

COUNCIL MINUTES

March 30, 2000

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 March 30, 2000 at 7:30 a.m.

COUNCIL PRESENT

Mayor Wayne Brown
Jim Davidson
John Giles
Keno Hawker
Bill Jaffa
Dennis Kavanaugh
Pat Pomeroy

COUNCIL ABSENT

None

STAFF PRESENT

Mike Hutchinson
Kevin Adam
Shelley Allen
Don Ayers
Wayne Balmer
Neal Beets
Denise Bleyle
Gary Bradley
Mike Brennan
Dennis Compton
Mark Coon
Linda Crocker
Stacey Damp
Jo Ferguson
Ward Fleger
Jack Friedline
Michele Gormley
Pat Granillo
Barbara Jones
Wayne Korinek
Rich Lorig
Greg Marek
Jeff Martin
Tom Mattingly
Frank Mizner
Patrick Murphy
Keith Nath

STAFF PRESENT (CONT.)

Eric Norenberg
Joe Padilla
Ellen Pence
David Plumb
Ron Poulin
Bryan Raines
Andrea Rasizer
Tom Remes
Becky Richardson
Kathleen Savagian
Sharon Seekins
Jan Strauss
Lois Underdah
Mindy White
Paul Wilson
Others

OTHERS PRESENT

Betty Beard
Vince DiBella
Frank Fleet
Pat Gilbert
Jason Morris
Tom Verploegen
Others

1. Review items on the agenda for the April 3, 2000 Regular Council Meeting.

All of the items were reviewed by Council and staff with no formal action taken.

2. Hear an update on the Town Center Special Improvement District assessment review process.

Vince DiBella addressed the Council relative to this agenda item and said that the input that was solicited from the property owners in the Town Center area indicate that whether or not the Town Center Corporation is doing its job is not an issue, but the fact that the Town Center Corporation

was suggesting a 25% increase in the assessment rates is a matter of considerable importance and they are opposed to that much of an increase.

Vice Mayor Giles agreed that a 25% increase would be too much to expect and asked if the property owners would support a 10% increase. Mr. DiBella indicated that the property owners would support an increase in the amount of 10%.

Vice Mayor Giles commented that a portion of the additional monies would be used to increase downtown promotions and stated the opinion that the Mesa Town Center Corporation should play a significant role in the downtown area by contributing to and participating in events. He asked whether the Corporation could participate in the Simply Citrus event.

Mesa Town Center Corporation Executive Director Tom Verploegen discussed the Corporation's budget and stated that a lack of staff was the major problem they had as far as the Fine Folk Festival event. Mr. Verploegen added that this is the reason why the Corporation has decided to become involved in the sculpture exhibits in the Town Center. He noted that funding for the sculpture exhibit is not in the Mesa Town Center Corporation's budget, but rather is a part of Ultimate Imagination's budget. Mr. Verploegen stated the opinion that the Corporation could provide assistance with locating sponsors for the event rather than donating monies and said they would be willing to undertake sponsorship efforts.

Discussion ensued relative to requests from the property owners in the Town Center area for additional marketing programs, the negative impacts of the streetscape project on the businesses in that area, the fact that the City continues to increase its ownership of buildings in the downtown area, and the importance of open, honest communication between City staff, the Mesa Town Center Corporation and business/property owners in the mile square area.

Mayor Brown thanked Mr. DiBella and Mr. Verploegen for their input.

3. Discuss and consider a report proposing plans for the replication of the former Valley Bank Pedestal Clock at Main and Macdonald Streets.

It was moved by Councilmember Kavanaugh, seconded by Councilmember Davidson, that staff's recommendation be approved.

Councilmember Kavanaugh commended staff and volunteers from both Redevelopment Office and the Mesa Southwest Museum on their efforts and hard work.

Carried unanimously.

4. Discuss and consider Desert Uplands development design issues associated with the proposed Marble Mountain Ranch development at the corner of McKellips and Crismon Road.

Community Development Manager Wayne Balmer advised that staff is bringing this issue before the Council in order to obtain policy direction. Mr. Balmer explained that the applicant is seeking direction on whether to develop in the City or the County and added that the site is located on the southwest corner of Crismon and McKellips, which is now part of the Desert Uplands area because of the recent expansion of that area. Mr. Balmer said that a discussion had occurred relative to determining acreage amounts. Mr. Balmer informed the Council that the applicant's parcel is approximately 40 acres in size, representing a net acreage of 31 acres, and

questioned what the Council would determine is a reasonable number of lots for this property. Mr. Balmer advised that staff has indicated support for the development of 38 lots but explained that this case has not been heard by the Planning and Zoning Board, and only discussions have occurred to date.

Discussion ensued relative to the fact that initially it was estimated that 40 lots would be developed, staff's opinion that because of the private streets and rights-of-way that the number may be reduced to 31, the fact that the property does not contain any major washes, and the fact that staff is seeking direction from the Council.

