



COUNCIL MINUTES

June 28, 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 June 28, 2012 at 7:33 a.m.

COUNCIL PRESENT

Scott Smith
Alex Finter
Christopher Glover
Dina Higgins*
Dennis Kavanaugh
Scott Somers*

COUNCIL ABSENT

Dave Richins

OFFICERS PRESENT

Christopher Brady
Debbie Spinner
Linda Crocker

(Vice Mayor Somers and Councilwoman Higgins participated in the meeting through the use of telephonic equipment.)

1. Review items on the agenda for the July 2, 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 removed from the consent agenda: None

2-a. Hear a presentation, discuss and provide direction on the La Mesita development.

Acting Assistant to the City Manager Scott Bouchie displayed a PowerPoint presentation (**See Attachment 1**) and provided a brief overview of the La Mesita development, a low-income housing tax credit project. He also highlighted project timelines mandated by the Arizona Department of Housing (ADOH) as part of this process. (See Page 2 of Attachment 1)

Mr. Bouchie reported that in 1991, the City of Mesa acquired the La Mesita property utilizing Community Development Block Grant (CDBG) funds. He explained that in 2008, the City transferred the property to A New Leaf and noted that the Sub-recipient Agreement required five years of continued use of the site as a shelter for homeless families. Mr. Bouchie indicated that

the City placed a deed restriction on the property to ensure that A New Leaf adhered to such use, but noted that the Agreement allows for release of the deed restriction within the five years. He added that if such release occurred within that period of time, the City would be reimbursed for the current market value of the property less any value attributable to expenditures of non-CDBG funds for the acquisition of or improvements to the property.

Mr. Bouchie pointed out that the property is currently valued at \$600,000 and said that staff worked with A New Leaf to determine the value attributable to the improvements the non-profit made to the property since 2008. He noted, however, that due to ADOH's stringent timelines, A New Leaf elected to purchase the deed restriction for \$600,000. Mr. Bouchie explained that such monies are considered CDBG program income and said that the City's Annual Action Plan indicates that any unallocated CDBG funds will go back to La Mesita for the construction of another shelter at the back of the property. He added that release of the deed restriction must be completed prior to July 16, 2012 in order for A New Leaf to have evidence of site ownership.

Mr. Bouchie also reported that after the Council's summer break, staff will bring back the Development Agreement and Loan Agreement for their consideration in order to meet ADOH's October 18th deadline. He briefly highlighted the key points of the Development Agreement (See Page 6 of Attachment 1) and the Loan Agreement. (See Page 7 of Attachment 1)

Mr. Bouchie further commented that the City proposes to purchase property located at Power and Monterrey that is owned by A New Leaf. (See Page 8 of Attachment 1) He stated that the property, which is situated adjacent to Monterrey Park, has an appraised value of \$975,000. Mr. Bouchie indicated that the City intends to purchase the site for \$1 million and close on the property in July. He added that the Purchase Agreement related to this sale is an entirely separate matter from the La Mesita development.

Responding to a question from Mayor Smith, Mr. Bouchie clarified that since staff made their initial presentation to the Council concerning the La Mesita development, the only change that has occurred is the manner in which the City would address the deed restriction. He explained that the U.S. Department of Housing and Urban Development (HUD) offered a series of options to staff, but said that the only alternative that would enable A New Leaf to meet ADOH's timeline was for the non-profit to purchase the deed restriction for the current market value of the property.

Mayor Smith stated that long before A New Leaf became involved in the La Mesita development, the City was interested in purchasing land near Monterrey Park in order to expand the facility and address parking limitations. He stated that it was "a gift" to the City when staff learned that A New Leaf owned the adjacent property and that both parties could benefit from its sale.

Vice Mayor Somers commented that the iMesa program was the mechanism by which residents expressed an interest in expanding Monterrey Park in order to serve the needs of the region.

Mayor Smith stated that it was the consensus of the Council that staff proceed with the La Mesita development.

Mayor Smith thanked Mr. Bouchie for the presentation.

2-b. Hear a presentation, discuss and provide direction on the draft Community Plan for the Pacific Proving Grounds North.

Planning Director John Wesley introduced Senior Planner Angelica Guevara, who was prepared to assist with the presentation. He stated that after the Council returns from their summer break, the Council meeting agendas will include requests for annexation, a development agreement, comparable zoning and rezoning to the Planned Community District for the Pacific Proving Grounds North property.

Mr. Wesley explained that the Council has received the latest version of the draft Community Plan and noted that staff was seeking their feedback prior to final review of the proposal. He displayed a PowerPoint presentation (**See Attachment 2**) and referenced a map illustrating the 484-acre site. (See Page 4 of Attachment 2)

Mr. Wesley reported that staff has utilized various guidance documents in an effort to obtain policy direction with respect to the development of the draft Community Plan. He cited the documents as follows: Mesa's General Plan; Mesa Gateway Strategic Development Plan (MGSDP); Pacific Proving General Plan Amendment Project Narrative; and the Planned Community District Ordinance.

Mr. Wesley discussed the overall goals of the MGSDP (See Page 6 of Attachment 2) and said that the Pacific Proving Grounds North property is located within the study area of the MGSDP and specifically situated within the Mixed-Use Community District (i.e., east of the 202 and north of the future SR 24 alignment). He said that the area is envisioned as the most appropriate location for residential uses through the creation of a live/work/play community and walkable, mixed-use "urban core" areas. Mr. Wesley also displayed schematic drawings illustrating possible building design standards that would achieve such goals. (See Pages 7 and 8 of Attachment 2)

Mr. Wesley, in addition, referred to a drawing from the Pacific Proving General Plan Amendment Project Narrative depicting a concept for the layout of the area. (See Page 9 of Attachment 2)

Mayor Smith commented that the Pacific Proving General Plan Amendment Project Narrative conforms to agreements made by the previous Council with regard to the placement of residential and other basic uses.

Mr. Wesley confirmed Mayor Smith's statement.

Mr. Wesley provided a short synopsis of the Pacific Proving Plan's employment projections in the area, with a particular focus on Community Commercial and Regional Commercial. (See Page 10 of Attachment 2) He also reviewed the Plan's vision statements with respect to employment/retail uses to support the residential development of a suburban core. (See Page 11 of Attachment 2)

Mr. Wesley further reported that the goal of the Planned Community District Ordinance is not only to create an evolving community, but also obtain assurances upfront that whatever development the Council approves can be implemented in stages over a period of time.

Mayor Smith referred to Page 11 of Attachment 2 and inquired regarding the definition of "Traditional residential opportunities."

Mr. Wesley clarified that the definition was taken from the Pacific Proving General Plan Amendment Project Narrative. He commented that the applicant was not looking at the typical suburban type residential development, but rather smaller lot sizes and more community amenities.

Mayor Smith acknowledged that the property was outside the areas designated as flight corridors, but cautioned that he would hate to see a conflict with "a suburban, edge of the city kind of approach" when the development is a mile away from Phoenix-Mesa Gateway Airport.

Mr. Wesley assured the Mayor that later in the presentation, the narrative will respond to his concerns.

Mr. Wesley referred to a document listing the chapters of the Pacific Proving Grounds North (PPGN) Community Plan. (See Page 13 of Attachment 2) He stated that today's presentation would focus on the Regulatory Framework, Community Vision, and Residential/Commercial Land Use Groups.

Mr. Wesley discussed the key elements of the Regulatory Framework. (See Pages 14 and 15 of Attachment 2) His comments included, but were not limited to, the following:

- Community Plan – Establishes the overall budget, vision and general development standards. Council approval of the document is required.
- Development Unit Plan – Establishes more specific design elements. Mixed-Use commercial elements would be approved by the Planning & Zoning Board (P&Z), while residential development would be approved administratively by the Planning Division.
- Plat/Site Plan – P&Z would approve major site plans (i.e., mixed use, office) and staff would approve minor site plans.
- The applicant has modified the City's Zoning Ordinance in order to fit the community.
- Minor modifications have been made to engineering standards.
- No single long-term master developer.
- The overall PPGN property is proposed to be divided into five Development Units (See Page 16 of Attachment 2), with DU-1 having a strong mix of uses (i.e., retail, employment and multi-residence living).

