



COUNCIL MINUTES

August 19, 2021

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 August 19, 2021, at 7:30 a.m.

COUNCIL PRESENT

John Giles*
Jennifer Duff
Mark Freeman
Francisco Heredia
David Luna
Julie Spilsbury
Kevin Thompson

COUNCIL ABSENT

None

OFFICERS PRESENT

Dee Ann Mickelsen
John Pombier
Jim Smith

(*Participated in the meeting through the use of video conference equipment.)

Vice Mayor Duff conducted a roll call.

1. Review and discuss items on the agenda for the August 23, 2021, 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

In response to a request from Assistant City Manager John Pombier regarding Item 5-c, **(Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with the City of Tempe to accept \$700,334 in funding in exchange for forensic laboratory services provided by the Police Department's Forensic Services Division) (Citywide)),** on the August 23, 2021, Regular Council meeting agenda, Forensic Services Administrator Kimberly Meza explained this item would offer full forensic services with the exception of crime scenes. She stated this partnership offers a different level of service than what Tempe currently receives from the state crime lab, providing timely services and quicker results which impacts the ability to solve crimes.

In response to a question from Councilmember Freeman regarding calculating the services provided to the City of Tempe, Ms. Meza commented staff completed an analysis of the work Tempe will be sending based on benchmarking models for employees and consumables.

Planning Director Nana Appiah introduced Downtown Transformation Manager Jeff McVay and displayed a PowerPoint presentation regarding Item 6-g, **(ZON19-00832 Within the 1800 block of West Main Street (north side) and within the 100 block of North Dobson Road (east side) and within the 0 to 200 blocks of North Sycamore (west side). Located east of Dobson Road and north of Main Street (21± acres). Modification to the Sycamore Station Smart Growth Community Plan. This request will allow for a mixed-use transit-oriented development. Neil Calfee, Miravista Holdings, LLC, applicant; Dobson Station, LLC; City of Mesa; Pride Ventures, LLC, owners. (District 3))**, on the August 23, 2021, Regular Council meeting agenda. **(See Attachment 2)**

Mr. Appiah reported in 2016 there were extensive discussions on a portion of this property due to a leasehold the City has on one of the sections. (See Page 2 of Attachment 2)

Mr. Appiah stated the proposed modification does not modify any of the transects or zoning that was approved in 2016 and displayed a diagram comparing the approved and proposed plan. He commented due to the specificity of the 2016 approval and the fact that the highlighted area is the City lease parcel, the proposed changes require Council approval. (See Pages 4 through 6 of Attachment 2)

Mr. Appiah provided a summary of the modifications being requested. (See Page 7 of Attachment 2)

In response to a question from Mayor Giles regarding staff's recommendations on the modifications, Mr. McVay highlighted the changes to the two parcels. He explained the first parcel is Dobson Station, which is near the elementary school, has a high-quality design and received positive comments throughout the planning process. He remarked the second parcel is on the Main Street side, and that staff has some concerns with the site plan and architecture of the building, which they have provided to the applicant. He stated staff wants to ensure the edge of the property is designed in such a way that future development of townhomes is not impeded.

Responding to additional questions from Mayor Giles, Mr. McVay verified the process is administrative through the form-based code for zoning clearance, requires Mr. Appiah's approval of the zoning and site plan, and that approval will not be granted until Mr. Appiah is satisfied the requirements have been met.

Mr. Appiah clarified the form-based code transect has specific requirements that must be met, that he does not have the authority to modify the specific requirements; and if those are not met, the developer will have to seek approval from Council or the Board of Adjustment.

Mayor Giles expressed concern with developing this property piecemeal and looks forward to meeting with applicant and staff to answer additional questions regarding the project.

In response to a question from Councilmember Freeman regarding a development agreement for the parcels, Mr. McVay explained staff will return to Council in the near future with a development agreement on the Dobson property.

Vice Mayor Duff thanked staff for the presentation.

2. Take action on the following appointments:

- 2-a. Appointments to the Self Insurance Board of Trustees, Parks and Recreation Board, and Transportation Advisory Board.

It was moved by Councilmember Freeman, seconded by Councilmember Spilsbury, that the Council concur with the Mayor's recommendations and the appointments be confirmed. **(See Attachment 1)**

Upon tabulation of votes, it showed:

AYES – Giles-Duff-Freeman-Heredia-Luna-Spilsbury-Thompson
NAYS – None
ABSENT – None

Carried unanimously.

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

- 3-a. Museum & Cultural Advisory Board meeting held on May 27, 2021.
- 3-b. Economic Development Advisory Board meeting held on June 1, 2021.
- 3-c. Public Safety Committee meeting held on May 20, 2021.

