



COUNCIL MINUTES

November 30, 2023

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 November 30, 2023, at 7:30 a.m.

COUNCIL PRESENT

Francisco Heredia
Jennifer Duff
Mark Freeman
Alicia Goforth
Scott Somers*
Julie Spilsbury

COUNCIL ABSENT

John Giles

OFFICERS PRESENT

Christopher Brady
Holly Moseley
Jim Smith

(*Participated in the meeting through the use of video conference equipment.)

Vice Mayor Heredia conducted a roll call.

Vice Mayor Heredia excused Mayor Giles from the entire meeting.

1. Review and discuss items on the agenda for the December 4, 2023, Regular Council meeting.

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

Conflict of interest: None

Items removed from the consent agenda: 5-c

In response to a question from Councilmember Goforth regarding Item 4-b, (**Dollar Limit Increase to the Term Contract for Leasing Hotel Rooms for Off the Streets Emergency Housing Program for the Community Services Department (Citywide)**), on the Regular Council meeting agenda, Deputy City Manager Candace Cannistraro replied that the City has a contract with the Windemere Hotel based on a calendar year, not on a fiscal year. She stated the grant the City received from the state is based on a fiscal year, and the City will need to amend the 2023 calendar year contract with Windemere for an administrative renewal into 2024. She noted that all funding is available for the contract.

2-a. Hear a presentation, discuss, and receive an update on Mesa's Integrated Water and Wastewater Master Plan.

Water Resources Department Director Christopher Hassert introduced Supervising Engineer Spencer Taylor and displayed a PowerPoint presentation. **(See Attachment 1)**

Mr. Hassert explained that the Integrated Water Master Plan is formed simultaneously with the General Plan (GP) to ensure that both plans are supported. He reviewed featured areas in both plans. He emphasized the need for a highly trained workforce and discussed the initiatives used to address the challenges of recruiting and retaining quality employees. (See Pages 2 through 4 of Attachment 1)

Mr. Taylor shared that existing facilities are included in the Integrated Master Plan and the goal is to ensure that the infrastructure for existing facilities is sized appropriately both now and in the future. He stated that the Greenfield Water Reclamation Plant (GWRP) expansion has been reduced by 80% as a result of understanding the future flow patterns. (See Page 5 of Attachment 1)

Mr. Taylor reported that the Integrated Master Plan identifies future water demands and sewer flows and is heavily focused in Southeast Mesa, where additional well capacity is needed. He presented a map depicting future well sites, clarifying that some of the wells may not be drilled for 10 to 15 years. He discussed the process of identifying future well sites and the planning involved between the City and developers to minimize the impact and save money. (See Page 6 of Attachment 1)

Mr. Hassert stated the plan is to have over 20 wells in the next decade, and the City currently has 5 to 10 wells either being drilled or in the process. He mentioned the consultants are on board designing the wells and the collection lines, which will take approximately a decade. He noted the intent of these planned wells is to help the City meet the 8% demand for groundwater.

In response to a question from Councilmember Duff, Mr. Hassert stated that the City is concerned about polyfluorinated substances (PFAS) and for the past year has tested half of the City's wells and has not found any PFAS. He mentioned the City will continue to test the remaining wells throughout the next two years.

Mr. Taylor added that to ensure that the City's existing infrastructure is resilient and efficient, a robust pipe inspection program was developed in coordination with the GP. He explained the process of examining pipes on a regular basis to determine any critical pipes that need repair, which saves the City money by replacing pipes ahead of schedule. He mentioned the different types of technology used by the City when inspecting pipes to identify any leaks or weaknesses before serious issues arise. (See Page 7 of Attachment 1)

Mr. Taylor reviewed a map illustrating sewer pipe locations used to determine if there are any issues with capacity. He indicated although the map is specific to wastewater, other similar analyses are conducted for the water system. He reported that the City has 1,750 miles of pipe in its system, and the purpose of the Master Plan is to help manage all the data and concentrate on the existing areas where the City can have the greatest impact. (See Page 8 of Attachment 1)

Mr. Taylor provided an overview of how the City calibrates the hydraulic models, inputs the data, and considers future development. He showed a map depicting vacant parcels in the city as it relates to various land uses and utilizes existing customers data to project into the future. He stated the input that goes into the hydraulic models are used for both master planning, operational modeling, and engineering. (See Page 9 of Attachment 1)

In response to a question from Councilmember Duff, Mr. Hassert replied that the City's plan is to grow into the demand. He explained if the City tried to have all the infrastructure in place today it would be a massive investment and burden for ratepayers on expenses that will not be needed for 10 to 30 years. He noted the City has a very healthy buffer between what the actual demand is for 30% of the City and what is available.

In response to a question from Councilmember Goforth, Mr. Hassert responded that all the county islands in District 5 are factored into the water service area, and the City possesses all the data associated with each type of land use.

City Manager Christopher Brady added that there is at least one smaller utility that provides utility services to some of the residents in the county island area.

Mr. Taylor shared a map of the water system indicating the number of future pipes that will be required to meet the future demand for vacant parcels. He mentioned the process is designed to ensure that projects are not initiated ahead of schedule, that facilities are appropriately sized, and to avoid projects from sitting idle. (See Page 10 of Attachment 1)

Mr. Hassert explained from a growth perspective, the tighter the modeling and projections are, the more likely the City's facilities, infrastructures, or redevelopment of existing infrastructures will be rightsized to maintain affordable rates. He commented that the majority of the City's rehab funds are spent in older neighborhoods in Mesa due to older water mains that need replacement.

Mr. Hassert summarized the City's water resources and advised that the 100-year assured water supply is required to be updated every 15 years. He said that the City has accumulated almost 100,000-acre feet of long-term storage credits since 2010; and currently has over 550,000-acre feet of different types of long-term storage credits, which is the City's reserves. He explained that the City does not plan to use their water reserves, which will last approximately 5½ years and will cover the entire city. He advised that the City currently utilizes approximately 100,000-acre feet of water supply annually. (See Page 11 of Attachment 1)

Mr. Hassert discussed possible future projects to augment Mesa's water supplies, as well as weekly meetings with stakeholders to determine various models for achieving substantial amounts of water. He indicated the process, design and construction will take a considerable amount of time with completion expected after 2030. He added that the potential opportunity to convert septic areas into sewers could result in an additional 2 million gallons of water being available daily as a resource. (See Page 12 of Attachment 1)

In response to a question from Vice Mayor Heredia, Mr. Hassert responded that the City of Phoenix's Wastewater Treatment Plant purification process would provide over 50 million gallons of water daily, and Mesa's share of purified water that runs through that plant is approximately 5 million gallons per day. He noted Mesa would not be able to take the water physically since the plant location is too far away; instead Phoenix would purify that water and have 50 million gallons

daily that runs into the heart of their system and then the City of Mesa (COM) would determine some type of exchange.

In response to multiple questions posed by Councilmember Freeman, Mr. Hassert replied that the COM is participating in the Forest Recovery Program with the Salt River Project (SRP) and is only in year one of a 10-year agreement.

Mr. Hassert described the ways in which the COM is seeking to enlarge its portfolio to enable long-term growth in terms of water demand and supply. He mentioned that Phase 1 of the Advanced Metering Infrastructure (AMI) project has been completed and Phase 2 has begun. He reported that over 2,000 water meters have been converted, and the entire system is expected to be upgraded within three years, saving up to 2 million gallons of water daily due to AMI's water leak detection software. (See Page 13 of Attachment 1)

Mr. Taylor presented a graph illustrating the historical water demand for the entire COM from 1980 to the present, including demand projections for buildout to 2040 for the current Integrated Master Plan. He explained today there is a large gap; however, upon reaching buildout, the City will be close to its projections. (See Page 14 of Attachment 1)

Mr. Hassert commented that residents were using considerably more water in the past than today. He discussed the plumbing code change in the 1990s and the launch of water sense by the Environmental Protection Agency (EPA) which drastically reduced water consumption, having long-lasting effects. He advised that the master plan is updated every four to five years and he anticipates a decline in demand due to messaging regarding water conservation. (See Page 15 of Attachment 1)

Mr. Hassert emphasized that the main objective is to have 100% beneficial reuse of reclaimed water. He stated two of the City's three reclamation plants are already delivering water to Gila River Indian Community (GRIC), approximately 10,000-acre feet annually. He explained in approximately two years the project will be completed and the City will double the amount of water sent to the GRIC. He noted the City is continually expanding its water portfolio, and that the Palo Verde Nuclear Power Plant is the only nuclear power plant in the world that uses recycled water for cooling, which began in Mesa. (See Page 16 of Attachment 1)

Mr. Hassert provided an overview of the off-project water supply versus demand. He stated that the Central Mesa Reuse Pipeline will be completed in a couple of years and after about a year, the City will be able to realize the benefits of the increased flow in its portfolio. (See Page 17 of Attachment 1)

Mr. Hassert announced the City of Mesa won the 2023 Sustainable Water Utility Management Award, which is part of a series of awards that began in 2013 with the Gold Award, and then again in 2016 with the Platinum award. (See Page 18 of Attachment 1)

Mr. Hassert explained that the Integrated Master Plan guides the direction of the City's businesses and is closely related to the General Plan. (See Page 19 of Attachment 1)

Vice Mayor Heredia thanked staff for the presentation.

2-b. Hear a presentation, discuss, and provide direction on Accessory Dwelling Units.

Planning Director Mary Kopaskie-Brown introduced Assistant Planning Director Rachel Nettles and displayed a PowerPoint presentation. **(See Attachment 2)**

Ms. Kopaskie-Brown outlined the presentation on Accessory Dwelling Units (ADUs) and described the characteristics of an ADU. (See Pages 2 and 3 of Attachment 2)

Ms. Kopaskie-Brown provided background information on ADUs in Mesa, including state proposed legislation requirements. She reviewed the details of the current ADU standards for the COM. (See Pages 4 through 6 of Attachment 2)

Ms. Nettles provided comparisons between the COM and other surrounding cities to demonstrate which zones are permissible for ADUs. She commented Mesa is further ahead than most districts with the variety of ADU permitted zones, noting that Mesa is most comparable to Phoenix. She compared ADU options that indicated Queen Creek was the only town that limits ADUs to a detached structure only. She reviewed the requirements for the maximum size of ADUs, which varies across the Valley regarding how each city regulates the size of the units. She mentioned that although Phoenix is the most permissible city, allowing up to 75% of the primary zoning district, Phoenix has additional requirements. (See Pages 7 through 9 of Attachment 2)

Ms. Nettles explained that attached ADU setbacks follow the regular setbacks for zoning districts and are uniform across the Valley, with the exception of Queen Creek. She illustrated the variations of detached ADU setbacks vary across the Valley. She reviewed the ADU heights permitted in neighboring districts, as well as any additional parking requirements. (See Pages 10 through 13 of Attachment 2)

Ms. Nettles pointed out that most cities permit rentals for ADUs, with the exception of Chandler and Queen Creek. She noted Scottsdale allows an ADU to be rented in conjunction with the primary residence, meaning the primary residence cannot have a different tenant than the ADU. She reviewed the approval process for ADUs in Mesa and surrounding cities, which is performed administratively across the board. She discussed the variances of the approval process for Phoenix, Gilbert, and Chandler. (See Pages 14 and 15 of Attachment 2)

Ms. Kopaskie-Brown discussed the opportunities and challenges with ADUs. She stated that since there is a housing shortage in the city, ADUs can help to increase the housing supply by offering lower rents. She mentioned the biggest challenge is the cost of the site work and construction of an ADU. (See Page 16 of Attachment 2)

Ms. Kopaskie-Brown highlighted the potential incentives to determine if Mesa can provide opportunities for people to build more ADUs. She reported last year the COM permitted 17 ADUs and is requesting that City Council review some of the incentives to increase the number of ADUs in Mesa. She advised that increasing the ADU home square footage ratio up to a maximum of 1,200 square feet will allow for smaller infill homes to increase the size of an ADU that can be placed onto their lot. She added another incentive is to allow factory-built units as ADUs. She outlined the next steps after Council feedback. (See Pages 17 through 20 of Attachment 2)

In response to a question from Councilmember Spilsbury, Ms. Nettles replied that 30% of a primary dwelling includes the garage, but not a covered porch. She advised that a recent text amendment was changed so that measurements are based on the square footage of a home. She confirmed that the City is considering increasing the percentage of the primary dwelling.

