

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD
STUDY SESSION

Held in the City of Mesa Council Chamber (Lower Level)
March 25, 2008 at 7:30 a.m.

MEMBERS PRESENT

Pat Esparza, Vice Chair
Frank Mizner
Jared Langkilde
Randy Carter
Chell Roberts

MEMBERS ABSENT

Rich Adams, Chair, excused
Ken Salas, excused

OTHERS PRESENT

John Wesley
Tom Ellsworth
Jennifer Gniffke
Joe Welliver
Josh Mike
Joy Spezeski
Maria Salaiz
Kelly Arredondo

Reese Anderson
Paul Dugas
Mike Withey
Cory Whittaker
Scot Rigby
MaryGrace McNear
Dave Udall
Lesley Davis

Others

Vice-Chair Esparza declared a quorum present and the meeting was called to order at 7:30 a.m.

1. Review items on the agenda for the March 27, 2008 regular Planning & Zoning hearing.

The items on the March 27, 2008, agenda were discussed. No formal action was taken.

2. Conduct a Public Meeting on the following General Plan Amendment:

GPMInor07-11 (District 5) Parcel 51 at Las Sendas. The 7100 and 7200 blocks of East McDowell Road (north side). Located east of Power Road on the north side of McDowell Road. General Plan Minor Amendment to change the General Plan Land Use Map from Business Park to Medium Density Residential 6-10 du/acre (20± ac) and Neighborhood Commercial (11± ac). This request will allow the development of a mixture of multi-family, retail, resort, and office uses within the Las Sendas Development Master Plan. JCA Holdings, LLC, Chris Arnold, owner; Reese Anderson, Pew and Lake, PLC, applicant; Julie S. Rayburn, RCC Design Group, LLC; engineer. **COMPANION CASE Z07-74.**

Mr. Tom Ellsworth, Senior Planner, updated the Board on this request and stated that staff is recommending continuance to the April 15, 2008 public meeting.

Vice-Chair Esparza opened the Public Meeting for the above General Plan Amendment. As there were no citizens present who wished to speak on this issue, Vice-Chair Esparza declared the public meeting closed. It was moved by Boardmember Mizner, seconded by Boardmember Carter to continue GPMInor07-11 to the April 15, 2008 public meeting.

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3. Hear a presentation, discuss and provide direction on the Southeast Mesa Strategic Development Plan.

Scot Rigby, Economic Development Project Manager, gave an overview stating that they have a new proposed land use plan, and the goal is to create a different type of area that focuses on a mixture of uses that separates itself from the traditional suburban type of developments in Mesa. He stated that the Gateway area is about 32 square miles and their focus is to create 100,000 jobs and briefly explained the three different land use alternatives. He mentioned that in December they had a two-day workshop and presented these plans to a variety of stakeholders and citizens and he explained the outcome of the workshop. He added that the livability of this area requires some type of residential and to have the urban core close to the airport.

Mr. Rigby mentioned that research shows that a large number of people moving to this area are the "Echo Boomers", who prefer smaller lots or high density types of housing and that some homebuyers are looking for higher density mixed-use community developments, where they are able to live/work and play; adding that there would be some single-family residential. He noted that in order to make this type of plan work there needs to be an employment/ housing balance.

Discussion ensued regarding where the research was coming from and the "true" need for this type of development in Mesa.

John Wesley, Planning Director, presented the Board exhibits showing the housing types mentioned by Mr. Rigby and briefly explained the types of jobs and housing for the area. He also mentioned that the consultant is developing a draft report to present to City Council and staff is looking to bring this back to this Board at a special meeting in May. He mentioned that approving this plan does not officially amend the General Plan and will be working with the applicants on what amendments might be necessary; adding that he anticipates this plan coming back in June for revisions.

Mr. Wesley mentioned that there will be new land use categories that would need to be added to the General Plan; adding that there might be a need in 2009 for the City to sponsor a Major plan amendment application. He briefly explained the new categories and their proposed uses.

Discussion ensued regarding the proposed uses.

4. Hear a presentation and discuss proposed Planning Division fees increases.

John Wesley, Planning Director gave a brief overview and asked that this item be moved to the Thursday, March 27, 2008 study session so he can obtain additional information to present to the Board.

5. Discuss the City's current requirements concerning seals and certifications on plans and drawings submitted with applications to the Planning and Zoning Board.

MaryGrace McNear, Assistant City Attorney, stated that currently the City Code has no requirement that submissions be sealed or certified and the only new requirement of the Board of Technical Registration is that a registrant's seal indicate an expiration date; adding that it is a requirement of the Board of Technical Registration that a registrants submission be stamped and sealed unless they are stamped for "draft" or "discussion purposes only". She noted that, as

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outlined in the memo, the City's application does note that State Law requires submissions be sealed and certified.

Boardmember Carter stated that if any registrant in the State of Arizona was not willing to abide by the rules then the plans should not be forwarded to the public body for action. He mentioned that if plans are not labeled "preliminary, not of construction" then it should have a signature, stating that in their opinion, this has complied with all of the regulatory requirements of Mesa and the State; he added that State law states that anything under 3,000 sq.ft, does not require an architectural or engineering seal but anything above that does and the City's requirement should be the same.

Discussion ensued regarding the State's penalties and the differences between a certified registrant and a practicing non-registrant.

Ms. McNear explained the two options to consider, adding that a change to the City Code would require additional research before the City Code could be amended. Discussion ensued regarding the options provided.

Tom Ellsworth, Senior Planner, asked Mr. Carter if he is requesting that staff accept applications and site plans from registrants only or if received from a registrant that it be stamped and sealed.

Boardmember Carter responded that, in his opinion, any document received with an architect/engineering name on them, should be sealed and signed, as opposed to documents submitted by non-registrants. Discussion ensued regarding what the threshold should be for having the documents signed and sealed.

Mr. Wesley commented that this item could be place on a regular agenda and discussed.

6. Planning Director's Updates:

Mr. Wesley updated the Board on zoning case Z08-05 (Lowe's) stating that at Council's request the public hearing is delayed to the April 7, 2008 hearing, adding that Council has taken action on cases previously heard by this Board.

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

Boardmember Langkilde submitted a correction to zoning case Z08-06.

The meeting adjourned at 9:42 a.m.

Respectfully submitted,

John Wesley, Secretary
Planning Director

NOTE: Audiotapes of the Planning & Zoning Study Sessions are

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available in the Planning Division Office for review.

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