

# COUNCIL MINUTES

October 11, 2001

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 October 11, 2001 at 7:30 a.m.

## COUNCIL PRESENT

Mayor Hawker  
Jim Davidson  
Bill Jaffa  
Dennis Kavanaugh  
Claudia Walters  
Mike Whalen

## COUNCIL ABSENT

Pat Pomeroy

## OFFICERS PRESENT

Mike Hutchinson  
Barbara Jones

Mayor Hawker excused Councilmember Pomeroy from the meeting.

Assistant Fire Chief Paul Wilson reported that today has been designated as the day for staff and the public to wear the "United We Stand" t-shirts to commemorate the tragic events of September 11, 2001. He explained that the Fire Department has sold 12,000 shirts and raised approximately \$60,000.

Mayor Hawker thanked the members of the Fire Department for their hard work and efforts to assist others in their time of need.

## 1. Discuss and consider items related to the proposed updated General Plan.

Planning Director Frank Mizner addressed the Council relative to this agenda item. He stated that today's Study Session is a continuation in a series of ongoing meetings with the Council to garner input relative to the proposed Mesa General Plan Land Use Map. Mr. Mizner noted that on September 13, 2001, the Joint Master Plan Committee (JMPC) adopted a Land Use Map, and the Council requested an opportunity to review the map, provide direction, and incorporate changes regarding specific areas and properties.

Mr. Mizner referred to graphics displayed in the Council Chambers and provided a brief overview of the modifications to the Land Use Map which were approved by Council at the October 4, 2001 Study Session. He noted that there are three additional areas on the map which staff and the JMPC consultants wish to present to the Council for consideration.

Vice Mayor Davidson commented on the fact that the Council did not receive documentation relative to the General Motors (GM) property prior to today's Study Session and requested that the Councilmembers be given ample opportunity to review materials before offering input on this matter.

Councilmember Walters stated that at the October 4, 2001 Study Session, the Council approved numerous changes to the Land Use Map as recommended by the JMPC. She commented that although it is the prerogative of the Council to make changes to the map, the affected property owners were not afforded the opportunity to address the Council regarding those modifications.

Mayor Hawker suggested that the Council revisit Councilmember Walters' concerns at the conclusion of today's Study Session.

Councilmember Whalen concurred with Councilmember Walters' comments and stated that he is uncomfortable with the speed with which the Council is proceeding with its review of the Land Use Map. He commented that he would prefer that the Council offer general comments regarding proposed land use designations and that such comments be forwarded to the JMPC for further evaluation.

Councilmember Jaffa requested that the JMPC provide the Council with status reports regarding this matter. He also emphasized the importance of conducting public hearings to garner citizen input relative to the proposed land use designations.

In response to Councilmember Jaffa's concerns, Mayor Hawker stated that Mesa citizens have had several opportunities to attend the JMPC meetings and stressed that the Council will make the final decision regarding changes to the Land Use Map. Mayor Hawker said that he is confident that the Council has the ability to offer direction to staff, to suggest appropriate modifications, and to provide the public with an opportunity to solicit input as well.

Mr. Mizner outlined the first area for Council consideration:

- Area #8. The northwest quadrant of Williams Gateway Airport.

(Change the designation from Public/Semi-Public, as recommended by the JMPC, to General Industrial.)

Mr. Mizner explained that it is staff's recommendation that Area #8 be designated as General Industrial (GI) to accommodate a mix of private-sector tenants and to encourage economic development. He stated that due to the fact there is no private property or adjacent neighbors in the area, that Williams Gateway Airport (WGA) would be the only entity affected by the change in designation.

It was moved by Councilmember Walters, seconded by Councilmember Kavanaugh, that staff's recommendation that the designation of Area #8 be modified from Public/Semi-Public to General Industrial be approved.

Councilmember Jaffa said he would not support the motion without additional public comment and added the opinion that the GI designation would not encourage the level of "high end" employment uses which are desired for this area.

In response to concerns expressed by Councilmember Jaffa, Project Manager of Williams Gateway Airport Wayne Balmer clarified that Area #8 is currently owned by the Williams Gateway Airport Authority, and that staff's proposed designation would include a variety of aviation uses (manufacturing, upgrading, retrofitting and outside aircraft storage). He stated that the Airport Authority would have the discretion to determine what types of businesses would be appropriate at this location.

Councilmember Jaffa stated that based on the information provided by Mr. Balmer, he will support the motion.

Mayor Hawker declared the motion carried unanimously by those present.

