

CITY COUNCIL AGENDA
COUNCIL CHAMBERS – 57 EAST FIRST STREET

Tuesday, February 17, 2004

5:45 P.M.

Invocation by President Wallace Haws, Church of Jesus Christ of Latter-day Saints.

Pledge of Allegiance.

Mayor's Welcome.

Recognition of "We the People" students from Dobson High School.

1. Consider all consent agenda items.

CONSENT AGENDA

All items listed with an asterisk (*) will be considered as a group by the City Council and will be enacted with one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the Consent Agenda and considered as a separate item.

- *2. Approval of minutes of previous meetings as written.

3. Consider the following liquor license applications:

- *a. STAN TROUTMAN, PRESIDENT

Special Event License application of Stan Troutman, President, Mesa Hohokams, a one-day civic event to be held

MESA CITY COUNCIL
February 17, 2004
Page 2

Friday, March 5, 2004 from 4:00 p.m. to 11:00 p.m. at 1235 N. Center Street. District #1.

*b. STAN TROUTMAN, PRESIDENT

Special Event License application of Stan Troutman, President, Mesa Hohokams, a one-day civic event to be held Wednesday, March 24, 2004 from 4:00 p.m. to 11:00 p.m. at 1235 N. Center Street. District #1.

*c. BILL S. MORTON, ADMINISTRATOR

Special event License application of Bill S. Morton, Administrator, a one-day civic event to be held Saturday, March 20, 2004 from 4:30 p.m. to 12:00 Midnight at 2017 N. Greenfield Road. District #5.

*d. AMY S. NATIONS, AGENT

New Wholesale License for Little Guy Distributing, 5456 E. McDowell Road, Suite 123. This is an existing building, no current liquor license at this location. District #5.

*e. FIDENCIO SOTO, ETAL

New Restaurant License for Luminarias, 6915 E. University Drive. This is an existing business. The Restaurant License currently held at this location by Manuel Gutierrez Reyes, Agent, My Sombrero LLC, will revert back to the State. District #5.

*f. EDWARD JOHN GREENE, AGENT

New Restaurant License for The Village Green, 2706 E. University Drive, Suite F6-7. This is an existing business. The Restaurant License currently held at this location by Garry Nolan Walsmith, Etal, Joeys Dry Dock, will revert back to the State. District #2.

MESA CITY COUNCIL
February 17, 2004
Page 3

*g. EUGENE M. FELKER, CEO & FOUNDER

Special Event License application of Eugene M. Felker, CEO & Founder, All Sports Foundation, a one-day charitable event to be held Saturday, February 28, 2004 from 5:00 p.m. to 10:00 p.m. at 1235 N. Center Street. District #1.

4. Consider the following contracts:

- *a. One new transformer oil processing unit as requested by the Electric Division of the Utilities Department.

The Purchasing Division recommends accepting the low bid by Vacudyne, Inc. at \$11,215.78 including applicable use tax.

- *b. Three automated side loading (ASL) refuse trucks for the Solid Waste Division. Two trucks are replacement units and one is an addition to the fleet.

The Purchasing Division recommends authorizing purchase from the City of Tempe contract with Trucks West of Phoenix at \$561,494.94 including extended warranty and applicable sales tax.

5. Introduction of the following ordinances and setting March 1, 2004, as the date of public hearing on this ordinance:

- *a. **Deleted.**

- *b. **Z03-70 (District 2)** 4150 East Main Street. Located east of Val Vista Drive and north of Main Street (15.95 ac.). Site Plan Modification. This request is for the development of an apartment complex. Roberto Ruiz, owner; Sean Lake, applicant.

- *c. **Z04-02 (District 5)** Northwest corner of Recker Road and Loop 202 Freeway (24.78 ac.). Rezone from R1-90 and AG to M-1. This request is to bring zoning into conformance with Mesa 2025 General Plan. City of Mesa, owner; Wayne Balmer, Project Manager WGAA, applicant.