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

Upon tabulation of votes, it showed:

AYES – Giles- Duff-Freeman-Heredia-Luna-Spilsbury-Thompson
NAYES – None
ABSENT – None

Carried unanimously.

3. Current events summary including meetings and conferences attended.

Vice Mayor Duff –	National Liberation of Korea celebration Redistricting meeting Red Mountain PD Community meeting
Councilmember Luna –	Home2 Suites ribbon cutting I.D.E.A. Museum reception Arizona Museum of Natural History exhibit LDS visitor center

Councilmembers Freeman, Heredia and Spilsbury expressed appreciation to City staff for their work during the recent storms in cleaning up the streets and restoring services to residents.

Councilmember Thompson requested a future presentation regarding the public safety sales tax.

5. Scheduling of meetings.

Assistant City Manager John Pombier stated that the schedule of meetings is as follows:

Monday, August 23, 2021, 5:15 p.m. – Study Session

Monday, August 23, 2021, 5:45 p.m. – Regular Meeting

6. Adjournment.

Without objection, the Study Session adjourned at 8:08 a.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 19th day of August 2021. I further certify that the meeting was duly called and held and that a quorum was present.



DEE ANN MICKELSEN, CITY CLERK

la/dm
(Attachments – 2)

August 19, 2021

TO: CITY COUNCILMEMBERS

FROM: MAYOR JOHN GILES

SUBJECT: Appointments to Boards and Committees

The following are my recommendations for appointments to City of Mesa Advisory Boards and Committees.

Parks & Recreation Board – Eleven-member board including new appointments.

Robert Ingram, District 2. Mr. Ingram served in many roles throughout his career at the USDA Forest Service and has experience in range management, cultural resources, recreation, engineering and highway projects. He is now a part time senior project manager at Aztec Engineering working on highway projects in Arizona, Nevada and Indiana. His term expires June 30, 2023.

Self-Insurance Board of Trustees – Five-member board including new appointments.

Reappointment

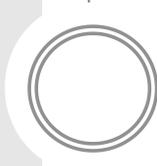
Courtney Guinn, District 1. Mr. Guinn is a principal program manager for AllianceRx Walgreens Prime and has nearly 20 years' experience in healthcare working with self-insured employers. Mr. Guinn earned a master's degree in business administration from the University of Phoenix. He has been a volunteer coach with the City of Mesa youth sports programs as well as an active leader in the Boy Scouts of America. His term expires June 30, 2023.

Transportation Advisory Board – Eleven-member board including new appointments.

Quintin Evans, District 5. Mr. Evans is a Red Mountain High School graduate and is currently pursuing two associate's degrees at Mesa Community College in public policy and political science. He is a student member of the Maricopa County Community Colleges Governing Board and chair of the Maricopa County Community College District Student Senate. His term expires June 30, 2023.



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ZON19-00832

SYCAMORE STATION SMART GROWTH COMMUNITY PLAN

Nana Appiah, Planning Director

Jeff McVay, Downtown Transformation Manager



Request

- Modification to the Sycamore Station Smart Growth Community Plan

Purpose

- Allow for a mixed-use transit-oriented development

Background

Status of City Property/discussion during the 2016 approval:

- Needed for initial light rail project
- Federal Transit Administration interest in property
- Required a Development Agreement with City of Mesa
- Long-term capitalized lease with 41 years remaining



Smart Growth Community Plan

Allows transects (zoning) outside of Downtown FBC opt-in area

Requirements:

