

**CITY OF MESA  
MINUTES OF THE DOWNTOWN DEVELOPMENT COMMITTEE  
STUDY SESSION**

**DATE:** September 19, 2002 **TIME:** 7:00 a.m.

**MEMBERS PRESENT**

Dave Wier, Chair  
Art Jordan, Vice Chair  
Theresa Carmichael  
Vince DiBella  
Robert Fletcher  
Charles Riekema  
Mark Reeb

**STAFF PRESENT**

Shelly Allen  
Katrina Bradshaw  
Patrick Murphy

**OTHERS PRESENT**

**MEMBERS ABSENT**

Wayne Pomeroy  
Terry Smith

**1. Call to Order**

The September 19, 2002 study session of the Downtown Development Committee was called to order at 7:03 a.m. in the Gold Room of the lower level City Council Chambers located at 57 E. First Street by Chair Wier.

**2. Discuss items on the agenda for the Regular Meeting.**

**Farmer's Market**

Mr. Murphy explained that the Special Use Permit is under consideration to continue the Farmer's Market exactly as it was run last year. He said the Market was very successful last year and the merchants seemed very pleased with it.

Mr. Fletcher asked if the Farmer's Market is held on Friday or Saturday.

Mr. Murphy said the Farmer's Market under consideration today is held on Main Street every Saturday. There is another Farmer's Market, located on Center Street, which is held every Friday on a continuous basis.

Mr. Fletcher asked if there would ever be any conflicts with the Main Street Farmer's Market on holidays or during festivals in the downtown area.

Mr. Murphy said there should not be any interference with City events. The only exception would be a holiday parade, but seating for those events can be offered on the north side of the street.

Mr. Riekema said he noticed that the port-a-johns will not be provided for the event. He asked what was being offered to the public as far as bathroom amenities.

Mr. Murphy said downtown businesses have agreed to allow patrons to use the bathroom facilities in their stores if the need arises.

Mr. Murphy said the first day of the Farmer's Market is October 12<sup>th</sup> and Mesa Town Center Corporation has filed a sidewalk sale special event permit with the City to allow the downtown businesses to hold a sidewalk sale on that day.

### **Citizen Participation**

Mr. Murphy explained that the purpose of the Citizen Participation Ordinance, drafted by the Planning Division staff, will make citizen participation a requirement rather than an option. Mr. Murphy explained that the Redevelopment Office has already been implementing citizen participation with its projects for several years but the Ordinance will make citizen participation a requirement citywide. Mr. Murphy explained that the original draft ordinance was rejected by the Planning and Zoning Board but the revised draft was presented at the Planning and Zoning study session last week and has received a favorable response.

Mr. DiBella asked what the Planning and Zoning Board objected to in the first draft.

Mr. Murphy said they felt it was too stringent to both the applicant and staff. For example, it would have required staff to attend all public meetings, which for the Planning Division, could mean attending several meetings a week. He added that the Ordinance will only require citizen participation for public hearings, which excludes design review. The Redevelopment Office recommends that design review be included to require citizen participation because staff feels that the design and look of the project is the most important aspect to the neighbors.

Mr. Reeb asked if the notification requirements will still be 300 feet surrounding the property.

Mr. Murphy said it will depend on the project. State law requires that public hearings (re-zonings, council use permits, etc.) must notify properties within 300 feet. The City will hold pre-application meetings with the application to determine if it is appropriate to notify properties beyond the 300 feet.

Mr. Fletcher asked if public notification includes both the property owner and tenants.

Mr. Murphy said both the property owner and tenants are always notified for projects in the Town Center Redevelopment Area.

Ms. Carmichael asked how the Ordinance addresses citizen participation for design review projects, which have no public hearing process attached to it.

Mr. Murphy said the way the Ordinance is currently written, design review is not required to have citizen participation because it is not a public hearing process.

This is why the Redevelopment Office is recommending that the Downtown Development Committee approve the Ordinance with the additional stipulation that design review applications be included to require citizen participation. Mr. Murphy explained that the recommendation made by the Downtown Development Committee will be forwarded to the Planning and Zoning Board and to City Council.

Ms. Allen further explained that the Redevelopment Office currently implements citizen participation for all of its zoning and design review applications. The recommendation made by the Redevelopment Office is to require this in the Citizen Participation Ordinance so that it is implemented citywide.

**4. Update on applications and projects**

None.

**5. Director's Report, Shelly Allen**

**Design Review for Churches** – The City Council directed the Planning Division to research the issue regarding design review for churches. The policy currently states that churches are not required to go through the design review process. The Redevelopment Office was not aware that this research was presented to the City Council on September 5th and, consequently, was not able to notify the Downtown Development Committee.

**Qwest Building** – Qwest Communications, located at 25 W. Pepper Place, is considering an expansion in its long-range planning. In the mean time they will need to install additional generators on their roof top and will be submitting plans to provide screening for their roof top equipment. Staff will approve the plans administratively since design review is not required.

**Vintage Charm** – Vintage Charm has moved from the basement of the Old Brick House to a new location on Main Street.

**Portable Signs/Outdoor Seating** – Staff is working with Alter Ego Bike Shop on an A-frame portable sign permit and is working with Sweetcakes on a Special Use Permit for outdoor seating.

**Mt. Calvary Baptist Church** – City Council approved the designation of a local historic landmark overlay for Mt. Calvary Baptist Church.

**Four Wheel Parts** – Construction plans are being finalized.

**RFPs** – Responses to the RFP for Site 21 are due September 24, 2002. Responses to the RFP for 146 W. Main Street, the former Crismon's warehouse, are due October 11, 2002. Responses to the RFPs for the Mitten and Pomeroy houses are due October 4, 2002.

**Redevelopment Committee** – The City Council will consider the Ordinance to create a Redevelopment Committee in October.

**Stewart's Military Antiques** – The owners of Stewart's Military Antiques will be moving to a building at 420 W. Mahoney to operate their internet-based business. They plan to lease the space that they currently occupy on Main Street.

**St. Vincent De Paul** – The fence was approved for St. Vincent De Paul, located on the corner of Macdonald and Broadway Road.

**Arizona Auction Barn** – The Arizona Auction Barn is considering relocating their business to the Elks Lodge building, located at 243 S. Mesa Drive. Staff is working with them to resolve building code issues.

## 6. **Board Member Comments**

Vince DiBella said the Sculpture Panel has been reviewing proposals from artists to decide what sculptures to purchase for the downtown area. They have narrowed down the responses and have decided to purchase two sculptures with a possibility of purchasing several others.

Mr. Jordan asked how they were making their decisions.

Mr. DiBella said they have looked at several pieces that were available for sale and determined which ones were the best value for the money.

Mr. Wier said there are eight permanent sculptures that will be placed in downtown by the end of the year. Mr. Verploegen is working with artists from Loveland to organize an exhibit this year to replace the Sculpture in the Streets program by J. Seward Johnson.

## 7. **Adjournment**

With there being no further business, this meeting of the DDC was adjourned at 7:25 a.m.

Respectfully Submitted,

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Mr. Gregory J. Marek, Director of Redevelopment  
Minutes prepared by Katrina Bradshaw