



# UTILITY COMMITTEE MINUTES

September 22, 2000

The Utility Committee of the City of Mesa met in the lower level meeting room of the Council Chambers, 57 East 1st Street, on September 22, 2000 at 7:30 a.m.

## COMMITTEE PRESENT

Mike Whalen, Chairman  
Claudia Walters

## COUNCIL PRESENT

None

## OFFICERS PRESENT

Mike Hutchinson  
Neal Beets  
Barbara Jones

## COMMITTEE ABSENT

Bill Jaffa

Chairman Whalen excused Committeemember Jaffa from the Utility Committee Meeting.

### 1. Hear a presentation on water pressure zone issues.

Utility Director Dave Plumb referred to graphics displayed in the Council Chambers and provided a brief overview of this agenda item. Mr. Plumb explained that the City of Mesa is broken down into two major zones and an additional sub-zone; the fact that the City zone water is derived from the Salt River and Verde River and is funneled into the Val Vista treatment facility; the fact that the water flows into three reservoirs and is subsequently pumped into the system to maintain pressure; the fact that the remainder of Mesa's water comes from the Central Arizona Project and City wells; the fact that the water is broken down into several zones due to dramatic elevation changes; the fact that each zone is approximately 100 feet in elevation across the zone from the lower end to the higher end, and the fact that the zones are more narrow as they become higher due to the dramatic changes in elevation.

Mr. Plumb indicated that the purpose in establishing the zones is to maintain water pressure within a fairly limited range (between 45 and 85 psi across any zone). Mr. Plumb said that the City endeavors to ensure that the low pressure at the top end of any zone is sufficient for firefighting measures and also that the high pressure at the low end of any zone is within a safe range. Mr. Plumb added that when a property owner is located in one zone but receives water service in another zone, the end result is higher pressure, which creates potential safety concerns for the individual and also the City's water system crews that are required to work on the lines.

Chairman Whalen thanked Mr. Plumb for his presentation.

2. Discuss and consider a request for water service at the following locations:

- a. 8223 East Thomas Road - Robert M. Nawfel, Applicant.

Development Services Analyst Beth Hughes-Ornelas referred to graphics displayed in the Council Chambers and provided a brief overview of this agenda item. Ms. Hughes-Ornelas explained that it is the recommendation of staff that water service be provided to the subject property in accordance with Ordinance No. 3264, as specified in stipulations 1 through 7 (See Attachment A). Ms. Hughes-Ornelas indicated that the property is located within the City of Mesa's designated Apache Junction Water Pressure Zone, and that it will require a mainline extension to maintain service within the aforementioned water pressure zone.

Chairman Whalen noted that Mr. Nawfel is not present to provide input to the Utility Committee.

In response to a question from Committeemember Walters relative to a 1977 agreement the applicant and other property owners entered into with the City of Mesa, City Attorney Neal Beets clarified that although the agreement did provide for the installation of certain infrastructure which resulted in assessments against the property owners, there was no language which specified that any of the parties to the agreement are entitled to City of Mesa water service without meeting the City's Development Agreement requirements that are set forth in the Utility Committee Report. Mr. Beets added that the above-mentioned agreement does not excuse, waive or grant a variance from the City's standard development requirements.

Committeemember Walters expressed concerns relative to the creation of a situation which could potentially endanger City of Mesa customers or City employees.

It was moved by Committeemember Walters, seconded by Chairman Whalen, to recommend to the Council that the recommendation of staff, as contained in the Utility Committee Report (See Attachment A), to deny the applicant's request, be approved.

In response to a question from Chairman Whalen, Utility Operations Engineer Bill McCarthy stated that pressure-reducing valves could be installed on the individual service of a home or on the water line, but they are a source of maintenance problems for the crews, are expensive and the City would have to pay for continuing maintenance costs.

Chairman Whalen declared the motion carried unanimously by those present.

- b. 3547 North 82<sup>nd</sup> Street - Robert Watson, Applicant.

Ms. Hughes-Ornelas referred to graphics displayed in the Council Chambers and provided a brief summary of this agenda item. Ms. Hughes-Ornelas indicated that it is the recommendation of staff that water service be provided in accordance with Ordinance No. 3264 as specified in stipulations 1 through 7 (See Attachment B).

Chairman Whalen noted that Mr. Watson is not present to provide input to the Utility Committee.

Discussion ensued relative to the fact that the subject property is located within the City of Mesa's designated Apache Junction Water Pressure Zone; the fact that there is a transmission water line currently under construction north of the property which will be part of the aforementioned zone, and the fact that the water line is a reservoir fill line and will not be available for service connection.

