

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD  
STUDY SESSION

Held in the City of Mesa Council Chamber (Lower Level)  
April 16, 2013 at 7:30 a.m.

MEMBERS PRESENT

Randy Carter, Chair  
Beth Coons, Vice Chair  
Vince DiBella  
Lisa Hudson  
Suzanne Johnson  
Brad Arnett  
Michael Clement

MEMBERS ABSENT

OTHERS PRESENT

John Wesley  
Tom Ellsworth  
Lesley Davis  
Angelica Guevara  
Debbie Archuleta  
Jeff McVay  
Gordon Sheffield  
Margaret Robertson

Chairperson Carter 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 17, 2013 regular Planning & Zoning hearing.

The items on the April 17, 2013, agenda were discussed. No formal action was taken.

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

GPMInor13-02 The 40 to 100 block of South Val Vista Drive (east side) (10.9± acres). (north side). Located south of Main Street on the east side of Val Vista Drive. District 2. Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use designation from Mixed Use Residential (MUR) to Medium Density Residential 4-6 du/acre (MDR 4-6). This request will allow future residential development of a higher density on the site. (PLN2013-00048)

There was no one present to discuss the case. Therefore it was continued to May 14, 2013.

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3. Planning Director's Updates:

Planning Director John Wesley gave an update on cases that had gone to Council.

4. Other Business:

Update on General Plan

Planning Director John Wesley gave a brief update on the progress of the General Plan Update.

Update on Sign Code

Zoning Administrator Gordon Sheffield gave a presentation on the Sign Code update process. He stated there had been very good participation from sign companies, as well as those who use signs, including small business administration and the home builders association. He stated the Sign Code had not been revised since 1986, which was the same year the Design Guidelines were passed. Two of the things the 1986 revision did were to lower the height of monument signs and prohibit billboards. Both of those changes were challenged in court. The courts in both cases upheld the City Sign Code; therefore, staff would not be changing elements of the Sign Code that had won legal challenges.

Boardmember Arnett, who is on the Sign Code Update Committee, stated the committee was asking why things are the way they are, and what other cities do.

Mr. Sheffield stated the Sign Code describes what a sign is and how to calculate sign area. His presentation focused on considerations that are being given to possible changes to dimensional requirements of various types of signs. He stated Maricopa County calculates sign area differently and the committee was looking at that. Chair Randy Carter asked if there could be a requirement in the Sign Code for signs to respect the architecture of buildings. He also wanted requirements for the quality of subdivision directional signs. There was a suggestion that home occupation signs have quality requirements.

Mr. Sheffield stated there would be three more committee meetings, then he will write the revised Code. After that the committee will meet to review what he has written, then the final proposed Code will be reviewed by the various Advisory Boards. Then the final proposal will be submitted to Council.

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

None.

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The meeting adjourned at 8:41 a.m.

Respectfully submitted,

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John Wesley, Secretary  
Planning Director

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