

COUNCIL MINUTES

April 23, 1997

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 April 23, 1997 at 5:17 p.m.

COUNCIL PRESENT

Mayor Wayne Brown
Pat Gilbert
John Giles
Dennis Kavanaugh
Wayne Pomeroy
Jim Stapley

COUNCIL ABSENT

Joan Payne

STAFF PRESENT

C.K. Luster
Pauline Backer
Wayne Balmer
Cindy Barris
Neal Beets
Fred Conway
Mark Coon
Glenn Gorke
Joe Holmwood
Mike Hutchinson
Sharon Joyce
Barbara Jones
Harry Kent
Ron Krosting
Larry Lines
Greg Marek
Joe Noce
John Oliver
Ellen Pence
Bryan Raines
Tom Remes
Becky Richardson
Denise Samuel
Kathleen Savagian
Sharon Seekins
Doug Tessororf
Mike Whalen
Mindy White
Ralph Wisz

OTHERS PRESENT

Chris Moeser
Dan Nowicki
Ralph Pew
Lela Steffey
Others

1. Acknowledge receipt of minutes of meetings of various boards and committees.

- a. Crime Prevention Advisory Board meeting - April 16, 1997.

- b. Traffic Safety Committee meeting - April 15, 1997.

It was moved by Councilmember Stapley, seconded by Councilmember Pomeroy, to acknowledge the receipt of minutes of meetings of various board and committees.

Carried unanimously.

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

There were no reports at this time on meetings and/or conferences attended.

3. Scheduling of meetings and general information.

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

Thursday, April 24, 1997, 8:00 a.m. - Joint Utility/Finance Committee Meeting
9:30 a.m. - Joint General Development/Transportation Committee Meeting

Friday, April 25, 1997, 7:30 a.m. - Study Session

Thursday, May 1, 1997, 4:00 p.m. - Policy Session

Friday, May 2, 1997, 7:30 a.m. - Study Session (followed by a Transportation Committee Meeting)

Monday, May 5, 1997, 7:00 a.m. to Noon - Budget Review Session

Tuesday, May 6, 1997, 7:00 a.m. to Noon - Budget Review Session

Wednesday, May 7, 1997, 7:00 a.m. to Noon - Budget Review Session

Mr. Luster advised that the General Development Committee Meeting scheduled for 10:15 a.m. on April 24, 1997 has been canceled.

4. Review items on the agenda for the April 23, 1997 Regular Council Meeting.

All of the agenda items were reviewed among the Council and staff, with no formal action taken. There was particular discussion with regard to the following agenda items:

(Items on the agenda were discussed out of order but for purposes of clarity, will remain as listed on the agenda.)

4. Consider the following contracts:

*j. 17 patrol sedans for the Police Department: 10 sedans are replacements; 7 are additions to the fleet.

The Purchasing Division recommends authorizing purchase from the State of Arizona contract with Berge Ford for a total of \$343,514.07 including applicable taxes.

Mayor Brown stated that this item will be removed from the consent agenda in response to a request to speak from Joe (Brick) Guinn.

- *m. McKellips Road widening project (Country Club Drive to Consolidated Canal.)

Mayor Brown said that this item will be continued.

6. Consider the following resolutions.

- *d. Rescheduling the annual assessment hearing on the Mesa Town Center Improvement District No. 228 assessments. The hearing will be rescheduled to May 19, 1997.

Mayor Brown noted that Councilmember Payne requested that this item be removed from the consent agenda. Mayor Brown indicated that because the issue involves rescheduling rather than formal action at this time, this item will remain on the consent agenda.

- *g. Extinguishing all easements shown on the subdivision plat for Superstition Triangle Commerce Center.

This property is being replatted and will dedicate new easements where needed.

Community Development Manager Wayne Balmer advised that this item corresponds to Item 8h, Z97-14, for which the applicant has requested a continuance to the May 19, 1997 Regular Council Meeting.

Mayor Brown stated that this item will remain on the consent agenda for the purpose of continuance.

- *h. Abandoning the rights of the City of Mesa in and to a drainage covenant running with the land in conjunction with Superstition Triangle Commerce Center. The property is being replatted and will dedicate new methods of providing drainage and retention of storm water.

Mr. Balmer reported that this item corresponds to Item 8h, Z97-14, for which the applicant has requested a continuance to the May 19, 1997 Regular Council Meeting.

