

# Planning and Zoning Board

## *Study Session Minutes*

Mesa City Council Chambers – Lower Level, 57 East 1<sup>st</sup> Street

Date: July 20, 2016 Time: 3:30 p.m.

**MEMBERS PRESENT:**

Chair Michael Clement  
Vice Chair Michelle Dahlke  
Steve Ikeda  
Jessica Sarkissian  
Dane Astle  
Jennifer Duff  
Tim Boyle

**MEMBERS ABSENT:**

**STAFF PRESENT:**

John Wesley  
Andrew Spurgin  
Tom Ellsworth  
Wahid Alam  
Kim Steadman  
Mary Grace McNear  
Charlotte McDermott  
Mike Gildenstern

**OTHERS PRESENT:**

Reese Anderson  
Toby Rogers  
Richard Dyer  
Others

1. Call meeting to order.

Chair Clement declared a quorum present and the meeting was called to order at 3:34 p.m.

2. Review items on the agenda for the July 20, 2016 regular Planning & Zoning Hearing.

Staff member Andrew Spurgin updated the Board on Item 4a, Case Z16-017, and mentioned that there may be citizens present in the Hearing to voice their concerns about the eastern elevation of the garage. Staff member Spurgin went on to state that the neighbors would like the garage to be enclosed with a solid wall, citing noise and glare from vehicles in the structure. Staff member Spurgin mentioned that the applicant, Staff, and the CPTED component of Mesa Police Department, prefer an open design, citing visibility issues as well as potential fire code issues with garage ventilation.

Staff member Tom Ellsworth updated the Board on Item 4c, Case Z16-030, on three new exhibits that were added to the Case file, including a modified site plan and a grading and draining plan showing a changed western property line on lots 1-5. Staff member Ellsworth stated that the new plan shows 21' to livable, and 16' to the patio

from the western property line, and that these setbacks exceed what was approved on the adjacent development to the west. Staff member Ellsworth also noted that on the Grading and Drainage plan, the developer will install two trees in the backyards of the lots on the western edge, to create more of a barrier between the new development and the adjacent existing community. Staff member Ellsworth concluded that the neighbors are opposed to 2 story homes on the western property line.

Staff member Kim Steadman updated the Board on Item 4f, Case Z16-033, that he received a phone call from a neighbor that was concerned with the possible height of the project, and that he would like the height on the project conditioned to single story. Staff member Steadman noted that some neighbors have proposed that the commercial wall separating the site from the existing homes be raised to 8', but the applicant is not interested in meeting that request.


There were no further updates and the Consent Agenda was finalized.

3. Principal Planner Andrew Spurgin gave a brief overview of Form Based Code.
4. Adjournment.

Board member Ikeda made a motion to adjourn the meeting at 3:58 pm. The motion was seconded by Board member Astle.

**Vote: 7-0**

Respectfully submitted,

  
John Wesley, Secretary  
Planning Director

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