

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD  
STUDY SESSION

Held in the City of Mesa Council Chamber (Lower Level)  
September 14, 2010 at 7:30 a.m.

MEMBERS PRESENT

Randy Carter, Chair  
Beth Coons, Vice Chair  
Chell Roberts  
Vince DiBella  
Lisa Hudson  
Suzanne Johnson

MEMBERS ABSENT

Brad Arnett

OTHERS PRESENT

John Wesley  
Tom Ellsworth  
Debbie Archuleta  
Angelica Guevara  
Jeff McVay  
Margaret Robertson

Others

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 September 15, 2010 regular Planning & Zoning hearing.

The items on the September 15, 2010, agenda were discussed. No formal action was taken.

2. Planning Director's Updates:

- a. Planning Director John Wesley updated the Board on progress of cases previously reviewed by the Board
- b. Update on Central Main Street Plan to include review and comment on Guiding Principles and area wide goals.

Staffmember Jeff McVay stated the Federal government had approved the funding for plans for the Light Rail to be extended to Mesa Drive. He then explained that the Central Main Street committee has been meeting monthly for several months to coordinate efforts for redevelopment from University to Broadway, Country Club to Mesa Drive. He stated the planning area was 4 square miles, which is mostly

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suburban, but has the greatest mix of uses in Mesa. The committee is trying to identify where capital improvement needs to be, as well as identify goals and objectives for the area. Mr. McVay stated there were 25 members of the advisory committee. The Plan Objectives were: Leverage public investment in light rail by facilitating redevelopment into mixed-use, higher intensity, transit-oriented development pattern; enhance economic potential; create an identifiable sense of place; incorporate and improve sustainability practices; facilitate transition from new development to existing neighborhoods; identify capital improvements needed for redevelopment; utilize stakeholders to help create and implement the Plan. He stated there were 5 guiding principles: A people friendly community; a diverse community; a distinctive community; an environmentally conscious community; and a prosperous community.

Mr. McVay stated some of the goals were to create a community that is more interesting and active; improve the economic success of businesses, different types of architecture; environmentally conscious; create a sense of place but keep the old whenever feasible; also to encourage people to be outdoors. He asked the Board to review the goals to see if they are realistic. He stated that at the previous meeting the committee worked on a "reality check" to see where residential, commercial, etc. should be. Also where should redevelopment be, and what should be done where, and what areas should be left alone. He stated the committee thought Pioneer Park should be ringed by residential. They also thought the downtown core should be left alone.

Regarding Form Based Code, Mr. McVay stated the consultant conducted interviews in June and had done some preliminary work. He stated there would be a presentation October 26 – 28 at the Museum For Youth.

Boardmember Beth Coons was concerned that trying to be environmentally conscious would drive people away from downtown because it would be cost prohibitive for older buildings. Mr. McVay stated the Economic Development Office was trying to obtain grant money to fire sprinkle some of the downtown buildings. Mrs. Coons wanted the City to be flexible.

Boardmember Suzanne Johnson wondered if the POOL Together project on the agenda for 9-15-10 was consistent with the goals of this plan. Mr. McVay stated the project was consistent with the plan. He also stated one of the applicants for POOL was on the committee.

Chair Randy Carter thought there needed to be goals specific to each of the 7 sub areas.

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3. Other Business:

Discuss possible change to meeting times

Mr. Wesley asked the Board if they wanted to change the time of the meetings. It was determined the Board members would think about changes to the start times and talk about it again at the October 19, 2010 meeting.

The Board determined they would like to take off the month of July 2011 if the case load allows.

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

None.

The meeting adjourned at 8:36 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.***