



# COUNCIL MINUTES

February 29, 2024

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 29, 2024, 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

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 March 4, 2024, 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: 6-b

Information Technology Manager Denis Murphy responded to a question from Councilmember Spilsbury regarding Item 4-a, **(Dollar Limit Increase to the Cooperative Use Term Contract for Motorola and Kenwood Radio Equipment, Parts, Network, and Services for the Mesa Fire and Medical Department. (Citywide))** and 4-b, **(Cooperative Contract Use for the Dollar Limit Increase to the Term Contract for In-Vehicle Routers for Medical Response Vehicles for the Mesa Fire and Medical Department. (Citywide))**, on the Regular Council meeting agenda. He explained that the Mesa Fire and Medical Department will be adding trucks and ambulances over the next two fiscal years which will all require technology packages, including routers. He reported that the request for funds outside of the budget is due to an earlier delivery date from the factory.

City Manager Christopher Brady confirmed that the vehicles were ordered ahead of time to take advantage of the pricing and in consideration of the supply chain issues; however, the deliveries are arriving earlier than expected.

Planning Director Mary Kopaskie-Brown responded to a question from Councilmember Spilsbury regarding item 7-a, **(SUB23-00698 “Map of Dedication for Gateway Boulevard.” (District 6))**, on the Regular Council meeting agenda. She explained that the subdivision plat is a road that will be dedicated as a right-of-way.

2-a. Hear a presentation and discuss an overview of the Planning Division’s 2024 workplan including an overview of the Division’s three teams, the 2022-2023 accomplishments, and the 2023-2024 project priorities.

Planning Director Mary Kopaskie-Brown introduced Assistant Planning Director Rachel Nettles and displayed a PowerPoint Presentation. **(See Attachment 1)**

Ms. Kopaskie-Brown provided an overview of the 2024 Planning Division’s work plan, strategic goals, and recent accomplishments. She explained that the Planning Division is broken down into three sections: the long-range team, the current planning team, and the historic preservation team, and detailed the responsibilities of each. She stated that the department’s strategic goals are to improve the customer experience, provide effective and efficient case processing and review, and to strengthen the long-range planning function of the team. She indicated that these goals were determined by the department and are based on the Strategic Plan. (See Pages 2 through 4 of Attachment 1)

Ms. Kopaskie-Brown summarized the number of applications that have been submitted and processed from 2019 to 2023. She pointed out a surge in applications in 2021 and 2022. She discussed the types of applications received and indicated that the resubmittal numbers have decreased since 2019 but everything else is stable. (See Pages 5 and 6 of Attachment 1)

In response to a series of questions from the Councilmembers, Ms. Kopaskie-Brown confirmed that during the pandemic, there was a surge of applications submitted that did not move forward to completion, which caused the backup on the chart.

Ms. Nettles added that the 2020 applications were mostly pre-applications and that now more applications are coming in and projects are being completed.

Ms. Kopaskie-Brown clarified that there are clear time frames set for the turnaround of applications for approval, and they are measured every month. She confirmed that staff have been meeting and exceeding the goal, but that high workloads can create delays. She added that staff are always working with developers to learn how to improve the process.

Mr. Brady identified various factors that can affect the timing of project applications. He said that applicants are encouraged to meet with the proper staff before making a formal application to ensure they understand what is needed.

Ms. Kopaskie-Brown continued by summarizing the current Planning team accomplishments: Gateway East, Anton-Mesa Fiesta, Residences at Cubs Way, and the Brickyards. She reported that the Long-Range team has been focusing on the General Plan update and the Historic Preservation team has made a big impact in the community which has led to an expanded program. (See Pages 7 through 9 of Attachment 1)

Ms. Kopaskie-Brown reported that the priority for the Long-Range team has been the 2024 Work Plan which is incorporated with the Balance Housing Plan. She provided a status update on carryover items from 2023 Strategic Planning session and outlined new items for 2024. (See Pages 10 and 11 of Attachment 1)

In response to a question from Councilmember Somers, Ms. Kopaskie-Brown advised that staff is working on creating a good neighbor policy and understands that it is a priority for the Council.

Mr. Brady added that the Redevelopment Area (RDA) is assisting in starting the conversations for next steps, but there is still a lot of work that needs to be done before moving ahead with the ideas. He acknowledged that this project may require additional staff and resources.

City Attorney Jim Smith added that the RDA plan looks at blighted areas as defined by state statute. He noted that one benefit is that the City may offer incentives and resources to owners of properties identified as blighted areas.