Extensive discussion ensued relative to the importance of staff establishing objectives for employment in the urban core (DU-1); that as currently structured, 95% of DU-2 could be small lot/single residence uses, which could result in too much of one type of use; that staff is working on language in other parts of the code to include variety in lot sizes and references to design standards to create a variety in setbacks; that the Willow District in downtown Phoenix could be a model with respect to lot sizes; the importance of creating an urban core around the airport; and that such urban development would have intermingled within it small commercial uses, such as a neighborhood market, barber shop or hair salon, which creates a more "walkable feel" as opposed to suburban housing which pushes all commercial uses to the edges of the development.

Responding to a question from Mayor Smith, Mr. Wesley clarified that in DU-2, 10% Community Commercial (CC) and 20% Commercial Mixed Use (CMU) would be allowed in the area.

Mayor Smith commented that as the project moves forward, he would prefer to see such uses pushed toward the middle of the development or adjacent to open areas as opposed to near the arterials.

Ms. Guevara clarified that within the residential land use description, the developer has allowed for some non-residential land uses to occur.

Mayor Smith noted that although he appreciated the developer "allowing" non-residential land uses to occur, he would strongly suggest incentivizing commercial uses since this project is "a new way of looking at things."

Mr. Wesley responded that staff has spoken with the developer concerning this matter and acknowledged that there is "still room for improvement." He remarked that at the present time, the developer may not envision certain uses occurring within the residential districts, but noted that as the project evolves, such uses could be incorporated.

Councilmember Finter remarked that he recently visited friends at Verrado and viewed some of the urban concepts that have been discussed today. He said that the development reflects the interaction of residential neighborhoods with small commercial uses and added that he was hopeful that Verrado could be used as a model at the Pacific Proving Grounds North development.

Mr. Wesley further discussed the various development units. (See Page 17 of Attachment 2)

Mr. Wesley, in addition, reviewed the major components of the Community Vision (See Pages 18 through 21 of Attachment 2), which includes compact, walkable neighborhoods and dynamic streetscapes. He explained that the Planning framework is based around the neighborhoods, streets and pedestrian system, parks and open space and architecture. He added that the vision includes not only a community whose form, function and activities are highly connected and integrated, but also fewer walls between uses.

Mayor Smith stated that he would like to see virtually no walls between uses which, in his opinion, would force the development community to be creative and interact with each other. He also remarked that older communities had no walls and noted that one use flowed naturally to another. He added that the integration of uses is commercially viable, a developer is awarded for its investment, and it makes for a more connected/livable community.

Further discussion ensued relative to the Residential Land Use Groups, including Community Residential (CR), Community Residential Small Lot (CRSL) and Community Multi-Residential (CMR); that the developer also allows for mobile vending and neighborhood retail, restaurants and office (See Pages 22 through 27 of Attachment 2); residential neighborhood design concepts (See Page 28 of Attachment 2); schematic drawings of a conceptual neighborhood (See Pages 29 and 30 of Attachment 2); and Commercial Land Use Groups (CC) and (CMU). (See Pages 32 through 35 of Attachment 2)

Mayor Smith suggested that staff, DMB and the Pacific Proving Grounds North developer work together to ensure that building placement and massing along the four corners of Ellsworth and Ray Roads is consistent and has more of an urban feel, while recognizing the suburban realities.

Mr. Wesley also reported that the phasing of the project would begin in the northeast corner of DU-2 with the residential uses, with Ellsworth Road being the only access into the development at that point in time.

Councilwoman Higgins concurred with Mayor Smith's suggestion regarding the consistency of the four corners along Ellsworth and Ray Roads with respect to building placement and massing.

City Manager Christopher Brady stated that in conjunction with this discussion, it was important that P&Z and the Council at least look at the concept that the airport has issued for the first five-year design of the commercial development on the east side of the property where the new terminal will be built.

Mayor Smith acknowledged that the Pacific Proving Ground North development cannot be looked at as an island due to the fact that the airport terminal will be to the west of Ellsworth Road in addition to high intensity development associated with airport terminal operations. He also remarked that he would like the developer to maximize its development by coordinating with the airport's future plans.

Vice Mayor Somers suggested that the City work with the airport to create drawings of their design to assist the public in understanding what the terminal will look like.

Mayor Smith thanked staff for the presentation.

2-c. Discuss and provide direction on proposed Mesa City Charter changes including, but not limited to:

1. Establishing an Independent Commission on Compensation for Elected Officials.
2. Further defining the responsibilities of the Mayor.

Mayor Smith stated that several months ago, the Mesa Chamber of Commerce (MCC) reviewed a series of ideas with regard to possible changes to the Mesa City Charter. He noted that the review was conducted independently of the City and the Council. Mayor Smith remarked that although the Chamber could have collected signatures in an effort to place the proposals on the November 6, 2012 General Election ballot, it approached the Council to do so on its behalf.

Otto Shill, Chairman of the MCC Board of Directors, reported that in the past few months, the Chamber was approached by a number of citizens who voiced concerns regarding the Council's level of pay and suggested that the Chamber address the matter. He explained that pending the concurrence of the Board of Directors, a subcommittee was formed and said the members concluded that any proposal would include the following components: An appropriate process for determining elected officials' compensation; Performance expectations; A plan and a report on the progress of the plan; and Succession changes to the City Charter. Mr. Shill said that the Board of Directors recommended that the subcommittee move forward with those four items. He

added that during this process, the Chamber became aware of the fact that the Council was addressing the succession issue and noted that the subcommittee withdrew that item from consideration.

Mr. Shill pointed out that the subcommittee worked on several drafts of the proposed ordinances (**See Attachments 3 and 4**), which were ultimately approved by the Board of Directors.

Mayor Smith summarized the proposed Charter changes as follows: Establishing an independent commission on compensation for elected officials; and Further define the responsibilities of the Mayor.

Mr. Shill clarified that he would couch the proposals as expectations and noted that the subcommittee specifically avoided language that was mandatory. He stated that the Chamber conducted research and surveyed different communities throughout the country to determine how the issue of compensation for elected official was addressed.

City Attorney Debbie Spinner advised that since the proposals were not legally tied together in terms of ballot language, it was the opinion of staff that it would be appropriate to separate the items.

Councilmember Kavanaugh expressed appreciation to the Chamber for its efforts to highlight the role of the Mayor and Council, economic development and the salary issue. He commented that with respect to the salary issue, the proposal is interesting and one that could be adopted by voters as part of a Charter change or, in the alternative, approved by the Council as part of an ordinance under the authority in the Charter for the Council to set Council pay.

Ms. Spinner confirmed that under the Charter, the Council could adopt an ordinance to adjust the Council's salaries.

Councilmember Kavanaugh further remarked that elected officials are always reluctant to take on the salary issue, but noted that the Chamber has identified newer trends in communities across the country to engage citizens as a body to view the salary question and make recommendations based on research. He added that it brings the issue into a much more open process.

Councilmember Kavanaugh, in addition, stated that with respect to the proposal concerning setting expectations for the Mayor and Council, in recent years the Council has met in strategic planning sessions to discuss their goals, expectations and annual work plans. He noted that the issues raised by the Chamber are worthy of discussion and consideration and said he would be more in favor of incorporating those ideas, suggestions and expectations through the Council's yearly strategic planning sessions.

Mr. Shill remarked that it was the desire of the Chamber that the Council recognize that the substance of the proposals was borne out of the example they have set, their ability to work with staff, and promote economic development in the community. He stated that it was the opinion of the Chamber that the two proposals be considered together and would encourage the Council to do so.

Mayor Smith pointed out that the City Charter already grants the Council not only the right, but the responsibility to set their salaries because, in essence, it is a budget issue. He stated, however, that he liked the idea of establishing, through ordinance, an independent commission on compensation for elected officials that is separate and transparent and whose recommendations would be presented to the Council for approval. He also questioned whether it was necessary for a “specific procedure” to be embedded in the City Charter in this regard.

Responding to a question from Mayor Smith, Ms. Spinner explained that for Charter amendments to be included on the November 6, 2012 General Election ballot, it would be necessary for the ordinance to be introduced at the July 2, 2012 Council meeting and adopted the following week on July 9, 2012.

Councilmember Finter said that he would prefer to approach the salary issue through the adoption of an ordinance as opposed to a Charter amendment, which could take years to rectify if problems arose with such an amendment.

