

Planning and Zoning Board



Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street

Date: August 28, 2019 Time: 3:30 p.m.

MEMBERS PRESENT:

Vice Chair Dane Astle
Jessica Sarkissian
Tim Boyle
Shelly Allen
Deanna Villanueva-Saucedo

MEMBERS ABSENT:

Chair Michelle Dahlke
Jeffrey Crockett

STAFF PRESENT:

Nana Appiah
Tom Ellsworth
Lesley Davis
Evan Balmer
Charlotte McDermott
Rebecca Gorton

OTHERS PRESENT:

citizens who did not sign in

1. Call meeting to order.

Vice Chair Astle declared a quorum present and the meeting was called to order at 3:32 p.m.

2. Review items on the agenda for the August 28, 2019 regular Planning & Zoning Hearing.

Staffmember Evan Balmer presented case ZON18-00687 to the Board. Boardmember Allen inquired how the lots with utility lines be handled if the tree or shrub planted dies. Mr. Balmer responded lots that do not have enough room for a large plant would be allowed to place a plant in another location on the property.

3. Planning Director's Updates.
(The items in the Planning Director's Updates are not for Board discussion and no Board action will be taken on the updated items.)

3-a Update of Quality Design guidelines.

Planning Director Nana Appiah stated that staff has been working on establishing Quality Design standards which will provide guidance for new development within the City. He stated staff is close to bringing the proposal to the Board at the September 25 meeting. Dr. Appiah stated the proposed guidelines will be updated on the website by Thursday evening or early next week and the link will be provided to the Board so they can review prior to the meeting. He stated the goal is to bring the final version to the Board on October 23 for recommendation to City Council.

3-b Update on future study session to discuss Land Use suitability and designations in Mesa.

Dr. Appiah informed the Board that staff is reviewing proposed changes to our zoning code. Nana Appiah stated several members of the board have expressed concerns that the City is losing viable employment incentives with the number of requests we have received to change from non-residential to residential. He explained part of the review will be evaluating the General Plan. Dr. Appiah explained we are required to evaluate how the General Plan is working annually and present an update and recommendations to make necessary changes to the Planning Board and Council every three years. Nana Appiah stated staff has been collaborating with various departments to receive their input on the General Plan.

During the review, staff realized the need to correct the character designations and that some of the language in that chapter needs to be refined. This will allow us to clarify the goals of each character designation in the General Plan. We will be recommending refine the language to make it clear what are the primary uses and how do the primary uses work with the secondary uses.

At the October 9, 2019 study session, staff will make a presentation to this board for discussion. On Oct

4. Adjournment.

Boardmember Villanueva-Saucedo motioned to adjourn the meeting at 3:48 pm. The motion was seconded by Boardmember Allen.

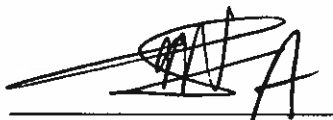
Vote: 5-0 Approved (Chair Dahlke and Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

AYES – Astle, Sarkissian, Boyle, Allen and Villanueva-Saucedo

NAYS – None

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'Nana K. Appiah', written over a horizontal line.

Nana K. Appiah, AICP, Secretary
Planning Director

Note: Audio recordings of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is "live broadcasted" through the City of Mesa's website at www.mesaaz.gov.