



COUNCIL MINUTES

January 5, 2012

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 January 5, 2012 at 7:32 a.m.

COUNCIL PRESENT

Scott Smith
Alex Finter
Christopher Glover
Dave Richins

COUNCIL ABSENT

Dina Higgins
Dennis Kavanaugh
Scott Somers

OFFICERS PRESENT

Christopher Brady
Debbie Spinner
Linda Crocker

(Mayor Smith excused Vice Mayor Somers, Councilwoman Higgins and Councilmember Kavanaugh from the entire meeting.)

1. Review items on the agenda for the January 5, 2012 Regular Council meeting.

All of the items on the agenda were reviewed among Council and staff and the following was noted:

Conflict of interest: None

Items deleted from the consent agenda: 4-d

Items removed from the consent agenda: 5-d

2-a. Hear a presentation, discuss and provide direction on improvements to Mesa Drive and Southern Avenue.

City Engineer Beth Huning introduced Transportation Department Director Dan Cleavenger, who was prepared to assist with the presentation. She stated that at the January 9, 2012 Regular Council meeting, the Council would be asked to approve a construction contract (Agenda Item 4h) regarding improvements in the area of Mesa Drive and Southern Avenue.

Ms. Huning displayed a PowerPoint presentation (**See Attachment 1**) and highlighted an aerial map illustrating the scope of the project. (See Page 2 of Attachment 1) She also briefly reviewed

the project elements, which would be discussed in greater detail later in the presentation. (See Page 3 of Attachment 1)

City Manager Christopher Brady acknowledged that some of the project elements, such as the installation of entryway signs, are “probably unique” to Mesa Drive. He noted, however, that since Mesa Drive leads into the heart of downtown, the proposed visual improvements will remove clutter, bring light and visually enhance the area.

Mr. Cleavenger highlighted the street and pavement improvements. (See Page 4 of Attachment 1) He explained that currently, an estimated 58,000 cars travel through the Mesa Drive/Southern Avenue intersection on a daily basis. He noted that the level of service at the intersection during peak hours is ranked “E.” (Note: “F” equates to gridlock.) Mr. Cleavenger added that the Maricopa Association of Governments (MAG) has projected that in 20 years, 76,000 cars will pass through the intersection each day.

In response to a series of questions from Councilmember Richins, Mr. Cleavenger clarified that the increased MAG projections are due to a variety of factors including, but not limited to, light rail usage, the potential for increased densities in downtown Mesa, and more vehicles traveling north on Mesa Drive. He acknowledged that staff would have preferred widening Mesa Drive to three lanes northbound and three lanes southbound between Southern Avenue and US 60, but said that they encountered challenges with respect to right-of-way and the impact on many properties.

Mayor Smith stated that he would assume traffic “cycled off” of Mesa Drive to Southern Avenue and the freeway, which is the reason there would be more traffic south of Southern Avenue rather than north.

Discussion ensued relative to the fact that the Mesa Drive/Southern Avenue intersection ranks in the top three for total crashes, left-turn crashes, angle crashes, and rear-end crashes in the City; that adding capacity of a third through lane for eastbound, westbound and southbound traffic will reduce congestion, address the rear-end crashes and provide dual left-turn lanes for all four legs; that northbound Mesa Drive will have two through lanes, two left-turn lanes and a right-turn lane; that raised medians will be installed between US 60 and Southern Avenue and the first 500 to 700 feet on each of the other legs for controlled access; that pavement will be reconstructed on Mesa Drive from US 60 to 8th Avenue and on Southern Avenue from Center to Horne; and other improvements such as bus pullouts and shelters.

Mr. Cleavenger continued with the presentation and highlighted two high intensity activated crosswalks that will be located on Mesa Drive between Hampton and Glade and the other north of 10th Drive. (See Page 5 of Attachment 1) He said that Mesa Drive has a multitude of T-intersections, which makes it difficult to install a traditional traffic signal. Mr. Cleavenger also displayed a photograph of the proposed crossing signal (See Page 6 of Attachment 1) and explained how the device operates. He noted that such a device is less expensive than a conventional traffic signal and activated only as needed by a pedestrian.

Ms. Huning advised that a decorative stamped asphalt path would be created to clearly delineate the pedestrian walkway.

Ms. Huning provided a brief overview concerning several utility projects that are scheduled for completion prior to commencement of the street improvements. (See Page 7 of Attachment 1) She also reviewed a series of schematic drawings illustrating signage (See Pages 9 and 10 of Attachment 1); enhanced landscaping/pedestrian pathways (See Page 11 of Attachment 1); bus shelters (See Page 12 of Attachment 1); walkways (See Page 13 of Attachment 1); and the relocation of Salt River Project (SRP) and City of Mesa electric lines. (See Page 14 of Attachment 1)

Further discussion ensued relative to the fact that there are a number of alleys on the east side of Mesa Drive (See Page 16 of Attachment 1); that Neighborhood Services has worked with the residents to determine whether they would be interested in vacating the alleys; that a majority of the property owners responded that they would be willing to vacate the alleys, although a few residents were opposed to doing so; and that staff was seeking Council direction with respect to this matter.

Mr. Brady clarified that it would be the City's preference to secure the alleys with gates, but stated that the neighbors would still be allowed access to the alleys. He noted that such an option would allow the City to install decorative gates (See Page 15 of Attachment 1), secure the alleys and provide some visual continuity along Mesa Drive. Mr. Brady cautioned that although gating the alleys would not guarantee the end of certain types of inappropriate activity, such as dumping, it would deter the majority of such activity. He added that the other option would be to vacate the property to the neighbors, but said that if a resident opposed that process, it could be problematic for the City.

Mayor Smith commented that it was the City's right to gate the alleys since it is Mesa's right-of-way.