- Area #9. Approximately a 60-acre parcel bounded by the power lines, Hawes Road, Elliot Road and the future San Tan Freeway.

(Change the designation from Medium Density Residential (6-10 units per acre), as recommended by the JMPC, to Mixed Use/Employment or some other non-residential designation.)

Mr. Mizner advised that as a result of Council policy direction at the October 4, 2001 Study Session relative to Area #7 (east of Area #9), Council may wish to reconsider the placement of single-family homes in close proximity to WGA. He explained that future residents would be subjected to significant overflights and increased noise levels due to airplane departures from WGA. Mr. Mizner commented that although staff does not have a specific recommendation relative to an alternative land use designation for Area #9, given the proposed land use designations to the east and the west, a Mixed Use/Employment (MU/E) designation would be appropriate for this area.

Mayor Hawker stated the opinion that it is inappropriate to have Area #9 designated as Medium Density Residential (MDR) and added that the area south of the power lines should be designated as non-residential.

Councilmember Walters noted that although she does not support the MDR designation south of the power lines, she would favor a mix of apartments in a portion of Area #9. She stressed, however, that the property owners or their representatives should be given the opportunity to address the Council regarding this matter.

Mayor Hawker stated that Councilmember Walters' suggestions would be inconsistent with the Council's current procedure. He added that it would be more appropriate to schedule a Council Study Session, at which time property owners from all the affected areas could address their concerns.

In response to a question from Mayor Hawker, Mr. Mizner explained that Mixed Use/Residential (MU/R) allows up to 30% of an area to be utilized for High Density Residential (HDR).

Councilmember Kavanaugh expressed opposition to Councilmember Walters' suggestion regarding the scheduling of an additional public hearing for a select number of property owners. He emphasized the fact that State law and the Mesa City Code provide an equitable process for soliciting/providing public input. Councilmember Kavanaugh stated that in light of Council's

policy direction at the October 4, 2001 Study Session relative to Area #7, he would support staff's recommendation.

It was moved by Vice Mayor Davidson, seconded by Councilmember Kavanaugh, that staff's recommendation that the designation of Area #9 be modified from Medium Density Residential to Mixed Use/Employment be approved.

Councilmember Jaffa voiced support for the motion.

Mr. Balmer informed the Council that in discussions with David Udall, an attorney representing an Area #9 property owner, Mr. Udall advised that it is the preference of his client that the MDR land use designation not be modified.

Mayor Hawker declared the motion carried unanimously by those present.

- Area #10. General Motors property.

(Mayor Hawker declared a recess at 8:00 a.m. to allow the Council time to review GM-related documentation. The meeting reconvened at 8:05 a.m.)

Mr. Balmer provided a brief overview of several staff-generated maps (Option 1, Option 2 and Option 3) depicting various land use designations relative to the GM property. (See Attachments 1, 2 and 3)

Mayor Hawker stated that he does not support the HDR designation at the southeast corner of Warner and Ellsworth Roads as shown on Option 3; stressed the importance of ensuring that the GM property meets the criteria established by the JMPC, and added that it is imperative that GM develop a phasing plan for improved residential and employment developments.

In response to a variety of concerns expressed by Mayor Hawker, Mr. Mizner emphasized the fact that pending adoption of the General Plan, the City would have limited flexibility to modify designations on the Land Use Map.

Vice Mayor Davidson expressed support for Option 1 and noted that such an alternative would provide a balance of employment centers and residential communities, and would maintain an appropriate separation from WGA.

Councilmember Whalen stated that he would favor either Option 2 or 3, but expressed concerns relative to the MU/R component.

In response to a question from Councilmember Walters, Assistant Fire Chief Bob DeLeon clarified that it is the preference of the Fire Department that a minimum of one-half mile of separation exist between proposed residential communities and the currently-existing TRW and Arch Chemicals facilities.

Councilmember Walters concurred with Mayor Hawker's concerns relative to the HDR at Warner and Ellsworth Roads on Option 3. She also emphasized that she is supportive of GM's "Town Center" concept.

Discussion ensued among the Council and staff with regard to various suggestions and revisions to the three options.

Councilmember Kavanaugh voiced appreciation to staff, the JMPC and GM for their efforts regarding Area #10. He stated the opinion that Option 2 offers flexibility and protection for business and residential uses consistent with proposed transportation patterns, provides appropriate access into the area, and offers sufficient buffering between proposed residential developments and existing industrial facilities.

Mayor Hawker voiced support for Option 2, but provided several suggestions for modifications to the alternative.

