

# Planning and Zoning Board



## *Study Session Minutes*

Mesa City Council Chambers – Lower Level, 57 East 1<sup>st</sup> Street

Date: June 14, 2016 Time: 7:30 a.m.

### **MEMBERS PRESENT:**

Chair Suzanne Johnson  
Michelle Dahlke  
Steve Ikeda  
Dane Astle

### **MEMBERS ABSENT:**

Lisa Hudson  
Michael Clement

### **STAFF PRESENT:**

John Wesley  
Tom Ellsworth  
Lisa Davis  
Kim Steadman  
Wahid Alam  
Lesley Davis  
Gordon Sheffield  
Charlotte McDermott  
Mike Gildenstern

### **OTHERS PRESENT:**

Richard Dyer  
Reese Anderson  
J.D. Beatty  
Mike Barker  
Others

1. Chair Johnson declared a quorum present and the meeting was called to order at 7:30 a.m.
2. Reviewed items on the agenda for the June 14, 2016 regular Planning and Zoning Board Hearing.

Items on the June 14, 2016 agenda were discussed. Staff member Wahid Alam explained that Condition 7, (a, b, and c) on Case Z16-028 were irrelevant, as the applicant will not have to move their proposed building further north, and that the conditions will be revised for the June 15<sup>th</sup> Regular Meeting.

Staff member Alam explained Case Z16-025 to the Board. Planning Director Wesley mentioned that the applicant did not have time to complete Condition 7, which provides for the completion of FAA Form 7460, which protects navigable airspace. Mr. Wesley added that the proposed use is unlikely to negatively affect the airspace around Mesa Gateway Airport, so the stipulation will either be modified or eliminated by the Regular June 15<sup>th</sup> Meeting. Mr. Alam confirmed for the Board that the future alignment for Arizona State Route 24 will run to the north of the property. The applicant, Reese Anderson and his client, Mike Barker, with Fuji, explained that MGC Chemical, which is located to the south, produces chemicals as well, and that that user stores roughly 200 isotainers on their property. Mr. Barker explained that Fuji's customers (semi-conductor manufacturers) are wanting a larger quantity of larger isotainers delivered, so the expansion of isotainer storage on the property is critical. Mr. Barker added that the flashpoint of the chemicals

stored in the isotainers is 111 degrees Fahrenheit, and that the operation is currently safely storing the product below this temperature. Mr. Barker closed by saying that the isotainers won't need a covering, as they will safely be insulated to 70 Fahrenheit, and that he has not seen any unsafe isotainer temperatures or pressures in his time working at the property. Mr. Anderson added by saying that the Heavy Industrial (HI) entitlement enjoyed by the property was granted through a Council Use Permit (CUP) on the currently zoned General Industrial (GI) portion, so in effect, the requested zoning is already existing. Mr. Anderson closed by restating that the temperature requirement is not a safety issue, just a quality issue.


Staff member Lisa Davis presented the new Employment Opportunity (EO) District Zoning Ordinance Amendment to the Board. JD Beatty from Economic Development explained that businesses like overlays like the new EO District, because it reduces entitlement risk, and speeds up development timelines. Planning Director Wesley explained to the Board that one of the West Valley Cities has inquired about the new District, but he is not aware of any other local cities that have an overlay like the one being proposed.

3. Planning Director's Updates.  
None
4. Adjournment.

Boardmember Dahlke made a motion to adjourn the meeting at 8:24 am. The motion was seconded by Boardmember Astle.

**Vote: 4-0 (Absent: Boardmembers Hudson and Clement)**

Respectfully submitted,



John Wesley, Secretary  
Planning Director

***Note: Audio recordings of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is "live broadcasted" through the City of Mesa's website at [www.mesaaz.gov](http://www.mesaaz.gov).***