

## COUNCIL MINUTES

May 21, 2018

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 May 21, 2018 at 5:01 p.m.

### COUNCIL PRESENT

John Giles  
David Luna  
Mark Freeman  
Christopher Glover\*  
Francisco Heredia  
Kevin Thompson  
Jeremy Whittaker

### COUNCIL ABSENT

None

### OFFICERS PRESENT

Christopher Brady  
Agnes Goodwine  
Jim Smith

(\*Councilmember Glover participated in the meeting through the use of telephonic equipment.)

#### 1. Review items on the agenda for the May 21, 2018 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: None.

Councilmember Thompson requested that items 10-a through 10-e be placed back on the consent agenda and continued to the June 18, 2018 Council meeting to allow both parties to have further discussions and come to an agreement on the flight easements.

#### 2-a. Hear a presentation, discuss, and provide direction on zoning ordinance requirements for the dimensions of single residence garages.

Planning Director John Wesley displayed a PowerPoint presentation. **(See Attachment 1)** He advised developers have requested a deviation from the standard garage dimensions required in the zoning ordinance.

Mr. Wesley explained the intent of the zoning ordinance is to ensure the garage is large enough to accommodate the size of vehicles, as well as provide space for storage. (See Page 2 of Attachment 1)

Mr. Wesley advised staff is looking for recommendations and direction from Council on the current zoning ordinance and if there is a desire to modify the garage size standards.

Councilmember Thompson stated the opinion that City ordinances are sometimes too stringent, and developers should be given more options. He suggested reevaluating City ordinances and codes to make them more up-to-date with how developments are being built today and provide a list of "menu items" for developers.

City Manager Christopher Brady stated the goal is to reduce the number of vehicles parked on the street. He added that neighboring cities with smaller garage requirements are noticing more residents are parking on the street and using the garage for storage.

In response to a question posed by Mayor Giles, Mr. Wesley identified the pending zoning case that received a 3-2 vote from the Planning and Zoning Board in favor of reducing the garage size.

Councilmember Thompson requested that Susan Demmitt, an attorney with Gammage & Burnham, provide details on the development with the pending zoning case.

Ms. Demmitt advised the garage dimension issue was not identified until after the design review process and the final plats had been submitted to the City. She stated the developer provided staff with a variety of garage size options and the plan includes dedicated storage spaces and more parking than what is required. She suggested the City use the proposed model to address the garage size issue and work with developers.

Mayor Giles commented that he is hesitant to reduce the garage size as some communities with smaller garage sizes have experienced increased street parking.

Ms. Demmitt pointed out the proposed plan's garage reduction size is nominal, and the developer has provided trade-offs to address the concerns Mayor Giles presented.

Mr. Wesley commented that the main function of a garage is to store vehicles and even a slight reduction in size can make the garage unusable for the primary purpose.

Vice Mayor Luna requested alternative options for garage plans and expressed concern for public safety if the streets are too congested.

Mr. Brady advised staff will present to Council the specifics of the proposal in order to provide an example of a site plan with reduced garage sizes and the trade-offs implemented.

Mayor Giles thanked Mr. Wesley for the presentation.

2-b. Hear a presentation, discuss, and provide direction on an assessment of the needs for a library facility in southeast Mesa.

Library Director Heather Wolf introduced Red Mountain Branch Coordinator Polly Bonnett, who displayed a PowerPoint presentation. **(See Attachment 2)**

Ms. Wolf explained the project phases of the facility needs assessment that was conducted by a consulting team. She advised the team gathered and analyzed data from the County, City and library and conducted surveys with citizens and focus groups. (See Page 2 of Attachment 2)

Ms. Wolf provided the following demographic statistics relating to citizens residing within four miles of Ellsworth Road and Ray Road (See Page 4 of Attachment 2):

- 8.4% increase of residents from 2017 to 2022.
- 94.5% of residents will have a high school diploma or higher.
- 34% of residents are projected to have a bachelor's degree or higher.

