



OFFICE OF CITY CLERK

## COUNCIL MINUTES

February 4, 2008

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 4, 2008 at 5:02 p.m.

### COUNCIL PRESENT

Mayor Keno Hawker  
Kyle Jones  
Tom Rawles  
Scott Somers  
Darrell Truitt  
Claudia Walters  
Mike Whalen

### COUNCIL ABSENT

None

### OFFICERS PRESENT

Christopher Brady  
Debbie Spinner  
Linda Crocker

1. Review items on the agenda for the February 4, 2008 Regular Council meeting.

All of the items on the agenda were reviewed among Council and staff and the following was noted:

Conflicts of interest declared: 5c (Hawker); 8a (Hawker & Whalen); 9a (Whalen); 10a (Truitt)

Items removed from the consent agenda: 5j

Items added to the consent agenda: 8f

Items removed from the agenda: 5d

2. Discuss and provide direction on the development of Parcel 51 at Las Sendas and possible referral back to the Planning and Zoning Board.

Mayor Hawker reported that he and Councilmember Truitt met with the developer and the concerned citizen regarding Parcel 51. He advised that the current recommendation is for the developer to consider redesigning the project to include twenty to thirty percent of a residential component along with office and retail that is similar in design to the Las Sendas development. Mayor Hawker added that a resort-type hotel is proposed as a future option and in the event a hotel is not feasible, the alternative would be a Class A office building. He noted that the proposed hotel would be a four or five-star resort with an ambience appropriate to the Las Sendas area, which is where Mesa's executive-style housing is located.

Councilmember Truitt said that the meetings were held to provide the developer an opportunity to identify various options and to build a consensus with the neighbors. He stated the opinion that Parcel 51 is a unique site that is suitable for a destination-type resort or hotel.

Mayor Hawker noted that interested parties would be provided an opportunity to address the Council at this meeting. He said that the Council is considering referring this item back to the Planning and Zoning (P&Z) Board. He suggested that the applicant outline the approach and provide examples.

Reese Anderson, an attorney with Pew & Lake, addressed the Council on behalf of the applicant and stated that several site plans have been considered several in an effort to achieve a balance that is acceptable to all parties. He noted that the developer was seeking direction from the Council because a legal protest has been filed against the case.

Kay Bigelow of Gammage and Burnham said she represented the elected Boardmembers of the Las Sendas Community Association, which has been working with the developer in an effort to resolve issues regarding the proposed development. She advised that the Board is very concerned about the impact of Parcel 51 on the Las Sendas community. Ms. Bigelow said that the Board supports a residential component that would serve as a buffer to the non-residential traffic, and she added that the Board is willing to continue to work with the developer.

Mayor Hawker said the Council would hear from the Las Sendas 51 Committee, and he noted that the group provided a packet of information (a copy is available for review in the City Clerk's Office) that outlines their positions regarding the proposed development.

Greg Marek said he represented the Las Sendas 51 Committee, which was formed to communicate with the Las Sendas residents regarding the development of Site 51 because they believed that the Las Sendas Community Association (i.e., the homeowner's association) Board was not providing adequate information. He said that their group conducted two open houses in cooperation with the homeowner's association (HOA), but they are no longer affiliated with the HOA Board. Mr. Marek advised that the residents represented by the Las Sendas 51 Committee believe that the current proposal is for a minimum-quality development in proximity to a high-quality residential area. He stated that although JCA Holdings is the applicant, the identity of the actual developer for the office and retail portions is unknown, and he added that the applicant has no experience with mixed-use or retail projects. He advised that the "51 Committee" has proposed a site plan for a pedestrian-oriented, village concept with less parking and fewer buildings than what is being presented in the current plan. He suggested that if the plan is referred back to P&Z, the project narrative should include a statement and photographs to ensure that the developer is held to those standards. He stated the opinion that decisions are being made without adequate information, and he suggested that a market study could determine the feasibility of a resort hotel.

Mr. Anderson stated that the applicant has been working with both groups of residents, and he added that they would continue to address the issues. He expressed support for returning the project to P&Z.

Mayor Hawker stated that his recommendation would be for the applicant to return to P&Z and attempt to develop a plan that includes a twenty to thirty percent residential component, a

mixed-use development that meets or exceeds the quality of the Las Sendas area, and the construction a resort-type hotel or, if a hotel is not feasible, a Class A office building.

Councilmember Truitt concurred with the comments of Mayor Hawker, and he added that the village concept should be incorporated into the site design.

Mr. Anderson confirmed that the applicant would include the village concept and that the proposal would be for a high-quality development.

Mayor Hawker clarified that his comments were not intended to suggest that the applicant is required to conduct a market study to determine the feasibility of a hotel.

Mr. Anderson added that the applicant would work closely with the City of Mesa's Economic Development Director, William Jabjiniak, in developing the plan.

Vice Mayor Walters noted that the term "high quality" could be subjective, and she emphasized that the narrative with photographs would be very important to identify the expected level of quality as the project develops over a period of years.

Councilmember Rawles said that he concurred with the approach, and he stated the opinion that the market would determine the feasibility of a resort hotel in that location. He expressed support for providing the alternative of a Class A office building if the market determines that a resort hotel is not feasible.

Mr. Anderson stated that the applicant would prefer that the zoning case not be introduced at this evening's Council meeting and that the case be referred back to P&Z with the direction provided by the Council during this discussion.

It was moved by Councilmember Truitt, seconded by Councilmember Somers, that item 7a (Zoning Case 07-74) be deleted from the February 4, 2008, Regular Council agenda and that the case be referred back to the Planning and Zoning Board.

Carried unanimously.

3. Acknowledge receipt of minutes of various boards and committees.

- a. Housing Advisory Board meeting held on December 6, 2007.
- b. Parks and Recreation Board meeting held on December 13, 2007.
- c. Public Safety Committee meeting held on January 24, 2008.

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

Carried unanimously.

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

Councilmember Whalen: National Football League Commissioners' Party at  
Falcon Field

Councilmember Jones: Sister Cities event in Guaymas, Mexico

5. Scheduling of meetings and general information.

Thursday, February 7, 2008, 7:30 a.m. – Study Session (Cancelled)

Thursday, February 7, 2008, 8:00 a.m. – General & Economic Development Committee

Thursday, February 14, 2008, 7:30 a.m. – Study Session

Thursday, February 14, 2008, 9:00 a.m. – Audit & Finance Committee

Tuesday, February 19, 2008, TBA – Study Session

Tuesday, February 19, 2008, 5:45 pm. – Regular Council meeting

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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LINDA CROCKER, 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 4<sup>th</sup> day of February 2008. I further certify that the meeting was duly called and held and that a quorum was present.

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LINDA CROCKER, CITY CLERK

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