Mr. Brady suggested that perhaps gating the alleys could be the first step in the process and the Council could revisit the matter at a later date.

Councilmember Glover concurred with Mr. Brady's comments. He voiced support for the alleys being gated not only for security purposes, but also for the aesthetic appeal, in that there would be "a uniformed look" along Mesa Drive from the US 60 to 8th Avenue.

Councilmember Finter remarked that the residents of Sherwood Mesa gated their community, which has resulted in a decrease in crime and illegal dumping and also saved on the cost of City services. He said that Mr. Brady's suggestion was "a great compromise to start with" and expressed support for the matter being brought back to the Council at a later time.

Councilmember Glover stressed the importance of the City apprising the impacted residents that they would still have access to the alleys.

Councilmember Richins suggested that instead of the Council addressing various alleyways on a piecemeal basis, that they consider the legal abandonment of all alleys in the City, give the property back to the rightful owners, but also ensure that the easements are maintained. He pointed out that he receives many inquiries from constituents regarding the process by which an alley can be closed and said that it was "probably time once and for all" to resolve the matter.

Mr. Brady suggested that this issue be presented to the appropriate Council Committee and then forwarded on to the full Council for discussion and consideration.

Mayor Smith concurred with Mr. Brady's suggestion.

Ms. Huning continued with the presentation and reviewed documents titled "Construction Cost and Funding" (See Page 17 of Attachment 1) and "Project Schedule." (See Page 18 of Attachment 1) She assured the Council that the City endeavored to keep traffic lanes open in each direction on Mesa Drive during construction and added that staff has met with many of the residents/businesses in the area that will be impacted by the project. Ms. Huning also advised that the City was closing escrow today on a piece of property on the northeast corner of Mesa Drive and US 60.

Mr. Brady stated that the City intends to landscape the property and remove the clutter and debris from that corner.

Mayor Smith thanked staff for the presentation.

(Mayor Smith declared a recess at 8:26 a.m. The Study Session reconvened at 8:33 a.m.)

2-b. Hear a presentation and discuss the Riverview Rezoning and Special Use Permit.

Economic Development Project Manager Scot Rigby and Development Services Special Project Manager Laura Hyneman addressed the Council relative to this agenda item.

Mr. Rigby reported that the purpose of today's presentation was to provide a brief overview of the redevelopment of the Riverview Golf Course and Riverview Park site for the Chicago Cubs' Spring Training facilities and commercial development. He stated that in order to prepare for the Spring Training project, certain restrictions and standards that were placed on the property as part of the Waveyard Development Master Plan must be removed and the property rezoned.

Mr. Rigby displayed a PowerPoint presentation (**See Attachment 2**) and highlighted a map illustrating the specific zones of activity such as the City Fields; Team Training Facility; Stadium; and Public Parking. (See Page 2 of Attachment 2)

Ms. Hyneman advised that on November 16, 2011, the Planning & Zoning Board (P&Z) recommended approval of a General Plan Minor Amendment to adjust the boundaries of the Mixed Use Residential land use classification and the park. She stated that on December 21, 2011, the Board further recommended approval of the rezoning, the removal of the Bonus Intensity Zone (BIZ) and the Council Use Permit (CUP) that was part of the Waveyard approval. She noted that the Board, in addition, recommended approval of a Planned Area Development (PAD) overlay that establishes certain unique development standards for the area and a Special Use Permit (SUP) to allow outdoor entertainment and activities within the project.

Ms. Hyneman remarked that the unique development standards will ensure that the project is developed to the vision that is intended for the area. She said that such standards "push" the buildings along the Paseo and allow the structures to be 10-stories high in order to create an active and intense urban development. Ms. Hyneman highlighted various standards as follows: the main entrances, display windows and signage will face the Paseo; the secondary entrances

may face the parking lot to the rear; and plazas would connect the Paseo and parking lots. (See Page 3 of Attachment 2) She pointed out that the standards would further allow for reduced setbacks, but said that the buildings could also be situated right next to each other in order to allow for the intensity along the Paseo and discourage the more typical development of PAD buildings in a commercial development. She added that visitors to the Stadium and commercial areas would utilize on-street and shared parking.

Ms. Hyneman displayed a schematic drawing of the Commercial Areas (See Page 4 of Attachment 2) and indicated that the PAD includes certain urban living allowances and encourages loft-style living on the upper floors and ground floor commercial uses. She commented that developments of this type will require a CUP to ensure that the Council has the opportunity to consider such proposals. Ms. Hyneman also noted that the SUP would encourage outdoor activities in the area. She advised that staff was considering establishing an Entertainment Easement, so that if urban living was developed, individuals who purchase residential units along the Paseo would understand that there would be noise, fireworks and activities in the area after the baseball games.

Ms. Hyneman, in addition, reported that special standards were being established for commercial development along Riverview Park. (See rendering of Lake Front Commercial – Page 5 of Attachment 2) She said that such standards would encourage development along the boardwalks (i.e., outdoor dining, sports activities) and move parking behind the buildings, near the streets and away from the Paseo and the boardwalks.

Ms. Hyneman further advised that the Northeast Quadrant of the park (See Page 6 of Attachment 2) has been reserved for various hospitality development opportunities. She said that the development standards in this area would allow for 15-story buildings and shared parking agreements.

Responding to a question from Mayor Smith, Ms. Hyneman confirmed that the zoning overlay for the Northeast Quadrant would allow for multiple uses, such as residential and commercial.

Discussion ensued relative to the fact that the Chicago Cubs have submitted a Comprehensive Sign Plan, which is currently being reviewed by staff; that the document will be presented to P&Z in February and to the Council in March; that there are plans for Freeway Landmark Monument Signs, although the Cubs organization has not yet submitted its application in this regard; that the specific site plans and compliance with the unique development standards would be reviewed by P&Z; and that the Design Review Board (DRB) would review the architecture and landscape designs.

