

Planning & Zoning Board

Discuss the proposed text amendments to Mesa Zoning Ordinance Title 11, Chapters 23, 44, 66, 74, and 87 relating to historic preservation

Background and Purpose

Collectively, the proposed text amendments are intended to improve clarity, useability, and organization of the City's Historic Preservation regulations.

- **Reorganization** – simplify and streamline
- **Clarify** – language and processes
- **Consistency** – among historic preservation provisions
- **Compliance** – align with current state and federal laws and regulations

Reorganization

Related historic preservation zoning provisions have been combined and reorganized:

- Chapter 23 (Historic Preservation Overlay), Chapter 44 (Historic Signs), and Chapter 74 (Historic District and Historic Landmark Procedures) will be repealed
- Create new Chapter 74 (Historic Preservation Procedures) to include the following sections: Mesa Historic Property Register; Historic Preservation Overlay; Certificate of Appropriateness; Historically Designated Signs; Appeals; and Archaeological Resources

Clarity

- More detailed application / review process to follow a more chronological manner
- Additional reference made to the Secretary of the Interior's "Standards for the Treatment of Historic Properties" and to existing and future Historic Preservation guidelines regarding project evaluation
- Extends the current 180-day delay on demolition permits to 1 year for both existing and proposed Historic Preservation Overlays

Consistency

- Redundant and unnecessary provisions eliminated
- Consistent terminology throughout
- Aligned with nationwide standards created by the Secretary of the Interior (National Register)
- References to MZO updated
- Public notice requirements for Historic Preservation Overlay to conform to MZO processes (11-74-3)

Compliance

- Created archaeological resource requirements for development on public and private land
- Aligned with current state and federal laws and regulations governing the protection of cultural resources
- Archaeological resource assessment to ensure compliance

Additional Amendments

Chapter 74

- Historically Designated Signs
- Supplemental List
- Duty to Maintain
- Emergency Repairs
- Demolition Process
- Archaeological Resources

Chapter 66

- Historic Preservation Board

Chapter 87

- Definitions

Historically Designated Signs (11-74-5)

Removed from Chapter 44

- Processes clarified
 - Application
 - Review
- Eligibility Criteria
- Mesa Historic Sign Register
- Maintenance and Repair
- Revocation Process



Supplemental Inventory List

- The Supplemental Inventory List is a list of properties that have been determined eligible for inclusion in the Mesa Historic Property Register but not yet designated.
- Same eligibility requirements as listed properties
- The Historic Preservation Officer will maintain the Supplemental Inventory List and make it available to the public.

Required Maintenance and Repairs provision added (11-74-3)

Duty to Maintain

- The owner of a Historic Resource within a Historic Preservation Overlay shall not permit any portion of the Historic Resource to fall into a state of disrepair.
- Benchmarked at the time of designation

Emergency Repairs provision added under Section **11-74-4(F)**

Provision states that COAs are to be issued
concurrently with a building permit in
emergency situations



Certificate of Appropriateness –

Demolition Process Clarified: 11-74-4 (G)

Demo Permits (Within Approved Overlay)

- May be appealed if Demo Request denied by HPB
- 1 year (365 day) delay on any demo permit from date of HPB denial
- Work on plan/agreement
- No plan or agreement – clearance for demo permit at applicant's request

Certificate of Appropriateness –

Demolition Process Clarified: 11-74-4 (G)

Demo Permits (Within Proposed Overlay)

- Delay for a period of 1 year (365 days) from the date of application for a proposed Historic Preservation Overlay
- If the Overlay is not approved by City Council within 1 year (365 days) – demo permit approved

Archaeological Resources

- HPB and SHPO recommended staff consider the importance of archaeology and protecting archaeological resources.
- Archaeological Resources added as Section **11-74-6** to address:
 - Archaeology on Private Land
 - Archaeology on Land under City Ownership or Control
 - Archaeological Resource Assessments
 - Review of relevant resource databases
 - Consultation with SHPO, THPO, and qualified professionals, as appropriate
- Align our zoning ordinance with current cultural resource laws

Archaeological Resources

- Affirm that archaeological resources are irreplaceable community assets that represent significant aspects of the past, may retain connections to living communities, and merit stewardship for future generations; and
- Enhance the City's community character and heritage by considering archaeological resources during development, where appropriate.
 - In general, all development (private and municipal) shall comply with all applicable local, state, and federal laws and regulations governing the protection of cultural resources.

Chapter 66: Historic Preservation Board (11-66-4)

Portions reformatted:

- The Historic Preservation Officer (or designee) is the Secretary of the Historic Preservation Board;
- At least four (4) members of the Historic Preservation Board must be present to conduct a meeting;
- The Historic Preservation Board meet at least four (4) times a year;
- The Chair (or in the Chair's absence, the Vice Chair) leads the meeting and is the final decision maker

Chapter 87: Definitions

Adds a new category of definitions titled “**Historic Preservation Related Definitions**” to include:

- Certificate of Appropriateness
 - Historic District
 - Historic Landmark
 - Historic Preservation Overlay
 - Historic Resource
 - Historically Designated Sign
 - State of Disrepair
- All other definitions in Chapter 87 remain the same

Text Amendments Summary

Repeals **Chapter 23** (Historic and Landmark Overlay Districts), **Chapter 74** (Historic District and Historic Landmark Procedures), and **Chapter 44** (Historic Signs)

- Replace with a new **Chapter 74** (Historic Preservation Procedures)
- Modify **Chapter 66** (Historic Preservation Board)
- Add definitions to **Chapter 87** (Definitions)

Historic Preservation Board Comments

Comments from the Historic Preservation Board have been **overwhelmingly positive**. Many of their comments have been previously addressed. Additional comments from the last HPB meeting include:

- Details regarding the Supplemental List
- Purview of archaeology regarding city roads and utilities
- Outreach with stakeholder organizations

All these comments have also been addressed.

Text Amendments Outreach

- Outreach Dates:
 - HPB Study Session – Aug. 01, 2023
 - Public Meeting – Aug. 24, 2023
 - HPB Meeting – Jul. 07, 2026
 - Public Meeting – Jul. 21, 2026
- Consultation:
 - State Historic Preservation Office
 - Tribal Historic Preservation Offices
- Additional Review:
 - Mesa Preservation Foundation
 - Mesa City Website (mesaaz.gov/hp)
- Required Review:
 - Historic Preservation Board
 - Jul. 07 (discussion)
 - Aug. 04 (action)
 - **Planning & Zoning Board**
 - **Jul. 22 (study session)**
 - **Aug. 26 (action)**
 - Mesa City Council
 - Sep. (introduction)
 - Oct. (action)

For additional information, please visit:

[**mesaaz.gov/hp**](http://mesaaz.gov/hp)

Questions & Discussion

