

# UTILITY COMMITTEE MINUTES

February 28, 1997

The Utility Committee of the City of Mesa met in the lower level meeting room of the Council Chambers, 57 East 1st Street, on February 28, 1997, at 7:00 a.m.

## COMMITTEE PRESENT

Dennis Kavanaugh,  
Chairman  
Pat Gilbert  
Joan Payne

## COMMITTEE ABSENT

None

## COUNCIL PRESENT

Jim Stapley

## STAFF PRESENT

C.K. Luster  
Neal Beets  
Linda Crocker  
Mike Hutchinson  
Harry Kent  
Beth Miller  
Bryan Raines  
David Ramirez  
Debbie Vickman  
Ralph Wisz

## OTHERS PRESENT

Dan Nowicki  
Others

1. Consider a request for water and sewer service to the northeast corner of University Drive and 83rd Street, Lots 5 & 6 of "Floyd Homes" subdivision.

Development Services Engineer David Ramirez referred to aerial photographs and briefed the Committee relative to a request for water service for two lots at the northeast corner of University Drive and 83rd Street. Mr. Ramirez advised that staff is recommending approval of the request subject to the following seven stipulations: 1) owner to extend water service on 83rd Street per City standards north from University (including fire hydrants); 2) owner to pay standard water development fee and residential development tax in effect at the time of development and pay meter fees at the time of development; 3) owner to install street improvements per City standards; 4) owner to install storm water retention per City standards; 5) owner to dedicate right-of-way per City standards; 6) owner to install sewer system on 83rd Street per City standards north from University (there is an existing sanitary sewer main in University Drive) and pay standard sewer development fee in effect at the time of development;

and 7) owner to execute standard Development Agreement, which would include the right to defer the street and storm water requirements until adjacent property develops.

Mr. Ramirez noted that the site was annexed into the City in 1985 and the potable water system, which the City purchased in 1984, was originally owned and operated by Desert Sage Water Company. Mr. Ramirez reported that the owner desires to utilize an existing 6" water line which runs along the east side of the subdivision with existing water service that extends across adjacent lots, and continue using existing septic tanks rather than extend a new sewer line along the 83rd Street frontage of lots 5 and 6.

Discussion ensued regarding the platting of the property, the intended use of the existing water lines, existing easements, lots currently serviced by the existing water line, and future development along 83rd Street.

John Bevell, 1104 East Sorenson, applicant, stated that in 1970 water lines and septic tanks were installed on the lots and requested that he be allowed to utilize existing lines and septic systems. Mr. Bevel discussed costs associated with utilizing City utilities.

Committeemember Gilbert discussed the importance of maintaining consistency in the development areas.

It was moved by Committeemember Gilbert, seconded by Chairman Kavanaugh, to recommend to Council that the request for water service to the northeast corner of University Drive and 83rd Street, lots 5 and 6 of "Floyd Homes" subdivision be approved subject to staff's recommended stipulations.

Upon tabulation of the votes, it showed:

AYES - Gilbert-Kavanaugh  
NAYS - Payne

Chairman Kavanaugh declared the motion carried by majority vote.

2. Consider a request for water service to the northeast corner of North 83rd Place and East Billings Street (approximately 1.5 acre parcel).

Mr. Ramirez provided the Committee with background information regarding the water service request for the northeast corner of North 83rd Place and East Billings Street. Mr. Ramirez advised that staff is recommending approval of the request subject to the following eight stipulations: 1) owner to extend water service north on 83rd Place and east on Billings per City standards (including fire hydrants); 2) owner to pay standard water development fees and residential development tax in effect at the time of development and pay meter fees at the time of development; 3) owner to install street improvements per City standards along the property's East Billings Street frontage at the time of development of the residential lot at the northeast corner of North 83rd Place and East Billings Street; 4) owner to install street improvements per City standards along the property's North 83rd Place frontage at the time of development of any additional lot adjacent to 83rd Place; 5) owner to install storm water retention improvements

per City standards; 6) owner to install a dry sewer system per City standards along the property's 83rd Place frontage at the time of development of the remainder of the lots adjacent to 83rd Place frontage as described in stipulation four (until a sanitary sewer is available, it is anticipated that the County will approve a septic system for the property); 7) owner to execute a standard Development Agreement prepared by the City of Mesa; and 8) owner to sign agreement to annex property to the City of Mesa, when requested by the City.