Mr. Rigby stated that at the January 9, 2012 Regular Council meeting, the Riverview Rezoning and Special Use Permit will be introduced and at the January 23, 2012 Regular Council meeting, the Council will take action on the matter.

Mayor Smith thanked staff for the presentation.

2-c. Hear a presentation, discuss and provide direction on revisions to the Zoning Code Ordinance.

Zoning/Civil Hearing Administrator Gordon Sheffield displayed a PowerPoint presentation (**See Attachment 3**) and discussed several “housekeeping” amendments to the Zoning Ordinance,

which was adopted July 7, 2011 and became effective September 3, 2011. He stated that there were 89 housekeeping revisions and briefly reviewed the topics that would be covered during the presentation. (See Page 3 of Attachment 3)

Mr. Sheffield reported that with regard to Accessory Dwelling Units (ADUs), the Council directed that staff make changes to these requirements that had not been incorporated into the language being considered for the initial Zoning Ordinance Update and that such revisions be brought back as part of the housekeeping amendments. He stated that the changes relate to requiring a Special Use Permit (SUP) before an ADU can be leased or rented as opposed to being built for a family member or non-paying guest. Mr. Sheffield indicated that the revisions also limit the number of utility connections for a single residence on a lot to one. He added that the revised requirements would now become applicable to the Downtown Residence districts, which are oriented toward single residence (DR-1).

In response to a series of questions from Mayor Smith, Mr. Sheffield explained that the requirements were extended in order to apply the same rules to the suburban portion of the City and the single residence portion of downtown. He commented that the Downtown Residence districts also have the option to go multi-residence and said that many residents in the larger districts (DR-2 and DR-3), instead of having to qualify for an ADU, would automatically qualify for a second dwelling unit on the property since the zoning already gives them that right.

Mayor Smith commented that the propensity to have rental units and granny units exists more in the downtown area, especially in some of the older neighborhoods where houses were "built that way" with separate quarters.

Mr. Sheffield further clarified that at the present time, the residents in the DR-1 district do not have the right to qualify for an ADU and said these revisions would grant them that right. He also noted that residents have come to staff indicating that they would like to add a guest unit on their property, but for tax reasons did not want it to be considered a multi-family unit. He explained that the revisions would now provide them with the guest unit option.

Discussion ensued relative to the process that a resident would undergo in order to obtain an SUP before an ADU could be leased or rented; that the request would be heard either by the Hearing Officer or the Board of Adjustment (BOA); that the applicant would use the SUP criteria to show that the ADU was compatible with and not detrimental to the surrounding land uses; that the Hearing Officer/BOA would consider the testimony of the interested parties and the specific context of where the property is located in order to determine if the ADU was a compatible use; and that the Hearing Officer/BOA attempts to keep the review and evaluation of such cases as "value neutral" as possible.

Mr. Sheffield continued with his presentation and explained that the revisions to the Permitted Use Table related to the Heavy Industrial (HI) District would allow the addition of commercial activities that support the industrial activities (i.e., restaurants, business services, personal services, convenience stores).

Mr. Sheffield, in addition, reported that with respect to a Comprehensive Youth Residence (CYR), the proposed amendment would authorize the addition of RV spaces to accommodate temporary housing for volunteers at CYRs, such as Sunshine Acres. He explained that the change involves codifying an interpretation made by the BOA last August relative to permitted

activities for a CYR. He stated that the existing language in the ordinance authorizes manufactured homes for on-site staff housing, but does not address the issue of allowing RVs for seasonal volunteers. He said that staff presented the issue to the Board, who agreed to allow RVs with the following conditions: 1.) No Park Model RV units can be used; 2.) No space is used for longer than six months out of a 12-month calendar by an individual or family; and 3.) No RV accessory structures are constructed.

Mr. Sheffield further discussed five sets of development standards from the previous Code that staff omitted and would be carried over to the updated Zoning Code. (See Page 7 of Attachment 3)

Mr. Sheffield, in addition, reported that Lehi residents have asked that the City revise provisions related to the permanent use of Portable Storage Containers (PSC) on residential lots. He explained that the matter has not yet been reviewed by P&Z as a potential Zoning Code amendment. Mr. Sheffield stated that staff was seeking Council direction whether to move forward with the standards as proposed or withdraw the PSC provisions as currently written and bring back different options at a future date.

Councilmember Richins commented that in speaking with Lehi residents, they questioned why they can go to Home Depot and buy a Tuff Shed, which is allowed on their property, but not use a PSC in the same manner. He stated that the residents inquired whether a set of standards could be established for setbacks, aesthetic treatments and screening that would allow them to use the PSCs as sheds. Councilmember Richins added that many Lehi residents use the PSCs to store hay, for instance, and were interested in knowing if the City could accommodate their usage like a shed.

Councilmember Finter noted that in the southern portion of District 2, some of the larger acre properties have used the PSCs for storage and said that he has never received any complaints from the surrounding neighbors in this regard. He expressed support for staff and the Lehi residents working on the PSC provisions and hopefully being able to reach a compromise.

Mayor Smith commented that he did not care what type of container someone stores items in on their property until the appearance of the structure becomes an issue. He suggested that staff attempt to create "a balance" so that if a resident wants to use a PSC, that there is "a heightened responsibility" to ensure that it blends into the neighborhood surroundings and "does not jump out at you."

Councilmember Richins stated that in addition to developing aesthetic standards, it would also be important to determine what size container would be allowed on what size lot. He added that if it was agreeable with his fellow Councilmembers, staff and the Lehi stakeholders could meet to develop a set of standards.