MESA CITY COUNCIL
February 17, 2004
Page 4

- *d. **Deleted.**
- *e. **Z04-04 (District 5)** 4750 East Main Street. Located north of Main Street and east of Greenfield Road. (7.03 ac.). Rezone from C-2 to C-3. This request is to allow storage of pre-manufactured home inventory product for Cal-Am Homes. Norton S. Karno, owner; Cory Sukert, Cal-Am Properties, applicant.
- *f. **Z04-06 (District 6)** Southeast corner of Ellsworth Road and Portobello Avenue. Located south of Guadalupe Road and east of Ellsworth Road (4.18 ac.). Rezone from R-4 PAD-DMP to O-S PAD-DMP. This request is for the development of office buildings. Marvin Jacobs, owner; Marshall Reynolds – Rencor Development, applicant.
- *g. **Z04-07 (District 6)** 5524 East Baseline Road. Located east of Higley Road and north of Baseline Road (2.34 ac.). Site Plan Modification. This request is for the expansion of an existing office building. Lynn Urry, owner; Greg Hitchens, applicant.
- *h. **Z04-08 (District 2)** Southwest corner of Southern Avenue and Lindsay Road (21.02 ac.). Rezone from O-S, C-1, R1-7 to R-2 PAD. This request is for the development of a residential subdivision. Perkinson Investments, owner; Lindsay Park Townhomes, (Ted Sarhangian) L.L.C., applicant.
- *i. **Z04-09 (District 6)** The 7500 block of East Hampton Avenue (north side). Located south of Southern Avenue and west of Sossaman Road (4.1 ac.). Rezone from AG-DMP (conceptual M-1) to M-1-DMP. This request is for the development of an auto repair building. Superstition Springs Investors Limited Partnership (Neal Kurn, President), owner; Brian Johns, Associated Architects, applicant.
- *j. **Z03-69 (District 3)** 500 West Southern Avenue, Suite 33. West of Country Club Drive and north of Southern Avenue (tenant space within a 3.90 ac. development site). Council Use Permit. This request is for the development of a pawn shop. Stuart Schneider, owner; Mark Gonshak,

MESA CITY COUNCIL
February 17, 2004
Page 5

applicant. **(CONTINUED FROM THE FEBRUARY 2, 2004 COUNCIL MEETING).**

- *k. **A02-5 (District 6)** Annexing the areas east of Signal Butte Road to Mountain Road, and south of Elliot Road to Williams Field Road. (908.23± ac.) Initiated by the property owner.
- *l. **A03-8 (District 5)** Annexing the southeast corner of East Main Street and South Signal Butte Road. (67.2 ac.) Initiated by the property owners.
- *m. **Z03-58 (District 5)** Southwest corner of Recker Road and McDowell Road. (1.56 ac. ±) Site Plan Modification. This request is for the development of a Quik Trip convenience store. Quik Trip Corporation; owner/applicant. **(CONTINUED FROM THE FEBRUARY 2, 2004 CITY COUNCIL MEETING).**

P&Z Recommendation: Approval with conditions. (Vote: Passed 7-0)

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and elevations submitted, (without guarantee of lot yield, building count, lot coverage) except as noted below.
2. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
3. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit or at the time of the City's request for dedication whichever comes first.
4. Compliance with all requirements of the Design Review Board.
5. Full compliance with all current Code requirements, unless modified through appropriate review and approval of the variance outlined in the staff report.
6. Review and approval of a Special Use Permit by the Board of Adjustment for gas pumps.

MESA CITY COUNCIL
February 17, 2004
Page 6

7. Owner granting an Avigation Easement and Release to the City, pertaining to Falcon Field Airport which will be prepared and recorded by the City prior to the issuance of a building permit.
 8. Retention basins to be 6:1 slopes maximum when adjacent to public rights-of-way or pedestrian walkways.
 9. Finished floor elevation not to exceed 2-foot variation in height measured from lowest point of the centerline of alley along the west property line.
6. Consider the following resolutions:
- *a. Supporting the application of A.R.M. of Save the Family to the Maricopa Home Consortium for funding through the Federal HOME Investment Partnerships Community Housing Development Organization Program.
 - *b. Authorizing the City Manager to execute an agreement between the City of Mesa and SW General, Inc., dba Southwest Ambulance for emergency ambulance transportation.
 - *c. Authorizing the City Manager to execute an agreement between the City of Mesa and SW General, Inc., dba Southwest Ambulance for emergency ambulance communication recovery.
 - *d. Authorizing the City Manager to execute an agreement between the City of Mesa and SW General, Inc., dba Southwest Ambulance for advanced life support labor services.
7. Consider the following ordinance:
- *a. Amending Sections 11-19-5 and 11-19-8 of the Zoning Ordinance regarding "Vehicle Signs".
8. Consider the following subdivision plats:
- *a. "FALCON COMMERCE SQUARE", – (Council District 5) – 4400 block of East McLellan Road (north side) located north

MESA CITY COUNCIL
February 17, 2004
Page 7

and east of McLellan Road and Greenfield Road. 8 M-1 PAD office/warehouse condominium units (2.27 ac) Falcon CS Development, L.C., Craig Willett, President, owner; HEC Engineering, L.L.C., engineer.

*b. "GREENFIELD PROFESSIONAL VILLAGE", – (Council District 5) – 1600 block of North Greenfield Road (east side) located north and east of McLellan Road and Greenfield Road. 24 M-1 PAD office condominium units (6.32 ac) Greenfield PV Development, L.C., Craig Willett, President, owner; HEC Engineering, L.L.C., engineer.

- 8.1 Consider write-off of utility and miscellaneous accounts in the amount of \$749,047.00. (0.45%)
9. Items from citizens present. (Maximum of three speakers for three minutes per speaker).