Ms. Wolf detailed the results from a survey that was completed by 500 residents. She reported 40% of Express Library users and 29% of Red Mountain Library users live between six and 10 miles of the branch. She added the Express Library is eight miles from Ellsworth Road and Ray Road and the nearest full-service branch is Red Mountain and is 13 miles from Ellsworth Road and Ray Road. (See Page 7 of Attachment 2)

Ms. Wolf showed images of the new Queen Creek High School that is set to open in Fall of 2019 at the corner of Ellsworth Road and Ray Road. She explained the school district has set aside property that could accommodate a 23,000 square foot public library. (See Pages 10 and 11 of Attachment 2)

Councilmember Thompson expressed enthusiasm for a new library and hopes the City can partner with the County to build a library in East Mesa.

Councilmember Whittaker thanked Ms. Wolf and her team on expanding the coding program at the library.

Ms. Wolf provided details regarding the Mesa Express Library located at Power Road and Baseline Road. She explained the Mesa Express Library is on a month-to-month lease and staff is locating alternative locations if the library is unable to stay in the current space.

Mr. Brady appreciates Queen Creek for considering a partnership with the City for a new library in East Mesa and future discussions will be held regarding the size of the building.

In response to a question posed by Mayor Giles, Ms. Wolf explained a library on the Queen Creek High School property would be a shared-use library model and would be a partnership between the City and Queen Creek. She identified Perry High School as having a shared-use library with the County and Basha and Hamilton High Schools are a part of the Chandler Library system.

Megan Sterling, speaking on behalf of the City of Mesa Library Advisory Board, supports a new library in East Mesa. She explained the residents in East Mesa deserve a full-service library and urges Council to consider funding for a new library. She stated libraries give access and resources to residents and the programs offered at the libraries are creative and available to library users of all ages. She described libraries as an important driver for economic development and innovation in the community. She concluded by stating the residents in East Mesa deserve, want, and need a library.

Mayor Giles thanked staff for the presentation.

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

3-a. Transportation Advisory Board meeting held on March 20, 2018

zIt was moved by Councilmember Freeman, seconded by Councilmember Thompson, that receipt of the above-listed minutes be acknowledged.

Carried unanimously.

4. Hear reports on meetings and/or conferences attended.

Mayor Giles and Councilmember Freeman: Visit to the City of Burnaby

5. Scheduling of meetings and general information.

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

Thursday, May 24, 2018, 6:30 p.m. – Neighborhood Meeting with Councilmember Heredia

Thursday, May 24, 2018, 7:30 a.m. – Study Session

Saturday, May 26, 2018, 10:00 a.m. – City of Mesa Pools open

6. Adjournment.

Without objection, the Study Session adjourned at 5:53 p.m.



  
JOHN GILES, MAYOR

ATTEST:

  
DEE ANN MICKELSEN, 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 21<sup>st</sup> day of May, 2018. I further certify that the meeting was duly called and held and that a quorum was present.

  
DEE ANN MICKELSEN, CITY CLERK

# City Council Study Session

May 21, 2018

Presenter: John Wesley, Planning Director

## Garage Size Standards

Mesa Zoning Ordinance: 2-car garages shall be at least 20 feet wide and 22 feet long

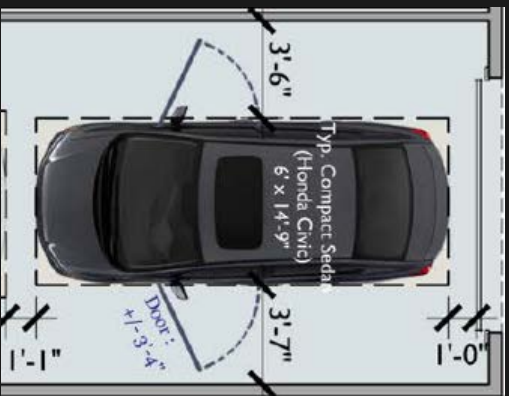
# History and Purpose

- Pre-2011: Guideline 20' x 20'; 2011: Ordinance 20' x 22'
- Provide garages that are usable
- Reduce need to park in the driveway or street
- Accommodate water heaters and solid waste barrels
- Provide for a limited amount of storage
- Garage standards become particularly important with small-lot subdivisions
  - No driveways
  - Lack of on-street parking
  - Reduced storage capabilities