Mr. Sheffield clarified that staff would withdraw the PSC provisions and work with the stakeholders in this regard.

Mayor Smith suggested that staff and the stakeholders focus on aesthetics and the location of the PSC on a person's property to ensure that it does not negatively impact the surrounding neighbors.

Mr. Sheffield briefly reviewed the remaining revisions related to spelling, grammar and formatting changes. (See Page 9 of Attachment 3)

Mayor Smith thanked Mr. Sheffield for the presentation.

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

3-a. Transportation Advisory Board meeting held on November 15, 2011.

3-b. Public Safety Committee meeting held on November 21, 2011.

It was moved by Councilmember Finter, seconded by Councilmember Richins, that receipt of the above-listed minutes be acknowledged.

Mayor Smith declared the motion carried unanimously by those present.

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

There were no reports on meetings and/or conferences attended.

5. Scheduling of meetings and general information.

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

Monday, January 9, 2012, TBA – Study Session

Monday, January 9, 2012, 5:45 p.m. – Regular Council Meeting

Thursday, January 12, 2012 – Study Session – CANCELLED

Thursday, January 12, 2012, 7:30 a.m. – 2012 Governor’s Breakfast, Hilton Phoenix East/Mesa

6. Items from citizens present.

Mayor Smith commented that Brian Hall, a Mesa resident, submitted a speaker card, but has since left the Council Chambers. He stated that Mr. Hall provided him and Councilmember Finter a packet of materials regarding certain challenges related to alley abandonment. He noted that the materials would be forwarded on to staff so that they can work with Mr. Hall on the matter.

Larry Pottoff, a Mesa business owner, expressed a series of concerns regarding the City of Mesa’s contract with American Traffic Solutions (ATS) which, in his opinion, is “out of scope.” He cited, as an example, that ATS issued a ticket to his daughter for driving his vehicle, even though she is not the registered owner and only a member of his household. Mr. Pottoff added that such action is unconstitutional and urged the Council to look into the matter.

7. Adjournment.

Without objection, the Study Session adjourned at 9:05 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 5th day of January 2012. I further certify that the meeting was duly called and held and that a quorum was present.

LINDA CROCKER, CITY CLERK

pag
(attachments – 3)