In response to a question posed by Councilmember Goforth, Ms. Nettles explained that the 30% maximum size for an ADU is derived from Mesa's Code and is intended to be subordinate to the main structure. She noted that the downtown redevelopment area allows the maximum size of an ADU up to 50%.

Councilmember Goforth commented that she is in support of the recommendations from staff and believes the benefits outweigh the challenges for ADUs. She suggested that streamlining the process to make it easier for citizens could be beneficial.

Councilmember Duff expressed support for ADUs which can provide more affordable housing options.

In response to multiple questions posed by Councilmember Duff, Ms. Nettles replied that there is nothing in the Code that indicates a separate electric meter is required; however, water service must be provided by the same water service as the main home. She noted that she is unsure if SRP requires a separate electric meter. She explained the administrative process for ADU permits, noting that above-garage additions are allowed.

In response to a question from Councilmember Freeman, Ms. Kopaskie-Brown replied that the biggest challenge with historic districts is design compatibility to fit within the architecture of the district.

Councilmember Freeman expressed his support for the ADU requirements; however, he would like the maximum size of an ADU to be higher than 30% of the primary residence to allow flexibility for an owner based on their lot size.

In response to a question from Councilmember Goforth, Ms. Nettles replied that by having a maximum size ADU of 1,200 square feet, the City is ensuring that an ADU is small enough to be subordinate to the main structure and does not convert the property into a multi-family district in which multiple homes are on the same lot. She added that despite Phoenix having the highest ADU size limit of 75%, its cap is based on the lot size, whereas Mesa's cap is based on the square footage.

Discussion ensued relative to the limits for maximum size ADUs.

In response to a question posed by Councilmember Duff, Ms. Nettles replied that Mesa's Code restricts detached structures from exceeding the square footage of the primary structure, but Mesa does allow for multiple detached structures. She elaborated that a property can have a detached garage and an ADU as long as it does not exceed the primary structure square footage.

In response to a question from Councilmember Spilsbury, Ms. Kopaskie-Brown shared the plans for community outreach. She discussed permit ready plans and provided examples.

In response to a question from Councilmember Duff, Ms. Kopaskie-Brown explained that to address the concern of investors buying many properties and adding ADUs, staff can add a restriction that an ADU property must be owner occupied. She noted that the City of Phoenix requires owner-occupied properties for ADUs.

In response to a question posed by Vice Mayor Heredia, Ms. Nettles stated that the number of ADUs in Mesa is unknown since they were first permitted in 1939. She will collaborate with staff to gather information on the number of ADUs in Mesa.

Ms. Kopaskie-Brown replied that she will work with the Water Resources Department to determine if there are any incentives for the cost of the utility work for ADUs.

Vice Mayor Heredia suggested having a cost breakdown for an ADU and the requirements available to homeowners to simplify the process.

In response to a question from Councilmember Goforth, City Attorney Jim Smith replied that Homeowner Associations (HOAs) have separate enforcement and their restrictions apply. He confirmed that if an HOA does not have a requirement for ADUs, then it will be permitted.

Vice Mayor Heredia thanked staff for the presentation.

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

- 3-a. Museum and Cultural Advisory Board meeting held on July 27, 2023.
- 3-b. Museum and Cultural Advisory Board meeting held on August 23, 2023.
- 3-c. Museum and Cultural Advisory Board meeting held on September 13, 2023.
- 3-c. Parks and Recreation Advisory Board meeting held on September 13, 2023.

It was moved by Councilmember Spilsbury, seconded by Councilmember Duff, that receipt of the above-listed minutes be acknowledged.

Upon tabulation of votes, it showed:

AYES – Heredia–Duff–Freeman–Goforth–Somers–Spilsbury
NAYS – None
ABSENT – Giles

Vice Mayor Heredia declared the motion passed unanimously by those present.

4. Current events summary including meetings and conferences attended.

Vice Mayor Heredia and Councilmembers highlighted the events, meetings and conferences recently attended.

5. Scheduling of meetings.

City Manager Christopher Brady stated that the schedule of meetings is as follows:

Monday, December 4, 2023, 5:15 p.m. – Study Session

Monday, December 4, 2023, 5:45 p.m. – Regular Meeting

Thursday, December 7, 2023, 7:30 a.m. – Study Session

Monday, December 11, 2023, 5:15 p.m. – Study Session

Monday, December 11, 2023, 5:45 p.m. – Regular Meeting

6. Adjournment.

Without objection, the Study Session adjourned at 9:05 a.m.




FRANCISCO HEREDIA, VICE MAYOR

ATTEST:


HOLLY MOSELEY, CITY CLERK

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 30th day of November 2023. I further certify that the meeting was duly called and held and that a quorum was present.


HOLLY MOSELEY, CITY CLERK

lr
(Attachments -2)

Integrated Water & Wastewater Master Plan

Update

City of Mesa

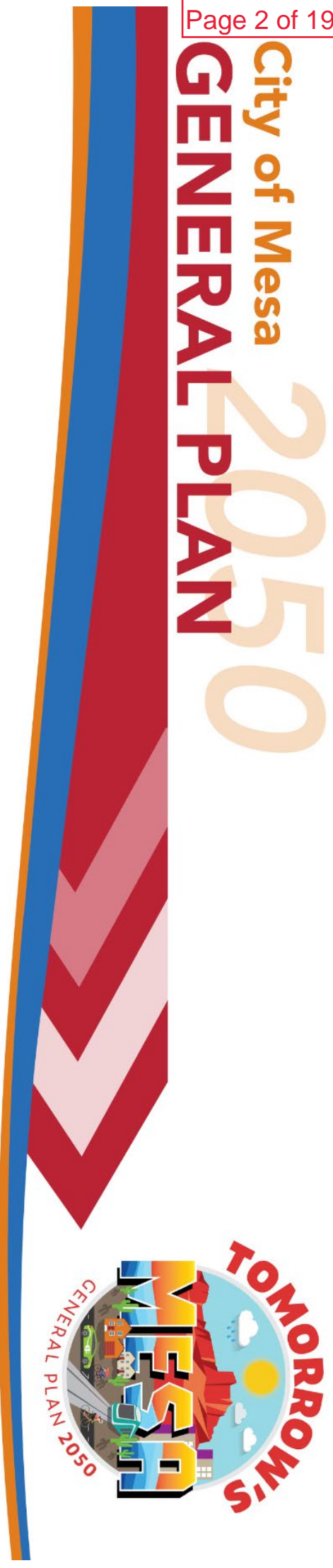
Water Resources Department

November 2023

Chris Hassert, Water Resources Department Director

Spencer Taylor, Supervising Engineer

WATER RESOURCES

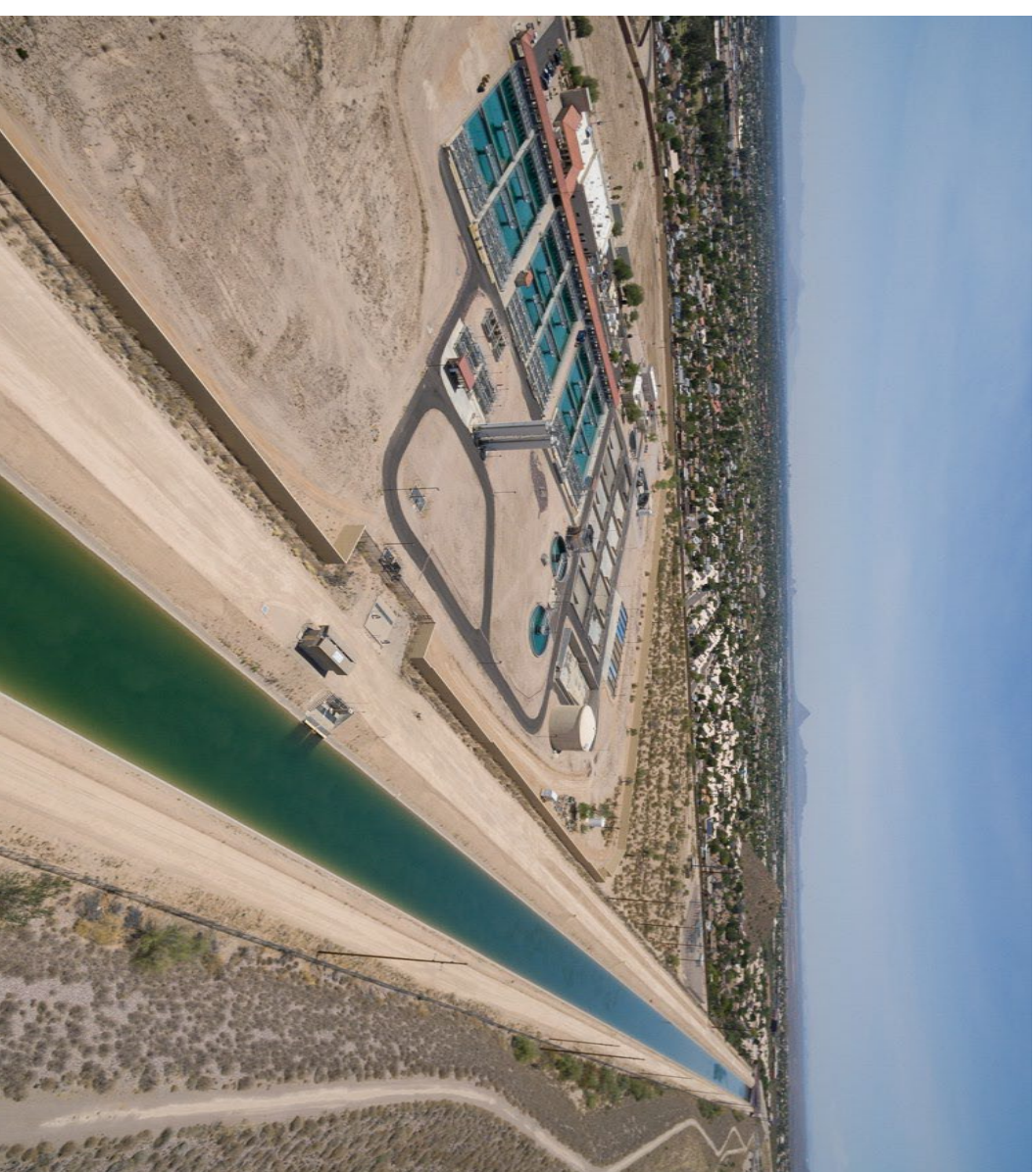


The Integrated Water Master Plan supports the vision and values identified in the General Plan by linking its goals to support the actions identified in the General Plan