# Average Car Dimensions

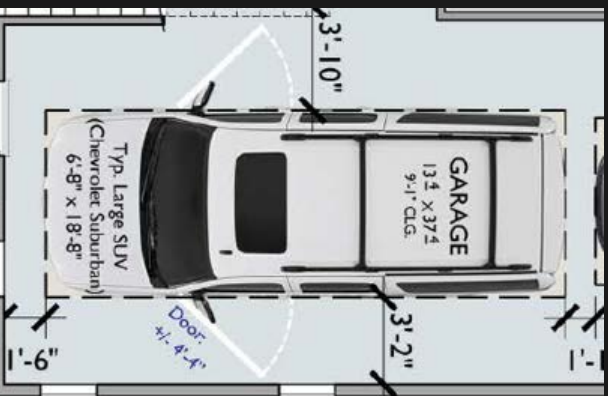
- Average width: 6.5 ft, 8 ft with mirrors
- Average length: 17 ft
- Average door length: 3 ft
- Typical door clearance: 2 ft
  - Midsize SUV (2018 Toyota Highlander)
    - 6.5' W x 16' L
  - Midsize Sedan (2018 Toyota Camry)
    - 6' W x 16' L
  - Pickup Truck (2018 Ford F-150)
    - 7' W x 19' L
  - Minivan (2018 Honda Odyssey)
    - 6.5' W x 17.5' L

Minimum dimension: 16' 9"



Minimum dimension: 13' 8"

Minimum dimension: 21' 4"



Minimum dimension: 13' 8"

# Examples from other Municipalities

Municipality	Minimum Garage Dimensions
Mesa	20' x 22'
Phoenix	19' x 19'
Chandler	18' x 19'
Gilbert	None*
Queen Creek	20' x 20'
Scottsdale	None
Tempe	None, recommended 17' x 18'

\* A 0.5 guest parking space or 80 SF enclosed storage is required



# Heritage Crossing Proposal

## Hawes and Baseline

Garage Standards	Required per Zoning Ordinance Section 11-32-4.F	Proposed Heritage Crossing Traditional Lot (45'x 110)	Proposed Heritage Crossing Courtyard/Alley Lots (32'x 69' , 37'x 69' , 43'x 69')
Width	20'	19'-4" (8" reduction)	21'-4" (1'-4" increase)
Depth	22'	22'	20' (2' reduction)
Square Footage	440 ft <sup>2</sup>	425 ft <sup>2</sup> (15 ft <sup>2</sup> reduction)	427 ft <sup>2</sup> (13 ft <sup>2</sup> reduction)

