

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD
STUDY SESSION

Held in the City of Mesa Council Chamber (Lower Level)
January 15, 2008 at 7:30 a.m.

MEMBERS PRESENT

Rich Adams, Chair
Frank Mizner
Jared Langkilde
Ken Salas
Randy Carter
Chell Roberts

MEMBERS ABSENT

Pat Esparza, Vice Chair, excused

OTHERS PRESENT

John Wesley
Dorothy Chimel
Tom Ellsworth
Joe Welliver
Josh Mike
Maria Salaiz
Kelly Arredondo

MaryGrace McNear
Laura Hyneman
William Jabjiniak
Krissa Lucas
Jeff Conkle
Joy Spezeski
Lesley Davis

Reese Anderson
Ralph Pew
Tammy Albright
Christine Zielonka
Others

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

1. Introduction of William Jabjiniak, Economic Development Director, and discussion of economic development goals and objectives.

Mr. Jabjiniak commented that one of the items that they continue to push is quality, adding that it has been very hard to judge the economic impact of some of these projects. He stated that in order to measure the economic impacts he would need help in identifying four different performance measurements: 1) the number of jobs, 2) the average salary that can be identified to make an informed statement about the project in particular, 3) the total capital investment of the project; and 4) the total amount of square footage that would be developed. He stated they encourage vertical density and are looking to preserve designated parcels along major thoroughfares for commercial uses.

Mr. Jabjiniak stated that they have provided written comments on the Falcon Vista Corporate Center and Parcel 51 projects and that they are in support of the Falcon Vista project, which is projected to create between 300-400 jobs and is of the quality they are looking for. He also stated they are not able to support Parcel 51 at this time. He explained that this is a perfect opportunity to create quality development and to draw quality jobs. Mr. Jabjiniak commented that this is a great site for employment opportunities and he is willing to work with them on retail. He also stressed that their focus is for quality and some density.

Discussion ensued regarding previous cases in the area, the verticality of projects, and conflicts and concerns of neighbors.

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Boardmember Mizner pointed out the importance of timeliness for input by the Economic Development Office on upcoming projects.

Chairperson Adams asked Mr. Jabjiniak if data could be provided to support the idea of building vertical vs. horizontal. Mr. Jabjiniak responded that it could be provided.

2. Review items on the agenda for the January 17, 2008 regular Planning & Zoning hearing.

The items on the January 17, 2008, agenda were discussed. No formal action was taken.

3. Conduct a Public Meeting on the following General Plan Amendment:

- a. **GPMInor08-01 (District 5)** The 5500 block of East Thomas Road (south side). Located east of Higley Road and South of Thomas Road (4.95± acres). Change the land use map from BP to LI. This request will allow the development of general office buildings. Alex Goldstein, Rosebud Holdings, LLC; owner, Carl Bommarito, Vision 5 Development, LLC, applicant; Phillip C. Williams, R.B. Williams and Associates, Inc., engineer.

Mr. Tom Ellsworth, Senior Planner, gave an overview of the project and added that staff is recommending denial because the request is not consistent with the Mesa General Plan.

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

4. Review and discuss proposed revisions to the annexation process, new annexation guidelines, revisions to the Terms and Conditions for the Sale of Utilities and revisions to Title 9-8-3 of the city code related to the Utility Improvement Requirements (Citywide).

Laura Hyneman, Principal Planner and Tammy Albright, Deputy Building Safety Director, gave the Board an update on proposed changes to the Zoning Ordinance regarding Annexation, the new guidelines, proposed changes to the Terms & Conditions for the Sale of Utilities and changes to Title 9, with regards to Street and Utility Improvements. She explained that per Council direction all properties that request City utilities need to be annex into the City. She gave a brief history of the previous guidelines and briefly went over the proposed annexation process and fees changes. Ms. Hyneman stated that the goal is to: encourage sustainable development, require development to pay for itself, remove the incentive to develop in the County prior to annexation to receive City utilities, and staff is partnering with the County to inform applicants of these changes prior to the start of development.

Discussion ensued regarding how much staff resource is needed to review the applications, requirements of being annexed, Service Agreements, "in-lieu" payments, "off-site" improvements and fees.

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

None.

6. Planning Director's Updates:

None.

The meeting adjourned at 9:00 a.m.

Respectfully submitted,

John Wesley, Secretary
Planning Director

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