

# COUNCIL MINUTES

February 24, 2003

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 February 24, 2003 at 4:30 p.m.

## COUNCIL PRESENT

Mayor Keno Hawker  
Dennis Kavanaugh  
Rex Griswold  
Kyle Jones  
Janie Thom  
Claudia Walters  
Mike Whalen

## COUNCIL ABSENT

None

## OFFICERS PRESENT

Mike Hutchinson  
Debbie Spinner  
Barbara Jones

1. Review items on the agenda for the February 24, 2003 Regular Council Meeting.

All of the items on the agenda were reviewed among Council and staff.

2. Discuss the Local Historic Districts and Local Historic Landmark designation process.

City Manager Mike Hutchinson said that this issue was the topic of a previous Study Session and staff wanted to receive additional input from the Council relative to their satisfaction with the manner in which the procedures in place to obtain requests from neighborhoods and sometimes individuals and the process that is followed once they have been selected for designation.

Redevelopment Director Greg Marek addressed the Council relative to this agenda item. He noted that there are actually two different types of designations, the first is a local one and the second is a national one. He pointed out that many properties obtain both designations.

Mr. Marek explained that local designations are the purview of the City Council and added that the process is outlined in the Zoning Ordinance, which specifies the process that must be followed as well as the specific criteria that must be met. He added that national designations go through a process whereby they are reviewed by the State Historic Site Review Committee, a State-wide committee, and then they are referred to the "keeper" of the National Register, who makes the final decision.

Discussion ensued relative to the fact that properties with local historic designations, particularly properties located within a historic district, are subject to a six month delay before demolition can occur

and clearance from the City is also required prior to demolition, the act that if the building does not have any historic significance, in many cases the delay is waived by the City, the requirement that property owners maintain the historic integrity of the properties at all times, the fact that homes included on the national register receive "recognition" and prestige and are eligible for tax credits as well as a State property tax reduction, the fact that in order to be registered as a historic district, a minimum of six to seven properties must be included in the district, four of which must possess at least 300 feet of consecutive street frontage, the importance of being able to demonstrate that the properties possess local historic significance, and the fact that properties that do not meet the stated criteria are not processed.

Mr. Marek provided a brief overview of the application process, including the filing of petitions, and emphasized that at least 50% plus 1 of the property owners have to sign petitions in support of the designation in order to apply. He added that the property owners must also control at least 50% of the properties. He noted that for individual properties, a local district, the ordinance requires that 50 qualified citizens of Mesa who are eligible to vote sign petitions in support in order to "trigger" the application to be considered as a local landmark. He emphasized that in addition to the petitions, the owners are still required to meet stringent criteria as outlined in the ordinance. He informed the members of the Council that if the citizens meet the criteria and submit the necessary number of signatures on the petitions, the application is then processed as a zoning case or a "zoning overlay" and is brought before the members of the Historic Preservation Committee as well as either the Planning and Zoning Board (properties outside of the downtown area) or the Downtown Development Committee (properties located within the downtown area). He said that following this process, the application is then forwarded to the City Council for review and consideration.

Additional discussion ensued relative to the extensive evaluation process that is in place, the fact that staff conducts "windshield surveys" to gauge the historic integrity of the properties, neighborhood meetings that are held, the fact that staff has determined that participating in the historic preservation process has been extremely effective in organizing neighborhoods, the fact that a sixth historic district has been identified in Mesa, the fact that owners pursuing National Register designation participate in a much more extensive process, other positive impacts of designation that include stabilizing and strengthening neighborhoods, the fact that property values for homes that have obtained local historic designation have realized an increase in the 30 to 40% range, and the fact that Mesa contains one of the State's largest concentrations of "bungalow style" homes, with over 190 of these units in existence.

Mr. Marek explained that homes designated on the national register have the prestige of that designation and realize some tax credits and property tax reductions. He added that

3. Discuss and consider credit card convenience fees and related issues.

4. Acknowledge receipt of minutes of boards and committees.

- a. Board of Adjustment meeting held February 11, 2003.
- b. Historic Preservation Committee meeting held January 9, 2003.
- c. Human Relations Advisory Board meeting held January 23, 2003.
- d. Utility Committee meetings held December 19, 2002 and February 12, 2003.

It was moved by Vice Mayor Kavanaugh, seconded by Councilmember Whalen, that receipt of the above-listed minutes be acknowledged.

Carried unanimously.

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

The following members of the Council provided brief updates on various meetings/conferences they attended as follows:

Mayor Hawker: First flight out of Williams Gateway Airport

6. Scheduling of meetings and general information.

City Manager Mike Hutchinson stated that the meeting schedule is as follows:

Tuesday, February 25, 2003, 6:00 p.m. – Joint Meeting with SRP Board of Directors

Wednesday, February 26, 2003, 8:00 a.m. – General Development Committee

Thursday, February 27, 2003, 7:30 a.m. – Study Session

Monday, March 3, 2003, 3:30 p.m. – Utility Committee

Monday, March 3, 2003, TBA – Study Session

Monday, March 3, 2003, 5:45 p.m. – Regular Council Meeting

Thursday, March 6, 2003, 7:30 a.m. – Study Session - Cancelled

7. Prescheduled public opinion appearances.

There were no prescheduled public opinion appearances.

8. Adjournment.

Without objection, the Study Session adjourned at 5:35 p.m.

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KENO HAWKER, MAYOR

ATTEST:

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BARBARA JONES, CITY CLERK

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 24<sup>th</sup> day of February 2003. I further certify that the meeting was duly called and held and that a quorum was present.

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BARBARA JONES, CITY CLERK