



COUNCIL MINUTES

December 16, 2010

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 December 16, 2010 at 7:35 a.m.

COUNCIL PRESENT

Scott Smith
Alex Finter
Dina Higgins
Kyle Jones
Dennis Kavanaugh
Dave Richins

COUNCIL ABSENT

Scott Somers

OFFICERS PRESENT

Christopher Brady
Debbie Spinner
Linda Crocker

Mayor Smith excused Councilmember Somers from the entire meeting.

1-a. Hear a presentation and discuss the design review process.

Planning Director John Wesley introduced Development Services Special Projects Manager Laura Hyneman, who was prepared to address the Council.

Mr. Wesley displayed a PowerPoint presentation (**See Attachment 1**) and reported that in the last year, modifications were made to various design review processes. He explained that the functions of the Planning & Zoning Board (P&Z) and the Downtown Development Committee (DDC) were consolidated and the P&Z Board now handles all of the planning and zoning functions for the City of Mesa.

Mr. Wesley stated that in addition, the Council modified the role of the Design Review Board (DRB) and noted that staff was given the opportunity to approve most of the cases following the Board's work sessions. He also remarked that the Council requested that staff begin to work on design guidelines for various areas of the City in order to "set the bar" for quality development throughout the community. Mr. Wesley added that staff was further directed to update the Council at the end of the year concerning their progress relative to the design review process.

Mr. Wesley reported when staff modified the role of DRB, their goals included the following:

- Maintain or improve the quality of development with a streamlined process.
- Staff approval following DRB's work session on private projects.
- DRB approval on City projects and various modifications to the City Code (i.e., lighting, height).

- Flexible application submittal dates.
- Maintain the opportunity for citizen involvement.
- Mailing notices to property owners prior to DRB's work session.
- Elevations and site plans are posted on the City's website.
- Staff has received no public comments to date.

Mr. Wesley further commented that in 2010, 12 design review cases were submitted through this new process, 7 of which have been completed; 1 that took longer than normal to complete; 3 that were completed in approximately 60 days; and 3 that were completed more quickly, including 1 case that was concluded in 42 days.

Ms. Hyneman reported that the first set of design guidelines that staff developed were for the Desert Uplands area. She explained that staff solicited input from residents and stakeholders and noted that in July, the Council approved those guidelines.

Ms. Hyneman stated that the next set of guidelines that staff was developing is related to Falcon Field Airport. She explained that staff was reviewing the entire Falcon Field Sub-Area, but currently focusing their efforts on the airport. Ms. Hyneman advised that the design guidelines would be rolled into a Planned Area Development Overlay rezoning that airport staff was working on to establish unique development standards for the site. Ms. Hyneman also commented that in January 2011, staff intends to present the application to various stakeholders and residents, followed by presentations to P&Z and the Council in February and March, respectively. She noted that once those guidelines were established, staff would use that document to develop the design guidelines for the Falcon Field Sub-Area. She added that staff's goal was to review those guidelines with P&Z in September, followed by a presentation to the Council in October.

Ms. Hyneman further remarked that staff intends to develop design guidelines for the City's other sub-areas that have been established by the General Plan, as well as areas in the community that may be important and should have design guidelines developed for them. She explained that next fall, staff would make a recommendation to the Council with respect to the next sub-area in which staff should focus their efforts. Ms. Hyneman added that staff's recommendation would be based on the City's economic development goals and the significance of an area's character that should be preserved or enhanced as development comes into the City.

Councilmember Richins expressed support for staff's goal of including DRB approval on City projects. He also said that with respect to the upcoming Chicago Cubs Stadium project, he wanted to ensure that the City engaged neighborhoods in the design and site planning process.

Mayor Smith thanked staff for the presentation.

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

2-a. Economic Development Advisory Board meeting held on November 2, 2010.

It was moved by Vice Mayor Jones, seconded by Councilmember Kavanaugh, that receipt of the above-listed minutes be acknowledged.

