

Planning and Zoning Board



Special Meeting Minutes

Held in the City of Mesa Council Chambers – Upper Level

Date: May 23, 2018 Time: 5:00 p.m.

MEMBERS PRESENT:

Chair Michael Clement
Vice Chair Michelle Dahlke
Dane Astle
Jessica Sarkissian
Tim Boyle
Jennifer Duff
Shelly Allen

MEMBERS ABSENT:

None

STAFF PRESENT:

John Wesley
Angelica Guevara
Lesley Davis
Charlotte McDermott
Rebecca Gorton

OTHERS PRESENT:

James Carpenter

Call Meeting to Order.

Chair Clement declared a quorum present and the meeting was called to order at 5:00 p.m.

- 2-a Repeal in its entirety, Title 11, Chapter 41 Sign Regulations, of the Mesa City Code, also known as the Sign Code, and replace it with Chapters 41 through 50.

Staff: Angelica Guevara

Recommendation: Approval

Summary: Angelica Guevara presented an overview of the Sign Code update and explained staff has been working on the draft for several years. The draft was released to the public on December 28, 2017 and there has been additional public outreach since then. Ms. Guevara explained staff is reviewing the illumination restrictions incorporated into the code. These changes come from a recent discussion with James Carpenter of the Arizona Sign Association and staff is in agreement with the need to review these items. Ms. Guevara stated another change Mr. Carpenter suggested was the use of wattage and change to foot candles. She stated foot candles are easier to measure and a more standard method of illumination.

Ms. Guevara stated the anticipated schedule is to make a presentation to City Council on June 21, 2018. The introduction of the ordinance will be on July 2, 2018 with action at the July 9, 2018 Council meeting.

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James Carpenter, spoke on behalf of the Arizona Sign Association. Mr. Carpenter stated he appreciated the consideration staff had of their comments during this process. He stated the only issue they have is how the illumination standards are drafted and feels they are unenforceable as written. Mr. Carpenter explained staff should use foot candles instead of watts as they are easier to measure.

Boardmember Boyle inquired if there will be a change in enforcement where the City sees less bandit signs and banners that have been hanging for extended periods of time or will enforcement continue as in the past. Angelica Guevara stated staff understands the existing code needed updating, specifically after the US Supreme Court decision and staff intends to provide some changes to enforcement. Ms. Guevara stated there are additional code officers being added which will give each officer a reduced area to enforce, allowing them to take a more proactive role in enforcement.

Boardmember Boyle stated he feels reducing the limit for banner signs to 30 days per calendar as opposed to 45 days is a terrible idea and will be a difficult to enforce. He stated it appears there has been no enforcement in the past as banners and temporary signs are everywhere. Boardmember Sarkissian stated the lack of enforcement may be due to the inability to base enforcement on content. Ms. Sarkissian stated the new allowance would allow a business to have a banner for a specific use such as a grand opening permit the business to advertise other special events throughout the year. Ms. Guevara responded staff has to balance the ability to allow a property owner to display banners and still meet the court decisions on content of sign. There was further discussion on how staff decided on the 30 day allowance. Boardmember Sarkissian congratulated staff on the work done with the new Sign Code and felt they have done a fantastic job.

It was moved by Boardmember Allen to repeal in its entirety the amendment to Title 11, Chapter 41 "Sign Regulations" of the City of Mesa Code and replace it with Chapters 41 through 50, to include changes to the wording from "watts" to "foot-candle", and the language modifications to 11-41-3b #7 that were distributed at the study session. The motion was seconded by Boardmember Sarkissian.

Vote: 6-1 (Boardmember Boyle, nay)

Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also "live broadcasted" through the City of Mesa's website at www.mesaaz.gov

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- 3-a **“Eastmark DU7 Parcels 7-52, 7-53, and 7-54”. District 6.** The 4800 to 5000 blocks of South Inspirian Parkway (east side), the 9900 to 10000 blocks of East Point Twenty-Two Boulevard (south side) and the 4700 to 4900 blocks of South Eastmark Parkway (west side). Located north of Ray Road and west of Signal Butte Road. (42.4 ± acres). Preliminary Plat. Eric Tune, Brookfield Residential (Arizona), applicant; DMB Mesa Proving Grounds, LLC and AZ EDU Properties, LLC, owners. (ZON18-00421)

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

Summary: Staffmember Lesley Davis presented the preliminary plat for Eastmark DU7 Parcels 7-52, 7-53, and 7-54 to the Board.

It was moved by Boardmember Sarkissian and seconded by Boardmember Allen to approve the preliminary plat **“Eastmark DU7 Parcels 7-52, 7-53, and 7-54”** with conditions:

That: The Board recommends the approval of the preliminary plat “Eastmark DU7 Parcels 7-52, 7-53, and 7-54” conditioned upon:

1. Compliance with the basic development as described in the project narrative and preliminary plat submitted (without guarantee of lot yield).
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Subdivision Regulations.
4. Compliance with all requirements of the approved Site Plan for Phase III of the Great Park. (ADM17-00108)
5. Development within the proposed plat shall be in conformance with the approved Development Unit Plan for Development Unit 7 (DU7) of the Mesa Proving Grounds Community Plan.

Vote: 7-0

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- 4 **Other Business.**
 None

- 5 **Adjournment.**

Boardmember Allen made a motion to adjourn the meeting at 7:02 pm. The motion was seconded by Boardmember Sarkissian.

Vote: 5-0 (Boardmembers Astle and Duff, absent)

Respectfully submitted,

A handwritten signature in cursive script, reading "John D. Wesley", is written over a horizontal line.

John D. Wesley AICP, Secretary
Planning Director