Development Services Department Director Nana Appiah reported that the list of areas is long and is being assessed by sections first, then divided into different departments to determine what action to take. He verified that the Reimagine project is moving forward and an ambassador for the program has been hired. He mentioned that the ambassador has coordinated with various cities to form a non-profit group that is seeking funds to invest in the project and will be working to seek federal funding opportunities.

Ms. Nettles explained that staff is considering ways to incentivize infill while fitting within the current Code.

Ms. Kopaskie-Brown summarized the Historic Preservation team's 2024 Work Plan that is prioritizing the Historic Preservation design guidelines and text amendments. She indicated that the draft will be presented to Council later this year for consideration. She reported that May is Historic Preservation month and listed events that staff is developing. She recalled the carryover projects from the 2023 Work Plan and announced that inventory sheets for the historic neighborhoods and maps are being created and will be added to the website soon. She declared that new tasks for 2024 include improved public outreach and an updated photo survey.

Responding to a question from Councilmember Somers, Ms. Kopaskie-Brown confirmed that the goals that have been set for this year are realistic and noted that once the General Plan is finalized resources will be available to work on the new 2024 goals.

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

3-a. Economic Development Advisory Board meeting held January 8, 2024.

It was moved by Councilmember Freeman, seconded by Councilmember Spilsbury, 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 carried 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, March 4, 2024, 5:15 p.m. – Study Session

Monday, March 4, 2024, 5:45 p.m. – Regular meeting

6. Adjournment.

Without objection, the Study Session adjourned at 8:45 a.m.

ATTEST:



FRANCISCO HEREDIA, VICE MAYOR



  
HOLLY MOSELEY, 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 29<sup>th</sup> day of February 2024. I further certify that the meeting was duly called and held and that a quorum was present.

  
HOLLY MOSELEY, CITY CLERK

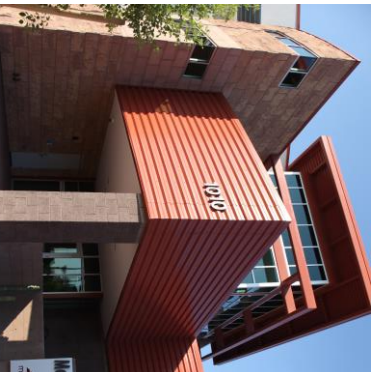


# Planning Division 2024 Work Plan

Mary Kopaskie-Brown, AICP,  
Planning Director

Rachel Nettles, AICP,  
Assistant Planning Director

# Agenda



- Overview of the Division
- Strategic Goals
- Recent Accomplishments
- 2024 Work Plan

# Planning Division Overview

## Long Range

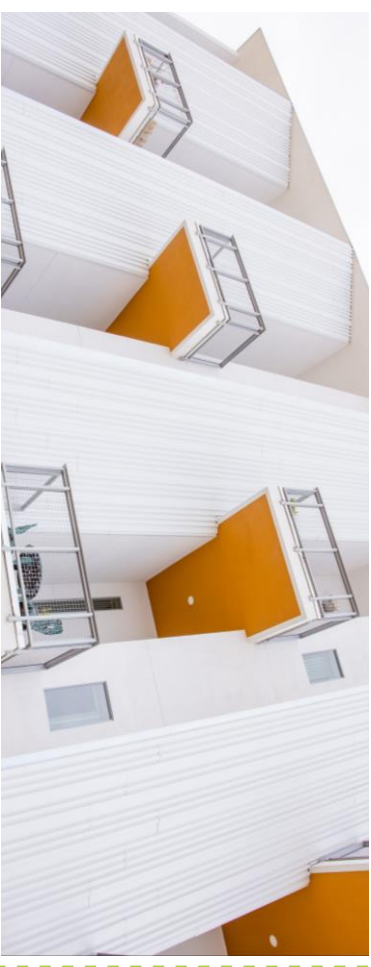
- Evaluate and update the General Plan, Zoning Ordinance, and land use policies
- Work with City Departments on text amendments
- Coordinate land use and growth strategies with Economic Development, Transportation, and other Departments
- Engage public to develop long-range plans and studies

## Current Planning

- Review development applications to align with City Vision
- Ensure compliance with City's General Plan and regulations

## Historic Preservation

- Protect and preserve historic and cultural assets
- Provide support/education to the community on importance of historic preservation



