



Planning and Zoning Board

Study Session Minutes

Held in the City of Mesa Council Chambers

Date: November 19th, 2013 Time: 7:34 a.m.

MEMBERS PRESENT:

Beth Coons, Vice-Chair
Lisa Hudson
Vince DiBella
Suzanne Johnson
Michael Clement

MEMBERS ABSENT:

Randy Carter, Chair
Brad Arnett

STAFF PRESENT:

John Wesley
Kaelee Wilson
Lesley Davis
Angelica Guevara
Wahid Alam
Margaret Robertson
Kim Steadman
Mia Lozano
Julia Kerran

OTHERS PRESENT:

Vice Chair Coons declared a quorum present and the meeting was called to order at 7:34 a.m.

1. Review items on the agenda for the November 20th, 2013 Planning & Zoning hearing.

The items on the November 20th, 2013 agenda were discussed. Staff member Lesley Davis stated that the applicant of Z13-057 did not agree with Conditions of Approval #3. She stated that applicant wanted to extend the 6-foot wall 100' to 110' from the rear property line of the property along the street or tract instead of the 90' stipulated in Condition #3. Ms. Davis requested time to speak with the applicant in order to resolve this issue before tomorrow's Study Session. Boardmember DiBella asked if this offset would include the properties along Val Vista. Ms. Davis assured the Board that this would be for interior lots only. Vice Chair Coons requested clarification and a visual example. She asked that the issue be removed from the consent agenda. The Board concurred.

Vice Chair Coons requested that the Staff postpone the presentation of the Preliminary Plat for Sunland Village Unit 8 until tomorrow when there will be a quorum present, as both she and Boardmember DiBella have a conflict of interest on this case. Therefore there will be two consent agendas for tomorrow's public hearing.

2. General Plan Update – Chapters 15 & 16:

John Wesley, Planning Director, lead a discussion on Chapters 15 & 16 portion of the General Plan. Vice Chair Coons was concerned with the use of word character as most residences are not within a

Minutes of the Planning and Zoning Board Study Session
November 19th, 2013

character area. She felt that in some ways being subjective is harder. She agreed with being more flexible, yet there needs to be a balance. Boardmember Clement stated that this will stimulate conversation, promote liberty and is not as rigid as the current the current General Plan. John Wesley added that the scope of the project would be 10 – 320 acres not the 5 – 320 acres as stated in the Board's packets.

3. Planning Director's Updates:

The Preliminary Plat for the NWC of Signal Butte and Elliott is on hold.

4. Other Business:

Vacation Homes – Zoning Administrator Gordon Sheffield gave a short presentation on the issue of transient lodging or vacation homes.

Vice Chair Coons inquired if there were any additional alternatives other than the ones being presented. She was concerned with an additional government regulation, punishing people and if home exchange would be included in this regulation. Mr. Sheffield did confirm that there are no additional alternatives being reviewed at this time. As far as the home exchange, Mr. Sheffield said that an exchange is not most likely not taxable.

Boardmember Johnson asked if this request was to tie up loose ends, syncing non-compliance with taxation. She also inquired if the fees for an Administrative Use Permit will be around \$20-\$30. Mr. Sheffield affirmed both of Boardmember Johnson's questions.

Boardmember Clement wanted verification of the capture rate, if the Tax and Licensing Department was currently auditing and if the property owners were receiving warnings on this issue. Mr. Sheffield was not aware of the capture rate at this time. He stated that audits are being done. He affirmed that warnings are being issued when a code compliance case is opened.

Tattoo Parlors – Zoning Administrator Gordon Sheffield gave a background history on the issue of tattoo parlors and body piercing salons in the City of Mesa.

Boardmember Clement asked if this revision would affect any other category. Mr. Sheffield assured him that it would not. Boardmember Clement requested that the Good Neighbor Policy versus the Good Business Policy be presented to Council.

5. Minutes – submit any corrections, additions, deletions.

None.

The meeting adjourned at 8:35 a.m.

Respectfully submitted,

Minutes of the Planning and Zoning Board Study Session
November 19th, 2013

John Wesley, Secretary
Planning Director

NOTE: Audio recordings of the Planning & Zoning Study Sessions are available in the Planning Division Office for review.