

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD
STUDY SESSION

Held in the City of Mesa Council Chamber (Lower Level)
April 18, 2006 at 7:30 a.m.

MEMBERS PRESENT

Rich Adams, Chair
Barbara Carpenter, Vice-Chair
Alex Finter
Bob Saemisch
Frank Mizner
Jared Langkilde

MEMBERS ABSENT

Ken Salas, excused

OTHERS PRESENT

John Wesley
Dorothy Chimel
Tom Ellsworth
Michael Bell
Jennifer Gniffke
Ryan Matthew
Maria Salaiz

Jim Smith
Gordon Sheffield
Krissa Hargis
Mia Lozano-Helland
Wayne Balmer
Jeff Welker
Cory Whittaker

Wahid Alam
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 April 20, 2006 regular Planning & Zoning meeting.

The items on the April 20, 2006, agenda were discussed. No formal action was taken.

2. Presentation regarding liquor license law/applications – Lauren Merrett, President/CEO, Mereco Inc.

This item was continued to the May 16, 2006 Planning and Zoning study session.

3. Discuss and Consider the Recommendation by the Planning and Zoning Board affirming support for the Mesa 2025 General Plan.

Chairperson Adams mentioned that this Recommendation was a general statement recognizing the importance of the William Gateway area and that residential encroachment was not good for the airport. He noted the concerns that if the Board issued this statement they would not look at other cases objectively, which would not be the case. He hoped for the Board's support.

Boardmember Saemisch declared a potential conflict of interest.

Boardmember Mizner stated that it was important for the Board to support the General Plan and keep options open to discuss individual cases. He noted the recent controversial cases and this would be a way to show their support to City Council. He added that he was in favor of acting on this Recommendation.

Boardmember Carpenter stated that the Board had been consistent with supporting the General Plan and the Recommendation, as worded, needed to be reviewed. She noted that if Williams Gateway had a sub-area plan it would reinforce the Board's position.

Boardmember Finter stated he supported the Recommendation.

Boardmember Langkilde asked Mr. Smith to elaborate his concerns with a Resolution. Mr. Jim Smith, Assistant City Attorney, stated the language was changed from Resolution to Recommendation because the Board provides recommendations, and a Resolution was a final determination that is either legislative or administrative. He added that the Recommendation would not have any legal impact on future cases.

Boardmember Mizner made a motion that this Recommendation be forwarded to City Council. Boardmember Finter seconded the motion.

Discussion ensued regarding the wording of the Recommendation. The Board tabled the motion until Thursday, April 20, 2006 study session to review any changes.

4. General Discussion Item: Council Use Permit for payday lenders and/or deferred presentment lenders.

Gordon Sheffield, Zoning Administrator, mentioned that this was a discussion item only and was hoping for direction from the Board. He stated the memo narrowed the Board's discussion from last month, of which there were three options: 1) allow staff to review these facilities on an administrative basis and provide some separation requirements; 2) require a Special Use Permit through the Board of Adjustment or Zoning Administrator or; 3) a Council Use Permit review, which would require separation between like uses and would impose a 500-foot separation between the non-charter financial institution and residential uses. Mr. Sheffield added that an option would be to allow these facilities in the C-3, M-1 and M-2 districts only.

Boardmember Saemisch stated this was the chance for the Board to do and say something about these facilities.

Discussion ensued regarding the need for regulating these types of facilities and which options the Board should consider.

Boardmember Langkilde stated he hoped that whatever the Board decided it would be in keeping up with what the Legislature was doing.

Chairperson Adams asked where the 1,200 foot separation came from. Ms. Sheffield responded that 1,200 feet was considered to be reasonable and consistent with other uses in Mesa.

Boardmember Carpenter stated she would like to see them licensed like Pawn Shops. She asked if staff had information from the human services community on the impact they are seeing. Mr. Sheffield stated he didn't have specific information for Mesa but there were

materials in last month's packet that addressed those issues.

Boardmember Finter asked if other businesses decide to expand into these facilities how would they be regulated. Mr. Sheffield responded that if a regulation was passed against "Deferred Presentment Lenders" or "Non-Charter Financial Institutions" it would require them to go through whatever was adopted. He added that the businesses doing it now would be "grandfathered".

It was decided by the Board to continue this discussion to the Thursday's April 20th study session to allow Boardmembers to study the information presented.

5. Receive an update on the Falcon Field Sub-area plan and the West Main Street Neighborhood Area Plan.

Wahid Alam, Senior Planner, gave an update of the Falcon Field Sub-area stating that they have been meeting and working with the neighbors. He added that there is an issue with Boeing's flight path and the image of the area, which they would be addressing. He stated they met with the HOA leaders and they have requested that the airport not expand and wanted the land use constrained. He noted that most of the land north of the 202 is State Trust Land and any changes to the land would take a while to address. Mr. Alam stated he was hoping to bring a draft plan to the Board in the fall.

Mr. Alam also gave an update on the West Main Street Area Plan and noted that the name was subject to change. He stated that the construction has started for the "light rail" and they have also created and have started holding meetings with the citizens advisory group.

Mr. Wesley stated that they just started with the first citizen advisory group and plan to have community wide meetings in this area starting this summer.

Discussion ensued regarding who and what businesses would be contacted and involved in both sub-area plans.

The meeting adjourned at 9:40 a.m.

Respectfully submitted,

John Wesley, Secretary
Planning Director

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

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