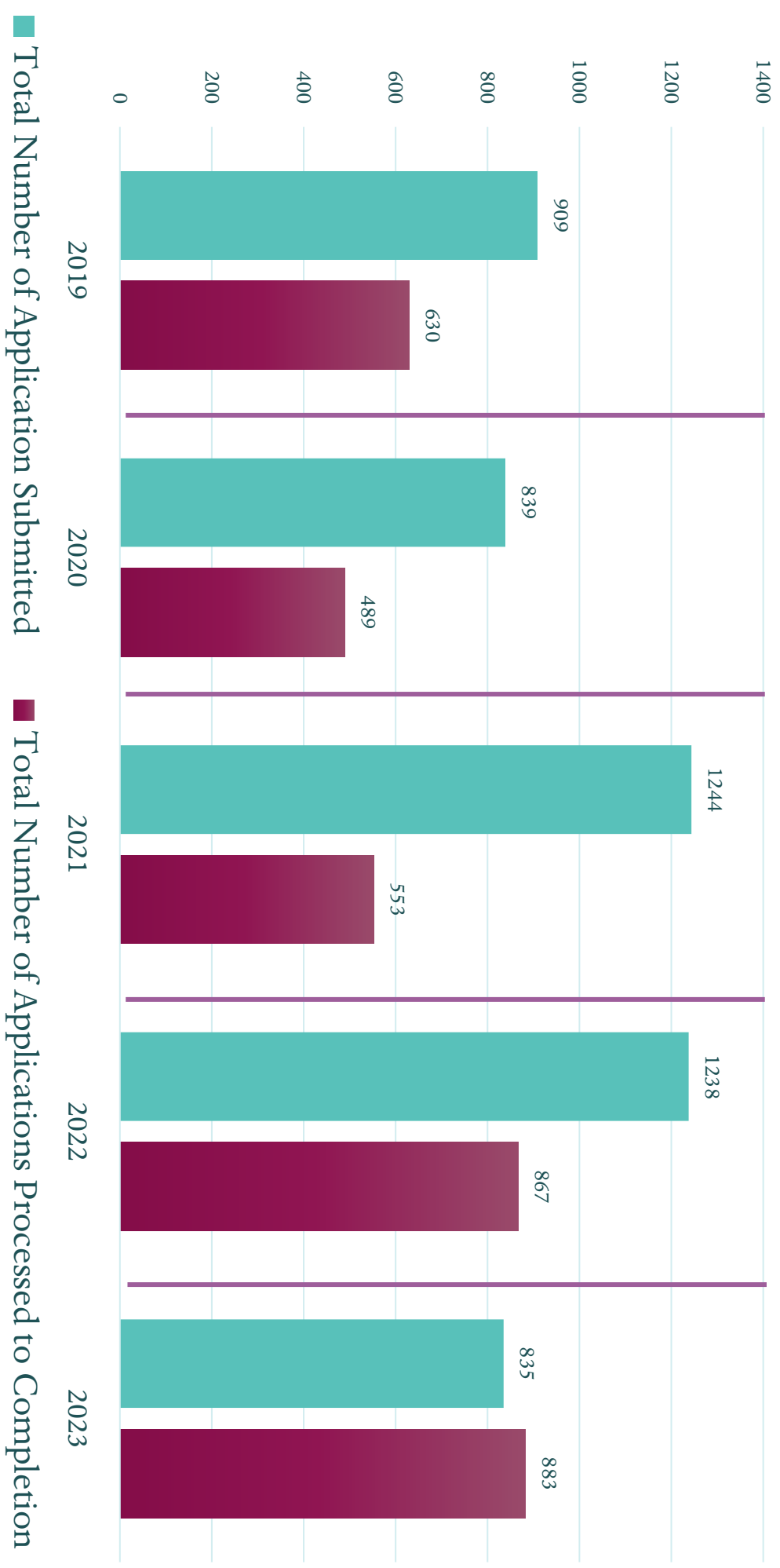
# Strategic Goals

- **Improve Customer Experience**
- **Provide Effective and Efficient Case Processing and Review**
- **Strengthen the Long-Range Planning Function**



