

# COUNCIL MINUTES

February 12, 1998

The City Council of the City of Mesa met in a Policy Session in the lower level conference room of the Council Chambers, 57 East 1st Street, on February 12, 1998 at 4:00 p.m.

## COUNCIL PRESENT

Mayor Wayne Brown  
Pat Gilbert  
John Giles  
Dennis Kavanaugh  
Joan Payne  
Wayne Pomeroy  
Claudia Walters

## COUNCIL ABSENT

None

## STAFF PRESENT

C.K. Luster  
Cindy Barris  
Neal Beets  
Denise Bleyle  
Harold Decker  
John Gendron  
Steve Hether  
Mike Hutchinson  
Lars Jarvie  
Barbara Jones  
Harry Kent  
Dorinda Larsen  
Tom Mattingly  
Frank Mizner  
Ellen Pence  
Bill Petrie  
Bryan Raines  
Tom Remes  
Becky Richardson  
David Spaur  
Mindy White  
Debbie Yukolis

## OTHERS PRESENT

Jim Davidson  
Bev Hart  
Keno Hawker  
Pat Langdon  
Jerry Petrie  
Mark Schofield  
Robbie Sherwood  
Joe Shipley  
Gary Smith  
Joe Udall  
Chris Zaharis  
Others

### 1. Discuss and consider a draft copy of the residential development guidelines.

Planning Director Frank Mizner briefly provided background concerning the development of the proposed residential development guidelines, noting that on January 15, 1998, the Planning and Zoning Board recommended unanimously that the guidelines be adopted by Council. Mr. Mizner advised that should Council concur, the guidelines and a corresponding resolution can be placed on the agenda for approval at the March 2, 1998 Regular Council Meeting.

Mr. Mizner responded to questions from Councilmember Giles pertaining to the proposed 25% limit on lots less than 7,000 square feet in medium-density residential (MDR) areas (2-5 dwelling units/acre), the elimination of a percentage limit on smaller lots in medium-high-density residential (MHDR) areas (5-15

dwelling units/acre), and the possibility of establishing an additional General Plan category. Community Development Manager Wayne Balmer indicated that the residential development guidelines can be reviewed periodically to determine any changes necessary.

Councilmember Giles expressed concern relative to the extent of small-lot development within Mesa and stated the opinion that 5 dwelling units/acre is more appropriate than 15 dwelling units/acre for some MHDR designations. Councilmember Giles recommended that consideration be given to establishing a category for 5-10 dwelling units/acre, to which the design guidelines could apply, and another for 10-15 dwelling units/acre, to which the guidelines may not apply.

Vice Mayor Gilbert indicated general support for the proposed residential development guidelines but stated concern relative to MHDR designations. Vice Mayor Gilbert suggested that the Planning and Zoning Board and City Council be notified of proposed MHDR projects when applications are received by staff.

Mr. Mizner advised that staff can prepare an inventory of MHDR sites. Mr. Balmer noted that flexibility has been included within the proposed development guidelines relative to the MHDR designation to encourage site plan innovation and product diversity.

Councilmember Kavanaugh recommended that the residential development guidelines be approved as presented and that staff begin to explore the feasibility of establishing an additional General Plan category.

Vice Mayor Gilbert suggested expanded language to further encourage innovation.

In response to a question from Councilmember Walters, Mr. Mizner stated that under the proposed residential development guidelines, the trend toward small-lot development may decrease, but the possibility remains that projects may be constructed within Mesa that would not be permitted in various surrounding communities.

Councilmember Giles and Mayor Brown questioned the possibility of changing the 25% limit on lots less than 7,000 square feet in MDR areas to a 20% limit. Chris Zaharis, Chairman of the Planning and Zoning Board, presented information pertaining to the selection of the 25% limit and highlighted various guideline elements in surrounding communities.

Discussion ensued concerning housing product, market conditions, and long-term viability of neighborhoods.

Mayor Brown suggested that Council proceed with the residential development guidelines as presented and that staff begin to research the feasibility of establishing an additional General Plan category.