Integrated Water & Wastewater Master Plan

The Integrated Water Master Plan helps lay the foundation and path forward to support:

- Recruiting & Retaining a highly skilled workforce
- Public facilities that are efficient, reliable and cost-effective
- Fiscally responsible approach to infrastructure and facility development
- Provide Sustainable Water and Wastewater services to residents
- Water conservation and 100% Beneficial reuse of reclaimed water sources



Recruiting & Retaining a Skilled Workforce

- Trainee program to recruit and develop Treatment Plant Operators
- Offering Incentives for obtaining higher level ADEQ certification
- Hiring Incentives for hard to fill positions



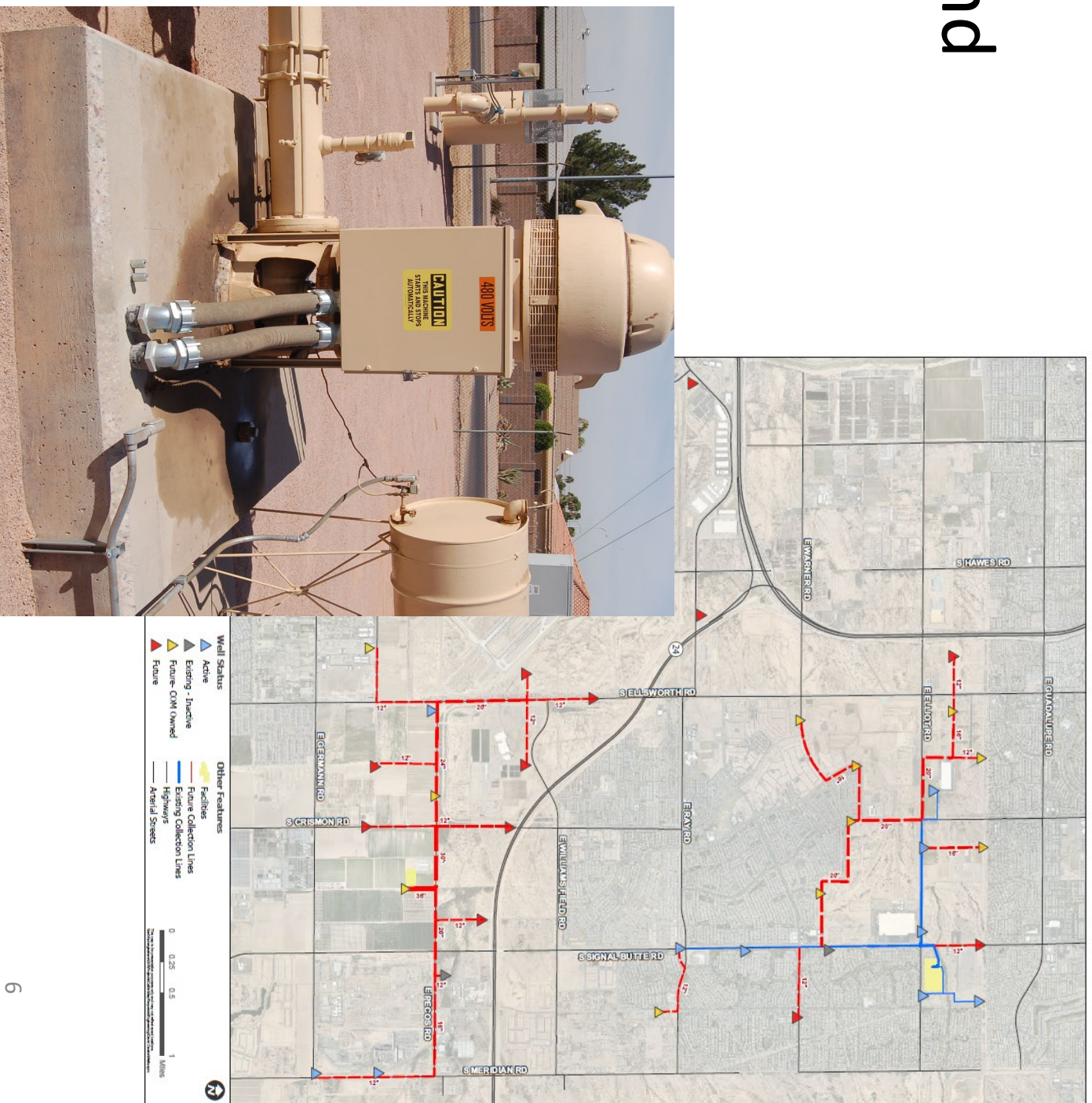
Efficient Utilization of Public Facilities

- Integrated Master Plan looks at existing facilities to identify opportunities for improvement to create greater operating efficiency
- Updated wastewater projections confirm less future expansion needed at the Greenfield Water Reclamation Plant
- Integrated Master Plan estimates future GWRP plant expansion 80% smaller than prior Master Plan



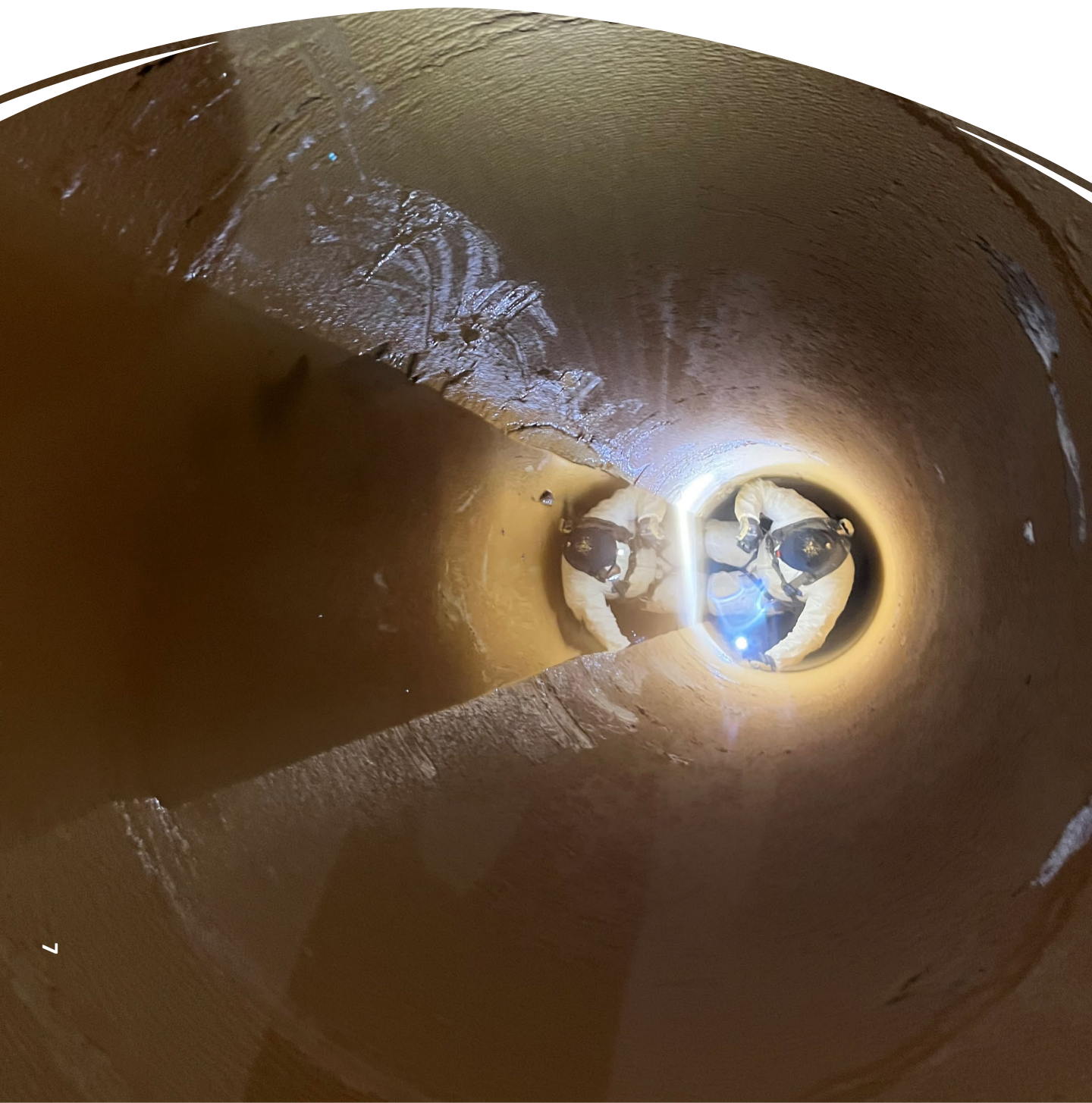
SE Mesa Well Sites and Collection Lines

- Integrated Master Plan identified future sites required for groundwater wells ahead of future development
- Only 8% of City demand met by well pumping
- In severe drought, permitted wells can be used to pump Long Term Storage Credits
- Wells provide redundancy
 - By assisting Signal Butte Water Treatment Plant during summer peak demand
 - During canal dry-ups
 - During plant maintenance outages



