

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD  
STUDY SESSION

Held in the City of Mesa Council Chamber (Lower Level)  
May 15, 2007 at 7:30 a.m.

MEMBERS PRESENT

Rich Adams, Chair  
Alex Finter, Vice-Chair  
Frank Mizner  
Jared Langkilde  
Ken Salas  
Pat Esparza  
Randy Carter

MEMBERS ABSENT

OTHERS PRESENT

John Wesley  
Dorothy Chimel  
Tom Ellsworth  
Jennifer Gniffke  
Joe Welliver  
Kelly Arredondo

Krissa Lucas  
Sean Lake  
Reese Anderson  
Dorothy Shupe  
David Udall  
Others

Chairman Adams declared a quorum present and the meeting was called to order at 7:30 a.m.

1. Review items on the agenda for the May 17, 2007 regular Planning & Zoning meeting.

The items on the May 17, 2007, agenda were discussed. No formal action was taken.

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

**GPMInor07-07 (District 6)** The 9000 to 9100 block of East Southern Avenue (north side). Located west of Ellsworth Road and north of Southern Avenue (3.2± ac). Minor General Plan Amendment to change the General Plan Land Use Map from Low Density Residential (LDR 0-1 du/ac) to Neighborhood Commercial (NC). Mark Kohner, owner; Lisa Luther, Arcadis-US, Inc., applicant. **COMPANION CASE Z07-39.**

Joe Welliver, Planner I, gave an overview of the request and stated that staff is recommending approval.

Discussion ensued concerning retention, solid waste and dead end parking.

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Chairman Adams opened the Public Meeting for the above General Plan Amendment. As there were no citizens present who wished to speak on this issue, Chairman Adams declared the public meeting closed.

3. Update on Proposition 207.

John Wesley, Planning Director, gave a brief history and background concerning Proposition 207. He stated that the statute provides for waivers that can be signed by property owners before actions are taken so the City does not need to worry about a potential claim. He added that The City of Mesa has developed two different forms, one for annexations and one for all zoning and site plan cases, that says that the property owner agrees not to file any claims against the City for any perceived diminished value of their property based on a particular application.

Discussion ensued concerning liability issues, creating non-conforming uses and if surrounding property owners could make a claim against the City for changes to property surrounding their property.

4. Planning Director Updates.

Mr. Wesley gave an update on the following items:

- Council will hear the Lowe's case on May 21<sup>st</sup>. The Board of Adjustment upheld the Zoning Administrator's interpretation of measuring legal protests and the previous practices will stay in place.
- Development of the GM property and a potential Minor General Plan amendment for a new land use category.
- The Williams Gateway Area. The City is in the final stages of selecting a consultant to work with both the transportation and land use studies.
- West Main Street Transit Oriented Development (TOD). Staff is currently working on drafting the plan and the TOD Ordinance. The goal is to have that completed in early June and this Board should see it in August or September.

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

There were no corrections, additions or deletions submitted for the minutes.

The meeting adjourned at 9:30 a.m.

Respectfully submitted,

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John Wesley, Secretary  
Planning Director

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

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