Mr. Mizner expressed appreciation to the Planning and Zoning Board for their efforts. Mayor Brown thanked staff and the Planning and Zoning Board for their work.

2. Hear and consider a status report on an annexation program.

Mr. Mizner reported that over the past several decades, Mesa has followed an aggressive program of annexing primarily vacant land in order to facilitate urban development. Mr. Mizner provided charts reflecting geographical growth of 225% between 1970 and 1980 and 80% between 1980 and 1990. Mr. Mizner advised that since 1990, however, annexations have decreased to only a 3% increase in area and that Mesa currently encompasses approximately 123 square miles.

Mr. Mizner stated that in addition to larger tracts of vacant land annexed between 1970 and 1990 (such as Dobson Ranch), the City has also periodically annexed areas already developed under County jurisdiction. Mr. Mizner referred to a map reflecting the City's corporate limits and planning area, noting that west of Power Road four clearly defined County islands exist, while much of the area east of Power Road remains under County jurisdiction.

Mr. Mizner presented a map illustrating a number of annexations currently in progress. Mr. Mizner said that in some cases the City has held an initial public hearing and is gathering petition signatures, while in other cases, staff is determining interest through a postcard survey. Mr. Mizner provided a summary of typical facts and benefits provided to neighborhoods considering annexation.

Mr. Mizner stated that Mesa strip-annexed portions of the City's planning area in 1979 and 1980 and that approximately 48 square miles within the planning area remain under County jurisdiction. Mr. Mizner said that while the strip annexations cannot be reversed, Mesa is not legally obligated to actually annex any land. Mr. Mizner reviewed factors to be taken into considered relative to the future direction of Mesa's annexation program, including fiscal impact, resident/owner reaction, State law, infrastructure, land uses, and annexation agreements.

Mr. Mizner commented that annexation is a complicated and time-consuming process and noted difficulties associated with a limited number of staff. Mr. Mizner stated that while annexing large existing populations such as Dreamland Villa and Leisure World prior to the 2000 census would be fiscally advantageous, the City cannot force such annexations.

Mr. Mizner advised that staff's current annexation strategy involves pursuing annexation of vacant land upon request of land owners, including residential areas when residents are supportive, and pursuing annexation of areas undergoing immediate development in the County. Mr. Mizner indicated that the City has no pending annexations involving commercial property.

Council and staff spoke briefly concerning infrastructure and utility service provided to County residents.

Mayor Brown commended staff for the status report.

3. Hear and consider a presentation on the recently completed Mesa Industrial Sites Directory.

Economic Development Director Dave Spaur introduced MegaCorp staff and members of the Economic Development Advisory Board present at the meeting.

Mr. Spaur advised that the City has recently completed a database and sites directory for parcels in Mesa designated for industrial use within the General Plan. Mr. Spaur stated that the directory will allow MegaCorp to respond quickly to site location requests from the public and inquiries received through the Greater Phoenix Economic Council.

Mr. Spaur indicated that aerospace, automotive, electronics, and telecommunications represent the largest manufacturers and service industries in Mesa. Mr. Spaur noted difficulties presented in marketing parcels relative to the potential rezoning of property.

Mr. Spaur presented detailed information pertaining to the Langley Corporate Center (Site 8 within the directory). Mr. Spaur noted surrounding land uses and employers, utility services and providers, zoning classifications, census data, and employment projections.

Discussion ensued pertaining to mixed-use industrial development, the need for a "spec" building and/or additional stimuli relative to industrial activity, potential effects of impact fees, the City's lack of a property tax, fee structures utilized by surrounding communities, and marketing strategies.

(At 5:18 Councilmember Payne was excused for the remainder of the meeting.)

Mayor Brown commented that a joint meeting between the MegaCorp staff/Economic Development Advisory Board and the Planning and Zoning Board may be beneficial.

Community Development Manager Wayne Balmer noted the importance of the residential development guidelines, annexation program, and sites directory to the future of Mesa and the City's ability to generate jobs/revenue and enhance the image of Mesa.