Mayor Smith declared the motion carried unanimously by those present.

3. Appointments to boards and committees.

HUMAN SERVICES ADVISORY BOARD

Lynne Van Gould – Terms Expires June 30, 2012

It was moved by Councilmember Richins, seconded by Vice Mayor Jones, that the Council concur with the Mayor's recommendation and the appointment be confirmed.

Mayor Smith declared the motion carried unanimously by those present.

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

Councilmember Richins:	Attended "Discovery Triangle" presentation
Mayor Smith:	City of Mesa Water Resources Department's 100 th birthday celebration

5. Scheduling of meetings and general information.

City Manager Christopher Brady stated that the meeting schedule is as follows:

Monday, December 20, 2010, 3:30 p.m. – Community & Neighborhood Services Committee

Thursday, January 6, 2011, 7:30 a.m. – Study Session

Monday, January 10, 2011, TBA – Study Session

Monday, January 10, 2011, 5:45 p.m. – Regular Council Meeting

Mr. Brady stated that in anticipation of a number of significant topics that the Council will address early next year, the Council will be provided follow-up zoning information relative to the sale of medical marijuana; two draft Crime Prevention Through Environmental Design (CPTED) ordinances; and materials related to the appointment of a Council Redistricting Commission.

6. Items from citizens present.

There were no items from citizens present.

7. Convene an Executive Session.

It was moved by Vice Mayor Jones, seconded by Councilmember Kavanaugh, that the Council adjourn the Study Session at 7:52 a.m. and enter into an Executive Session.

Mayor Smith declared the motion carried unanimously by those present

7-a. Discussion or consultation with the City Attorney in order to consider the City's position and instruct the City Attorney regarding the City's position regarding contracts that are

the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation. (A.R.S. §38-431.03A(4)) Discussion or consultation with designated representatives of the City in order to consider the City's position and instruct the City's representatives regarding negotiations for the purchase, sale, or lease of real property. (A.R.S. §38-431.03A (7))

1. Chicago Cubs Spring Training
2. Waveyard
3. Proposed Police Substation

8. Adjournment.

Without objection, the Executive Session adjourned at 9:00 a.m.

SCOTT SMITH, MAYOR

ATTEST:

LINDA CROCKER, 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 16th day of December, 2010. I further certify that the meeting was duly called and held and that a quorum was present.

LINDA CROCKER, CITY CLERK

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(attachment – 1)



Update on Design Review Process

City Council Study Session

December 16, 2010



Background

- **Consolidated functions of P&Z and DDC**
- **Modified role of Design Review Board**
- **Requested staff work on design guidelines**
- **Requested update from staff by end of the year regarding design review process**



Design Review Process

- **Maintain or improve quality of development with a streamlined process**
- **Staff approval following work session on private projects**
- **DRB approval on city projects; modifications**
- **Flexible application submittal dates**



Design Review Process

- **Maintain opportunity for citizen involvement**
- **Mailing notice prior to work session**
- **Elevations posted on the web**
- **No public comments to date**



Design Review Process

- **12 Design Review cases for 2010**
- **7 completed cases**
 - 1 longer than normal
 - 3 about the same (60 days)
 - 3 faster, shortest 42 days



Design Guidelines

- **Design Guidelines**
 - **Desert Uplands Design Guidelines approved July, 2010**





Design Guidelines

Falcon Field Sub-Area Design Guidelines:

**Currently working on Airport Planned Area
Development Overlay**

- P&Z review – February ‘11; Council – March

**Next Step – Develop Design Guidelines for
Falcon Field Sub Area**

- Goal: P&Z review – Sep ‘11; Council – Oct



Design Guidelines

Planned Design Guidelines tied to Sub-Areas:

- **Citrus, Central Broadway, Lehi, Mesa Grande, Gateway Area**
- **Key Intersections, such as Gilbert/Southern**



Questions or Comments