Mayor Smith stated that it was the consensus of the Council that Ms. Spinner draft an ordinance establishing an independent commission on compensation for elected officials.

Ms. Spinner clarified that the independent commission would be established as a board or commission under Section 501 of the City Charter, which could be accomplished by ordinance. She noted, however, that the only conflict in the proposal is that the City Charter indicates that the members be appointed for a three-year staggered term, while the draft ordinance proposes a four-year staggered term. Ms. Spinner added that she will also confer with City Clerk Linda Crocker to determine whether it would be necessary to republish the ordinance for introduction and if so, the matter may not be able to come back to the Council for consideration until August.

Mayor Smith restated that the Council will leave Section 202 of the City Charter in place, which indicates that the Council establishes their salaries. He clarified that the establishment of an independent commission will create a mechanism by which the Council establishes those salaries. Mayor Smith further remarked that the Chamber’s other proposal, to further define the responsibilities of the Mayor, merits additional consideration and suggested that staff continue to work with the Chamber on this matter.

Mr. Shill stated that the Chamber would be happy to participate in those discussions.

Ms. Spinner advised that if the publication issue is resolved, staff will introduce the ordinance on July 2, 2012, with adoption set for July 9, 2012.

Mayor Smith thanked Mr. Shill and the Chamber for their efforts and hard work in this regard.

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

Councilmember Kavanaugh: Fiesta District Police Substation Groundbreaking

Vice Mayor Somers: Retirement Party for Management Assistant Marquisha Griffin

Mayor Smith: Retirement Party for Solid Waste Department Director Willie Black

4. Scheduling of meetings and general information.

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

Friday, June 29, 2012 and Saturday, June 30, 2012, 6:00 p.m. – Arizona Celebration of Freedom

Monday, July 2, 2012, 3:30 p.m. – Public Safety Committee meeting

Monday, July 2, 2012, 4:45 p.m. – Study Session

Monday, July 2, 2012, 5:45 p.m. – Regular Council meeting

5. Items from citizens present.

There were no items from citizens present.

6. Convene an Executive Session.

It was moved by Councilmember Finter, seconded by Councilmember Kavanaugh, that the Council adjourn the Study Session and enter into Executive Session at 9:02 a.m.)

Mayor Smith declared the motion carried unanimously by those voting.

6-a. Discussion or consultation for legal advice with the City Attorney. (A.R.S. §38-431.03A (3)) 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. Memorandum of Understanding for the southeast corner of Macdonald Street and 1st Avenue.
2. Regional Intergovernmental Agreement with Solid Waste.

7. Adjournment.

Without objection, the Executive Session adjourned at 10:11 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 28th day of June, 2012. I further certify that the meeting was duly called and held and that a quorum was present.

LINDA CROCKER, CITY CLERK

pag
(attachments – 4)

La Mesita Update June 28, 2012



Upcoming Project Timelines

- July 16th:
 - Evidence of Site Ownership
- October 18th :
 - Draft equity closing documents due
 - Civil engineering and building permits due to allow construction to commence
- November 1st
 - Construction begins

Project Documents

- Release of Deed Restriction
- Development Agreement
- Loan Agreement
- Purchase and Sale Agreement

Deed Restriction

- Property acquired in 1991 with Community Development Block Grant (CDBG) funds
- Property Transferred to A New Leaf in 2008
- Agreement required 5 years of continued use as a shelter for homeless families
- Deed restriction
- Agreement does allow for release of deed restriction

Release of Deed Restriction

- Within 5 years City reimbursed for the current market value of property less any value attributable to expenditures of non-CDBG funds for acquisition of, or improvements to, the property.
- Current market value - \$600,000
- A New Leaf will reimburse the City \$600,000 for removal of the deed restriction (CDBG program income)
- Needs to be completed before July 16th

Development Agreement

- La Mesita must meet all requirements of Arizona Department of Housing
- City will have a process for 30 project based housing vouchers
- City will loan \$500,000
- Must be done before Oct. 18th

Loan Document

- \$500k loan
- 20 yr. loan 0% interest
- Full payment due at the end of
year 20
- Must be done before Oct. 18th

Purchase Agreement

- Property at Power and Monterey
- Appraised value \$975,000
- Purchase for \$1M
- Closing in July

Questions

Pacific Proving Grounds North Applications



City Council Study Session
June 28, 2012

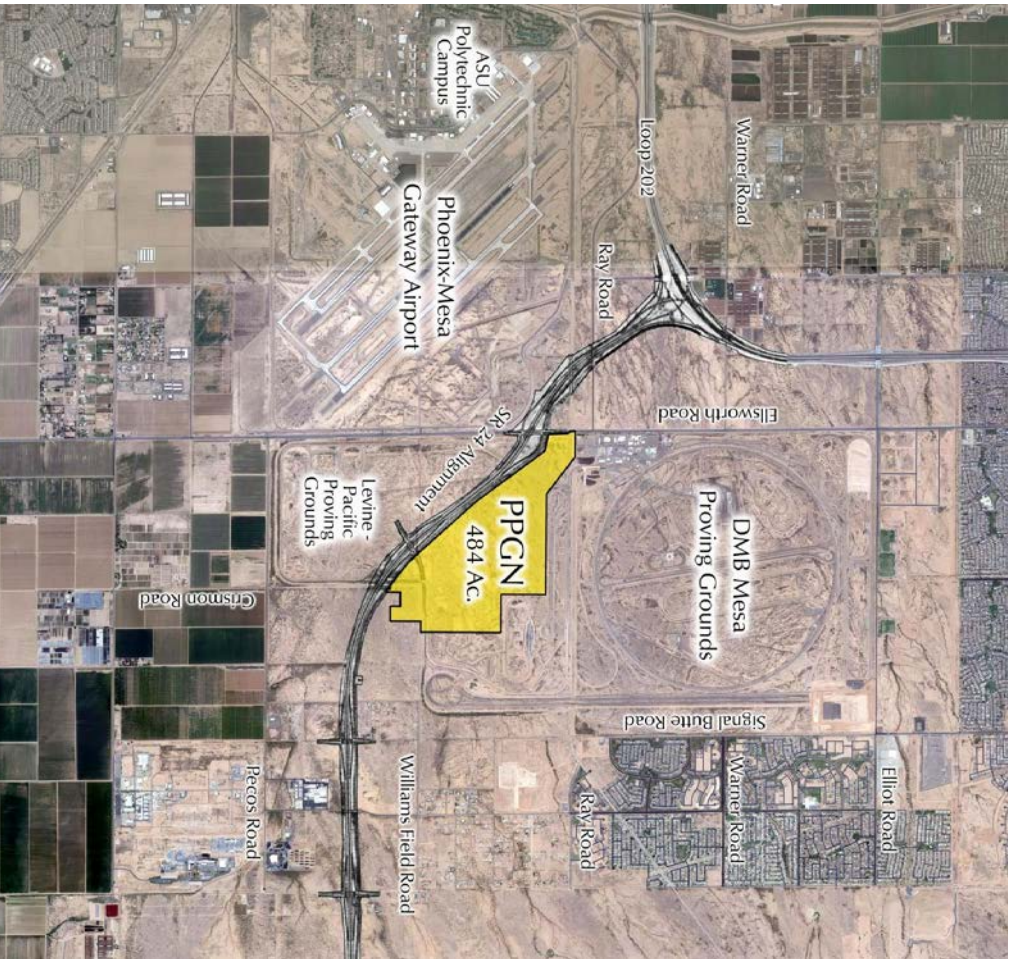
Requests

- Annexation
 - Development Agreement
 - Comparable Zoning
 - **Rezoning to Planned Community District**
- Could receive P&Z recommendation on
7/18

Today's Objective

- Provide an overview of the proposed community plan
- Obtain any comments or feedback for the final review of the proposal