Vice Mayor Gilbert commented concerning components within the City's marketing strategy and the feasibility of enacting a secondary property tax.

Mayor Brown thanked staff and the Economic Development Advisory Board for their efforts.

(At 5:28 p.m. Councilmember Pomeroy was excused for the remainder of the meeting.)

4. Discuss and consider possible increases in use of the Council Chambers and Mesa Channel 11.

Assistant to the City Manager Ellen Pence referred to a Council Report prepared by staff and outlined a proposal to begin holding meetings of the Downtown Development Committee, Economic Development Advisory Board, and Parks and Recreation Board in the lower level meeting room of the Council Chambers.

Ms. Pence additionally noted that meetings of the Planning and Zoning Board, City Council, and Maricopa County Board of Supervisors are presently televised. Ms. Pence requested input from Council relative to broadcasting any additional advisory board meetings.

Councilmember Kavanaugh spoke in favor of the recommendations presented by staff, including the use of closed captioning for the hearing impaired. Councilmember Kavanaugh additionally suggested that: a) the meetings of the Museum and Cultural Advisory Board also be moved to the lower level of the Council Chambers; b) a rotating schedule be established to provide each of the City's boards at least one televised meeting per year; and c) consideration be given to televising Council Study and Policy Sessions. Councilmember Kavanaugh expressed the opinion that such actions may enhance recruitment efforts and foster citizen understanding.

Mayor Brown and Councilmembers present concurred with Councilmember Kavanaugh. Mayor Brown recommended that Study and Policy Sessions be held in the upper level of the Council Chambers to facilitate broadcasting.

Brief discussion ensued concerning associated costs and the importance of increased exposure to Mesa citizens.

It was moved by Councilmember Kavanaugh, seconded by Councilmember Walters, to approve the recommendations of staff and to additionally establish a schedule to provide advisory boards at least one televised meeting per year and to arrange broadcasting of Council Study and Policy Sessions.

A tabulation of votes showed the motion carried unanimously by those present.

(At 5:40 p.m. Councilmember Giles was excused for the remainder of the meeting.)

5. Hear an update on the RV park standards.

Building Inspections Superintendent Tom Mattingly introduced Chief Building Inspector Steven Hether, staff liaison working with representatives and residents from Mesa's RV parks and subdivisions.

Mr. Hether provided an overview of the problems and progress to date in implementing Ordinance 3261, which has been in effect since December 1996. Mr. Hether reported that the ordinance affects approximately 27 RV parks and subdivisions.

Mr. Hether advised that following adoption of the ordinance, it became apparent that 11 parks with encroachment problems would have extreme difficulties in obtaining full compliance under each building permit issued. Mr. Hether outlined the subsequent development of an agreement that provides an acceptable alternative method of compliance, in return for which, the parks agree to accelerate the time required to bring adjoining lots into compliance. Mr. Hether indicated that at the time of sale or rental, the parks are requiring that the tenant comply with the ordinance.

Mr. Hether stated that to date, 8 of the parks have accepted the alternate method, 2 are considering the agreement, and 1 has decided not to join. Mr. Hether noted that 19 of the City's RV parks and subdivisions are attempting to achieve compliance without assistance from the City.

Mr. Mattingly and Mr. Hether displayed photographs illustrative of problems encountered in various RV parks and subdivisions.

Council and staff spoke regarding enforcement and monitoring; relationships between tenants and park and subdivision owners/managers; health and safety issues; "grandfathered" units, and concerns recently expressed by residents.

Members of Council present indicated support for the procedures utilized by staff. Mayor Brown thanked Mr. Mattingly and Mr. Hether for the update.

6. Scheduling of meetings and general information.

This item was not discussed at this time.

7. Adjournment.

Without objection, the Policy Session adjourned at 6:02 p.m.

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WAYNE BROWN, MAYOR

ATTEST:

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BARBARA JONES, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Policy Session of the City Council of Mesa, Arizona, held on the 12th day of February 1998. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_ day of \_\_\_\_\_ 1998

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BARBARA JONES, CITY CLERK