

**MINUTES  
LEAGUE OF ARIZONA CITIES AND TOWNS  
EXECUTIVE COMMITTEE MEETING**

Friday, March 21, 2025 at 1:30  
Via Zoom Video/Audio Conferencing

**MEMBERS**

**President**

Kevin Hartke, Mayor, Chandler

**Vice President**

Mila Besich, Mayor, Superior

**Treasurer**

Jerry Weiers, Mayor, Glendale

Ken Budge, Mayor, Bisbee  
Eric Orsborn, Mayor, Buckeye  
Lisa Fitzgibbons, Mayor, Casa Grande \*  
Robyn Prud'homme-Bauer, Mayor, Clarkdale  
Alexis Hermosillo, Mayor, El Mirage \*  
Becky Daggett, Mayor, Flagstaff  
Al Gameros, Mayor, Globe  
Joe Pizzillo, Mayor, Goodyear  
Cal Sheehey, Mayor, Lake Havasu City  
Tom Schoaf, Mayor, Litchfield Park \*  
Nancy Smith, Mayor, Maricopa

Mark Freeman, Mayor, Mesa  
Mark Stanton, Mayor, Paradise Valley  
Jason Beck, Mayor, Peoria \*  
Kate Gallego, Mayor, Phoenix  
Stephanie Irwin, Mayor, Pinetop-Lakeside \*  
Julia Wheatley, Mayor, Queen Creek  
Tom Murphy, Mayor, Sahuarita  
Corey Woods, Mayor, Tempe  
Regina Romero, Mayor, Tucson \*  
Roberta Cano, Mayor, Winslow \*  
Douglas Nicholls, Mayor, Yuma

\*Not in attendance

President Kevin Hartke called the meeting to order at 1:38 p.m.

**DISCUSSION OF STRATEGY ON STARTER HOME LEGISLATIVE PROPOSALS**

Legislative Director Tom Savage provided an update on Senate Bill 1229, which was the only version of starter home legislation currently moving forward. He explained that the bill had been amended to increase the minimum lot size from 1500 to 3000 square feet, reducing the density from 24 to around 14 units per acre. However, the bill still permitted by-right approvals, and was preemptive on open space, design standards, and other aspects.

Mr. Savage noted that the bill was scheduled for a hearing the following Tuesday in the House Commerce Committee. The League planned to propose a striker amendment reflecting their earlier proposal and asked committee members to vote no on SB 1229.

## Governor's Proposal

Mr. Savage outlined the Governor's recent proposal, which attempted to merge elements of SB 1229 and the League's proposal. Key points included:

- Applying to cities/towns with 30,000+ population
- Exemptions for historic areas, high noise zones, military facilities
- A confusing lot size component
- Incorporating some design/amenity elements from the League's proposal
- Requiring starter homes be sold for owner occupancy only

Mr. Savage said the Governor's staff had encouraged the League to consider increasing the League's proposed density bonus or to explore a tiered approach for the density bonus based on development size.

## League Position and Negotiations

There was extensive discussion amongst the mayors about the League's position and negotiating strategies:

- Some mayors expressed support for maintaining the density bonus and not going higher than 30%.
- Some mayors were open to exploring a tiered approach that didn't violate the "spirit" of the 30% density bonus.
- Concerns were raised about the impacts on planning, infrastructure, and transportation if the density bonus percentage is increased too much.
- Mayors emphasized the importance of maintaining local decision-making over design standards and open space requirements.
- There was general agreement to continue opposing SB 1229 as currently written.

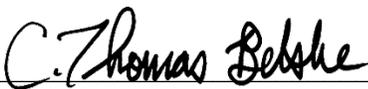
The League staff sought and received direction to:

- Maintain opposition to SB 1229 as currently written.
- Explore a potential tiered density bonus approach that is consistent with the overall spirit of a 30% bonus, working with the Governor's office.
- Continue to emphasize the connections between housing density and infrastructure/transportation needs in negotiations.

Executive Director Tom Belshe summarized that League staff had received the direction needed from the Executive Committee. He said staff would reconvene the Committee if needed for further input.

President Kevin Hartke called for any other question or comment on the matter. No other question or comment was brought forth.

President Hartke adjourned the Executive Committee meeting at 2:33 p.m.

  
EXECUTIVE DIRECTOR

  
PRESIDENT