

**CITY OF MESA
MINUTES OF THE PLANNING AND ZONING BOARD
SPECIAL MEETING**

City of Mesa Library, Red Mountain Branch – Multipurpose Room, 635 N. Power Road
Date: August 26, 2004 Time: 5:30 p.m.

MEMBERS PRESENT

Mike Cowan, Chair
Barbara Carpenter, Vice Chair
Pat Esparza
Rich Adams
Alex Finter
Frank Mizner

MEMBERS ABSENT

Bob Saemisch, excused

STAFF

John Wesley
Dorothy Chimel
Wahid Alam
Tom Ellsworth
Ryan Heiland
Scott Langford
Liz Zeller
Maria Salaiz

OTHERS PRESENT

Mark Freeman	Keith Skouson
Clay Layton	Robert Worsley
Paul Gilbert	Tom Merrifield
Steve Glass	Julee Brady
Rodney Engle	Lou Lentz
John Miilu	Scott Williams
Mike Hazel	
Ruion Anderson	

Chair Cowan declared a quorum present and the meeting was called to order at 5:30 p.m. The meeting was recorded on tape and dated August 26, 2004.

John Wesley, Planning Director and Wahid Alam, Planner II, gave an overview of the process of requesting a General Plan Amendment.

Item: Conduct a public meeting for the following General Plan Amendments:

- a. **GPMajor 04-01** Proposed General Plan Land Use Amendment:
From Mixed Use/ Residential (30 % at 15+ du/ac) to Medium Density Residential 2-4 (2-4 du/ac), Medium Density Residential 6-10 (6-10 du/ac), High Density Residential 10-15 (10-15 du/ac), Office and Community Commercial for approximately 314.5 ± acres generally located south of Thomas Road between Val Vista Drive and Lehi Road.
 - Mark Freeman (1118 E. Lockwood Street) President of the Lehi Community Improvement Association, stated they would like to see the property annexed into the City, but have problems with the design of the project, ie: density. He added they would like to see one acre or larger size properties with horse privileges.
 - Clay Layton (2305 E. Inglewood) stated he is in favor of the General Plan Amendment and that the change is appropriate.
 - Paul Gilbert (4800 N. Scottsdale Road) applicant, stated they have had two meetings with the neighbors and announced they would be asking for a continuance at the September 16th 2004, Planning and Zoning meeting to continue to work with the neighbors.

- Steve Glass (2813 E. Camelback Rd, #400) stated he is in support of the General Plan Amendment.
- Rodney Engle (3001 E. Leli Road) stated he is in support of the General Plan Amendment and because of the economy issues, citrus is no longer viable in the area. He felt that single-family homes would be good for the area.
- James Jenkins (3660 E. Pomegranate) stated that the density needs to be clarified and a site plan showing what is being planned. He also stated he had concerns with added traffic in the area.
- John Miilu (3445 E. Norwood Circle) stated he is concerned with increased traffic on Val Vista Road and to change the General Plan to a primarily residential development would not increase revenue for Mesa, because Mesa does not have a property tax and is opposed to this change.
- Mike Hazel (3431 E. Norwood Circle) spoke against the proposed development and submitted a letter to the Board expressing his concerns.
- Bedford Douglass (3634 E. Oasis Circle) also submitted a letter to the Board expressing his concerns. He stated that the proposed project is inconsistent with the character of the Mesa Citrus Sub Area and inconsistent with the rural character in Lehi. The area should be preserved and the proposed project is a threat to the quality of life and is opposed to this project.
- Ruion Anderson (665 N. Roanoke) stated they have only two choices. A gravel pit or the proposed development. He noted that until the property gets annexed into the City the project doesn't mean anything because it is in Maricopa County. He stated he favors the proposal, as it exists, because he has no other choice.
- Keith Skouson (2505 E Lehi Road, #7) reiterated some of Mr. Anderson's comments. He added the gravel pit has erected a 60-80 feet wall, blocking his views of the mountains. He stated he would rather have apartments than another gravel pit and is in support of the project if it will stop the gravel pits from being put in.
- Robert Worsley (3514 E. Presidio) stated he is strongly in favor of annexation, in favor of single-family homes, and in favor of the General Plan Amendment but would like to have discussion with the applicant about densities. The fight for one acre, horse privilege lots was changed in 1998 when the current General Plan was put in place. He stated they need to work with what they have and keep the densities at an appropriate level. He added that Sand and Gravel have been inconsiderate to all who live in the area and need to be stopped and if it take a General Plan Amendment to make the economics work, he is in support. He also stated for the record that he enjoys looking out his window at the beautiful 90 year-old citrus groves.
- Tom Merrifield (2324 E. Virginia St) stated he is in favor of annexation and is against Sand and Gravel. Submitted two documents for the Board to review. He stated if they are annexed into the City they could start to address financial issues, which appear to be the core issue as why they can't lean to low-density options.
- Julee Brady, (3044 N. 38th Circle) stated she would like the City to annex and protect the rural atmosphere in this area and that this area is an asset to the community.
- Lew Lentz (3717 E. Pomegranate St) co-chairman of the Citrus Area Homeowners Association stated he likes to keep the area prestige. He noted that a Citrus Sub Area Plan was approved by Resolution by City Council, which shows fringe areas and this is one of the fringe areas. He submitted a letter expressing his concerns and mentioned that the applicant has stated he would submit a zoning case with this General Plan Amendment but felt issues on this General Plan should first be resolved. He noted that this area is important to Mesa and should be preserved
- Dina Higgins (2341 N. Lemon Circle) stated her concerns about the amount of homes going in that area and the noise and air quality that will be produced by the gravel pits.