Location



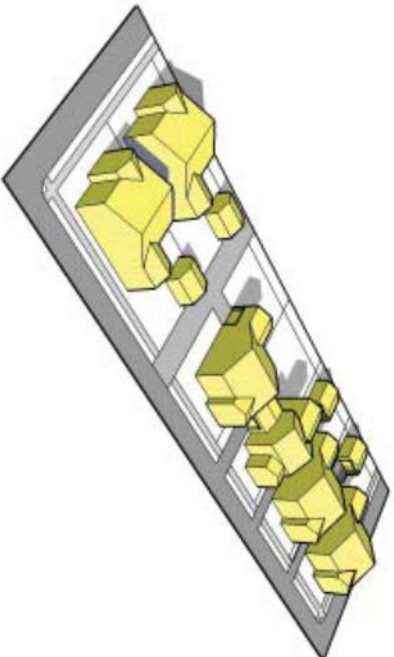
Guidance Documents

- General Plan
- Mesa Gateway Strategic Development Plan (MGSDP)
- Pacific Proving General Plan amendment project narrative
- Planned Community District ordinance

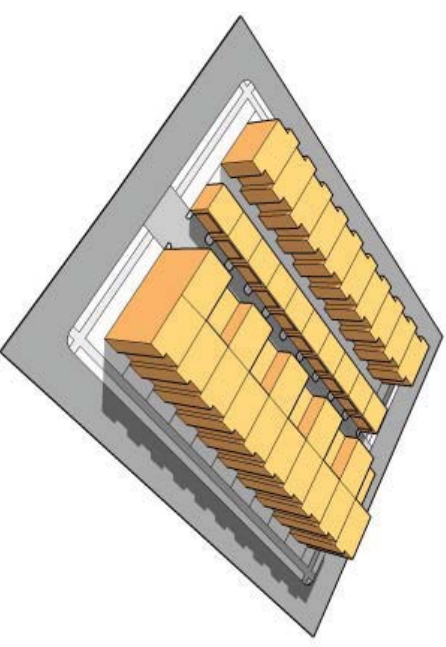
Guidance Documents - MGSDP

- **Overall Goals**
 - Plan for mixed-use development
 - Incorporate an open space system
 - Incorporate sustainable development practices
 - Develop a form-based approach to zoning
- **Mixed Use Community District**
 - Live/work/play community
 - Walkable mixed-use “urban core” areas

MGSDP – Building Design Standards

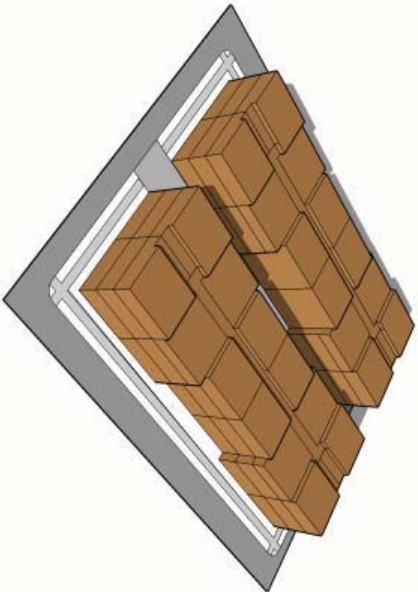


Small Lot Single Residence

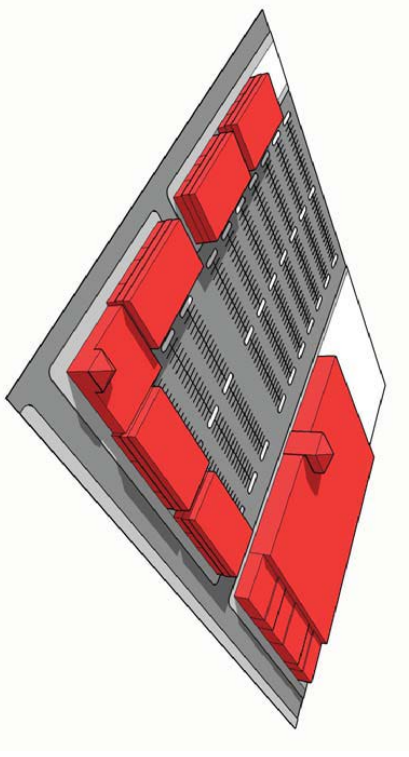


Townhomes

MGSDP – Building Design Standards

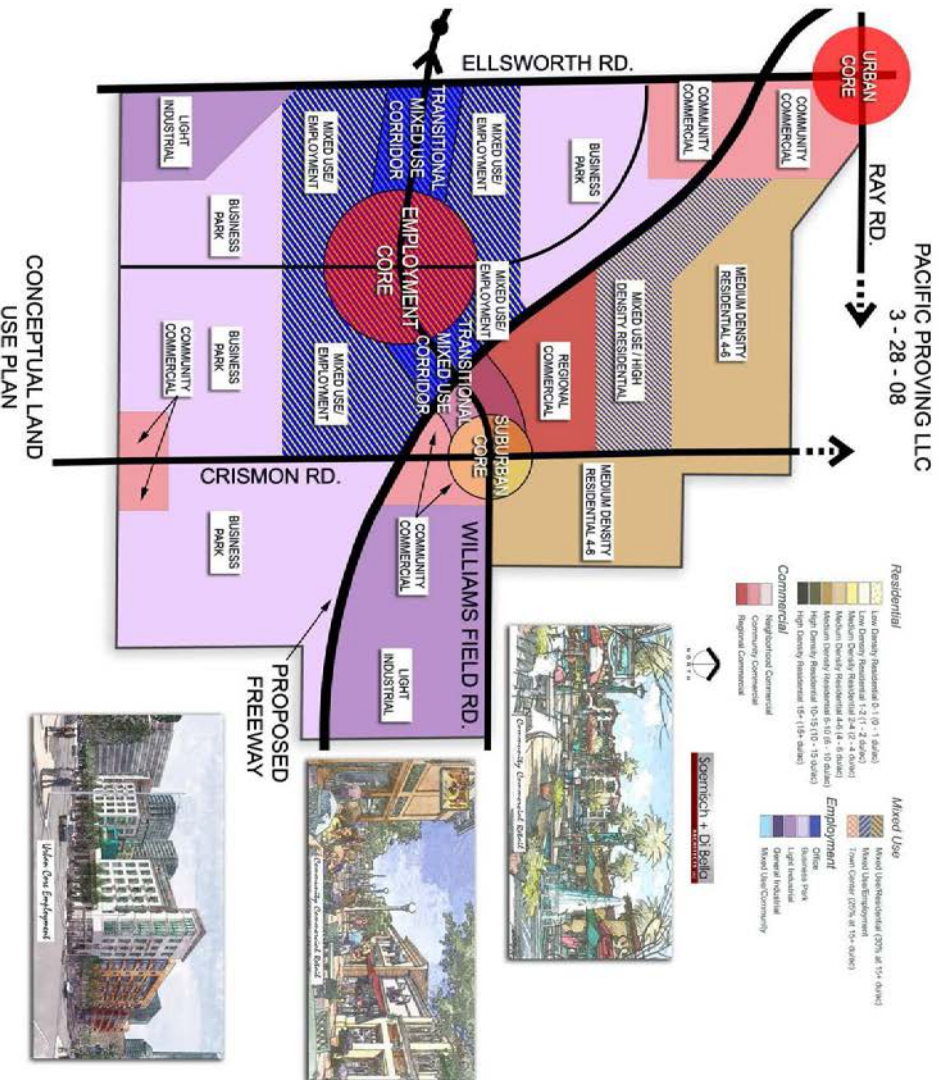
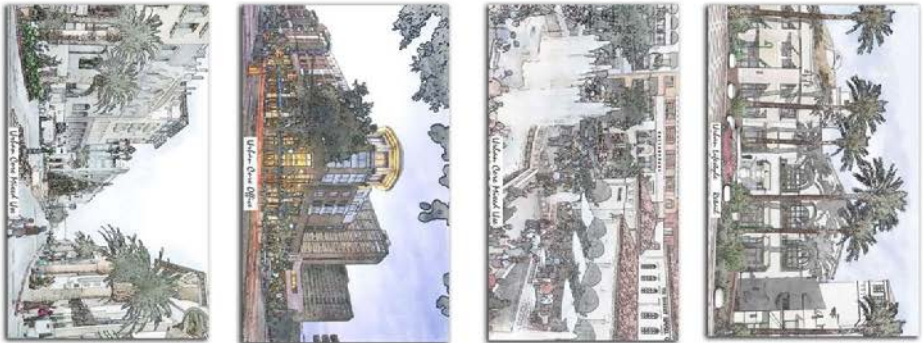