Mesa

Drive

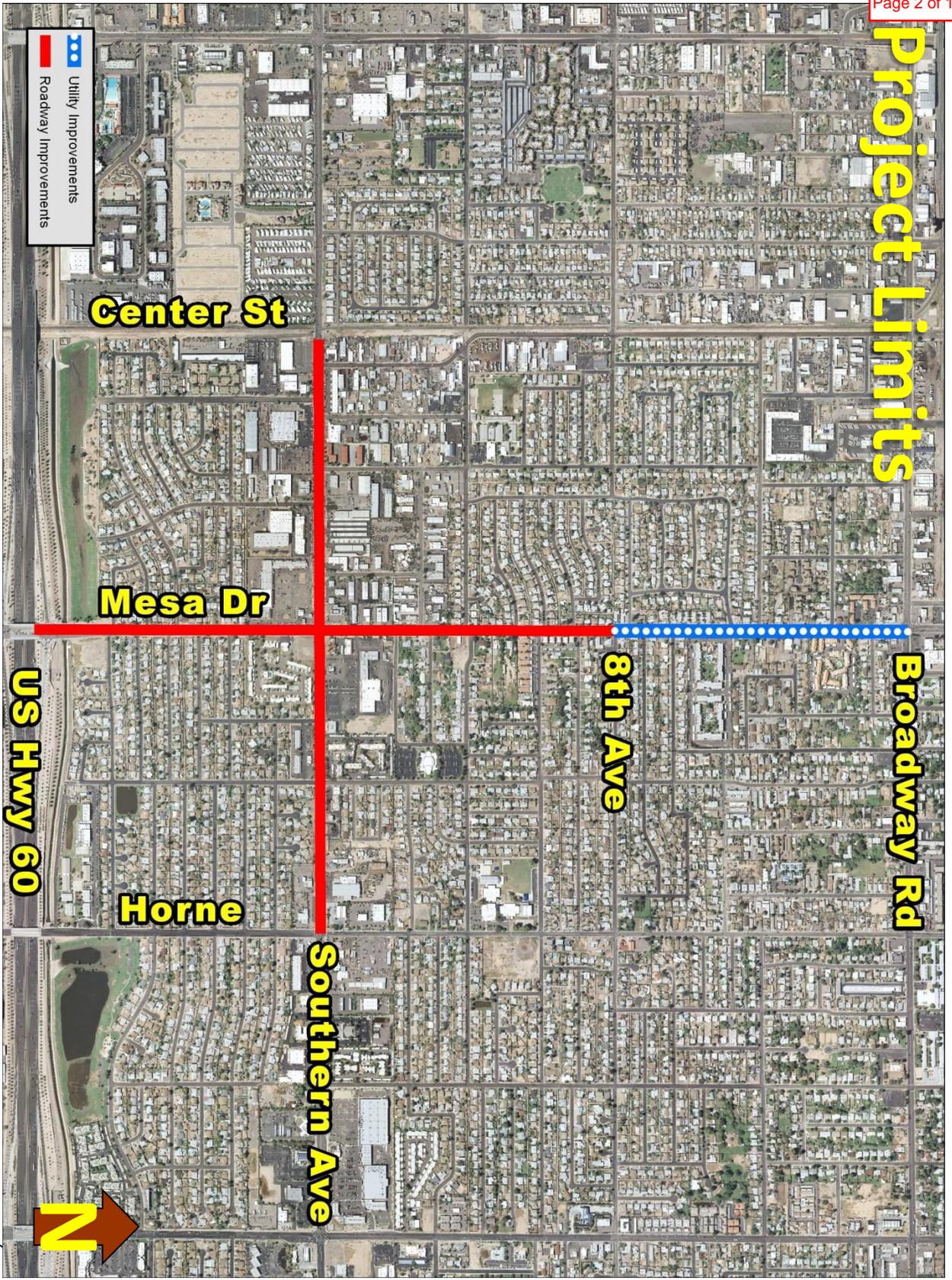
Corridor

US 60 to 8th Avenue

00 S → 400 E ↑
S. Mesa Dr.



Project Limits



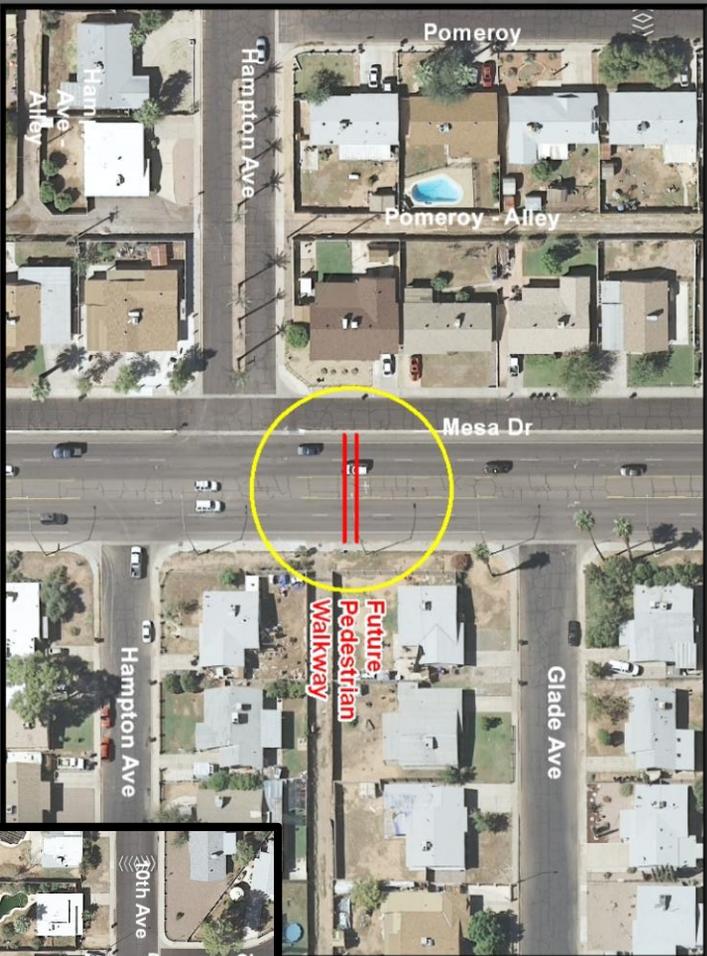
Project Elements

- Street / Pavement Improvements
- Pedestrian Crossings
- Utilities
- Visual Improvements

Street / Pavement Improvements

- Widen Mesa Drive: 2 Lanes North, 3 Lanes South
- Widen Mesa Drive & Southern Ave. Intersection
- Reconstruct pavement on Mesa Drive from US 60 to 8th Ave.
- Reconstruct pavement on Southern Ave. from Center to Horne

Pedestrian Crossings



Mesa Drive between
Hampton & Glade Ave.



Mesa Dr. North of 10th Dr.

Proposed Crossing Signals



Utilities

- Mesa Drive
 - Gas: 7400 Linear Feet (L.F), 4” Gas Line
 - Water: 7400 L.F, 16” Water Line
 - Waste Water: 26 LF 8” Pipe (Spot Repair)
 - Storm Drain: 2200 L.F new 60” US 60 to Mesa Dr.
 - Underground City Electric: 880 LF 10th Ave. to Millet
- Southern Avenue
 - Gas: 5600 L.F 4” Gas Line and 6” High Pressure Line
 - Water: 5600 L.F 16” Water Line
 - Waste Water: 57 L.F 8” Pipe (Spot Repairs)

Visual Improvements

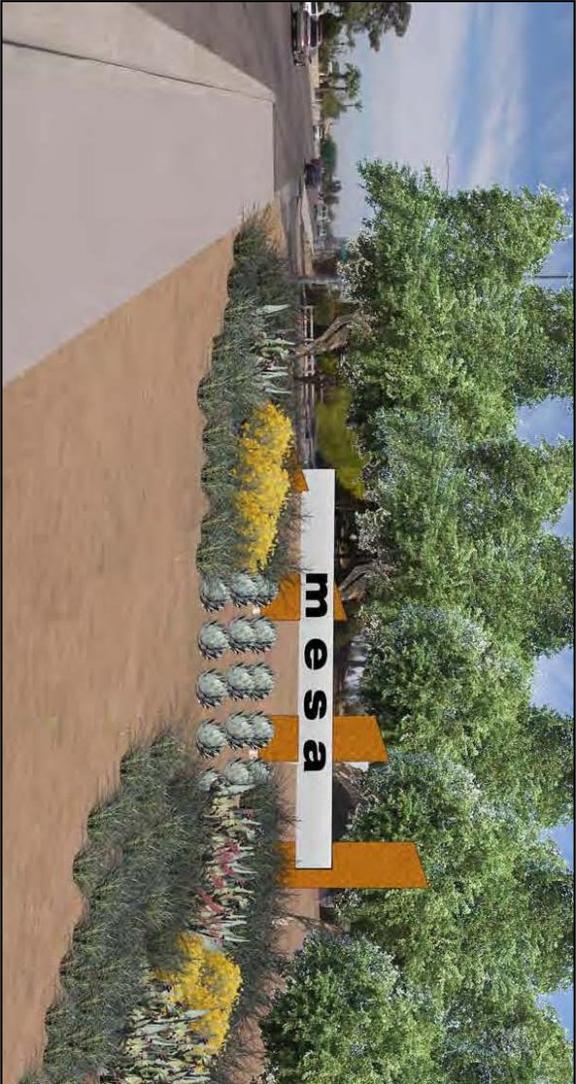
- Signage
- Enhanced Landscaping/Pedestrian Path
- Overhead Electric
- Alley Gates