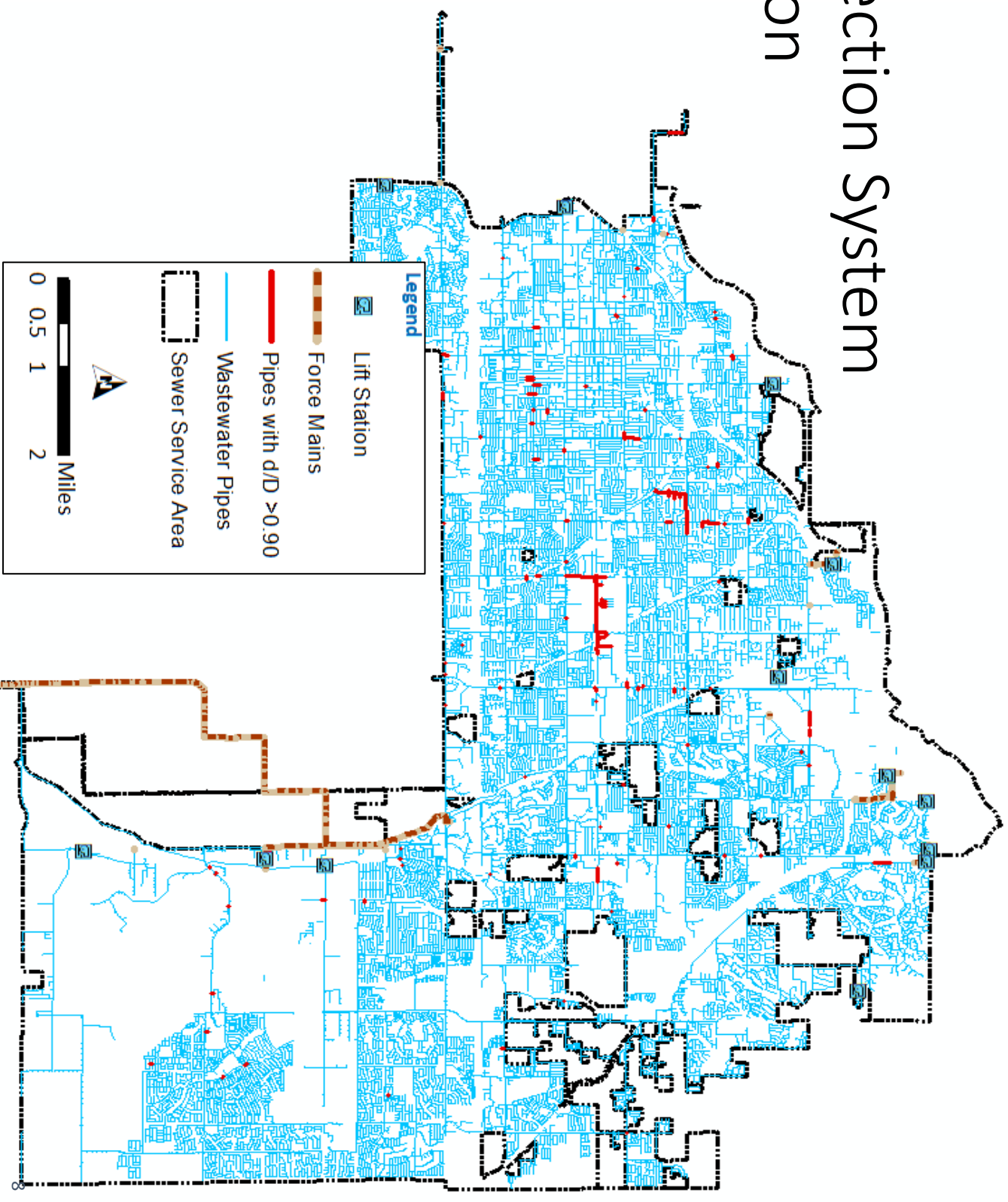
Efficient & Reliable Infrastructure

- Master plan identifies needs for expanding existing facilities and development of new infrastructure
- Robust pipe inspection program ensures defects are found and repaired
- Hydraulic Models updated and calibrated with ever-improving software tools
- Identifies areas where there is not sufficient pipe capacity



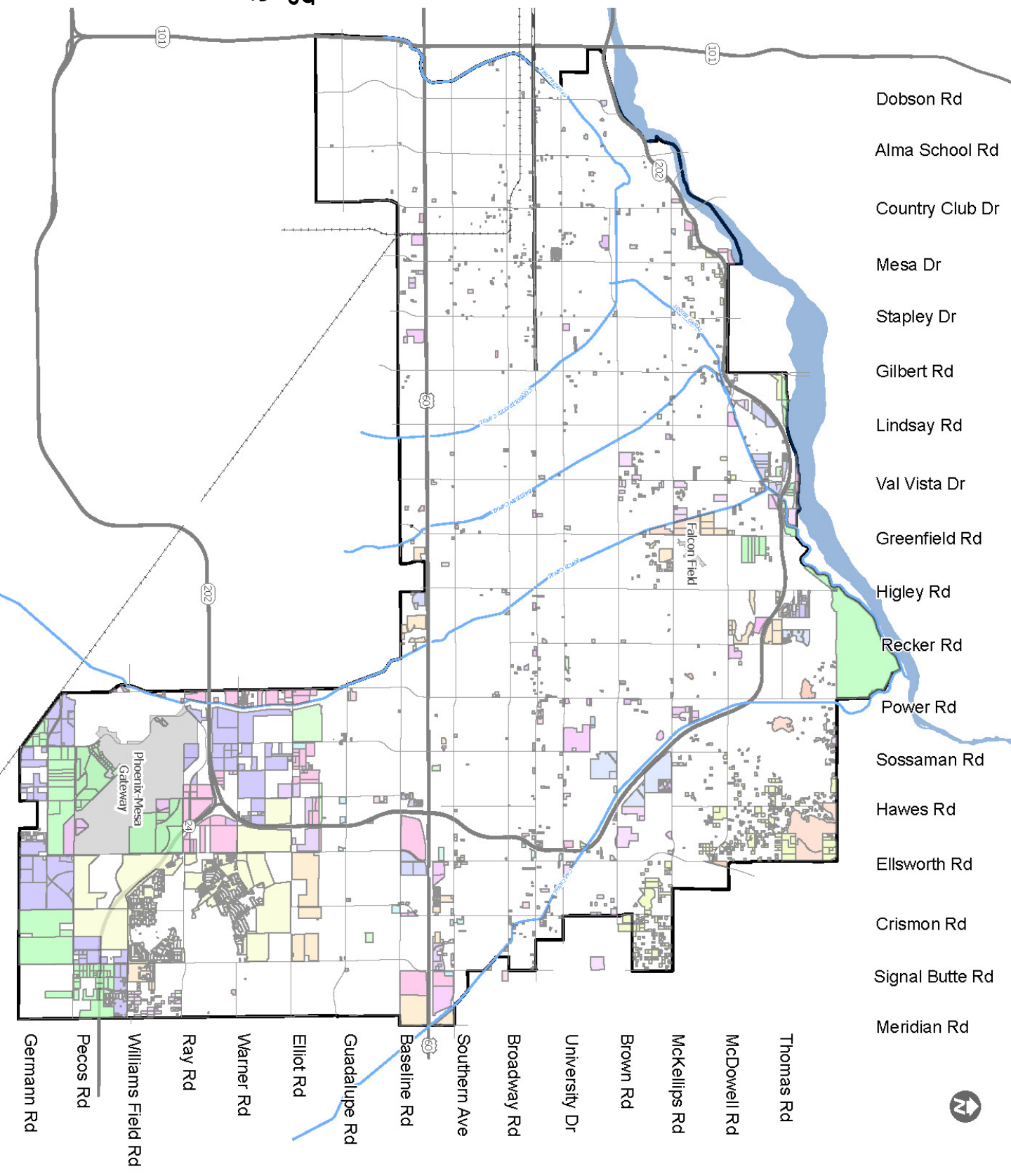
Wastewater Collection System Capacity Evaluation

- Integrated Master Plan uses calibrated models to evaluate capacity constraints in the system
- Pipe constraints become candidates for future capital projects
- Mesa's sewer system if extended end-to-end, would stretch 1750 miles



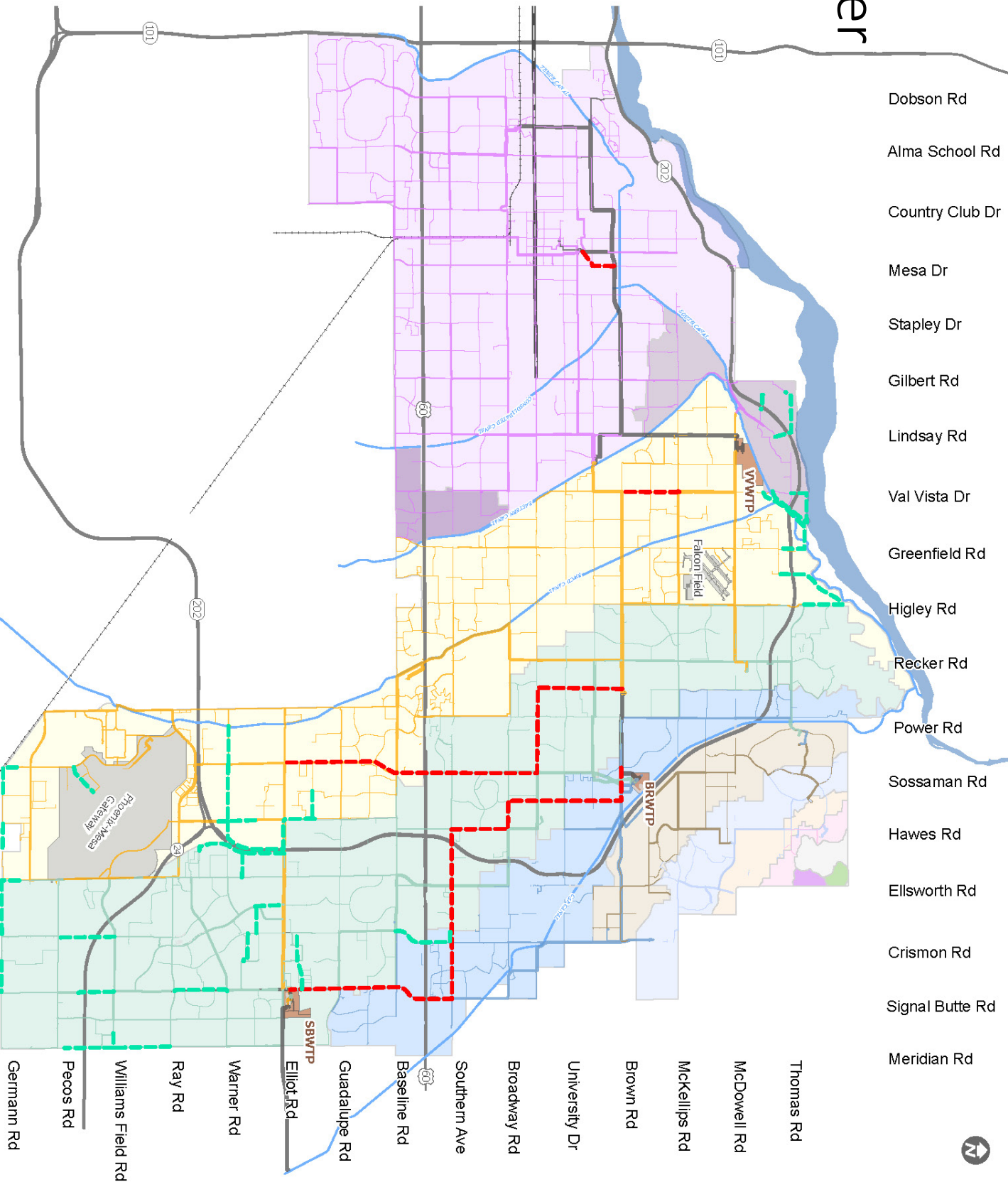
scally Responsible evelopment

- Integrated Master Plan calculates future demands based on the vacant parcel method.
- Pipelines, Pump Stations, Reservoirs and Treatment Plants are then sized to meet these Future Demands
- Optimized Infrastructure sizing helps us make rates affordable for our customers