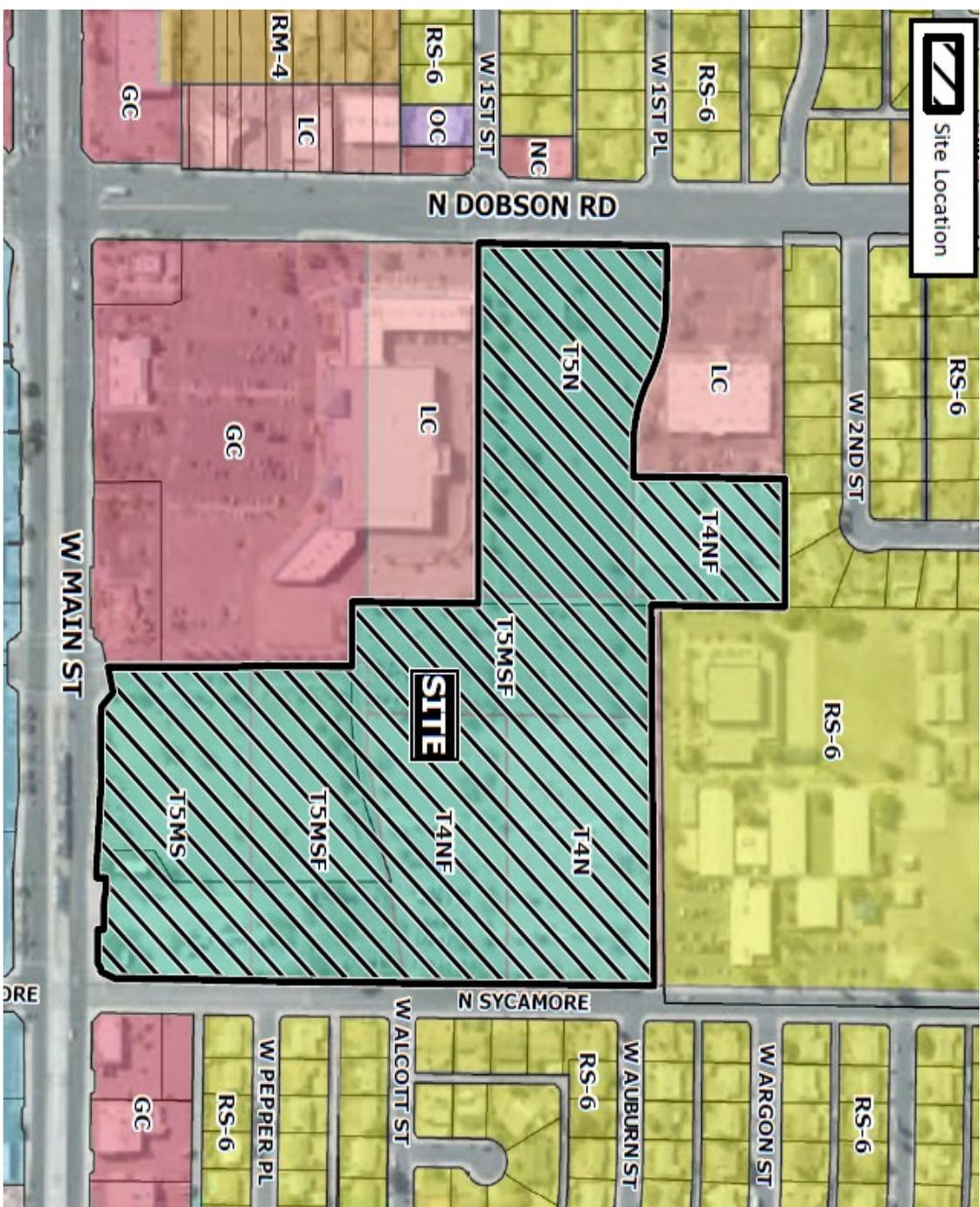
- Pedestrian Sheds
- Transect Zones
- Thoroughfare Network
- Civic Spaces

Final Development Plans are approved through administrative “zoning clearance” review