Councilmember Jaffa stressed the importance of an appropriate balance of residential and industrial development in the area to prevent a distortion in the housing-to-job ratio; spoke in opposition to HDR at Ellsworth and Warner Roads on Option 3, and also encouraged staff to consider the utilization of high rise residential as a component in a balanced housing mix.

It was moved by Councilmember Walters, seconded by Councilmember Jaffa, that Option 2 be approved with the various revisions recommended by the members of the Council.

Mayor Hawker declared the motion carried unanimously by those present.

**(Note: Staff prepared and presented a revised proposal to the Council at their October 18, 2001 Council Study Session in response to additional Council input that was received. Please review the minutes of that meeting for the final action on this agenda item.)**

(Vice Mayor Davidson was excused from the meeting at 9:32 a.m. and Councilmember Whalen was excused at 9:43 a.m.)

Discussion ensued among Council and staff relative to the pros and cons of conducting additional public hearings to solicit input from property owners who will be affected by Council's modifications to the Land Use Map.

Mr. Mizner advised that as a result of Council direction this morning, the format of the November 14, 2001 Mesa General Plan Open House will be expanded to include opening remarks by Mayor Hawker and the Council will also have an opportunity to respond to citizens' concerns regarding the Land Use Map. He added that staff will entertain public comment and that minutes will be taken. Mr. Mizner cautioned, however, that the Open House is intended as a public meeting only, and that the Council will not be permitted to make changes to the Land Use Map at that time.

Councilmember Walters expressed concerns relative to the proposed land use designation at the northeast corner of Alma School and McLellan Roads, which is currently located in Maricopa County, but within the City's planning area.

Councilmember Kavanaugh requested that the Council address the area of the proposed Wal-Mart at Greenfield and McKellips Roads at a future Study Session.

Councilmember Jaffa encouraged the Council to also address the Queen's Park area on Germann Road.

2. Appointments to boards and committees.

Mayor Hawker recommended the following appointment to Boards and Committees:

FRIENDS OF THE TONTO NATIONAL FOREST

Marshall S. Poe

It was moved by Councilmember Kavanaugh, seconded by Councilmember Jaffa, that the Council concur with the Mayor's recommendation and the appointment be confirmed.

Mayor Hawker declared the motion carried unanimously by those present.

3. Acknowledge receipt of minutes of boards and committees.

a. Transportation Committee meeting held September 27, 2001.

It was moved by Councilmember Kavanaugh, seconded by Councilmember Walters, that receipt of the above-listed minutes be acknowledged.

Mayor Hawker declared the motion carried unanimously by those present.

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

Mayor Hawker reported that on October 22, 2001, the Maricopa Association of Governments' (MAG) Transportation Subcommittee will hold a meeting to address a variety of transportation issues.

Councilmember Jaffa advised that the Council recently attended a joint dinner meeting with the Apache Junction City Council. He stated that the meeting was very informative and that he looks forward to a productive and ongoing relationship between the two cities.

5. Scheduling of meetings and general information.

City Manager Mike Hutchinson stated that the meeting schedule is as follows:

Thursday, October 18, 2001, 7:30 a.m. – Study Session

Monday, October 22, 2001, 9:00 a.m. – General Development Committee Meeting

Monday, October 22, 2001, TBA – Study Session

Monday, October 22, 2001, 5:45 p.m. – Regular Council Meeting

Thursday, October 25, 2001, 7:30 a.m. – Study Session Cancelled

Thursday, November 1, 2001, 7:30 a.m. – Study Session

Mr. Hutchinson also announced the following meetings:

Thursday, October 11, 2001, 6:30 p.m. – Spook Hill Area Drainage Master Plan Citizens' Committee, East Mesa Service Center, 6935 E. Decatur Road

Saturday, October 13, 2001, 7:45 a.m. – Neighborhood Partnership Conference

Saturday, October 20, 2001, 9:00 a.m. – Quail Run Park Opening, 4155 E. Virginia

6. Prescheduled public opinion appearances.

There were no prescheduled public opinion appearances.

7. Items from citizens present.

Barbara Carpenter, 7130-6 East Saddleback Street, addressed the Council and voiced support for the implementation of a modified format at the November 14, 2001 Mesa General Plan Open House.

8. Adjournment.

Without objection, the Study Session adjourned at 10:14 a.m.

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KENO HAWKER, 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 Study Session of the City Council of Mesa, Arizona, held on the 11<sup>th</sup> day of October 2001. I further certify that the meeting was duly called and held and that a quorum was present.

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BARBARA JONES, CITY CLERK

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Attachments