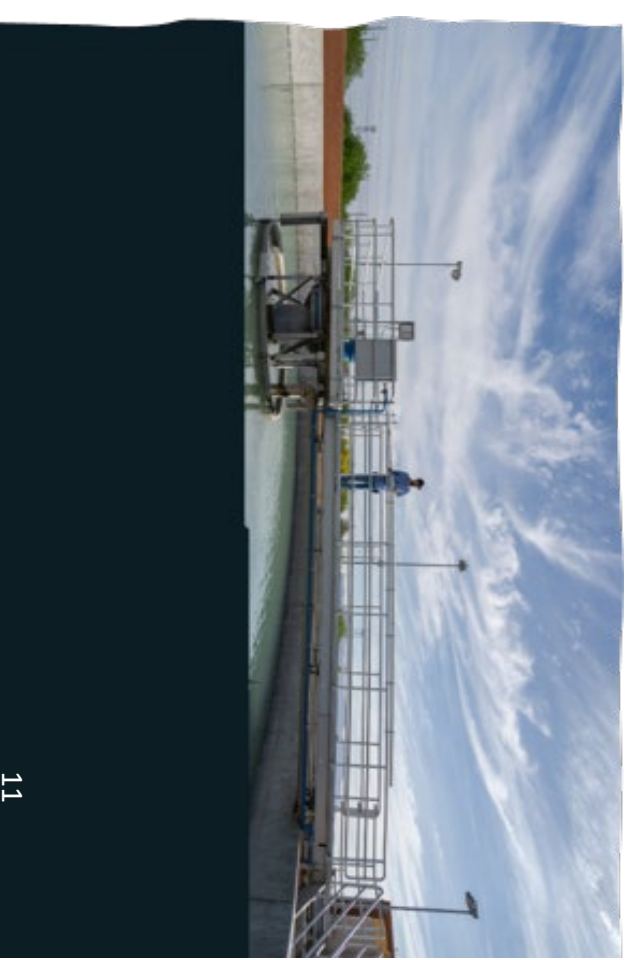
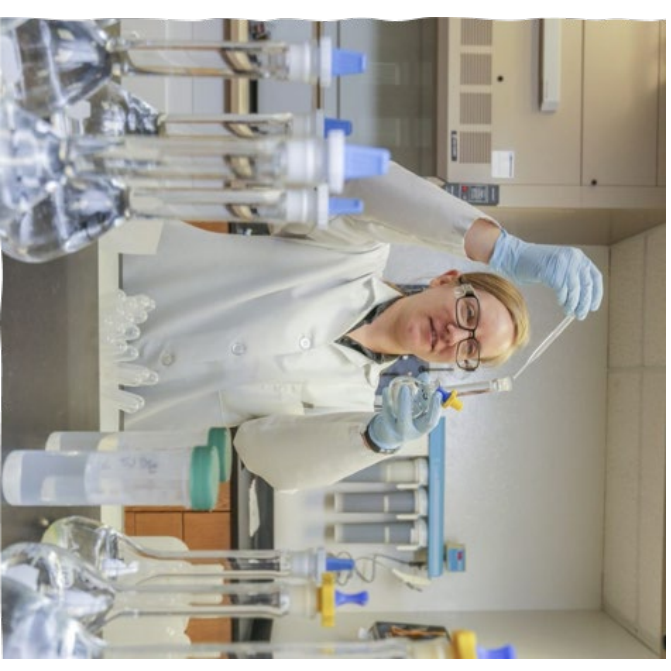
Proposed Buildout Water System Improvements

- Integrated Master Plan evaluated the entire water system for carrying capacity
- Hydraulic modeling identifies upsizing of existing mains
- New transmission mains are sized to appropriately meet build-out demands



Provide Sustainable Water & Wastewater Service

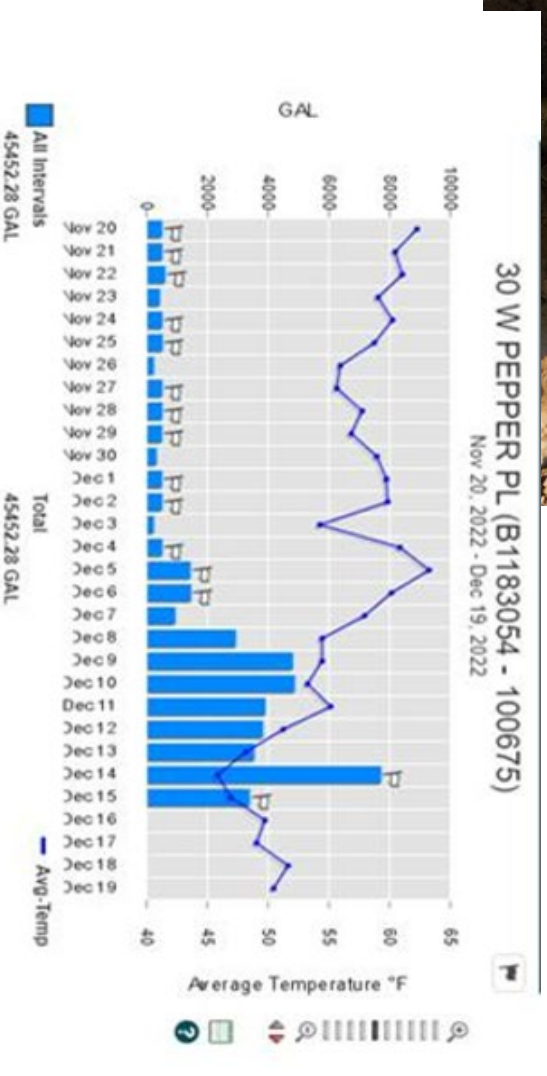
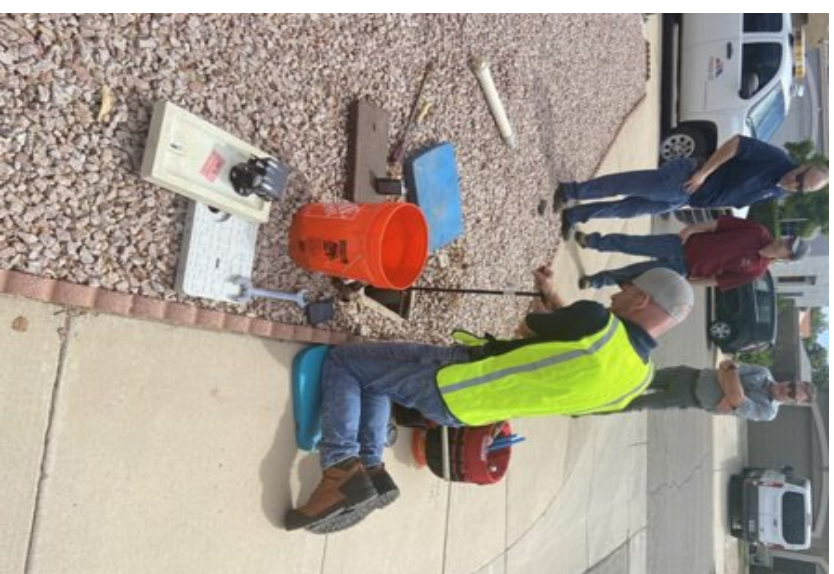
- Integrated Master Plan examines current and future demands versus long term water supplies
- Demand Projections, balanced with long term supplies were used to update Mesa's 100-year Assured Water Supply Designation
- Continue to ensure high quality services for our water and wastewater customers