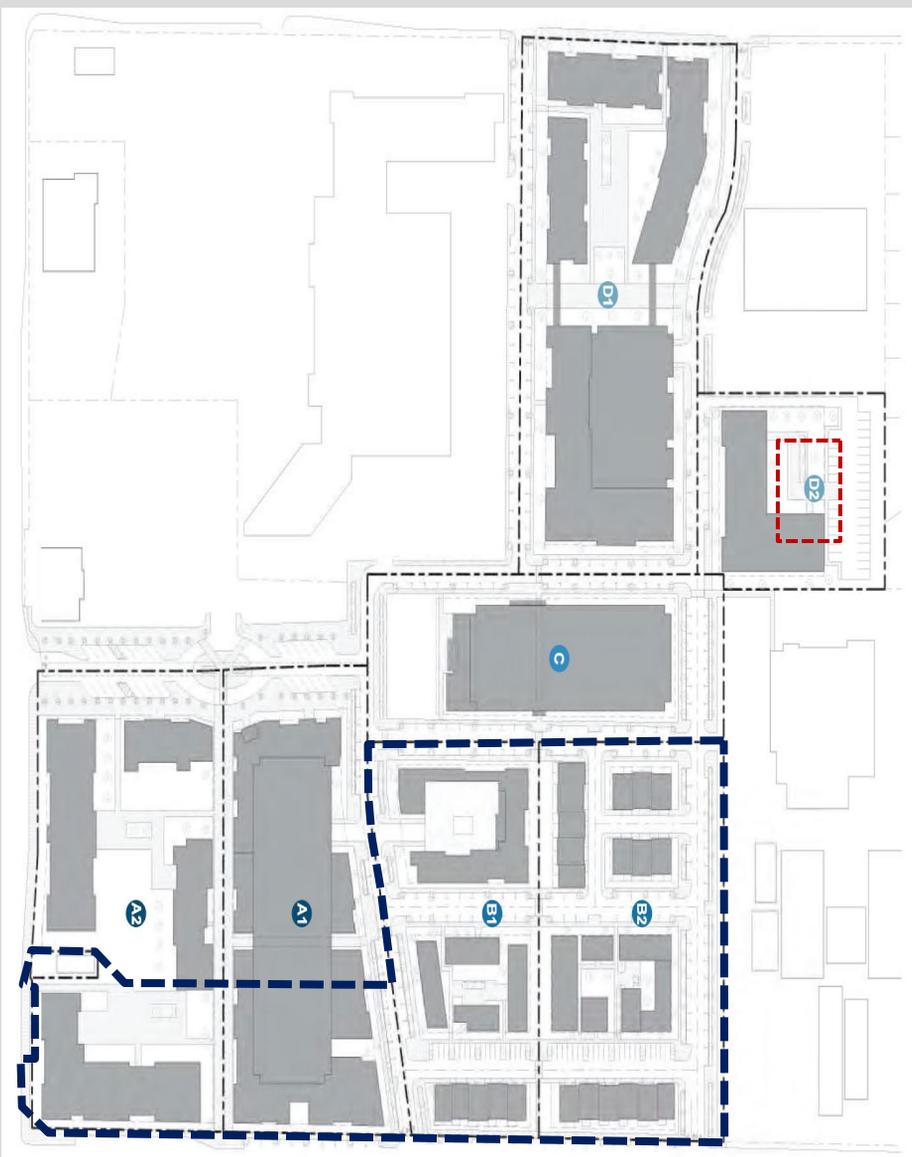
Zoning

FBC Transect Zones

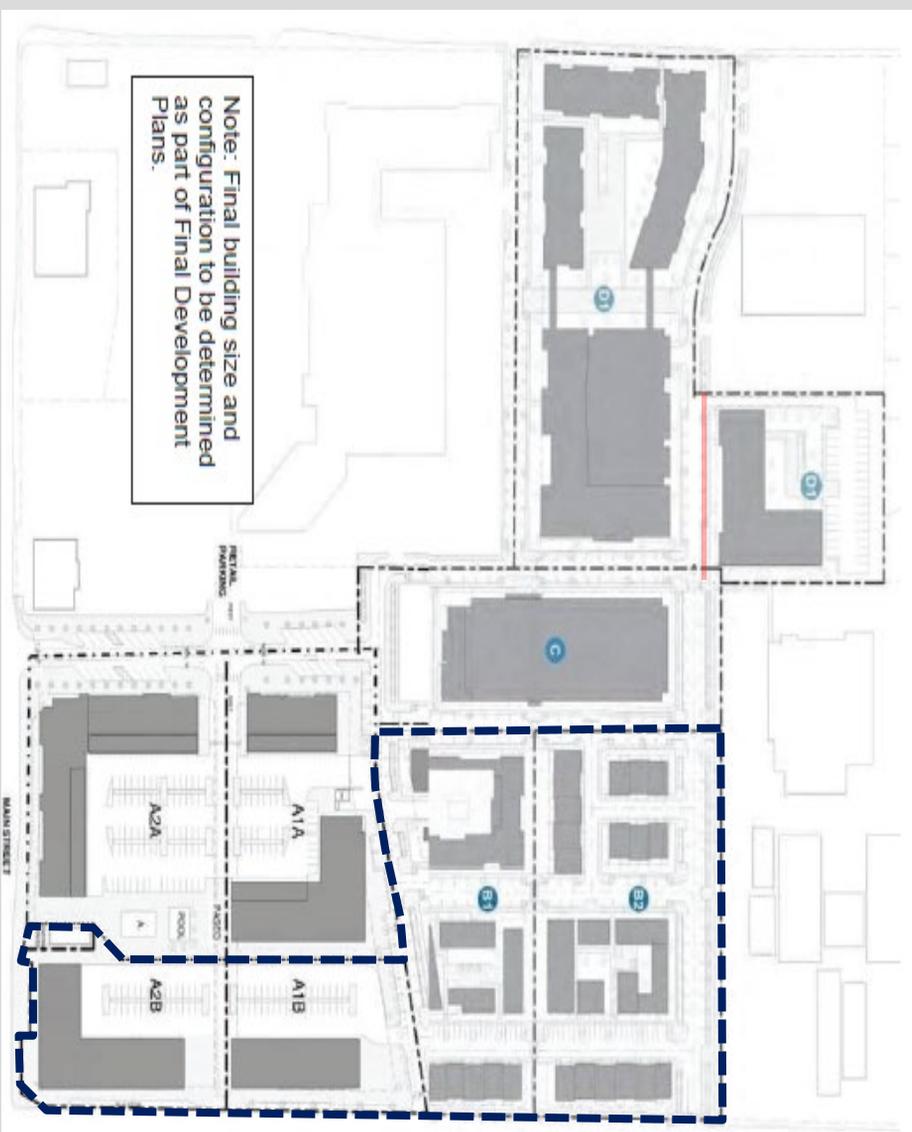
- T4N, T4NF, T5N, T5MS & T5MSF
- No changes to transect zones