# Questions?



# LIBRARY SERVICES

## Consultant Recommendations:

### Facility Needs Assessment for Southeast Mesa

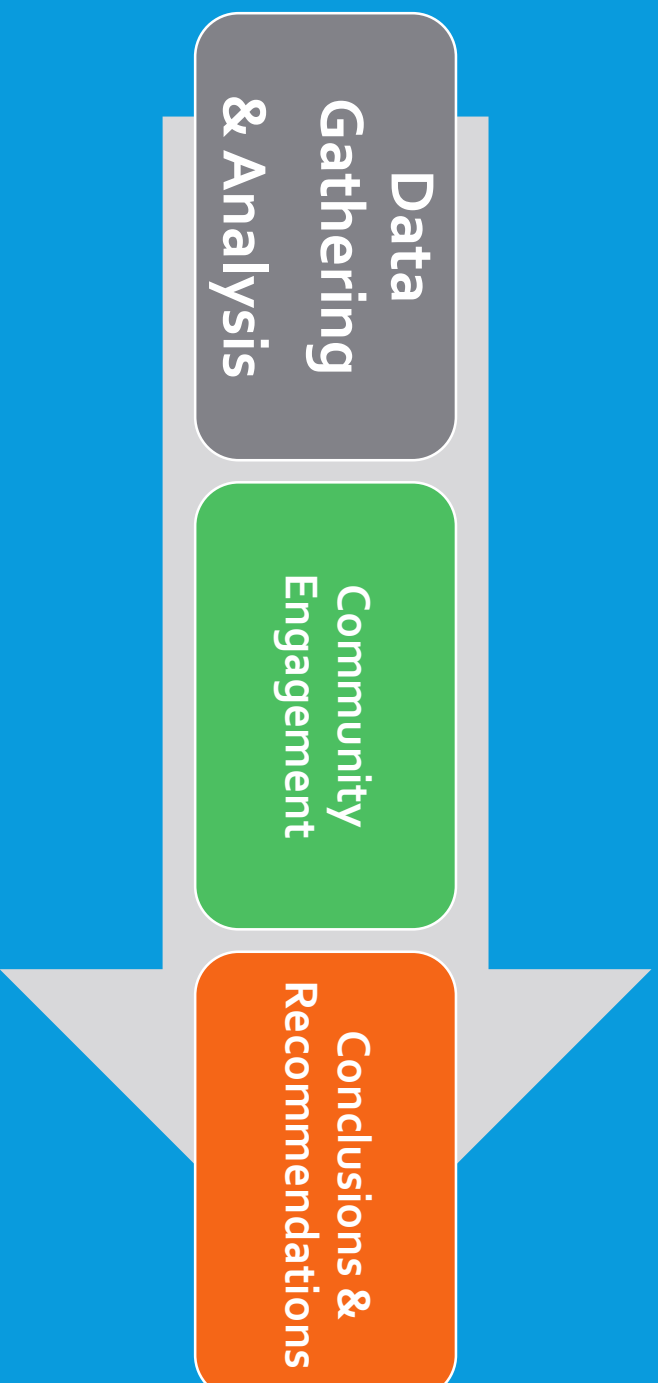
May 21, 2018

# COUNCIL'S DIRECTION

- Desire for library in southeast Mesa was identified during Imagine Mesa.
- Council directed staff to conduct a library services facility needs assessment.
- Providence Associates, a national library planning consultant team retained.

# PROJECT PHASES

(CONSULTANT SCOPE ONLY)



# DATA GATHERING

## ➤ Demographic Projections for Ellsworth & Ray

- 2022 population of 68,421
- Higher education level
- Higher household income



# DATA GATHERING

	Holdings	Circulation	Staff	Space
Chandler	1.54	7.27	.30	.50
Glendale	2.30	6.71	.23	.48
<b>Mesa</b>	<b>1.38</b>	<b>7.41</b>	<b>.16</b>	<b>.38</b>
Scottsdale	2.98	11.05	.49	.82

# DATA GATHERING

	Holdings	Circulation	Staff	Space
Arlington, TX	1.52	5.91	.27	.39
Long Beach, CA	1.60	2.54	.25	.49
<b>Mesa</b>	<b>1.38</b>	<b>7.41</b>	<b>.16</b>	<b>.38</b>
Pima County, AZ	1.11	4.77	.38	.34*

\*One new branch and two expansions by 2020



# COMMUNITY ENGAGEMENT

## Survey & Meetings Findings:



- Value Mesa Public Library and the staff
- Majority use library once/month
- Majority live within 5 miles of branch
- Want more current materials & hours
- Express Library users want large new library

