

# COUNCIL MINUTES

May 3, 1999

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 May 3, 1999 at 4:45 p.m.

## COUNCIL PRESENT

Mayor Wayne Brown  
Jim Davidson  
John Giles  
Keno Hawker  
Bill Jaffa  
Dennis Kavanaugh  
Pat Pomeroy

## COUNCIL ABSENT

None

## STAFF PRESENT

C.K. Luster  
Wayne Balmer  
Neal Beets  
Jamie Brennen  
Fred Conway  
Mark Coon  
Linda Crocker  
Bob DeLeon  
Jack Friedline  
Penny Griffin  
Joe Holmwood  
Mike Hutchinson  
Barbara Jones  
Karen Kille  
Wayne Korinek  
Ron Krosting  
Rich Lorig  
Greg Marek  
Jeff Martin  
Frank Mizner  
Keith Nath  
Ellen Pence

## STAFF PRESENT (CONT.)

Bryan Raines  
Andrea Rasizer  
Tom Remes  
Becky Richardson  
Regan Robbins  
Sharon Seekins  
Jenny Sheppard  
Jan Strauss  
Doug Tessendorf  
Kim West  
Mindy White  
Paul Wilson  
Mark Woodward  
Christine Zielonka  
Others

## OTHERS PRESENT

Webb Crockett  
Barrett Marson  
Jason Morris  
Robbie Sherwood  
Others

### 1. Review items on the agenda for the May 3, 1999 Regular Council Meeting.

All of the items on the agenda were reviewed by Council and staff. There was no specific discussion or direction given relative to any of the agenda items.

### 2. Discuss and consider development plans for property south of Warner Road between Mountain Road and Meridian Road.

Councilmember Jaffa indicated that he had a potential conflict of interest in connection with the matter now under discussion which he wanted recorded in the minutes of the meeting, and because of such conflict of interest, he would refrain from voting upon or otherwise participating in any manner in connection with same.

Community Development Manager Wayne Balmer referred to background materials distributed to the Council relative to this agenda item. Mr. Balmer advised that the applicant's attorney, Jason Morris, has requested an opportunity to address the Council regarding this issue. Mr. Balmer referred to maps displayed in the Council Chambers and discussed proposed and designated density levels.

Mr. Morris addressed the Council relative to this agenda item and provided background information relative to this case. Mr. Morris informed the Council that the original conceptual plan developed by the applicant called for 3 units per acre. Mr. Morris said that he is aware of the City's desire to limit density levels in that area and discussed revised proposals that have been submitted in an effort to arrive at a mutually acceptable course of action to be followed.

In response to a question from Councilmember Hawker, Mr. Morris stated that the property is currently under the jurisdiction of the Maricopa County Board of Supervisors. Mr. Morris expressed the opinion that the property will be subject to annexation in the relatively near future and said that although his client's application was filed with Maricopa County over one year ago, in this particular situation, because of the extensive costs involved, the applicant wants to make sure that what is designed for that site meets the requirements of the City's design guidelines.

Mr. Morris said that this particular parcel of property is not dependent upon the City of Mesa for either water or sewer service, although those amenities would ensure a smoother, more efficient transition.

Discussion ensued relative to the fact that the proposal calls for more units per acre than the General Plan outlines, the applicant's request for the 1.5 units were acre and justification for same, and the fact that at the current proposed density level, the applicant is not proposing to develop a school.

Councilmember Hawker indicated support for 1.2 units per acre and suggested that the applicant consider lowering the density level for the proposed project.

Councilmember Davidson expressed concern relative to utilizing public utility easements as a tradeoff to open space and said that he will not support any proposal that calls for the utilization of utility easements for this purpose. Councilmember Davidson added that he would prefer the 1.2 units per acre as well.

Vice Mayor Giles, Councilmember Pomeroy and Councilmember Kavanaugh also spoke in opposition to the proposed 1.5 units per acre density level and commented on the fact that the site is in an overflight area and will generate complaints from the residents in the area.

Mr. Morris thanked the Council for their input and indicated the applicant's intention to attempt to develop a proposal that will meet the City's requirements.

Mayor Brown recommended that the applicant work with staff and participate in the normal process for this type of zoning case.

Webb Crockett, representing General Motors Proving Grounds, addressed the Council relative to this issue and stressed the importance of abiding by the contents of the General Plan and ensuring that density levels in that area remain minimal. Mr. Crockett stressed the importance of providing assurances to businesses in the area that density levels will be controlled.

City Manager Charles Luster commented that a sufficient water supply exists in that area with which to service all of the proposed developments but added that sewer capacity may not be sufficient to meet the anticipated demands.

3. Discuss and consider a proposed development of a golf course at Red Mountain Park.

Community Services Manager Wayne Korinek addressed the Council relative to this agenda item and discussed the growing need for a golf course in the eastern portion of the City to meet the increasing needs in that area. Mr. Korinek said this issue was last discussed in 1992 and a feasibility study was conducted at that time. Mr. Korinek requested that staff be allowed to contact the National Golf Federation and request that they update the feasibility and market demand study that they previously conducted for the City of Mesa. Mr. Korinek said that the study would take approximately 15 weeks to complete and will help redefine and reconfirm the need for a golf course in that area.

Discussion ensued relative to the proposed location of the golf course on land that was secured from the Bureau of Land Management for the sole purpose of building a course, the pro-forma and anticipated costs for operating and maintaining a golf course, scheduling, the fact that it takes approximately three years to design, develop and construct a golf course, and the fact that the updated feasibility study will cost approximately \$5,000.

Councilmember Pomeroy spoke in support of the development of a municipal course in the eastern portion of the City and encouraged staff to pursue this matter.

It was moved by Councilmember Pomeroy, seconded by Vice Mayor Giles, that staff's recommendations be approved.

Carried unanimously.

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

Mayor Brown advised that there were no reports on meetings and/or conferences attended.

5. Scheduling of meetings and general information.

City Manager Charles Luster advised that the meeting schedule is as follows:

Tuesday, May 4, 1999, 7:00 a.m. - Budget Session

Tuesday, May 4, 1999, 3:30 p.m. - General Development Committee Meeting

Wednesday, May 5, 1999, 7:00 a.m. - Budget Session

Wednesday, May 5, 1999, 10:00 a.m. - Finance Committee Meeting

Thursday, May 6, 1999, 7:00 a.m. - Budget Session

Thursday, May 6, 1999, 9:15 a.m. - Study Session

Friday, May 7, 1999, 7:00 a.m. - Budget Session

Monday, May 10, 1999, 7:00 a.m. - Budget Session

Tuesday, May 11, 1999, 8:00 a.m. - Ad Hoc Committee on Impact Fees

6. Prescheduled public opinion appearances (maximum of three speakers for three minutes per speaker).

Mayor Brown advised that there were no prescheduled public opinion appearances.

7. Adjournment.

Without objection, the Study Session adjourned at 5:42 p.m.

\_\_\_\_\_  
WAYNE BROWN, MAYOR

ATTEST:

\_\_\_\_\_  
BARBARA JONES, 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 3rd day of May, 1999. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_ day of \_\_\_\_\_ 1999

\_\_\_\_\_  
BARBARA JONES, CITY CLERK