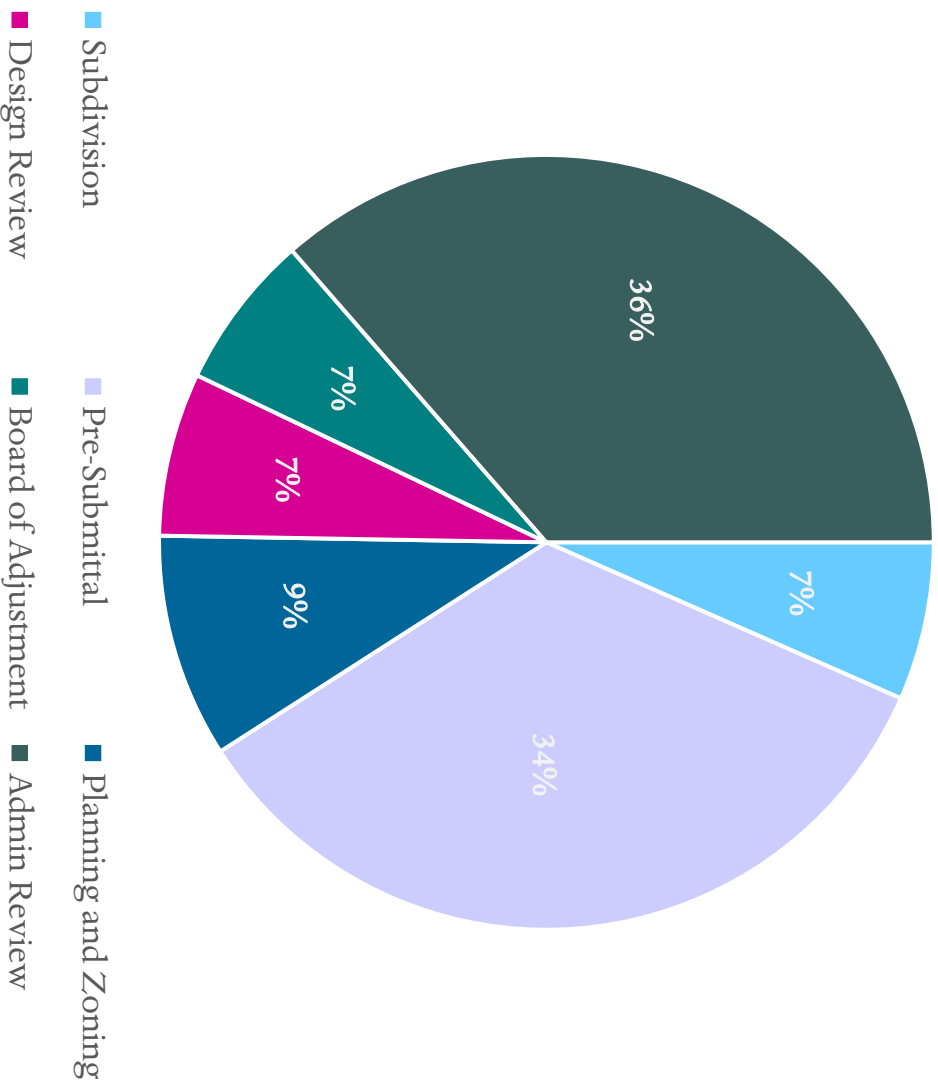


# 2019-2023 – Application Summary

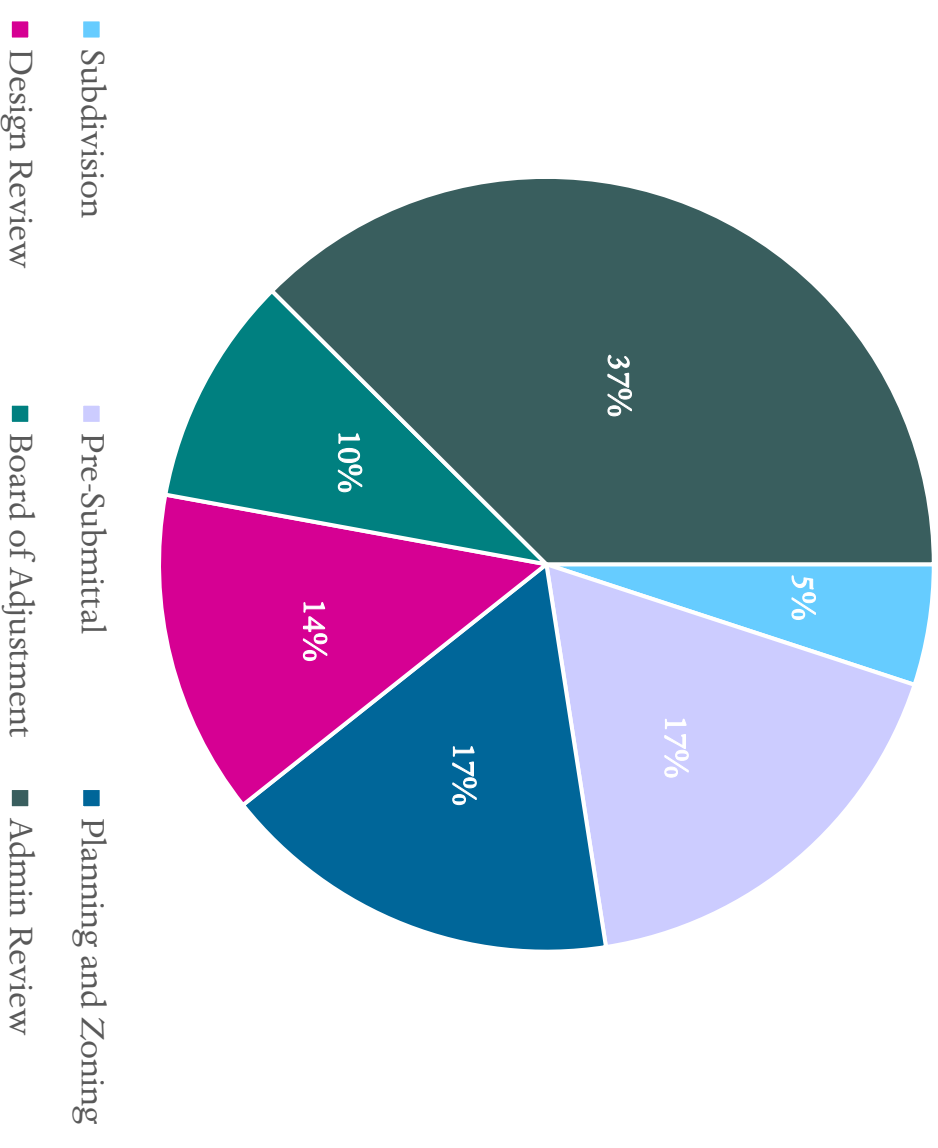


# Applications Types

Percentage of Applications Submitted by Type and Year



2019



2023

# am Accomplishments—Current Planning



## Gateway East

- Rezone and CUP
- 273± acres
- Industrial, retail, commercial including hotel and large commercial



## Anton-Mesa Fiesta

- Rezone, Site Plan Modification, CUP
- 16.5± acres
- Five, 5-story Multifamily residential (550 units)
- 30,000 sf Commercial



## Residences at Cubs Way

- Rezone and Site Plan
- Multifamily residential (416 units)



## The Brickyards

- Site Plan Review
- 8 industrial buildings
- 909,000 sf
- Building ranges - 35,000 sf to 300,000 sf

# Team Accomplishments - Long Range Planning



- **General Plan Update**
  - Extensive public engagement - over 6,000 people engaged (surveys & events)
  - Draft out for Public Review
- Transit Oriented Development Plan Initiated (Mesa CONNECTED)
  - Existing Conditions
  - Community Outreach Initiated
- Process Improvements
  - Public Participation and Public Notice Process
  - Streamlining/Simplifying review process
- Zoning Code Amendments
  - Drive-thru Text Amendments
  - Site Plan Minor Modifications
  - Marijuana Text Amendments

# Team Accomplishments - Historic Preservation

- 10 - Certificates of Appropriateness