Proposed Modifications



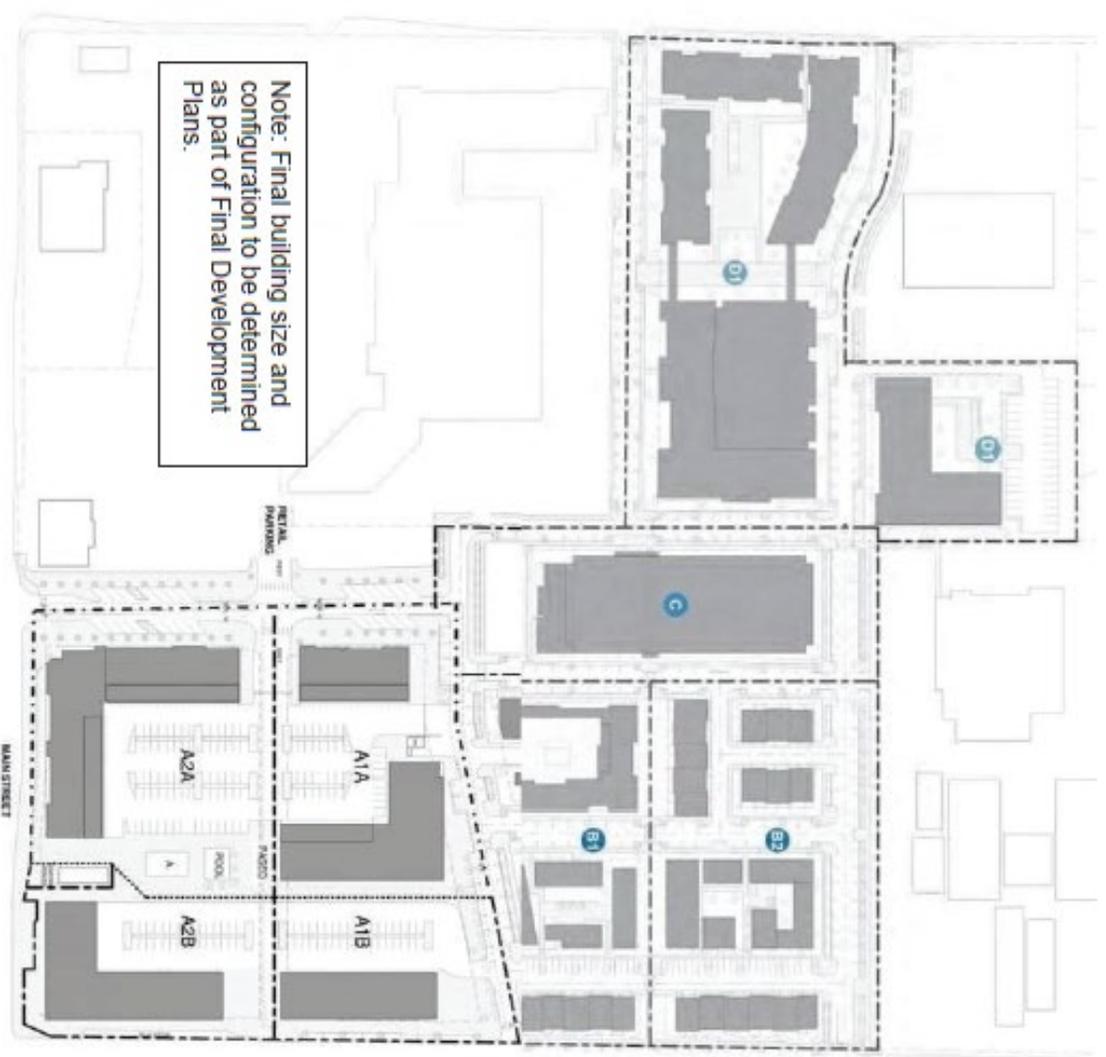
Approved Plan



Proposed Plan

Preliminary Development Plan (2021)

- Modifications:
- Parcel configurations
- Parking standards
- Pedestrian & vehicular thoroughfares
- Building form standards



Citizen Participation

- P&Z recommended applicant to meet with Mesa Grande Community Association
- Meeting held on 5/4/21
- Meetings with other stakeholders



New Proposed Condition of Approval

- Staff recommendation to add new condition of approval
- Condition addresses first floor standards along Main Street
 - Requires first floor to be designed and constructed to commercial standards
 - Requires commercial uses on the first floor along Main Street
- Re-introduce Ordinance on August 23rd
- Council action on August 30th