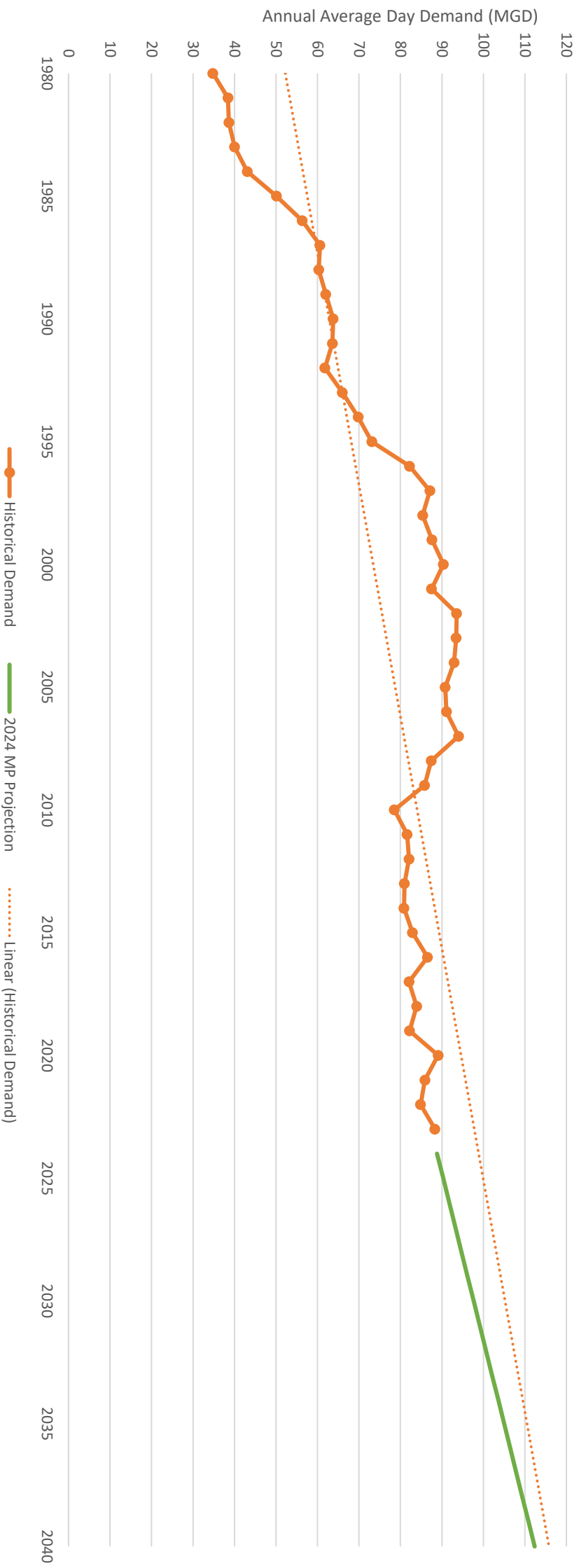
Water Usage & Conservation

will be used to alert City staff and customers to water leaks

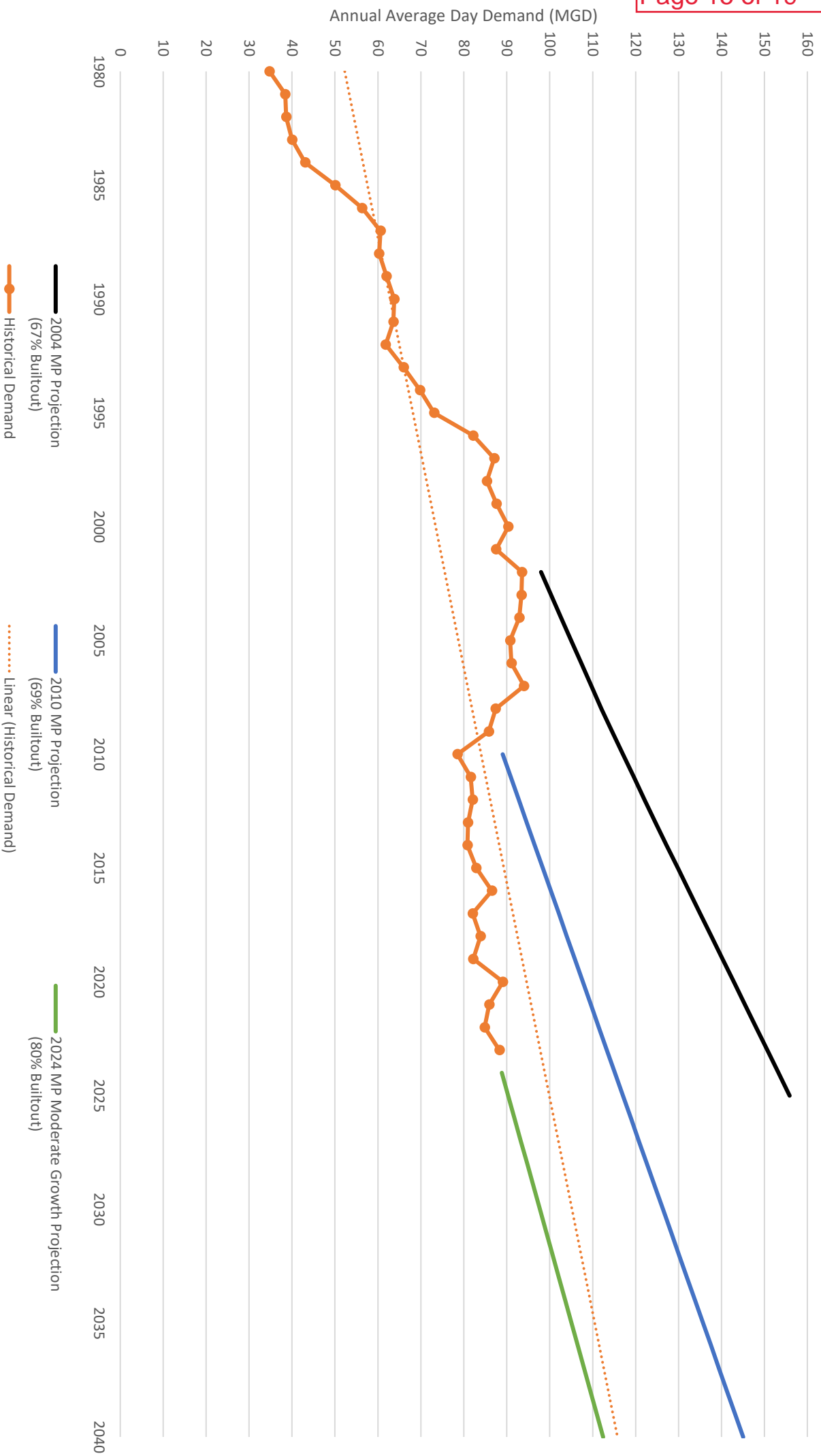
- Residential usage per account has declined 35% since 1997
 - Driven by changes in plumbing code
 - Conservation messaging
 - More efficient plumbing fixtures
- Integrated Master Plan updated the build-out demands based on the lower usage per customer.
 - Demands can be met with smaller facilities and more sustainable water supplies
- Following graphs show the trend in declining consumption



Average Day Demand Historical vs. Master Planned Water Demand



Average Day Demand Historical vs. Master Planned Water Demand



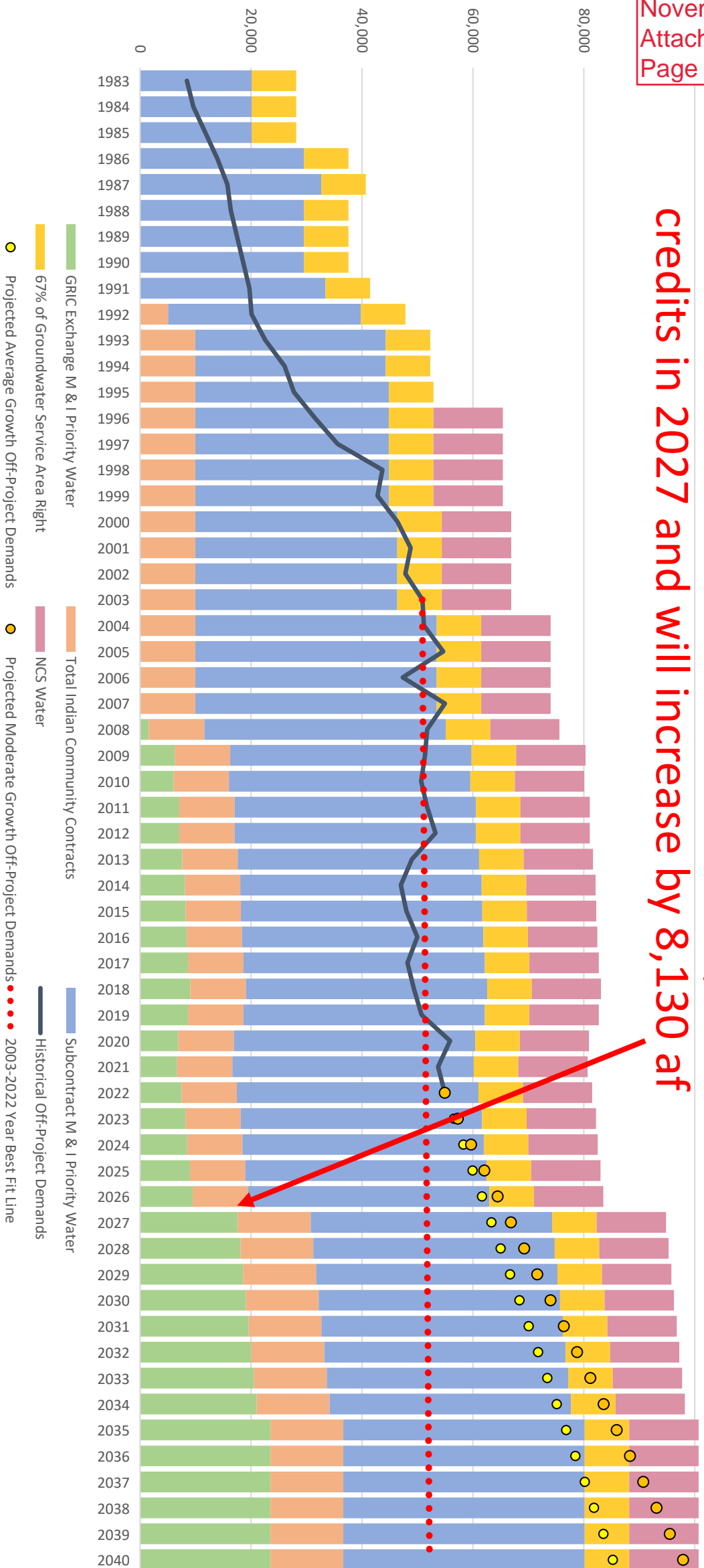
100% Beneficial Reuse of Reclaimed Water

- SEWRP & GWRP direct Mesa's reuse water to the Gila River Indian Community in exchange for secure and affordable CAP supplies
- NWWRP currently recharges reuse water at GRUSP (when available). CMRP under construction to soon exchange this resource with GRIC
- Through its partnership with Phoenix at the 91st Ave. Wastewater Treatment Plant, Mesa contributes reuse water to:
 - Palo Verde Nuclear Power Plant
 - Tres Rios Wetlands
 - Buckeye Irrigation District



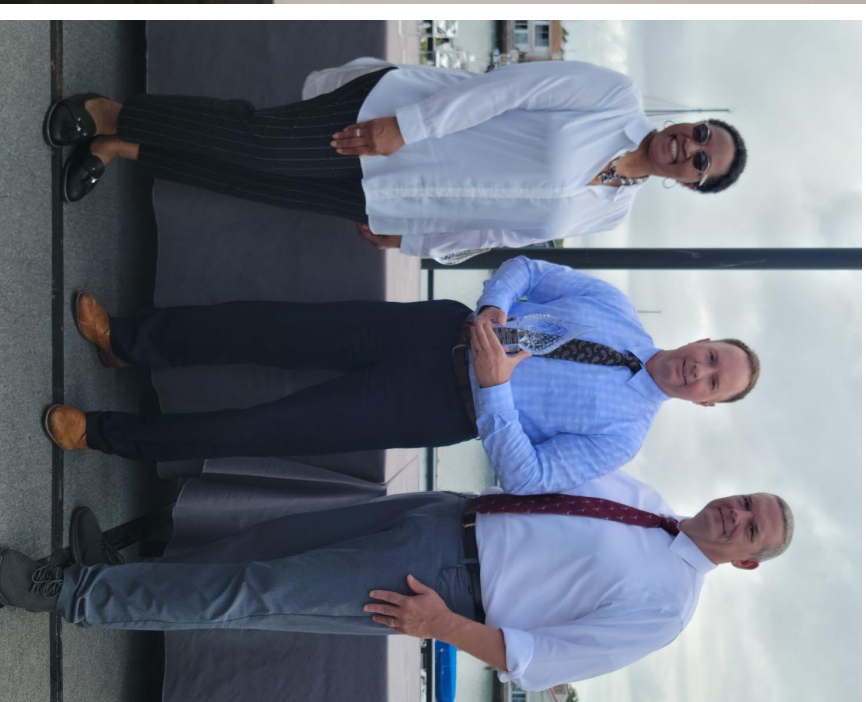
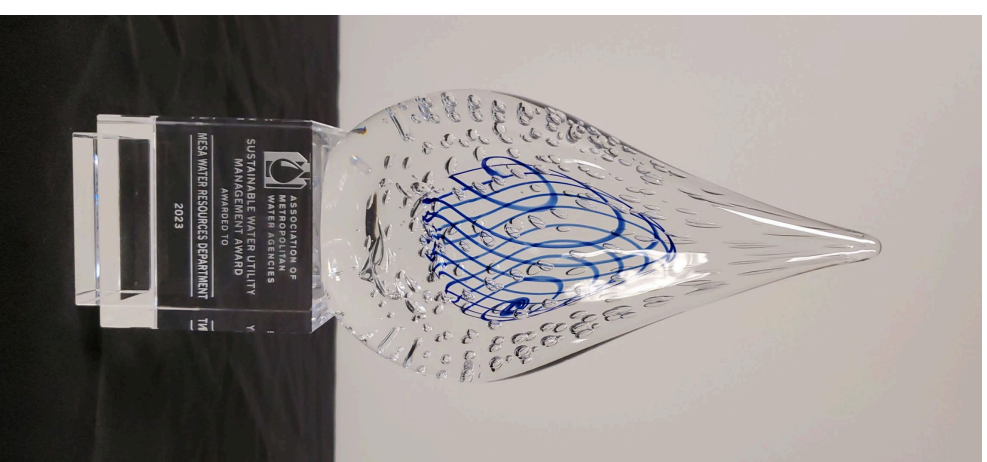
Off-Project Water Supply vs Demand