Mr. Ramirez reported that the site is located within the City's utility service area and that the nearest gravity sewer line is located approximately one and one-half miles from the proposed development. Mr. Ramirez explained that the subdivision contains partially paved streets and discussed staff's recommendation that street improvements be initiated to match existing conditions. Mr. Ramirez advised that the applicant has indicated his intention to defer the installation of street and sewer line improvements at this time.

Brad Homer, a development consultant representing the property owner, displayed photographs of the neighborhood and pointed out that the majority of the homes are manufactured housing, the streets are unpaved, and a rolled curb is nonexistent on Billings Street. Mr. Homer stated that a majority of the homes to the west are on a septic system and commented that to the best of his knowledge there are no future plans for annexation of the property by the City. Mr. Homer noted the property owner's intention to develop affordable housing in accordance with the neighborhood, and install a water line. Mr. Homer commented that several of the stipulations are requirements for subdivisions and emphasized that the request is not for a subdivision. Mr. Homer expressed concern regarding the installation of a dry sewer system and questioned whether the line would meet future City standards should the property be annexed. Mr. Homer said that the property owner is hesitant to sign a Development Agreement that would prohibit future growth or require overdevelopment.

Committeemember Gilbert indicated support for staff's recommendations and stated the opinion that developers who develop property outside of the City of Mesa's limits should be required to meet the same requirements and pay the same costs as a developer developing property within City limits. Committeemember Gilbert stressed the importance of quality development and consistency.

It was moved by Committeemember Gilbert, seconded by Committeemember Payne, to recommend to Council that the request for water service to the northeast corner of North 83rd Place and East Billings Street (approximately 1.5 acre parcel) be approved subject to staff's recommended stipulations.

Carried unanimously.

3. Consider a request for water service to 7625 East Oasis Street.

Mr. Ramirez provided the Committee with a brief synopsis relative to a request for water service at 7625 East Oasis Street. Mr. Ramirez advised that staff is recommending approval of the request subject to the following eight stipulations: 1) owner to extend water service per City standards (including fire hydrants); 2) owner to pay standard water development fee and residential development tax in effect at the time of development and pay meter fees at the time

of development; 3) owner to dedicate 25 feet of right-of-way on East Oasis Street across the north side of subject property; 4) owner to install street and sanitary sewer improvements per City standards when requested by the City after annexation as stipulated in the Development Agreement (until sanitary sewer is available, it is anticipated that the County will approve a septic system); 5) owner to install storm water retention improvements per City standards; 6) owner to pay standard sewer development fees per dwelling unit after installation of a sanitary sewer; 7) owner to sign agreement to annex to the City of Mesa, when requested; and 8) owner to execute Standard Development Agreement.

Mr. Ramirez reported that the site is located within the City's service area and that the nearest gravity City sewer line is located approximately one mile from the proposed development. Mr. Ramirez discussed the owner's intention to install a 2" private water service line running easterly from 76th Street in the Oasis Street right-of-way rather than installing a 6" public water main.

Discussion ensued regarding a parcel located to the east of the property, whether the property is platted and developable, and reimbursement the applicant would receive in the future from property owners who will be required to tap into the water line.

Conway Ryan, 1311 West Chandler Boulevard, Suite 120, Chandler, provided the Committee with a map indicating water service on adjacent parcels, and explained that the property under discussion is the only parcel that does not have access to a water line. Mr. Ryan requested approval for the placement of a meter and to run a water line onto the property at the intersection of Sossaman Road and the easement. Mr. Ryan noted that the stipulations as outlined by staff are acceptable except for the installation of a 6" water line. Mr. Ryan expressed the opinion that a 2" water line would be sufficient.

In response to a question from Committeemember Gilbert, Mr. Ramirez explained that a water line would be required for the development to the north. Public Works Manager Harry Kent added that frontage is normally required on a dedicated right-of-way and water line.

It was moved by Committeemember Gilbert, seconded by Committeemember Payne, to recommend to Council that the request for water service at 7625 East Oasis Street be approved subject to staff's recommended stipulations.

Upon tabulation of the votes, it showed:

AYES - Gilbert-Payne  
NAYS - Kavanaugh

Chairman Kavanaugh declared the motion carried by majority vote.

4. Adjournment.

Without objection, the Utility Committee meeting adjourned at 7:39 a.m.

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 28th day of February 1997. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 17<sup>th</sup> day of March 1997

BARBARA JONES, CITY CLERK