
- \* Amend the Mesa Subdivision Regulations to require recording of Fair Disclosure Agreements and grant navigation easements in the airport perimeter, and
- \* Amend the Mesa Building Code to add sound insulation standards.

In response to a question from Councilmember Jaffa, City Attorney Neal Beets stated that the City Charter section pertains to aesthetic issues and said that noise and safety issues, whether inside or outside the home, are currently subject to the Council's regulation by ordinance.

Mr. Kusy said that the Study also contains recommendations specific to the types of land uses that are allowed within the various noise zones and talks about the level of noise reduction, exterior to interior noise reduction, that is recommended for each of the different types of land use. Mr. Kusy added that in the vicinity of an airport, the single-family home where there is single-family ownership is much more likely to complain about aircraft noise than higher density rental units. Mr. Kusy said that rental unit occupants tend to move more easily and will relocate if they are impacted or bothered by the noise. He said that some arguments are valid regarding leaving the multi-family, high density multi-family

development in that mixed use zone. Mr. Kusy said that mixed use did include the higher density multi-family but at this time, staff is asking the various cities to remove it from the mixed use zone.

Discussion ensued relative to complaints that would result if changes to the zoning were made, the fact that the City has the ability to revise its General Plan and the citizens and property owners have the right to participate in the process and voice their objections, the fact that the City Council will ultimately decide what happens, the fact that this same presentation was made before the members of the General Plan Subcommittee and the fact that the matter is a public policy issue rather than a legal issue.

In response to a question from Vice Mayor Davidson, Mr. Kusy stated that the noise contours contained in the Study are very similar to the noise contours that were generated as part of the 1993 Airport Master Plan.

Mr. Kusy thanked the Council for their ongoing support and commended Ms. Shaffstall for all of her efforts. He announced that the passenger terminal is nearly completed and said that an invitation will be issued to the Council in the near future asking them to visit and tour the new passenger terminal.

Councilmember Jaffa said that one of his concerns is the possibility of a fourth runway at Sky Harbor Airport and encouraged staff to schedule meetings with the City of Tempe so that the two cities can work together on issues of mutual concern.

Vice Mayor Davidson thanked Mr. Kusy for the update.

2. Discuss and consider landscape and aesthetics improvement concepts at the Northwest Water Reclamation Plant.

City Engineer Keith Nath and Bob Saemisch, an architect with Saemisch DiBella Architects, addressed the Council relative to this agenda item. Mr. Nath stated that the City is currently in the process of expanding the Northwest Reclamation Plant and expanding it from 8 million gallons a day to 18 million gallons a day. Mr. Nath commented that during a previous meeting to discuss this item, the Council expressed concerns regarding aesthetics and landscaping treatment for that plan, which is located at a gateway entrance to the City of Mesa at the southeast corner of the 202 and 101 freeways. Mr. Nath said that as a result of the concerns expressed by the Council, staff has been working with Mr. Saemisch and his firm in an effort to develop various design/landscaping concepts for Council's review and consideration.

Mr. Saemisch addressed the Council and noted that the architectural feature that was originally being considered for this project was in the form of a space frame, at a cost of \$2 million, and stated that the Council had requested that he develop different options and refinements. Mr. Saemisch stated the opinion that his firm has developed a proposal which he believes satisfies the financial burden on the City and meets the Council's desire to have an aesthetically pleasing gateway into the City of Mesa.

Discussion ensued relative to the various landscaping concepts proposed by Mr. Saemisch, the fact that the size and intensity of the project gives it an industrial quality and the importance of utilizing landscaping to soften that appearance, proposed landscaping at the site including the use of palm trees to lessen the presence of the 60-foot high digesters, the fact that permission has been granted by ADOT to tile the channel and place a berm on top of the channel, the proposed future development of a resource

center next to the park where people could become knowledgeable on the issue of water conservation, and the efforts that have been expended to camouflage the industrial appearance of the treatment plant.

Mr. Nath added that the cost of the added palm trees and under trees is approximately \$1.4 million and the cost of adding a space frame structure is approximately \$2 million for a total of \$3.4 million. Mr. Nath added that staff recommends approval of Concept #1 as outlined by Mr. Saemisch.

Councilmember Kavanaugh thanked Mr. Nath and Mr. Saemisch for their presentation and stated the opinion that the proposal reflects the public input that was received from the neighborhood and others in the community in terms of enhancing the visual impact of the facility. Councilmember Kavanaugh said that he too supports Concept #1 and noted that the monies for this project would come from wastewater bonds which are being used for the construction of the entire project.

It was moved by Councilmember Kavanaugh, seconded by Councilmember Pomeroy, that staff's recommendation relative to approving Concept #1 for landscaping and aesthetic improvements at the Northwest Water Reclamation Plant, be approved.

Councilmember Walters commended Mr. Saemisch on his efforts, particularly on the berming and under trees, and stated the opinion that the improvements will help enhance the gateway into the City of Mesa.

Councilmember Pomeroy stressed the importance of developing an attractive gateway into the City and added that the additional landscaping and berming will do much to camouflage the digesters at the plant.

Councilmember Jaffa asked whether the berms could be higher to hide more of the plant and suggested that the plan be integrated with pedestrian friendly walkways that could be coordinated with the education center. He also expressed the opinion that additional berming height would allow the planting of different types of trees, rather than be limited to what is currently planned.

Mr. Nath indicated staff's intent to research Councilmember Jaffa's remarks.

Additional discussion ensued relative to the fact that the proposed resource center is not included in the budget and is not even projected at this time and the fact that a project such as that could be funded through the bond program.

Vice Mayor Davidson thanked Mr. Nath and Mr. Saemish for their hard work on this proposal.

Vice Mayor Davidson declared the motion carried unanimously by those present.

3. Hear reports on meetings and/or conferences attended.

There were no reports on meetings and/or conferences attended to report on at this time.

4. Scheduling of meetings and general information.

City Manager Mike Hutchinson stated that the meeting schedule is as follows:

Thursday, February 15, 2001, 7:30 a.m. – Study Session

Tuesday, February 20, 2001, 4:45 p.m. – Study Session

Tuesday, February 20, 2001, 5:45 p.m. – Regular Council Meeting

Thursday, February 22, 2001, 7:30 a.m. – Study Session

Thursday, February 22, 2001, 9:00 a.m. – Fire Committee

Monday, March 5, 2001, 3:00 p.m. – Transportation Committee

5. Prescheduled public opinion appearances.

There were no prescheduled public opinion appearances.

6. Items from citizens present.

There were no items from citizens present.

7. Adjournment.

Without objection, the Study Session adjourned at 8:35 a.m.

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KENO HAWKER, MAYOR

ATTEST:

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BARBARA JONES, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa, Arizona, held on the 8<sup>th</sup> day of February, 2001. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_ day of \_\_\_\_\_ 2001

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BARBARA JONES, CITY CLERK

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