Summary

Findings

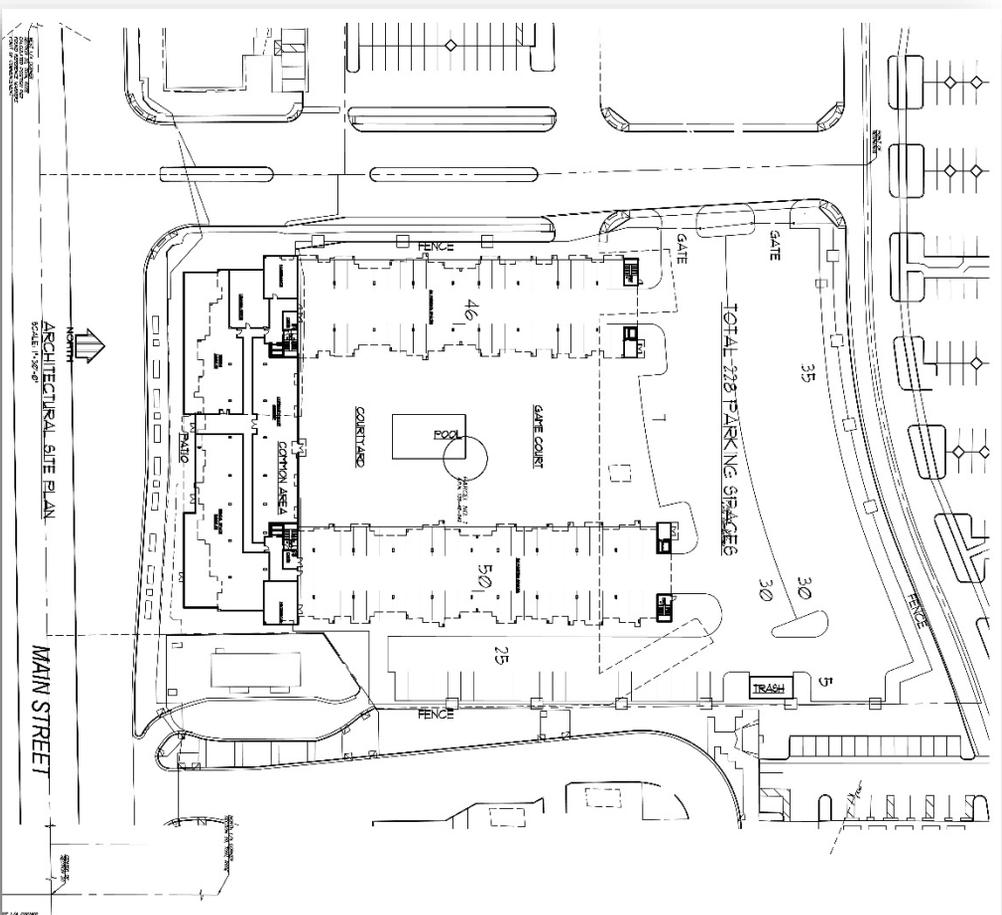
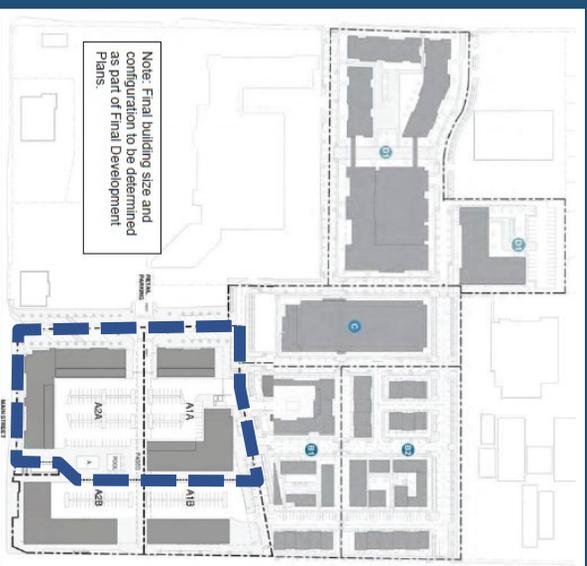
- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies the City's Zoning Ordinance