CMRP is scheduled to be online in 2026, with credits in 2027 and will increase by 8,130 af credits in 2027 and will increase by 8,130 af



Association of Metropolitan Water Agencies – Sustainable Water Utility Management Award

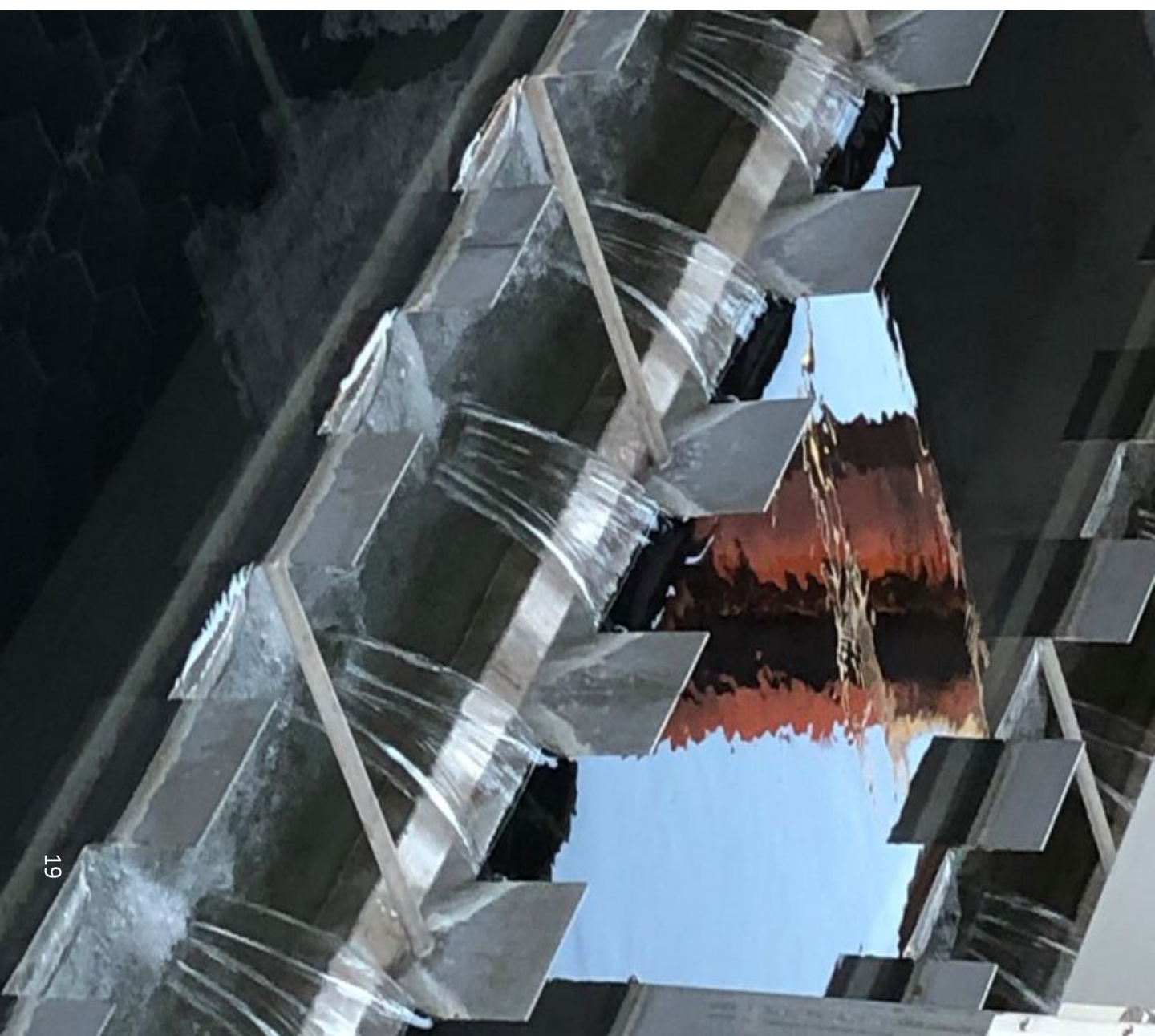
- Mesa recognized as one of only six water utilities across the country
- Recipients recognized for achieving a balance of innovative and successful efforts in economic, social and environmental endeavors such as:
 - Responsible management of resources
 - Protection of public health
 - Meeting responsibilities to the community
 - Providing cost-effective services to ratepayers



2023 Sustainable Water Utility
Management Award

Conclusion

- Integrated Master Plan ties water, wastewater, reclaimed water and water rights into one comprehensive plan
- Helps guide the direction of water and wastewater system management for both the near and long term
- Integrated Master Plan connects with the goals of the overall General Plan





City Council Study Session Accessory Dwelling Units

Mary Kopaskie-Brown, Planning Director

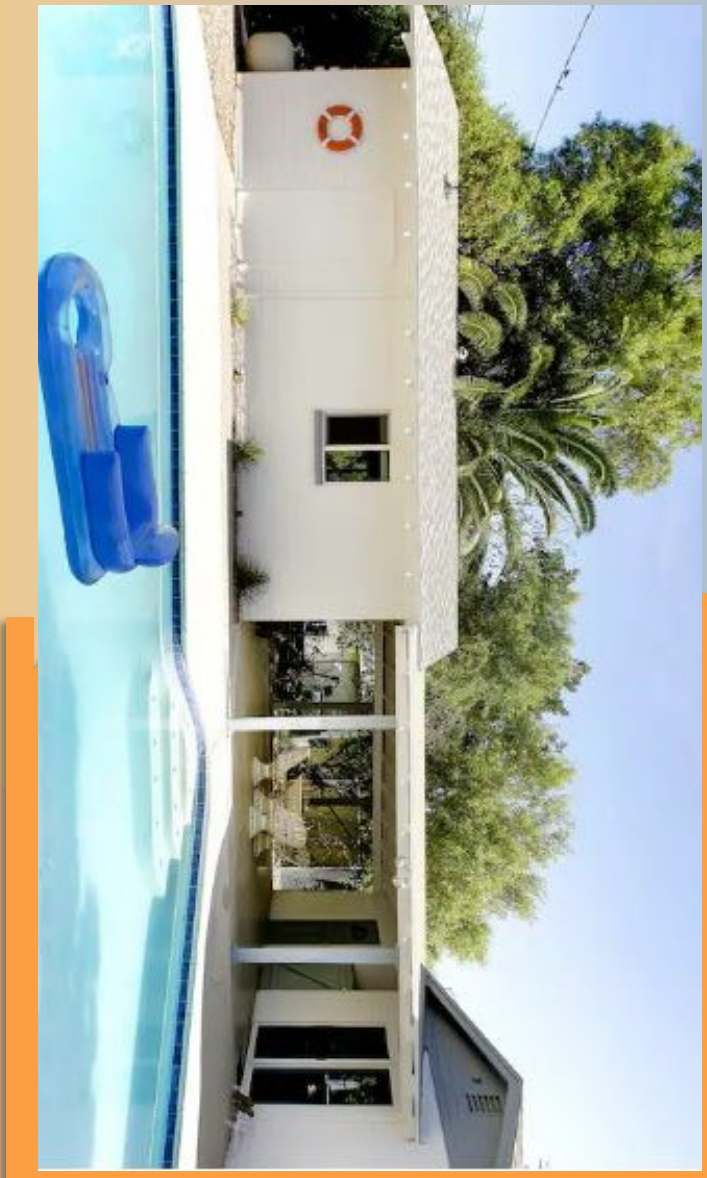
Rachel Nettles, Assistant Planning Director

November 30, 2023



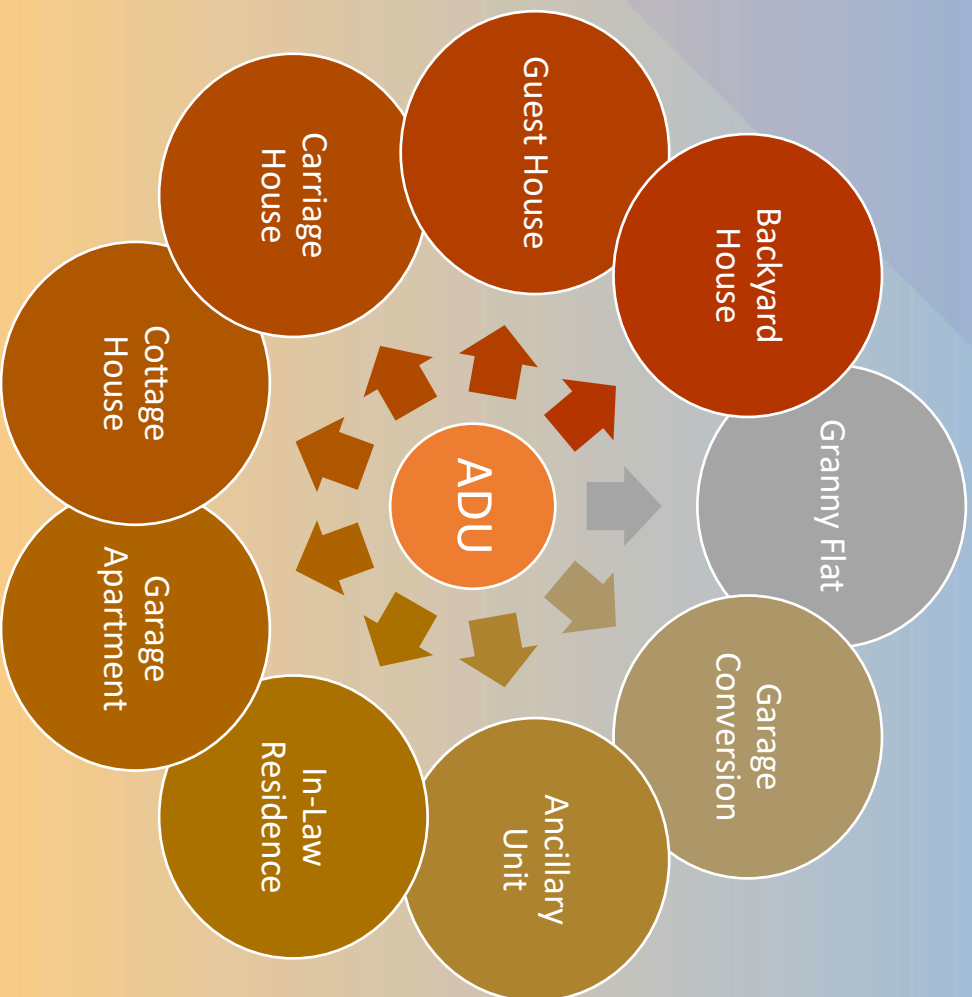
Presentation Overview

- What is an ADU?
- Background
- Mesa's Current Standards
- Municipal Comparison
- Challenges and Opportunities
- Potential Incentives
- Next Steps





What is an ADU?