Ms. Hughes-Ornelas commented that the applicant has requested service through the Range Rider Water Pressure Zone, however, it is staff's recommendation that the applicant adhere to the standard ordinance and extend the water line from within the Apache Junction Water Pressure Zone.

In response to a question from Chairman Whalen, Ms. Hughes-Ornelas explained the reasons for staff's opposition and said that the applicant would have to cross boundaries and the connection he proposes to the 16-inch water transmission line is not feasible because it is a reservoir fill line and will not have pressure which is required for service. Ms. Hughes-Ornelas reiterated staff's opinion that the applicant should extend the line from Redberry and bring it up to his property.

Additional discussion ensued relative to the fact that future reservoir maintenance work could result in closing down the water line, pump station or reservoir for up to 45 days.

It was moved by Committeemember Walters, seconded by Chairman Whalen, to recommend to the Council that the recommendation of staff, as contained in the Utility Committee Report (See Attachment B), to deny the applicant's request, be approved.

Chairman Whalen declared the motion carried unanimously by those present.

c. 8840 East McDowell Road - Garrett L. Smith, Applicant.

Ms. Hughes-Ornelas referred to graphics displayed in the Council Chambers and provided a brief synopsis of this agenda item. Ms. Hughes-Ornelas stated that staff was approached by an individual who owns property in the County requesting utility service (Exhibit C). Ms. Hughes-Ornelas said that the applicant is asking the City to supply water, and staff has advised him that in accordance with Ordinance 3264, the property owner is required to develop the property to meet City standards for development within the City limits. Ms. Hughes-Ornelas said that the development requirements include the installation of curb, gutter, sidewalk and standard improvements that the City requires of subdivisions within the City's limits. Ms. Hughes-Ornelas stated that it is the recommendation of staff that water service be provided subject to that agreement as outlined in the staff report.

Chairman Whalen noted that Mr. Smith is not present to provide input to the Utility Committee.

In response to a question from Committeemember Walters, Ms. Hughes-Ornelas explained that water service alternatives for the applicant in that area which does not have distribution lines would include hauling water or constructing a well. Ms. Hughes-Ornelas added that the applicant could also delay plans until development moves forward and as the lines extend toward their area, if the land is annexed, they would be within the planned area.

Committeemember Walters stated that cases such as this are difficult since the situations involve property outside of the City limits and various development standards.

It was moved by Committeemember Walters, seconded by Chairman Whalen, to recommend to the Council that the recommendation of staff, as contained in the Utility Committee Report (See Attachment C), to deny the applicant's request for a variance, be approved.

Chairman Whalen declared the motion carried unanimously by those present.

- d. 8841 East Palm Lane - Michael Thompson, Applicant.

Ms. Hughes-Ornelas referred to graphics displayed in the Council Chambers and provided a brief summary of this agenda item. Ms. Hughes-Ornelas explained that it is the recommendation of staff that City water service be provided in accordance with Ordinance 3264, as outlined in the Utility Committee Report (See Attachment D), requiring that the improvements on East Palm Lane and the street, whether private or public if they propose to develop internally on this development, be completed at this time.

Chairman Whalen noted that Mr. Thompson is not present to provide input to the Utility Committee.

In response to a question from Chairman Whalen, Ms. Hughes-Ornelas stated that the City will require the applicant to extend the water line across his property to allow the next parcel to attach to it. Ms. Hughes-Ornelas said the line would be along the Palm Lane frontage as well as the cul-de-sac to accommodate the needs of the Fire Department.

It was moved by Committeemember Walters, seconded by Chairman Whalen, to recommend to the Council that the recommendation of staff, as contained in the Utility Committee Report (See Attachment D), to deny applicant's request for a variance, be approved.

Chairman Whalen declared the motion carried unanimously by those present.

- e. 2516 North 84<sup>th</sup> Way - Sure Tech Construction/ L.L.C, Developer.
- f. 2517 North 84<sup>th</sup> Way - Max and Karen Skabelund, Applicants.
- g. 2522 North 84<sup>th</sup> Way - Constantine and Judy Gofas, Applicants.
- h. 2523 North 84<sup>th</sup> Way - Steven and Nicole Swain, Applicants.