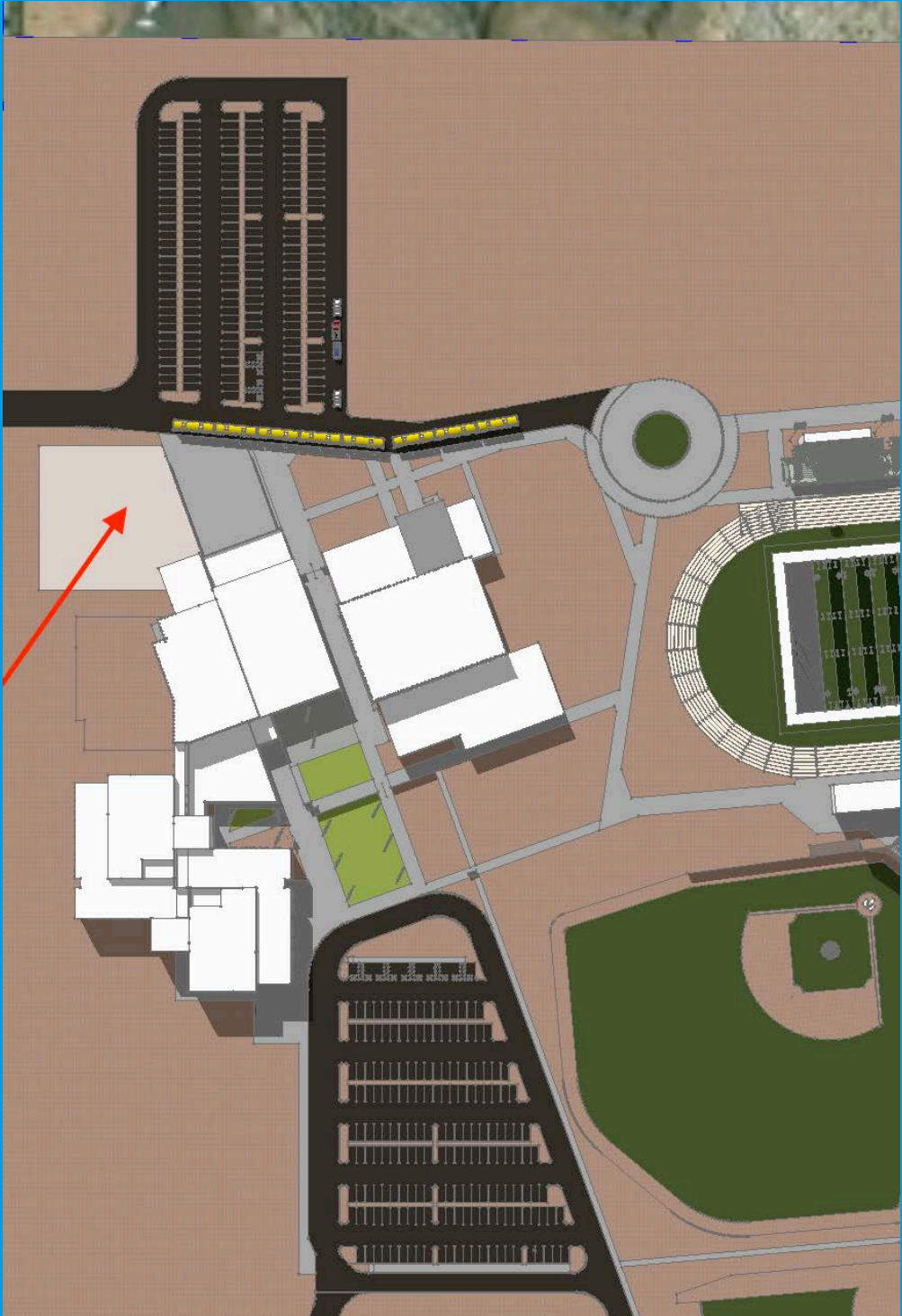
# CONCLUSIONS & RECOMMENDATIONS

- Mesa Public Library undersized for community
- Southeast Mesa underserved
- New branch near Ellsworth and Ray
- 35,000 square feet (.38 square foot/capita for 2030)

# CONCLUSIONS & RECOMMENDATIONS

## Destination Library:

- Community gathering space
- Light and bright
- Children's area
- THINKspot
- Teen Zone
- Spaces for individual, small group, and large group study
- Large event space
- Dedicated computers for use by children, teens, and adults
- Comfortable seating
- Ample materials and displays
- Food/beverage area
- Ample parking







mesa•az



**MESA**  
PUBLIC LIBRARY

# QUESTIONS?

City Council Study Session

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