▪ Scott Williams (2843 N. Whiting Circle) stated he is opposed to this project.
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John Wesley, Planning Director and Wahid Alam, Planner II, gave an overview of the process of requesting a General Plan Amendment.

Item: Conduct a public meeting for the following General Plan Amendments:

b. **GPMajor 04-02** Proposed General Plan Land Use Amendment:

From Business Park to Mixed Use/Residential (30% at 15+ du/ac), Medium Density Residential 4-6 (4-6 du/ac), Community Commercial and Public/Semi-Public for approximately 293 ± acres bounded by Ellsworth Road to the west, Crismon Road alignment to the east, Elliot Road to the south, and transmission line corridor to the north.

- Heather Born (10120 E. Obispo Avenue) stated she opposes GPMajor04-02 and GPMajor04-03, and opposed them last year. She added that the developer is proposing more homes than the proposal last year. The growth is substantial and businesses and schools are not keeping up with the growth. She mentioned that the schools are packed and classes are conducted in portable buildings and being combined because there is no room for all the kids. She stated she would like to see the Mayor's vision to build-up Williams Airport and keep the business park zoning.
- Karen Born (3135 S. Del Rancho) stated she opposed this amendment last year and opposes this year. She also mentioned her concerns with schools being packed. She stated she would like to see office complexes, doctor's offices or local business, instead of high-density housing.
- Bryan Hubbard (10443 E. Plata Avenue) commented on both these amendments, stating that they are too close to the airport and will create more noise. He stated he is opposed to these proposals.
- Bud Alexander (11509 E. Quicksilver) stated that owners have a right to develop their land and is in favor of this application. He did note that there is a need for schools.
- Gary Heidemann (3118 S. Coyote Canyon Circle) stated he is in favor of the zoning change and looked forward to the property values going up. He noted his concern for overcrowding in the schools.
- Ray Jonas (9918 E. Lubo Avenue) stated he was opposed to the zoning change. He mentioned that growth is inevitable and also noted his concern with overcrowded schools and noise from the airport. He added he would like to see business park in the area.
- Robin Donnelly (2950 S. 94th Street) stated that housing should be kept together and business kept together.

Chair Cowan declared a quorum present and the meeting was called to order at 5:30 p.m. The meeting was recorded on tape and dated August 26, 2004.

John Wesley, Planning Director and Wahid Alam, Planner II, gave an overview of the process of requesting a General Plan Amendment.

Item: Conduct a public meeting for the following General Plan Amendments:

c. **GPMajor 04-03** Proposed General Plan Land Use Amendment:

From Business Park to Medium Density Residential 4-6 (4-6 du/ac) and Community Commercial for approximately 283 ± acres bounded by Signal Butte Road to the east, Elliot Road to the south, Crismon Road alignment to the west and transmission line corridor to the north.

- Heather Born (10120 E. Obispo Avenue) stated she opposes GPMajor04-02 and GPMajor04-03, and opposed them last year. She added that the developer is proposing more homes than the proposal last year. The growth is substantial and businesses and schools are not keeping up with the growth. She mentioned that the schools are packed and classes are conducted in portable buildings and being combined because there is no room for all the kids. She stated she would like to see the Mayor's vision to build-up Williams Airport and keep the business park zoning.
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- Ray Jonas (9918 E. Lubo Avenue) stated he was opposed to the zoning change. He mentioned that growth is inevitable and also noted his concern with overcrowded schools and noise from the airport. He added he would like to see business park in the area.
- Robin Donnelly (2950 S. 94th Street) stated that housing should be kept together and business kept together.

There being no additional citizens present wishing to speak on this issue, the Chair declared the public hearing closed at 7:25 p.m.