Staff Recommendation
Approval with Conditions

Planning & Zoning Board
Recommended
Approval with Conditions

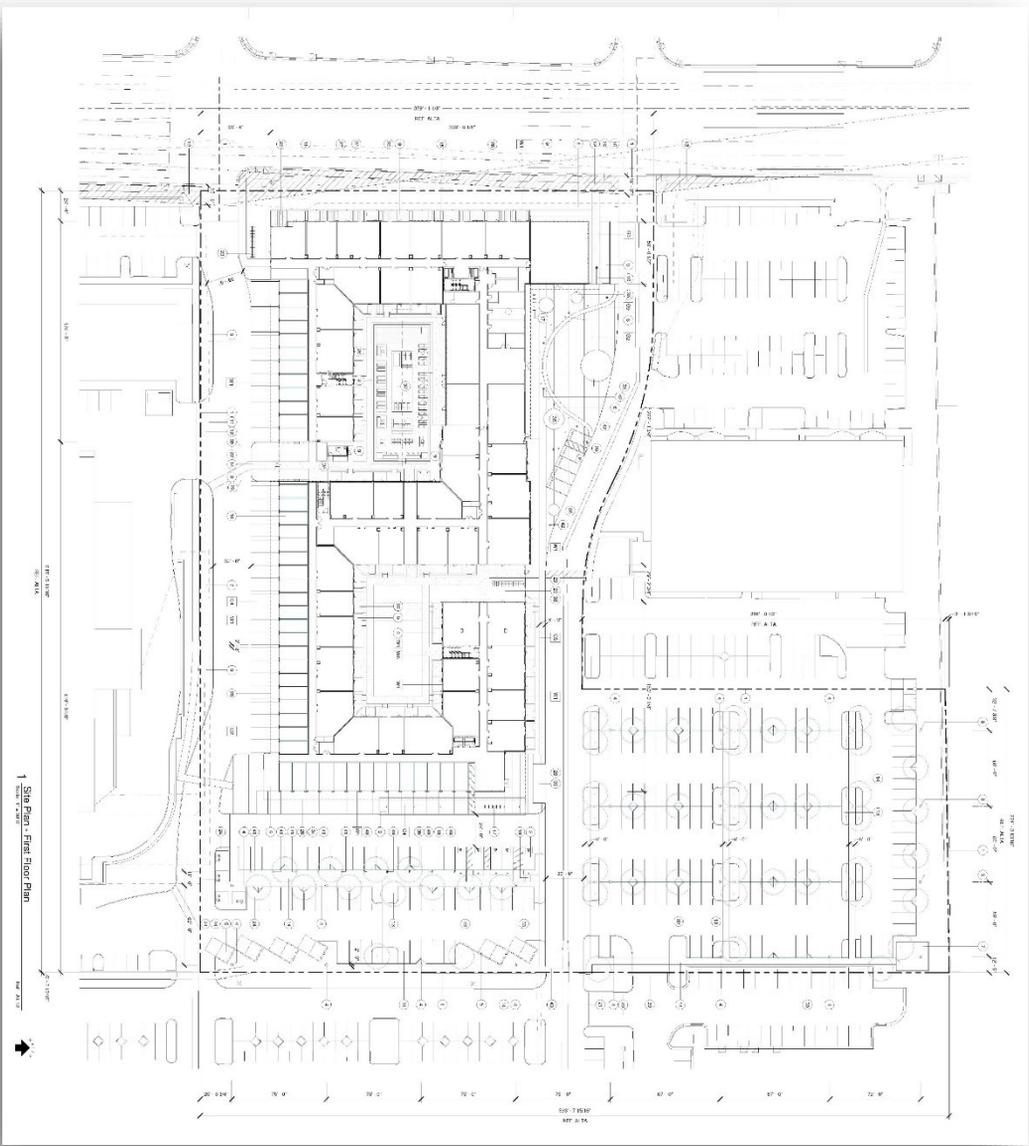
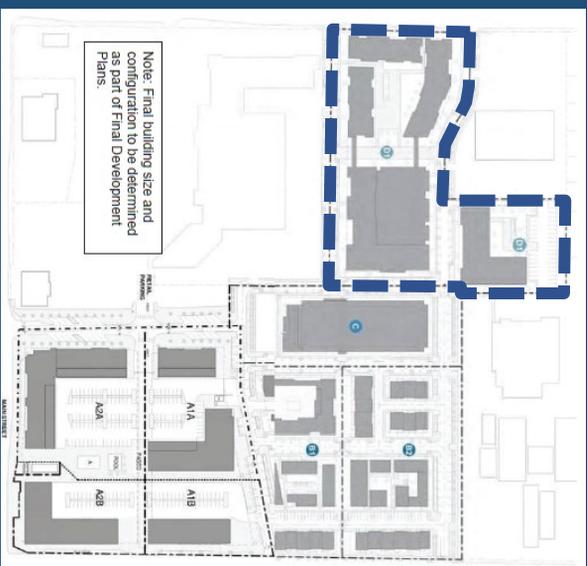
Final Development Plans (Under Administrative Review)

- Sycamore Landings



Final Development Plans (Under Administrative Review)