Ms. Hughes-Ornelas referred to graphics displayed in the Council Chambers and provided a brief overview of the above-agenda items. Ms. Hughes-Ornelas explained that it is the recommendation of staff that water service be provided with the stipulations and requirements as outlined in the Utility Committee Report (See Attachments E, F, G & H). Ms. Hughes-Ornelas noted that one of the stipulations is the dedication of the City's standard 55-foot radius cul-de-sac right-of-way dedication. Ms. Hughes-Ornelas stated that there is an existing right-of-way for North 84<sup>th</sup> Way presently in place, but the cul-de-sac is not currently dedicated.

In response to a question by Chairman Whalen relative to the 55-foot right-of-way requirement, Ms. Hughes-Ornelas clarified that the 55-foot right-of-way is required for construction of a cul-de-sac that will enable the City's Fire vehicles and public safety vehicles to maneuver and turn around in that cul-de-sac. Ms. Hughes-Ornelas added that although a radius of 55 feet is noted, that figure actually represents the right-of-way and not the face of curb. Ms. Hughes-Ornelas explained that face of curb dimensions are measured inside the radius so that the construction of sidewalks, street lighting and utilities is beyond that point.

In response to a question from Committeemember Walters, Assistant Fire Chief Bob DeLeon clarified that although the City has a 55-foot turning radius requirement, the City has allowed a 50-foot turning radius in cases where the road is actually paved with a five-foot overhang allowance and where there would be an easement in place that allows the tip of the basket to drive over the area. Chief DeLeon added that the City also has a six-foot height requirement.

Sean Lake, 10 West Main Street, an attorney representing the property owner at the end of the cul-de-sac, addressed the Utility Committee relative to this matter. Mr. Lake indicated that the home has already been built and only the connection of the water line remains to be done. Mr. Lake said that the applicant's alternatives are to tap into the aquifer or connect to the City's water supply. Mr. Lake noted that in 1978, a water line was constructed to the property and the applicant was shocked to learn that he could not simply tap into that line.

Mr. Lake stated that in accordance with City of Mesa subdivision design guidelines, cul-de-sacs measuring 400 feet or less may have a radius of 42 feet. Mr. Lake advised that the street is a little over 400 feet and said that if a 55-foot radius is required, the cul-de-sac would come within two feet of the house. Mr. Lake stated the opinion that requiring the applicant to comply with standard requirements would place a hardship on the applicant.

Mr. Lake discussed the applicant's willingness to enter into the same Development Agreement as the property owners to the north and dedicate the right-of-way for a reduced radius cul-de-sac. Mr. Lake commented that the Solid Waste Department has indicated that the reduced radius cul-de-sac would meet their needs and requested that for the rare occurrence a Fire truck has to turn around at that location, that they agree to do three-point turns.

In response to a question from Committeemember Walters, Chief DeLeon stated that ladder apparatus would not be able to turn around in a 42-foot radius. Chief DeLeon added that a 50-foot radius with a five-foot overhang easement would meet the needs of the Fire Department.

Committeemember Walters stated the opinion that inconsistencies exist between the Fire Department's information and the actual Fire Code and requested additional input.

Public Works Manager Jack Friedline commented on the fact that a minimum standard for cul-de-sacs exists when they are less than 400 feet. Mr. Friedline stated that this provision allows greater maneuverability in short distances on dead-end streets. Mr. Friedline noted that a majority of calls are for emergency medical situations and stressed the importance of fast response times.

Mr. Lake requested that the Utility Committee consider a 42-foot radius improvement with a 55-foot clear zone. Mr. Lake added that if the street is ever built, the applicant would dedicate at 50 feet and have some type of clear zone radius somewhere between the 50 and 55 feet to allow the bucket to swing. Mr. Lake said that landscaping could be maintained and the area between 50 and 55 feet, which is right next to the person's house, could be aesthetically landscaped. Mr. Lake noted that the applicant would not exceed six feet in order to allow adequate space for the bucket to maneuver.

Committeemember Walters asked for input from the Fire Department regarding the proposal to place gravel/landscaping that would allow space for a truck to turn. Chief DeLeon indicated a willingness to meet with the individuals and the City's Fire Protection Unit in an effort to determine whether this option is feasible.

It was moved by Committeemember Walters, seconded by Chairman Whalen, to recommend to the Council that a proposal to construct a 42-foot radius cul-de-sac, with an additional "clear zone" turning area, be approved pending Fire Department concurrence that the proposal meets all safety/Code requirements.

Chairman Whalen declared the motion carried unanimously by those present.

Chairman Whalen thanked everyone for their input.

3. Adjournment.

Without objection, the Utility Committee Meeting adjourned at 8:10 a.m.

Attachments

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 22nd day of September, 2000. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_ day of \_\_\_\_\_ 2000

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BARBARA JONES, CITY CLERK