Signage at US 60





Current

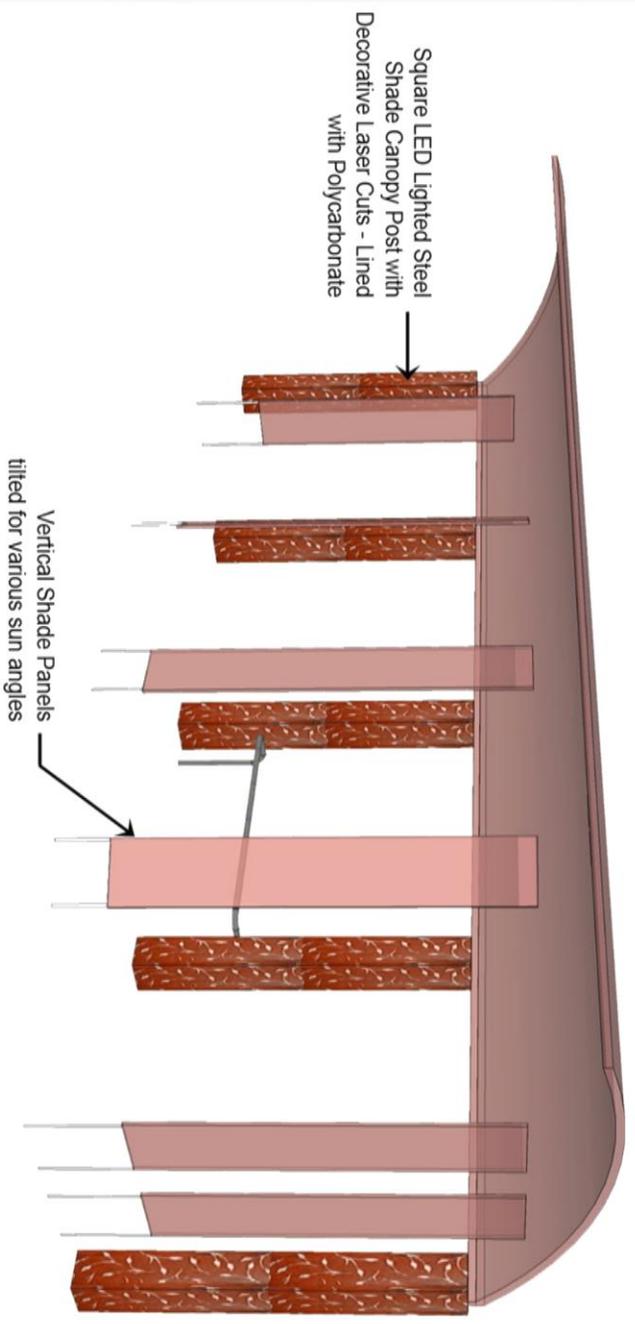


Proposed

Enhanced Landscaping/Pedestrian Path



Bus Shelter



Walkway



Overhead Electric

(Salt River Project & Mesa Electric)