Low Rise Multi-Residence



Big Box Power Center

Guidance Documents – Pacific Proving Plan



Pacific Proving Plan

- **Vision**
 - Create an integrated employment and retail core with a strong highly amenitized residential component in a supporting role
 - Suburban Core would develop around the intersection of Williams Field Road and Crismon Road
 - Pedestrian friendly streets and boulevards that are complimented with trails, open spaces, parks and schools
 - Traditional residential opportunities

Guidance Documents – Planned Community Ordinance

- Unified and comprehensively planned developments
- One or more village cores that contain a variety and mix of uses
- Ensure demands on public infrastructure do not exceed capacity
- Assurances to City that plan will be carried out in accordant with approved Community Plan

Pacific Proving Grounds North (PPGN) Community Plan

- Executive Summary
- Site Context
- Regulatory Framework
- Community Vision
- Development Unit Plan Framework
 - Conceptual Phasing
 - Residential Land use Groups
 - Commercial Land Use Groups
 - Standards for Specific Uses
- Airport Compatibility Standards
 - Freeway Compatibility Standards
 - On-site Parking, Loading, & Circulation
 - Landscaping Standards
 - Sign Regulations
 - Roadways & ROW Standards
 - Stormwater Management & Drainage Standards
 - Parks, Trails & Open Space Standards
- Appendix

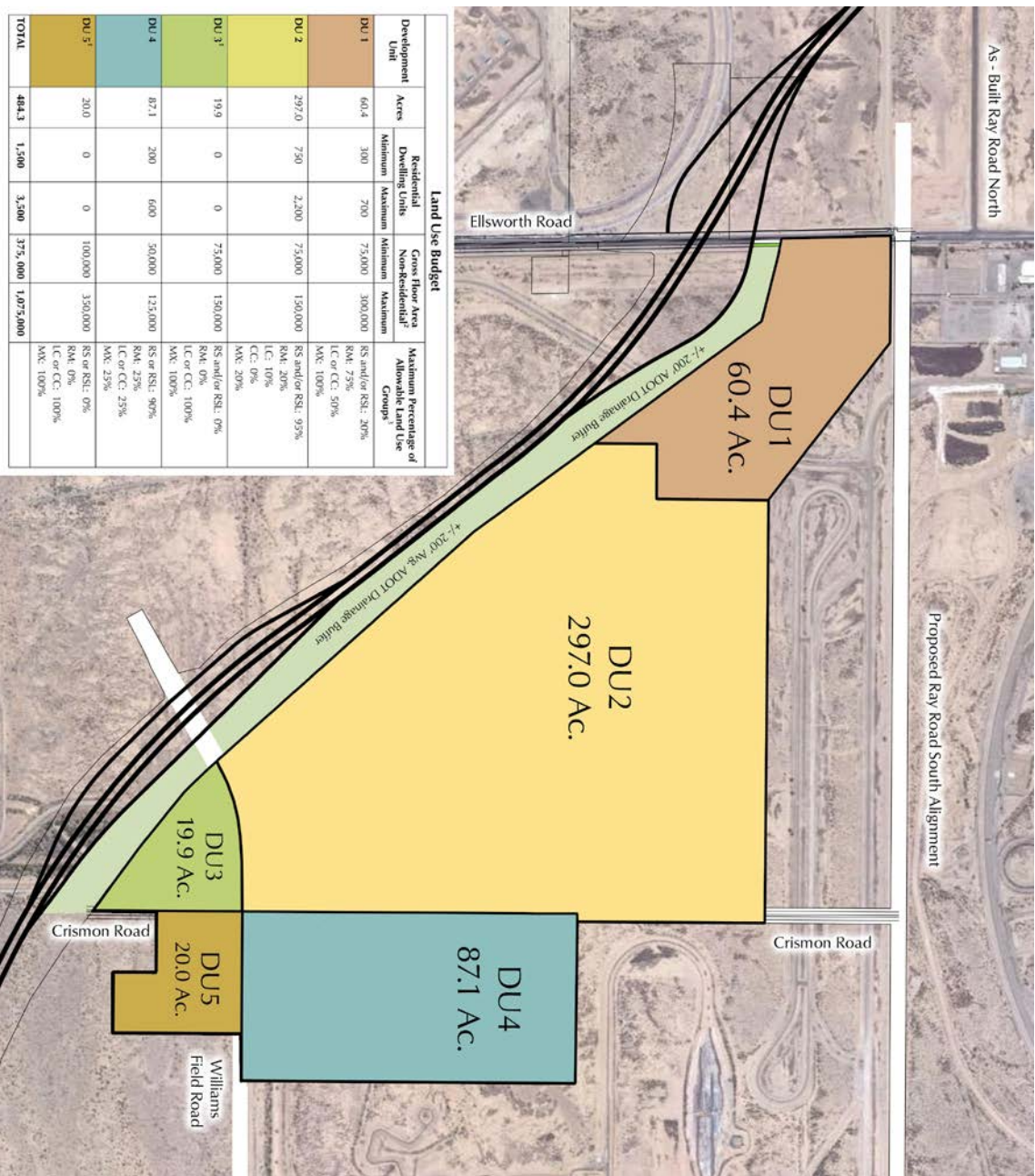
Regulatory Framework

- **Community Plan**
 - Overall budget, vision, general development standards
 - Council Approval
- **Development Unit Plan**
 - Budget allocation, more specific design elements
 - P&Z approval of mixed-use/commercial
 - Staff approval of residential
- **Plat/site plan**
 - Actual land use, specific design
 - P&Z major
 - Staff minor

Regulatory Framework

- Modified our zoning ordinance to fit their community
 - Eliminated things that do not apply
 - Modified for a more dense development
- Minor modifications to engineering standards
 - Use easements next to ROW for more flexibility behind the curb
- No single long-term master developer

Development Unit Plan Framework



Development Unit	Acres	Residential Dwelling Units		Gross Floor Area		Maximum Percentage of Allowable Land Use Groups
		Minimum	Maximum	Minimum	Maximum	
DU 1	60.4	300	700	75,000	300,000	RS and/or RSL: 20% RM: 75% LC or CC: 30%
DU 2	297.0	750	2,300	75,000	150,000	RS and/or RSL: 95% RM: 20% LC: 10% CC: 0% MX: 20%
DU 3	19.9	0	0	75,000	150,000	RS and/or RSL: 0% RM: 0% LC or CC: 100% MX: 100%
DU 4	87.1	200	600	50,000	125,000	RS or RSL: 90% RM: 25% LC or CC: 25% MX: 25%
DU 5	20.0	0	0	100,000	350,000	RS or RSL: 0% RM: 0% LC or CC: 100% MX: 100%
TOTAL	484.3	1,500	3,500	375,000	1,075,000	

