



Planning and Zoning Board

Study Session Minutes

Held in the Mesa City Plaza, 20 East Main Street, Room 170

Date: July 16, 2014 Time: 3:30 p.m.

MEMBERS PRESENT:

Suzanne Johnson, Vice Chair
Lisa Hudson
Michael Clement
Shelly Allen
Michelle Dahlke
Steve Ikeda

MEMBERS ABSENT:

Vince DiBella

STAFF PRESENT:

John Wesley
Gordon Sheffield
Tom Ellsworth
Lisa Davis
Wahid Alam
Kim Steadman
Julia Kerran

OTHERS PRESENT:

Richard Dyer

Vice Chair Johnson declared a quorum present and the meeting was called to order at 3:33 p.m.

1. Review items on the agenda for the July 16, 2014 Planning & Zoning meeting.

Staff member Lisa Davis provided updates on case Z14-037. Ms. Davis stated that Staff had stricken Condition of Approval #16 as the depths of the lots were no longer a concern. Vice Chair Suzanne Johnson was concerned that revisions were still being added. Ms. Johnson asked if the applicant had provided any sketches on the alley-loaded homes north of the commercial center and if Condition of Approval #18 would cover all of Staff's concerns. Boardmember Shelly Allen stated that she was uncomfortable that all crucial components of the site plan were missing. Vice Chair Johnson verified that the trade-off for the removal of Condition of Approval #14 would be an additional niche of homes and a better product. Boardmember Michael Clement agreed with everything except Condition #14. Boardmember Allen was concerned with the quality of the homes and the methods that would be taken to prevent long straight walls. Boardmember Clement stated that the price point dictates a good product and that marketing within two months is crucial for the development. Boardmember Steve Ikeda was concerned that the length of the western wall, which borders a school, could potentially become a problem. Vice Chair Johnson stated that the Board received a Blue Card on Z14-037.

Minutes of the Planning and Zoning Board Study Session
June 18, 2014

2. Planning Director Updates

None

The meeting adjourned at 3:55 p.m.

Respectfully submitted,

John Wesley, Secretary
Planning Director

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