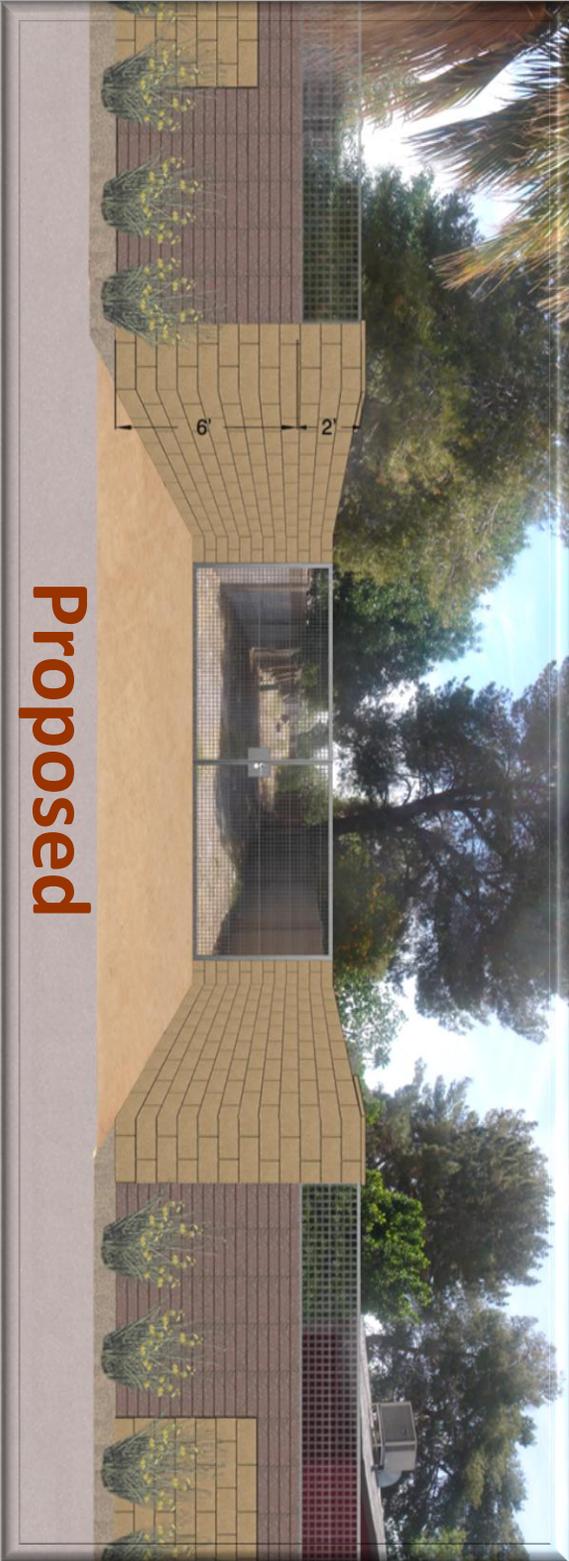


01.03.2012 10:00

Allow Gates

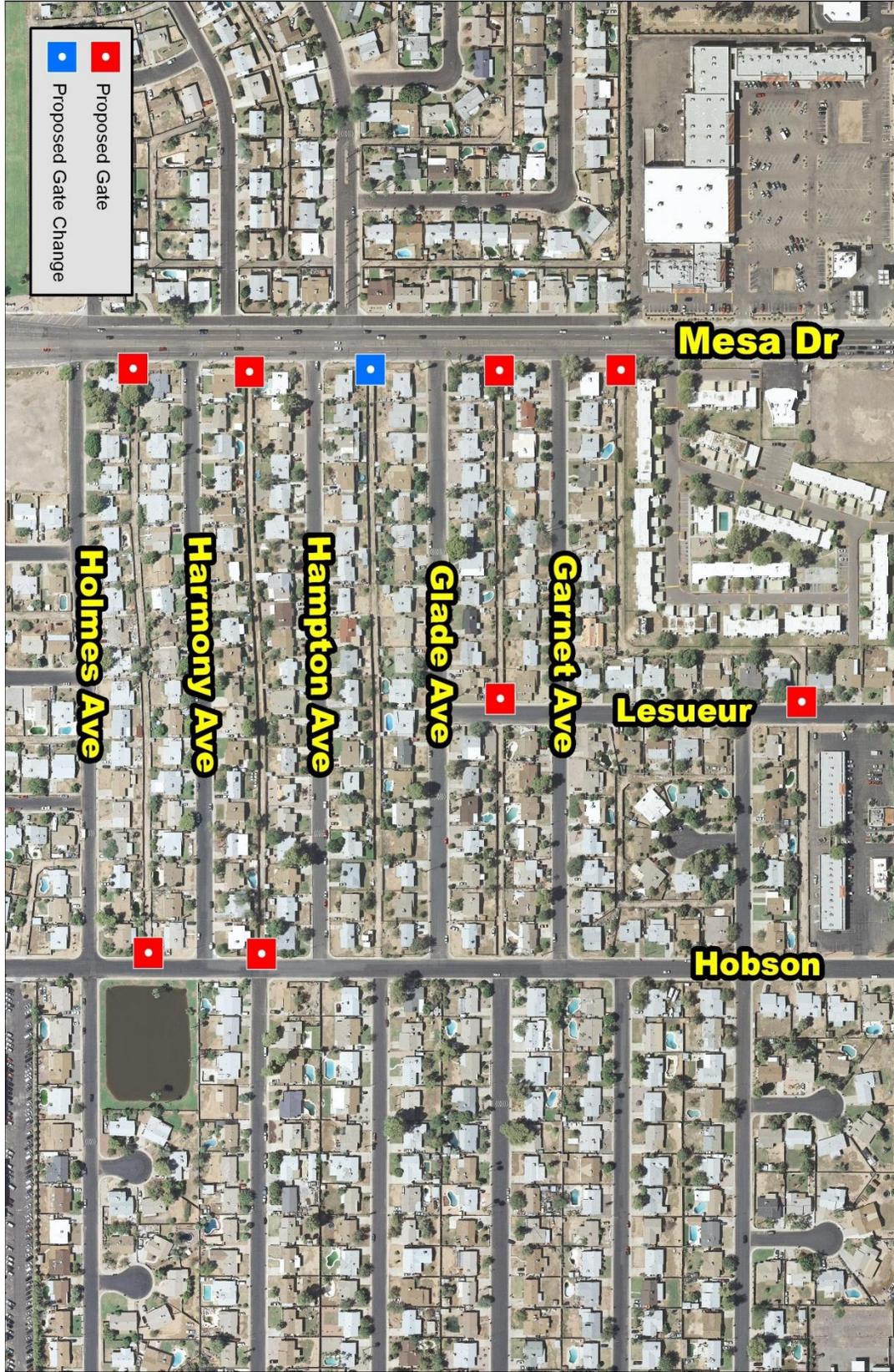


Current



Proposed

Alley Gates



Construction Cost & Funding

		Other Agency Funding	City Funding
Transportation	\$17,944,571		
a) Prop 400		(\$15,080,000)	
b) ADOT		(\$144,007)	
c) Subtotal			\$2,720,564
Water	\$ 4,226,360		\$4,226,360
Wastewater	\$ 79,386		\$ 79,386
Gas	\$ 1,924,004		\$1,924,004
Mesa Electric	\$ 363,918		\$ 363,918
5% Contingency	<u>\$ 1,226,911.95</u>		<u>\$ 1,226,911.95</u>
Total Contract	\$25,765,150.87	(\$15,224,007)	\$10,541,143.95
SRP Aesthetics Fund (overhead electric)*		\$ 4,292,100	