- 22 - Section 106 Reviews
- Lehi Heritage Neighborhood Designation
- Nile Theater Historic Designation
- Celebration of Historic Preservation Month - Student Essay and Art Contest



# Long Range Planning 2024 Work Plan

## In Process

- Finalize General Plan
- Continue Mesa CONNECTED - Transit Oriented Development Plan
- Finalize Text Amendments
  - Billboards
  - Accessory Dwelling Units
- Balance Housing Plan



# ing Range Planning 2024 Work Plan

## Carry Over From 2023

- Infill Text Amendments and Resource Guide
- Small Lot Text Amendments and Resource Guide
- Subdivision Ordinance Text Amendments

## New for 2024

- Strengthen Development Standards
  - Industrial Uses
  - Including Data Centers
- Redevelopment Plan Implementation
- Rio Reimagined Assistance



# Historic Preservation 2024 Work Plan

## In Process

- Historic Preservation Design Guidelines and Text Amendments
- Historic Preservation Month (May) – Tours, Event and Essay and Art Contest





# Historic Preservation 2024 Work Plan

## Carry Over from 2023

- Section 106 Programmatic Agreement
- Website Updates - Resources for Historic Preservation and Story Maps for Heritage Neighborhoods

## New for 2024

- Improve Public Outreach - including a “How to Guide”
- Update Photo Survey of Evergreen and Robson Historic Districts



# Questions / Comments