Development Unit Plan Framework

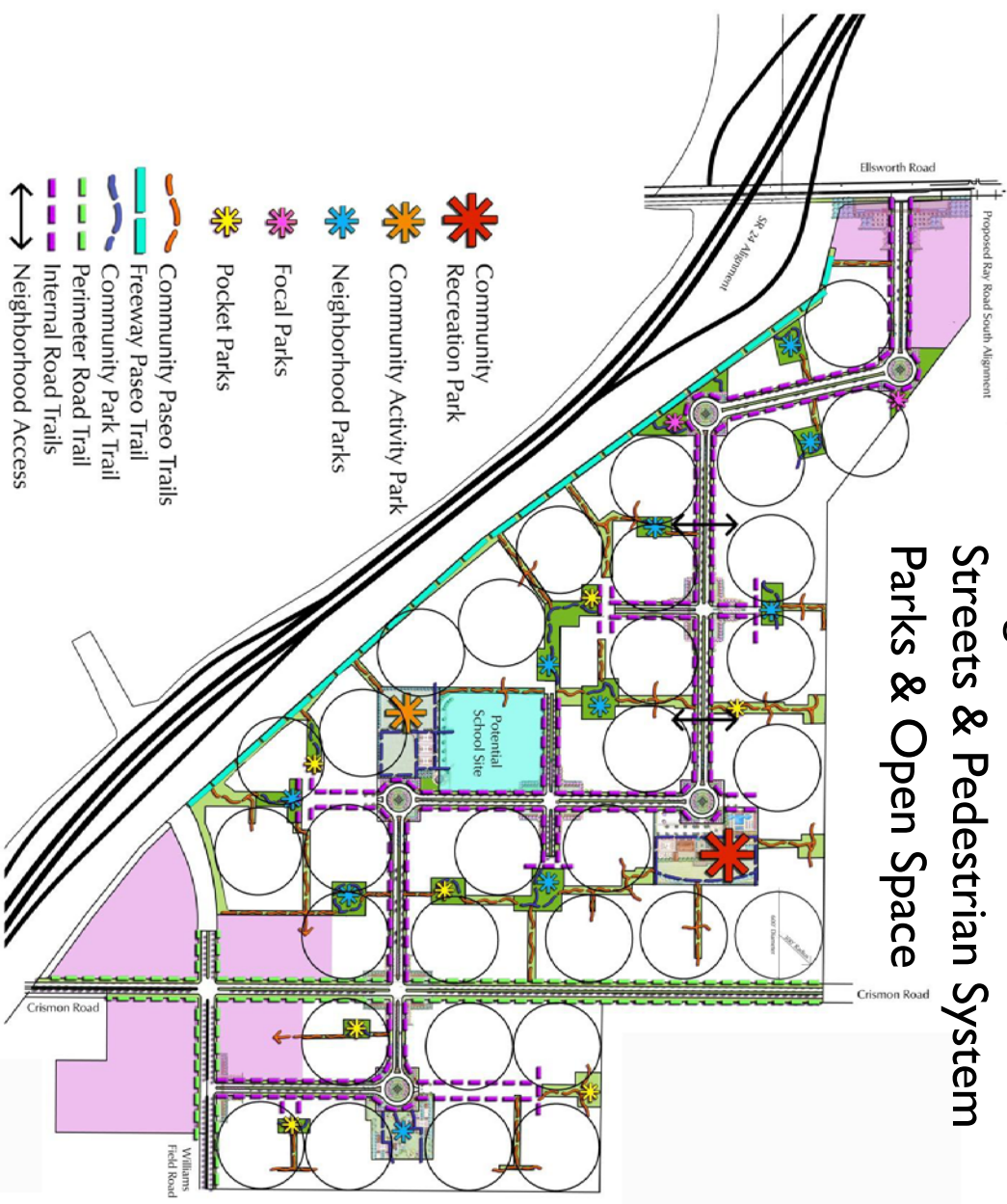
Land Use Budget						
Development Unit	Acres	Residential Dwelling Units		Gross Floor Area		Maximum Percentage of Allowable Land Use Groups ³
		Minimum	Maximum	Non-Residential ² Minimum	Maximum	
DU 1	60.4	300	700	75,000	300,000	CR and/or CRSL: 20% CMR: 75% CC: 50% CMU: 100%
DU 2	296.9	750	2,200	75,000	150,000	CR and/or CRSL: 95% CMR: 20% CC: 10% CMU: 20%
DU 3 ¹	19.9	0	0	75,000	250,000	CR and/or CRSL: 0% CMR: 0% CC: 100% CMU: 100%
DU 4	87.1	200	600	50,000	125,000	CR or CRSL: 90% CMR: 25% CC: 25% CMU: 25%
DU 5 ¹	20.0	0	0	100,000	250,000	CR or CRSL: 0% CMR: 0% CC: 100% CMU: 100%
TOTAL	484.3	1,500	3,500	375,000	1,075,000	

Community Vision

- **New Traditional Community**
 - Combine smart growth principles with Timeless American neighborhoods
 - Compact, walkable neighborhoods & dynamic streetscapes
 - Planning framework:
 - Neighborhoods
 - Streets & Pedestrian System
 - Parks & Open Space
 - Architecture

Community Vision

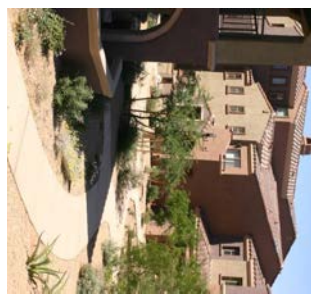
Neighborhoods
 Streets & Pedestrian System
 Parks & Open Space



- Community Recreation Park
- Community Activity Park
- Neighborhood Parks
- Focal Parks
- Pocket Parks
- Community Paseo Trails
- Freeway Paseo Trail
- Community Park Trail
- Perimeter Road Trail
- Internal Road Trails
- Neighborhood Access

Community Vision

Architecture



Community Vision

- **Connectivity & Integration**
 - Community whose form, functions, & activities are highly connected & integrated
 - Natural transitions between neighborhoods and land uses – fewer walls between uses
 - Design & development of great streets that bring people together and create memorable places
 - Design concepts:
 - Land use integration
 - Connectivity
 - Public Safety
 - Architecture & Design

Residential Land Use Groups

- Started with our zoning ordinance
- CR- Community Residential
- CRSL – Community Residential Small Lot
- CMR – Community Multi-Residential
- Allow for mobile vending and neighborhood retail, restaurants, & office

Residential Land Use Groups

- **Community Residential**
 - CR-9
 - CR-7
 - CR-6
- 10' front yards
- 3' min. / 8' total side yards
- 5' rear yards
- 10% of net buildable area as open space

Single Residence Comparison

Requirement	CR-9	RS-9	CR-7	RS-7	CR-6	RS-6
Lot Width	63	75	58	65	48	55
Front Setback						
Livable	10	15	10	10	10	10
Garage	20*	25**	20*	20**	20*	20**
Side Setback	3/8	7/17	3/8	5/15	3/8	5/15
Rear Setback	5	25	5	20	5	20
Lot Coverage	-	45%	-	45%	-	50%
R'grd Open***	10%	-	10%	-	10%	-

*Back of sidewalk to face of garage door

**Property line to front of garage

***Minimum percent of net buildable area to be dedicated to useable outdoor open space exclusive of setbacks

Residential Land Use Groups

- **Community Residential Small Lot**
 - CRSL-4.5
 - CRSL-4.0
 - CRSL-3.0
 - CRSL-2.0
- 7' front porch/ 10' building wall
- 3' min./6' total side yard
- 5' rear/13' to garage
- 5% of net building area for open space
- Requirements for lots below 4,000 sq.ft.

Single Residence Comparison

Requirement	CRSL-4.5	RSL-4.5	CRSL-4.0	RSL-4.0	CRSL-3.0	RSL-3.0
Lot Width	36	40	31	35	26	30
Front Setback						
Livable	10	15	10	15	10	15
Garage	20*	25**	20*	20**	20*	20**
Side Setback	3/6	4.5/10	3/6	4/10	3/6	4/9
Rear Setback	5	20	5	20	5	20
R'grd Open	5%	400 sqft	5%	400sqft	5%	400sqft

*Back of sidewalk to face of garage door

**Property line to front of garage

Residential Land Use Groups

- **Community Multi-residential**
 - CMR
 - up to 30 du/ac
 - 56' max height (RM-4 – 40')
 - Standard setbacks
 - CMR-Urban
 - 15 to 43 du/ac
 - 80' max height (RM-4U – 50')
 - Maximum setbacks
 - Ground floor transparency and entry requirements