* Not in GMP, SRP Performs Work

Project Schedule

Council Award

January 9, 2012

Notice To Proceed

February 27, 2012

Estimated Completion

July 26, 2013

Construction Time= 510 Calendar Days





RIVERVIEW ZONING AND SPECIAL USE PERMIT

JANUARY 5, 2012

PROJECT OVERVIEW

- GENERAL PLAN MINOR AMENDMENT
- REZONING – PLANNED AREA DEVELOPMENT
- SPECIAL USE PERMIT – OUTDOOR ACTIVITIES



STADIUM & COMMERCIAL

- UNIQUE DEVELOPMENT STANDARDS
- OUTDOOR ACTIVITIES AND ENTERTAINMENT



COMMERCIAL AREAS

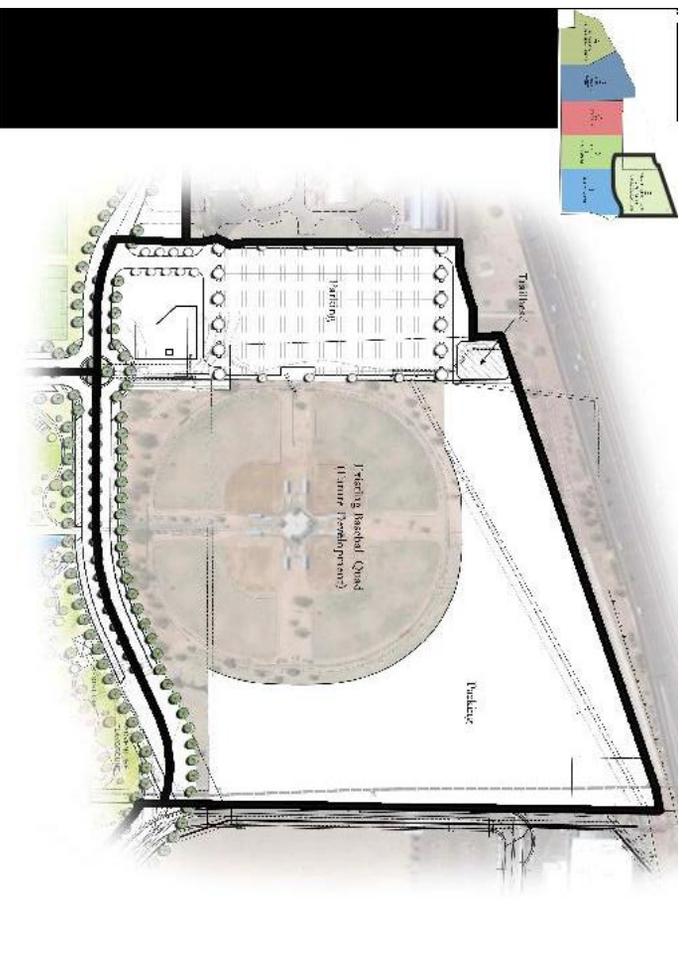


LAKE FRONT COMMERCIAL



NORTHEAST QUADRANT

- NOT PART OF THE SPRING TRAINING PROJECT
- APPROXIMATELY 25 ACRES



NEXT STEPS

- COMPREHENSIVE SIGN PLAN
- FREEWAY LANDMARK MONUMENT SIGNS
- SPECIFIC SITE PLANS REVIEWED BY P&Z
- ARCHITECTURE AND LANDSCAPE DESIGN REVIEWED BY DRB



QUESTIONS?



mesa·az

Development and Sustainability Department

Planning Division

City of Mesa

ZONING ORDINANCE UPDATE

Housekeeping Amendments

Presentation to:
City Council Study Session
January 5, 2012

Background

- Zoning Ordinance Update
 - Adopted on July 7th
 - Became effective September 3rd
 - Encouraging Comments to Date
 - Hypertext Links Helpful
 - 89 Housekeeping Revisions

Types of Housekeeping Revisions

- Accessory Dwelling Units
- Heavy Industrial District
- Comprehensive Youth Res
- Overlooked/Transcription
- Spelling/Grammar/Formatting

Accessory Dwelling Units (ADUs)

- Council Requested ADU Section be Revised with Housekeeping Changes
- Leased/Rented Accessory Dwellings
 - Special Use Permit Required: Sec 11-31-3.E
 - Added to Residence District Use Table (11-5-3)
- Remove Allowance for 2nd Utility Hookup
- Added to Downtown Residence Districts

Heavy Industrial District (HI)

- Presently an “All Industrial” Use District
- Add Commercial Activities that Support Industrial Activities
 - Restaurants
 - Business Services
 - Print Shops, Machine Repair, Security
 - Personal Services
 - Barber/Beauty, Photocopy, Travel Agency
- Convenience Stores

Comprehensive Youth Residence

- Codify Board of Adjustment Interpretation
- Existing Language Authorizes Manufactured Homes for On-site Staff Housing
- Question about RV's for Seasonal Volunteers
- Board Agreed to Allow RV's w/ conditions
 - *No park model RV units are used*
 - *No space is used for longer than 6 months out of a 12-month calendar year by an individual or family*
 - *No RV accessory structures are constructed.*

Overlooked/Transcription

- 5 Development Standards Overlooked in Carry Over from Previous Zoning Ordinance
 - Auto Display Platform Standards
 - Drive-through Lane Standards
 - Manufactured Home/RV Table Footnotes
 - Added Infill Districts: ID-1 and ID-2
 - Downtown Electronic Message Signs
 - Portable Storage Containers

Portable Storage Containers

Lehi Residents Request to Revise Portable Storage Container (PSC) Requirements

- Requires P&Z Review
- **Options:**
 - **Proceed As Written**
No Change to PSC Requirements
 - **Withdraw PSC Provisions**
Proceed with Remainder of Housekeeping Revisions



Spelling/Grammar/Format

- 89 Total Revisions Proposed
- 16 Revisions Relate to First 4 Categories
- 24 Revisions are Wordsmithing -
Intended to Clarify without Change to
Requirement
- 49 Revisions are Spelling, Grammar or
Formatting Changes

Questions?

www.mesaaz.gov/planning