

## MINUTES OF THE JUNE 15, 2016 PLANNING & ZONING MEETING

- \*4-b Z16-026 District 6.** 6400 to 6500 blocks of South Mountain Road. Located north of Pecos Road and west of Mountain Road. (5.82± acres). Rezoning from GI-AF-CUP to HI-AF. This request will allow hazardous material usage on this portion of the property associated with the existing Fujifilm Electronic Materials facility at 6550 South Mountain Road site. Brian Johns, Associated Architects, applicant; Fujifilm Electronic Materials, owner. (PLN2016-00225)

**Staff Planner: Wahid Alam**

**Staff Recommendation: Approval with Conditions**

**Summary:** Staff Member Alam explained case Z16-026 to the Board. In response to a question, the applicant, Reese Anderson, 1744 S. Val Vista, #217, explained to the Board that the Arizona Department of Transportation had been contacted and the proposed isotainer storage lot does not encroach into the future Right of Way for Arizona State Route 24.

Brent Hickey, 1256 W. Chandler Blvd, Chandler proposed to the Board that the case be continued, to provide for more public notice before the case moves forward. Mr. Hickey was concerned that the isotainer parking lot is a dangerous chemical stockpile, and he was concerned that the storage area is located directly adjacent to the future freeway. Mr. Hickey proposed that the isotainer lot be located in a safer location on the site such as the southern parking lot, away from the freeway.

David Jarvis, 2251 N. 32<sup>nd</sup> St #30, Mesa, expressed to the Board that he is concerned that the 60-70 acres that he has assembled in the area for development are potentially in jeopardy of not being compatible with what Fuji is proposing currently, and when it comes time to develop his property, his entitlements may be hindered.

Susan Bawolek, 2200 W. Sagebrush Ct, Chandler, explained to the Board that she owns land in the area that is planned to be acquired by ADOT for the future Arizona State Route 24, and she expressed concern that if the isotainers are placed on the property, ADOT would need to reevaluate the future freeway alignment. Ms. Bawolek also added that the isotainers may place homes in the area at risk.

Staff confirmed for the Board that the neighborhoods and HOAs in the area were properly notified, and that the necessary neighborhood meetings were held.

The applicant, Reese Anderson, reaffirmed for the Board that all the proper protocols were followed to correctly notice the case. He explained to the Board that Fuji owns the 19 acres to the north, and they are currently developing 5.2 acres with this case. Mr. Anderson informed the Board that the property is already zoned General Industrial (GI) with a Council Use Permit, so the zoning entitlement is essentially Heavy Industrial (HI), so the character of the area won't change. Mr. Anderson went on to explain that the zoning around the property is General Industrial (GI) and Light Industrial (LI), and the area zoned AG in the vicinity calls for Industrial Uses in the General Plan. He added that ADOT has reviewed the

## MINUTES OF THE JUNE 15, 2016 PLANNING & ZONING MEETING

site plan, and has determined that the proposed isotainer lot will not affect the future Right of Way.

Mr. Anderson went on to explain that the chemical being stored is Cyclohexanone, which is commonly used in the creation of nylon, but in this case the chemical is being used for the semiconductor industry. He added that the isotainers proposed to be used on the site are even more sturdy than the ones being used now, and that Fuji is planning to take shipment of the containers on September 21<sup>st</sup>, so starting construction as soon as possible is critical.

Reese Anderson explained to the Board that Fuji is not planning to enclose the container storage area, citing it as a huge expense and an unnecessary measure to safely store the materials on site. He went on to explain that the chemical is safe, and that the flashpoint/auto ignition temperature of cyclohexanone is considerably higher than gasoline, and the chemical is not known to cause any carcinogens to humans. Mr. Scott Clam, the Site Director at Fuji since 1996, confirmed that there have been no OSHA violations in that time period.

Wahid Alam explained that the Development Services Engineering Department has reviewed the project and it has met all safety requirements, and that ADOT has signed off on the project.

Planning Director, John Wesley, added that the project is undergoing the building permit process, and that it is being assessed by plan reviewers, and fire safety, and neither department has brought up any safety concerns.

It was moved by Boardmember Ikeda and seconded by Boardmember Astle to approve case Z16-026 with conditions:

**That: The Board recommends the approval of the case Z16-026 conditioned upon:**

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted (without guarantee of lot coverage).
2. Compliance with all City development codes and regulations.
3. The 3.49 acres of property identified in case Z16-025 as the "Area of Development" shall comply with all conditions of case Z16-025.
4. Before development can occur on the 2.33 acres of property identified in case Z16-025 as the "Area of Future of Development," the property shall go through the site plan review process.
5. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport which will be prepared and recorded by the City (prior to the issuance of a building permit)
6. Due to the proximity to Phoenix- Mesa Gateway Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. A completed form with response by the FAA must accompany building permit application for structures on this property.

## MINUTES OF THE JUNE 15, 2016 PLANNING & ZONING MEETING

**Vote: 4-0**

\*\*\*\*\*

***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](http://www.mesaaz.gov)***