Vice Mayor Giles commented that in this particular case he does not have a problem approving 38 to 40 lots, or something in that area because the property is all developable. Vice Mayor Giles noted the absence of power lines and mountain cliffs and said for that reason he is willing to give the developer close to gross acreage.

Councilmember Pomeroy pointed out that staff's report indicates their willingness to support 38 lots.

Planning Director Frank Mizner said that the applicant would like to receive approval for the originally estimated 40 lots but said that perhaps full credits should not be given. Mr. Mizner added that should the Council decide to remain firm on the 31 lots, the applicant could go to the County or he could plat the existing zoning and sell it off in parcels. Mr. Mizner said that this action would result in piecemeal developments with wells and septic tanks and added that development such as that is not desirable. Mr. Mizner emphasized that applicant wants to be in the City and receive City water and sewer.

Councilmember Pomeroy commented that he would support the development of 38 lots.

Councilmember Jaffa thanked the applicant's engineer/representative, Mr. Fred Fleet, for his appearance at the meeting and said that he hopes the case comes before the Council for consideration. Councilmember Jaffa commented that representatives of the Spook Hill Homeowners' Association also appeared before the Council and requested that the Council consider no more than one home per acre on this land. Councilmember Jaffa added that the General Plan that was approved in 1996 speaks to this area as being special and encouraged the members of the Council, prior to rendering a decision, to visit some of the custom home developments in the Groves area. Councilmember Jaffa said that the Council debated over the number of homes that would be appropriate in the Groves area and said that the result has been large homes on small lots with bad setbacks that take away from the overall appearance of the subdivision.

Councilmember Jaffa reiterated the request of the Spook Hill Homeowners' Association that no more than one home be built on an acre but suggested that a happy medium may be 35,000 square foot lots. Councilmember Jaffa said that lots any smaller than that are difficult to maintain.

Discussion ensued relative to cluster development homes, minimum size lots, and the importance of protecting the Desert Uplands area.

Councilmember Davidson concurred with Vice Mayor Giles and Councilmember Pomeroy's comments.

Councilmember Davidson added that the Council is allowed some leeway and said he would not be opposed to 25 to 28,000 square foot lots rather than 35,000.

Mayor Brown said that he drove through the Somerset subdivision and in his opinion there are some houses that are way too large for the lots. Mayor Brown added that Las Sendas also has this problem and stated the opinion that it is impossible to save the desert if you allow lots that are smaller than 35,000 square feet.

Mr. Mizner informed the Council that the builder intends to use a building envelope and said that project will have a desert look with no significant washes.

In response to a comment from Vice Mayor Giles relative to the fact that only a certain portion of the acre can be built on, Mr. Mizner said that accessory type uses such as pools have to fit within the building area and outside of that, the area is natural desert.

Councilmember Jaffa stated the opinion that the Desert Upland guidelines speaks to 40% preservation and said that this number would be acceptable.

Councilmember Hawker indicated support for a total of 38 lots.

Mayor Hawker stated that it is the consensus of the Council that a 38 lot compromise would be acceptable.

Mr. Fleet addressed the Council and asked them to keep in mind that the sketches are preliminary and proposed that the plan be redesigned to reflect the 40 lots that his client is seeking, all of the same size with no smaller lots, and said that this may accomplish what the Council is striving to achieve without limiting the number to 38. Mr. Fleet expressed the opinion that his client will seek R-43 planning development and said they would make sure that there are no small lots and that they are all uniform in size. Mr. Fleet indicated his intention to sit down and determine if this would be feasible.

Mayor Brown commented on the inconsistency between building gated communities and preserving the desert.

Mayor Brown thanked staff for their input.

5. Acknowledge receipt of minutes of various boards and committees.

- a. Adjustment Board meeting held March 7, 2000.
- b. Downtown Development Committee meeting held March 16, 2000.
- c. General Development Committee meeting held March 20, 2000.

It was moved by Councilmember Pomeroy, seconded by Councilmember Kavanaugh, that receipt of the above listed minutes be acknowledged.

Carried unanimously.

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

Mayor Brown stated that there were no reports on meetings and/or conferences attended to report on at this time.

7. Scheduling of meetings and general information.

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

Thursday, April 6, 2000, TBA – Fire Committee Meeting

Thursday, April 13, 2000, TBA – Police Committee Meeting

8. Prescheduled public opinion appearances. (Maximum of three speakers for three minutes per speaker).

There were no prescheduled public opinion appearances.

9. Items from citizens present. (Maximum of three speakers for three minutes per speaker).

There were no items from citizens present.

10. Adjournment.

Without objection, the Study Session adjourned at 9:25 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 Study Session of the City Council of Mesa, Arizona, held on the 30th day of March, 2000. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____ 2000

BARBARA JONES, CITY CLERK

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