- Dobson Station



Discussion and Questions

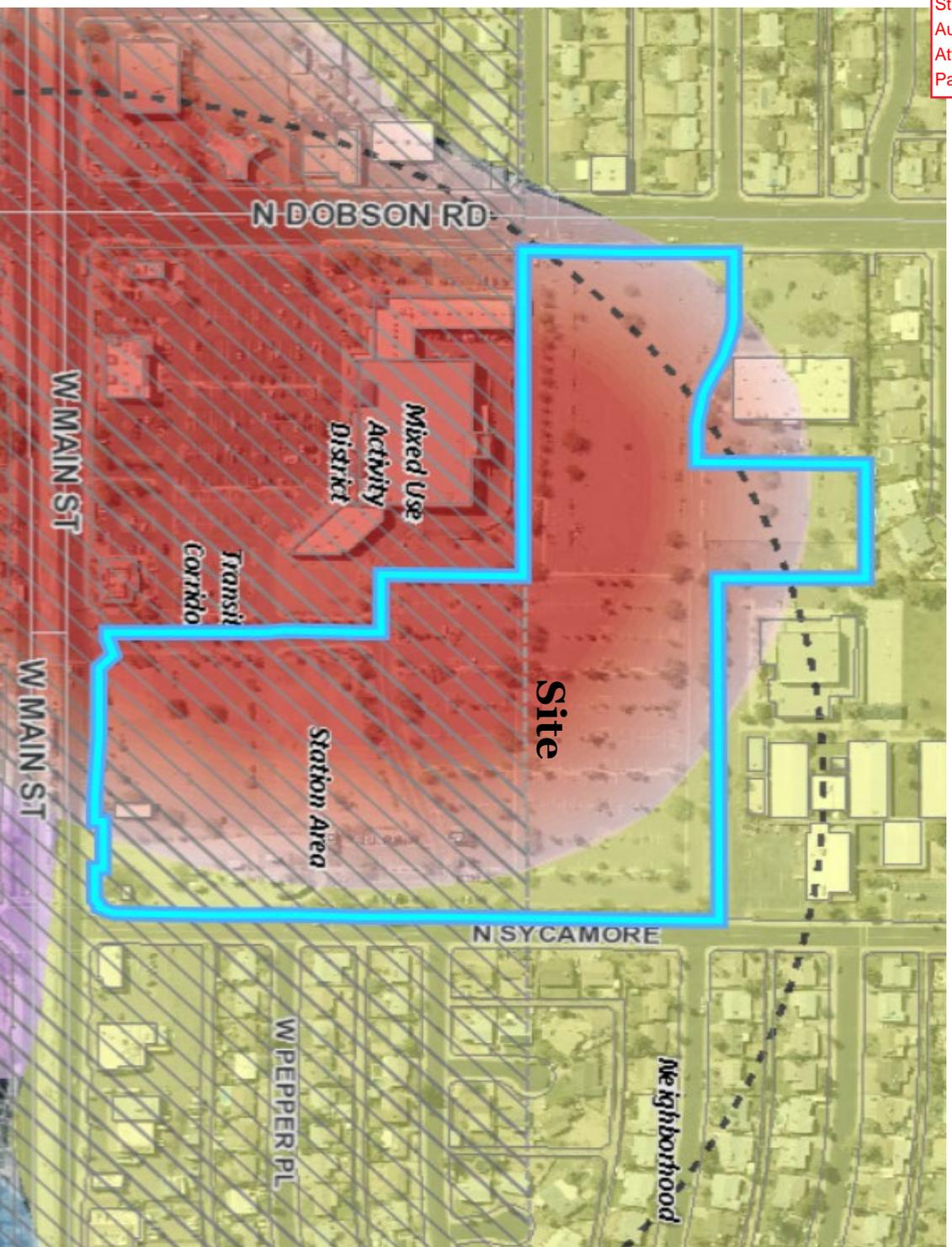
Site Photos



Looking north towards the site



Looking east towards the site



General Plan Designation

Mixed Use Activity

District:

- Focus
- Centers of commercial & residential activity
- Station Area sub-type
- Transit District
- West Main Street Area

School Analysis

Conceptual Plans:

- Based on ~450 apartments
- ~75 townhouse
- Exact unit counts TBD

Name of School	Type of School	Adequate Capacity to Serve
Webster	Elementary	Yes
Carson	Middle School	Yes
Westwood	High School	Yes

History of Approvals

November 21, 2016

- Rezoned the property from General and Limited Commercial and Infill District-2 to a Smart Growth Community Plan
- Approval of a Preliminary Development Plan

Approved Transects (Zoning Districts):

- Transect 4 Neighborhood (T4N)
- Transect 4 Neighborhood Flex (T4NF)
- Transect 5 Neighborhood (T5N)
- Transect Main Street (T5MS)
- Transection 5 Main Street Flex (T5MSF)

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