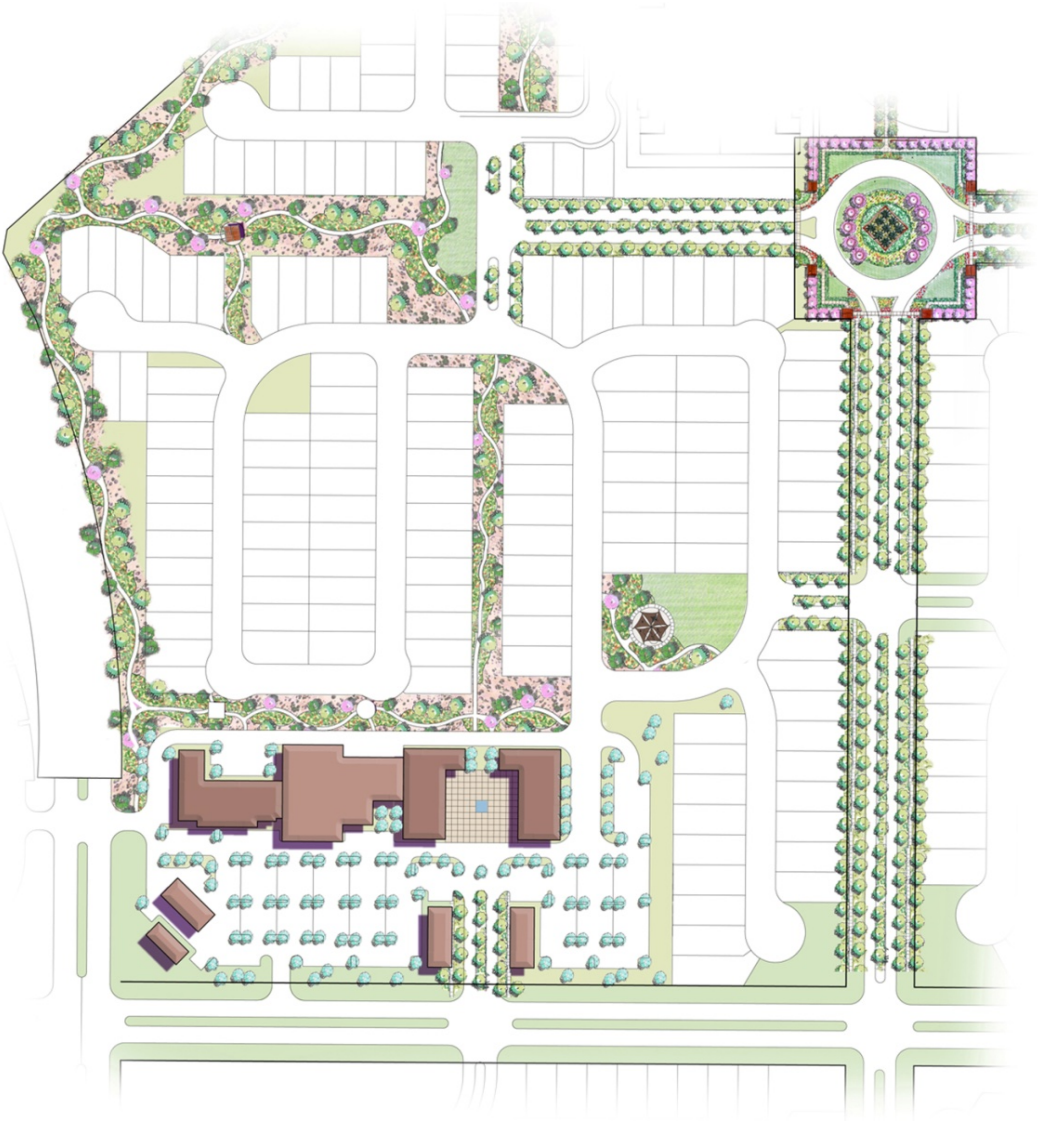
Residential Land Use Groups

- Residential Neighborhood Design Concepts
 - Neighborhood Scale & Layout
 - Compact block lengths
 - Uncomplicated neighborhood layouts
 - Blocks primarily oriented north-south
 - Street Design
 - Cross sections narrower and shorter
 - Promote slower vehicle speeds
 - Shaded to encourage pedestrian activity

Conceptual Neighborhood



Conceptual Neighborhood



Residential Land Use Groups

- Residential Neighborhood Design Concepts (cont.)
 - Recreational Amenities
 - Neighborhoods organized around park
 - Linked to larger community parks
 - Connections to community center and retail
 - Lots front onto open spaces
 - Neighborhood Transitions
 - Unique identity to each neighborhood
 - Continuity between differing neighborhoods

Commercial Land Use Groups

- CC – Community Commercial
 - Modeled after LC (former C-2) District
 - Uses essentially the same
 - Some uses allowed in only a few DU's
 - Additional regulations in Chapter 10
- Development Standards
 - 10,000 sq. ft. min. lot, can be reduced
 - 60' vs. 30' max. height, can be 100 for a hospital
 - Reduced interior setbacks

Commercial Land Use Groups

- CMU – Community Mixed-Use
 - Modeled after MX
 - Uses essentially the same
 - Development Standards
 - 100' vs. 45' max height
 - Front setback measured from the property line
 - Reduced interior side setbacks when adjacent to non-residential

Conceptual Commercial Area



Infrastructure

- Master Plans approved
- Conforming to most Engineering standards
 - Asking for narrower ROW on community collector
- Reserving the right to ask for other specific modifications

Conclusion

- Looking for feedback on
 - Master Developer
 - Mix of uses
 - Development Form
 - Level of review for subsequent applications
- Questions or comments

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF MESA, MARICOPA COUNTY, ARIZONA,
PROPOSING TO AMEND THE MESA CITY CHARTER
SECTION 202 "COMPENSATION" TO ESTABLISH AN
INDEPENDENT COMMISSION ON COMPENSATION
FOR ELECTED OFFICIALS

WHEREAS, the Mesa Chamber of Commerce has researched how other Valley cities establish compensation for elected officials,

WHEREAS, they have determined that many large cities have established an independent commission to recommend fair and reasonable compensation for elected officials,

WHEREAS, the Mesa City Charter currently allows the City Council to set its own compensation,

WHEREAS, the Chamber of Commerce recommends that City Council allow the residents of Mesa to vote on the following proposed City Charter amendment provision establishing an Independent Commission on Compensation for Elected Officials to ensure that Mesa's elected officials will be compensated at a level that (1) is reasonable, (2) is likely to attract competent and effective people to serve in public office, (3) makes public service possible for every eligible citizen, not just those whose financial status enables them to serve, and (4) takes into account the financial circumstances of the City.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Mesa, Arizona, as follows:

Section 1: That Section 202 of the Mesa City Charter is replaced in its entirety, as follows, subject to approval by the voters of the City of Mesa and the Governor of the State of Arizona:

~~**Section 202: Compensation**~~

~~Effective at the commencement of the terms of the Councilmembers elected in 1968, the monthly salary of the mayor shall be three hundred dollars (\$300), and the monthly salary of each Councilmember shall be one hundred dollars (\$100). The Council may by ordinance change the compensation of the Mayor or Councilmembers, but any ordinance increasing such salaries shall not become effective within six (6) months or prior to the commencement of the terms of the Councilmembers elected at the next succeeding regular election. In addition to~~

~~their salary, the Mayor and Councilmembers shall receive their actual and necessary expenses incurred in performing the duties of their office.~~

202: Independent Commission on Compensation for Elected Officials.

- (A) Policy on Elected Officials' Compensation. It shall be the policy of the City of Mesa that the Mayor and City Council shall be compensated for their time and effort on behalf of the City at a level that (1) is reasonable in light of the compensation paid to elected officials in other municipalities in the United States of similar size, (2) will include the costs and expenses necessary to perform their duties, (3) is likely to attract competent and effective people to serve in public office, (4) makes public service possible for every eligible citizen, not just those whose financial status enables them to serve, (5) takes into account the financial circumstances of the City, and (6) is determined by an Independent Commission on Compensation of Elected Officials.
- (B) Establishment of Independent Commission on Compensation for Elected Officials. The Independent Commission on Compensation for Elected Officials (the "Commission") shall be appointed by the City Council. The Commission shall consist of five (5) members and shall include (1) a representative of Mesa's business community, (2) a representative from Mesa's educational community, (3) a representative from Mesa's non-profit business community, and (4) two (2) members at large. The Chairperson shall be elected by the members of the Commission. Members of the Commission shall serve staggered four (4) year terms. At the time of the original appointment, the Mayor shall designate the length of the term of all members to provide for staggered terms, which in no event shall be more than four (4) years.
- (C) Eligibility of Commission Members. Commission members shall be residents of the City of Mesa and shall be eighteen (18) years old or older. No member of the Commission shall be, or within two (2) years prior to service on the Commission have been an employee of the City of Mesa. No member of the Commission shall be serving or, within two (2) years prior to service on the Commission, have served, as an elected official for the City of Mesa.
- (D) Timing of Meetings. The Commission shall hold its initial meeting no later than sixty (60) days after the effective date of this provision. Thereafter, the Commission may meet at the discretion of its Chairman or a majority of its members, but shall meet not less frequently than every two (2) years. Any recommendation to be made by the Commission must be approved by a majority of the members of the Commission.
- (E) Report and Recommendations. The Commission shall render a written report and recommendations with respect to the compensation for elected officials of the City of Mesa to the City Manager no later than ninety (90) days following its

initial meeting in any year. Within thirty (30) days of receiving the written report and recommendation of the Commission, the City Council shall consider and vote on the Commission's recommendation. The recommendation of the Commission must be approved or rejected as a whole. If approved by a majority of the City Council, the recommendation shall take effect at the earliest time allowable under City of Mesa or state law following such meeting of the City Council.