- Independent housing unit on the same property as a primary dwelling
- Accessory to and smaller than the primary dwelling
- Can be rented separately
- Can be attached, detached or converted space (e.g. , garage)
- Can be stick framing, modular, or manufactured



Background

- Mesa allowed for ADUs since at least 1939
- State proposed legislation in 2023
 - Require municipalities over 30,000 to allow ADUs in any zoning district that allowed residential uses
 - Municipalities could still regulate height, size, lot coverage, setbacks, and process
- Proposed legislation, if passed, would have required Mesa to allow ADUs in some additional zoning districts
 - RM-5, NC, LC, GC, MX, DB-1, DB-2, DC, T4MS, T5N, T5MSF, T5MS, T6MS





Mesa's Current ADU Standards

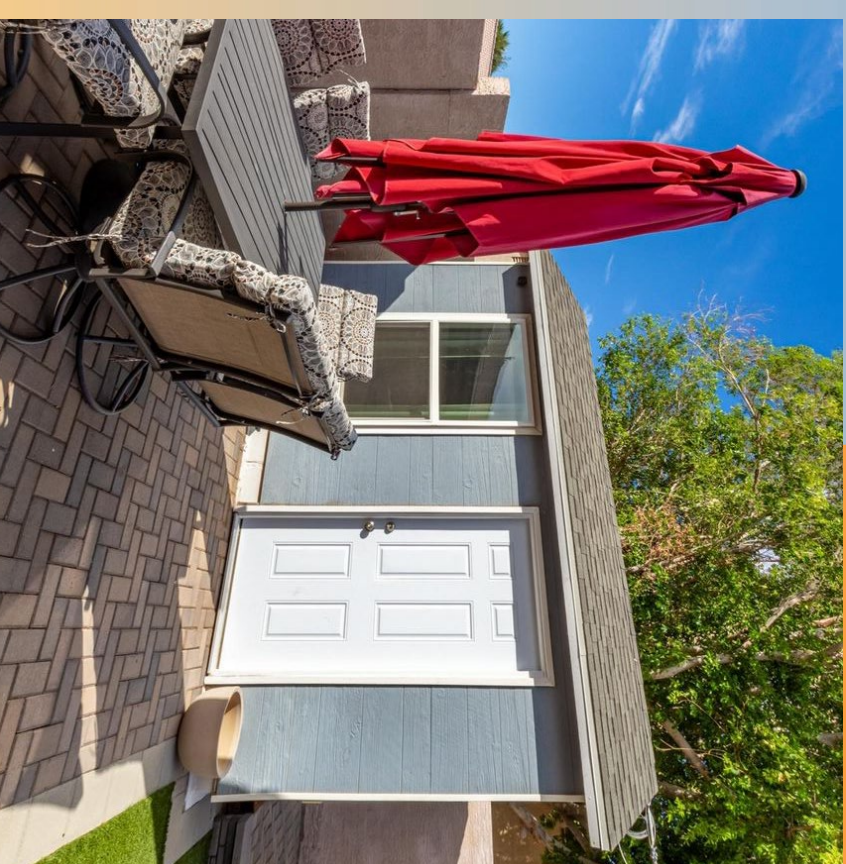
- Permitted in Single Residence, Multiple Residence, Downtown Residential, and Agriculture zoning districts
- Development Standards (Section 11-31-3)
 - One ADU per lot
 - May be attached or detached
 - Requires a separate entrance
 - May be rented
 - May be accessible from primary dwelling
 - Must be served by the water service of the primary dwelling





Mesa's Current ADU Standards

- Adhere to lot coverage, maximum height
- Required Setbacks
 - Attached ADUs follow setbacks for primary dwelling
 - Detached ADUs follow the setback requirements for Detached Accessory Buildings (Section 11-30-17)
- Maximum Size
 - 30% of the floor area of primary dwelling
 - Within the Town Center Redevelopment Area or an Infill District may be 50% of the floor area of the primary dwelling
- Architecturally compatible with primary dwelling





Municipal Comparison

ADU - Permitted Zones

Mesa	Phoenix	Gilbert	Chandler	Tempe	Scottsdale	Queen Creek
Residential Districts (except RM-5)	Residential Districts (not permitted on lots having a duplex or triplex)	Single-family Districts	Residential Districts	Multi-family Districts (where a single-family home exists)	Single-family Districts	Single-family Districts
Agricultural District	Some Commercial District	Multi-family Districts (where a single-family home exists)				Agritainment District
Some Form Based Code Districts	Form Based Code Districts					



Municipal Comparison

ADU Options

Mesa	Phoenix	Gilbert	Chandler	Tempe	Scottsdale	Queen Creek
Attached or detached	Attached or detached	Attached or detached	Attached or detached	Attached or detached	Attached or detached	Detached only



Municipal Comparison

Maximum ADU Size

Mesa	Phoenix	Gilbert	Chandler	Tempe	Scottsdale	Queen Creek
<p>≤30% of the primary dwelling unit</p> <p>≤50% of the primary dwelling unit in Town Center Redevelopment Area or Infill District</p>	<p>≤75% of the primary dwelling unit</p> <p>Lots ≤10,000 sq. ft. = 1,000 sq. ft.</p>	<p>Subordinate to the primary dwelling unit</p> <p>Sum of all building footprints ≤ max. lot coverage</p>	<p>≤30% of the rear yard area</p> <p>Sum of all building footprints ≤ max. lot coverage</p>	<p>≤800 sq. ft. of livable floor area</p>	<p>≤50% livable area of primary dwelling unit</p> <p>Cannot exceed 30% of rear yard area</p>	<p>≤50% of primary dwelling unit</p>
	<p>Lots > 10,000 sq. ft. = the lesser of 3,000 sq. ft. or 10% of the lot area</p>	<p>2,000 sq. ft. in non-residential zoning districts</p>				



Municipal Comparison

Attached ADU Setbacks

Mesa	Phoenix	Gilbert	Chandler	Tempe	Scottsdale	Queen Creek
Per district setbacks	Per district setbacks	Per district setbacks	Per district setbacks	Per district setbacks	Per district setbacks	N/A



Municipal Comparison

Detached ADU Setbacks

Mesa	Phoenix	Gilbert	Chandler	Tempe	Scottsdale	Queen Creek
Variable, setback based on ADU height	Minimum 10' from street side property line	Per district setbacks	Per district setbacks	Variable setback based on ADU height	Minimum 2' setback from all property lines	Per district setbacks
	Minimum 3' from interior property line	Units in lofts over a detached garage exempt			Additional 1' setback for every foot over 10' tall	
	No setback when adjacent to alley					



Municipal Comparison

Maximum ADU Height

Mesa	Phoenix	Gilbert	Chandler	Tempe	Scottsdale	Queen Creek
Attached - per max. height of the district	Rear Yard - 15'	Per max. height of the district	15'	Attached - per max. height of the district	Per max. height of the district	Per max. height of the district
Detached - max. height varies based on location	Side Yard - 8'			Detached - 15'		
Outside rear or side yard - per max. height of the district	Outside rear or side yard - per max. height of the district					



Municipal Comparison

Additional Parking Required

Mesa	Phoenix	Gilbert	Chandler	Tempe	Scottsdale	Queen Creek
No	No	1 additional space required	No	No	No	1 additional space required



Municipal Comparison

Rentals Allowed

Mesa	Phoenix	Gilbert	Chandler	Tempe	Scottsdale	Queen Creek
Yes	Yes	Yes	No	Yes	Yes When rented with primary building	No



Municipal Comparison

Approval Process

Mesa	Phoenix	Gilbert	Chandler	Tempe	Scottsdale	Queen Creek
Administrative	Administrative	Administrative Use Permit	Administrative	Administrative	Administrative	Administrative
Use Permit required if ADU exceeds 15' in height or ADU is in front yard (still administrative approval)	Zoning Administrator may require the Planning Commissions approval - "special community significance"	ADUs in non-single-family zoning districts require Site Development Plan (still administrative approval)				



Opportunities and Challenges

Opportunities:

- Increase housing supply
- Provide smaller, more affordable units
- Fit well within existing neighborhood, provides added density at an appropriate scale
- Additional income source for homeowners
- Allows older population to downsize living accommodations and stay in place
- Offers caretaker option for families

Challenges:

- Cost - design, site work, construction, etc.
- Additional demand on utilities
- Opposition from neighbors
- Possible increase in nuisance complaints due to increased density (e.g. noise, trash, parking)



Potential Incentives

- Garage Conversions
 - Remove requirement that lost covered parking spaces be replaced elsewhere on site
- Non-Conforming Structure Conversions
 - Allow homes and existing accessory structures (e.g. sheds, detached garage) with non-conforming setbacks to be altered and expanded without requiring a Special Use Permit
 - If they do not further reduce setbacks and adhere to all other standards





Potential Incentives

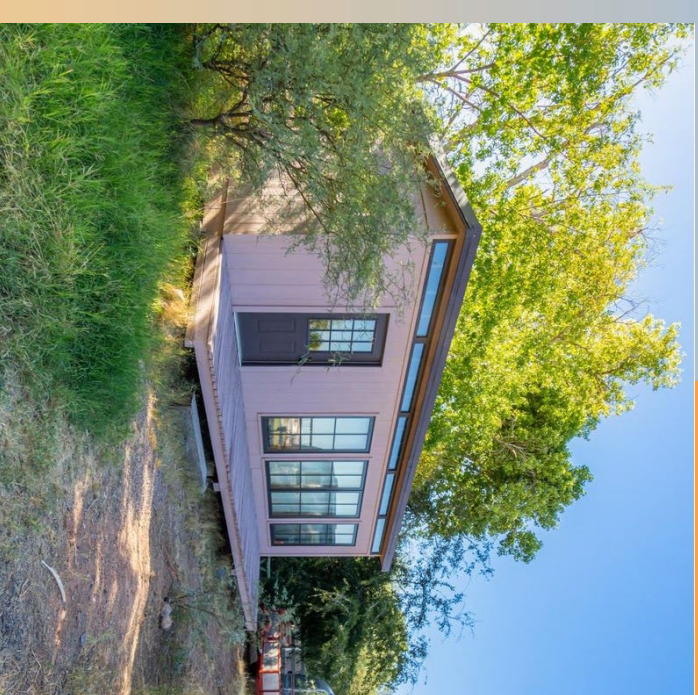
- Increase ADU/home square footage ratio
 - Additional opportunities for properties with small homes to construct an ADU
 - 75% of the primary structure up to 1,200 sq. ft., whichever is less
 - May not exceed lot coverage requirements
 - Total sq. ft. of all accessory structures may not exceed 100% of the primary structure





Potential Incentives

- Allow Factory-Built Units as ADUs
 - Wholly or substantial part manufactured at an off-site location
 - Assembled on site
 - Meets all requirements of the State Building Code
- Develop Permit-Ready Plans
 - ADU plans of different sizes and styles available for purchase or free
 - Dedicated Permit-Ready webpage
 - Expedites process with approved plans





Potential Next Steps

- Study Session with the Planning & Zoning Board
- Community Outreach
- Draft MZO text amendments
- City Council Study Session