Mayor Brown said that this item will remain on the consent agenda for the purpose of continuance.

- *i. Addressing particulate pollution and EPA-mandated control plans.

Mayor Brown stated that this item will be removed from the consent agenda at the request of Councilmember Payne.

8. Consider the following cases from the Planning and Zoning Board and possible adoption of the corresponding ordinances:

- a. Z96-87 The southeast corner of Guadalupe Road and Ellsworth Road. Rezone from AG to R1-7, R1-6, R1-6-PAD, R-4, and C-2 within a Development Master Plan (317+/- acres). This case involves a DMP containing 1,050+/- single residential lots and future multi-residence and commercial tracts. Thomas A. Cavanaugh, Elliot Pollack, Tim Grant, et al., owner; Coe and Van Loo Consultants, Inc., applicant.

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

and

- b. Z96-64 The southeast corner of Crismon Road and Guadalupe Road. Rezone from AG to R1-7, R1-6, and R1-6-PAD with a DMP overlay (275+/- acres). This case involves a single-residence community with approximately 980 lots. Robert Lather/Warren Steffey owners; Stephen C. Earl, applicant.

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

and

- c. Z96-95 The northeast corner of Hawes Road and Guadalupe Road. Rezone from AG to R1-7-PAD and conceptual R-3 and C-2 with a DMP overlay (155+/- acres). This case involves a development containing approximately 360 single residence lots and tracts for future multi-residence and commercial uses. Acacia East Valley Limited Partnership, owner; Standage & Truitt Engineering, Ltd., applicant. **A 3/4 VOTE IS REQUIRED TO APPROVE THIS REQUEST.**

P&Z Recommendation: Approval with conditions (vote 5-2).

Mayor Brown advised that he spoke by telephone with the Mayor-Elect of the Town of Gilbert and the Superintendents of Gilbert Public Schools (GPS) and Mesa Public Schools (MPS) concerning the zoning cases before Council and the possibility of school boundary adjustments to accommodate development in the southeast Mesa area. Mayor Brown stated that MPS has indicated that they will not actively pursue boundary changes but are amenable to discussions/negotiations.

Mayor Brown noted the considerable time that has elapsed since the zoning requests were initially presented and the impact of the delay on the individuals involved. Mayor Brown outlined two potential options available to Council at this time: a) continue the items for a specified time (e.g., two or four weeks) or b) approve the cases with certain conditions, such as requiring a delay in housing construction for a specified time. Mayor Brown indicated that letters have been received from applicants indicating a willingness to delay construction to provide an opportunity for GPS and MPS to negotiate school district boundary adjustments.

Mr. Balmer advised that Ralph Pew, representing the applicant in Zoning Case Z96-87, has submitted a letter indicating agreement to delay construction for one year.

- p. Z97-24 The northeast corner of University Drive and 112th Street. Modification of an approved R1-6-PAD (42+/- acres). This case involves a 168+/- lot single-residence project. George C. Grout, owner; Standage & Truitt Engineering, Ltd. Also consider the preliminary plat of "University Mountain."

P&Z Recommendation: Approval with conditions (vote 4-2).

Mayor Brown stated that this item will be added to the consent agenda.

9. Consider the following subdivision plats:

- *b. "SUPERSTITION TRIANGLE COMMERCE CENTER AMENDED" - the 1700 through 1900 blocks of South Greenfield Road (east side); 2 M-1 limited industrial lots (53.65 acres). Arizona Studios L.L.C., developer; Coe & Van Loo Consultants, Inc., engineer.

Mr. Balmer noted that this item corresponds to Items 6g, 6h, and 8h, for which the applicant has requested a continuance to the May 19, 1997 Regular Council Meeting.

Mayor Brown said that this item will remain on the consent agenda for the purpose of continuance.

5. Prescheduled public opinion appearances (prescheduled appearances will begin at 5:30 p.m.; there will be a maximum of three speakers for five minutes per speaker).

There were no prescheduled public opinion appearances.

6. Adjournment.

Without objection, the Study Session adjourned at 5:43 p.m.

Carried unanimously.

WAYNE BROWN, MAYOR

ATTEST:

BARBARA JONES, CITY CLERK

Council Study Session
April 23, 1997
Page 6

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 23rd day of April 1997. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 5th day of May 1997

BARBARA JONES, CITY CLERK