(F) Comparative Analysis by the Commission. The Commission shall determine the compensation of the Council and the Mayor based on comparative information regarding the compensation of elected officials of municipalities in the United States, as well as any special circumstances or issues that should be considered by such committee in making its determination the financial circumstances of the City of Mesa, and such other information as the Commission deems appropriate; provided, however, that such review shall not constitute performance review with respect to such elected officials, but shall relate solely to the compensation for elected officials in the City of Mesa compared to that of similarly situated officials in similar municipalities.

Section 3: Effective Date: In accordance with Section 903(C) of the Mesa City Charter, this ordinance and the Charter amendment it describes shall not go into effect unless approved by a majority of the voters voting thereon at the next City election and approved by the Governor of the State of Arizona.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, this ____ day of _____, 2012.

APPROVED:

Mayor

ATTEST:

City Clerk

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, TO AMEND SECTION 203 AND 303 OF THE MESA CITY CHARTER TO FURTHER DEFINE THE RESPONSIBILITIES OF THE MAYOR AND CITY MANAGER

WHEREAS, the current provisions of the City Charter should be enhanced to more clearly define the responsibilities of the Mayor, to set the expectation that the Mayor will actively lead the City's effort to strengthen existing businesses within and attract new businesses to the City, to bring jobs and economic opportunity within the City and to increase the standard of living for the citizens and businesses of the City and to cooperate with the Council and City Manager in accomplishing those objectives; and

WHEREAS, the City Charter should require the Mayor to develop a written plan for each year during his or her term of office outlining his proposals for achieving the foregoing and should be accountable to report at least annually to the citizens of the City of Mesa with respect to the City's progress in accomplishing such plan; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mesa as follows:

Section 1: That Section 203(A) of the Mesa City Charter is amended as follows, subject to approval by the voters of the City of Mesa and the Governor of the State of Arizona:

Section 203: MAYOR AND VICE MAYOR

(A) **MAYOR**. The Mayor shall be a member of the Council and its presiding officer ~~He shall be recognized as head of the City government for all ceremonial purposes and by the Governor for purposes of military law and civil defense. Neither the Mayor nor any other Councilmember shall have any administrative duties.~~ WITH THE PRIMARY RESPONSIBILITY TO:

- (1) ACTIVELY IDENTIFY AND PARTICIPATE IN THE DEVELOPMENT OF OPPORTUNITIES TO PROMOTE THE CITY OF MESA BOTH WITHIN AND OUTSIDE THE STATE OF ARIZONA WITH A VIEW TO (I) IMPROVING THE ECONOMIC OPPORTUNITY AND QUALITY OF LIFE AVAILABLE IN AND TO THE CITIZENS AND BUSINESSES OF THE CITY OF MESA, (II) STRENGTHENING EXISTING BUSINESSES IN, AND ATTRACTING NEW BUSINESSES TO, THE CITY AND (III) INCREASING THE NUMBER AND QUALITY OF JOBS WITHIN THE CITY;
- (2) PROMOTE A POSITIVE IMAGE OF THE CITY OF MESA WITHIN AND OUTSIDE OF THE STATE OF ARIZONA;

- (3) SUBJECT TO SECTION 205(C), CONSULT AND COOPERATE WITH THE CITY MANAGER TO:
- (a) PROMOTE ECONOMIC DEVELOPMENT WITHIN THE CITY OF MESA;
 - (b) PROMOTE THE EFFICIENT OPERATION OF CITY PROCESSES AND DEPARTMENTS IN THE BEST INTERESTS OF THE CITIZENS AND BUSINESSES OF THE CITY OF MESA;
 - (c) CREATE A CITY CULTURE THAT ENCOURAGES STAFF TO ACT IN THE BEST INTERESTS OF THE CITIZENS AND BUSINESSES OF THE CITY OF MESA AND TO RESPOND TO CITIZEN INQUIRIES PROMPTLY;
 - (d) PROMOTE COOPERATION AND A POSITIVE WORKING RELATIONSHIP BETWEEN MEMBERS OF THE COUNCIL WITH RESPECT TO PROPOSALS AND ISSUES AFFECTING THE CITY; AND
 - (e) DEVELOP AND FOSTER POSITIVE RELATIONSHIPS BETWEEN CITY STAFF AND THE CITIZENS OF THE CITY OF MESA.
- (4) ACT AS THE HEAD OF GOVERNMENT FOR ALL CEREMONIAL PURPOSES; FOR PURPOSES OF REPRESENTING THE CITY TO OTHER HEADS OF GOVERNMENT; AND FOR PURPOSES OF MILITARY LAW AND CIVIL DEFENSE.

THE MAYOR SHALL DEVOTE SUBSTANTIAL TIME AND ATTENTION TO ACCOMPLISHING THE FOREGOING LEADERSHIP EXPECTATIONS. NOT LATER THAN MARCH 31ST OF EACH YEAR OF HIS TERM, THE MAYOR SHALL PREPARE A WRITTEN PLAN FOR ACCOMPLISHING THE DUTIES OF HIS OFFICE AS SET FORTH IN THE CHARTER FOR THE CURRENT YEAR, AND SHALL, AT A SIGNIFICANT PUBLIC EVENT OR FORUM OTHER THAN A MEETING OF THE CITY COUNCIL, PRESENT SUCH PLAN AND GIVE A REPORT OF THE CITY'S PROGRESS IN ACCOMPLISHING SUCH PLAN DURING THE PRECEDING CALENDAR YEAR. SUCH PLAN SHALL INCLUDE AT A MINIMUM, AN ACCOUNTING OF SUCCESSES OF EXISTING BUSINESSES, A REPORT REGARDING NEW BUSINESSES THAT HAVE STARTED IN THE CITY, AND NEW JOBS BROUGHT TO THE CITY WITHIN THE PAST YEAR AND A COMPARATIVE ANALYSIS OF THE FINANCIAL STRENGTH OF THE CITY.

Section 2: That Section 303 of the Mesa City Charter, relating to the duties of the City Manager, is amended as follows, subject to approval by the voters of the City of Mesa and the Governor of the State of Arizona:

Section 303 DUTIES

- (I) CONSULT AND COOPERATE WITH THE MAYOR TO:

- (1) PROMOTE ECONOMIC DEVELOPMENT WITHIN THE CITY OF MESA:
 - (2) PROMOTE THE EFFICIENT OPERATION OF CITY PROCESSES AND DEPARTMENTS IN THE BEST INTERESTS OF THE CITIZENS AND BUSINESSES OF THE CITY OF MESA;
 - (3) CREATE A CITY CULTURE THAT ENCOURAGES STAFF TO ACT IN THE BEST INTERESTS OF THE CITIZENS AND BUSINESSES OF THE CITY OF MESA AND TO RESPOND TO CITIZEN INQUIRIES PROMPTLY;
 - (4) PROMOTE COOPERATION AND A POSITIVE WORKING RELATIONSHIP BETWEEN MEMBERS OF THE COUNCIL AND BETWEEN THE COUNCIL AS A WHOLE AND CITY STAFF WITH RESPECT TO PROPOSALS AND ISSUES AFFECTING THE CITY; AND
 - (5) DEVELOP AND FOSTER POSITIVE RELATIONSHIPS BETWEEN CITY STAFF AND THE CITIZENS OF THE CITY OF MESA.
- (J) PERFORM ANY OTHER LAWFUL DUTIES REQUIRED OF HIM BY THE COUNCIL.

Section 3: Effective Date: In accordance with Section 903(C) of the Mesa City Charter, this ordinance and the Charter amendment it describes shall not go into effect unless approved by a majority of the voters voting thereon at the next City election and approved by the Governor of the State of Arizona.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, this ____ day of _____, 2012.

APPROVED:

Mayor

ATTEST:

City Clerk