

Mesa Council Chambers Lower Level – 57 E 1st St

Date: March 6, 2024 Time: 5:30 p.m.

MEMBERS PRESENT:

Chair Alexis Wagner
Vice Chair Shelly Allen
Boardmember Nicole Lynam
Boardmember Heath Reed
Boardmember Ethel Hoffman
Boardmember Troy Glover

MEMBERS ABSENT:

Boardmember Chris Jones

(*Boardmembers and staff participated in the meeting through the use of audio conference equipment)

STAFF PRESENT:

Margaret Robertson
Evan Balmer
Charlotte Bridges
Joshua Grandlienard
Sergio Solis
Vanessa Felix

OTHERS PRESENT:

1 Call meeting to order.

Chair Wagner excused Boardmember Jones and declared a quorum present, and the Public Hearing was called to order at 5:30 pm.

2 Take action on all Consent Agenda items.

A motion to approve the Consent Agenda was made by Boardmember Hoffman as read by Vice Chair Allen seconded by Boardmember Reed.

Items on the Consent Agenda

3 Approval of the following minutes from previous meeting:

***3-a Minutes from February 7, 2024 Study Session and Public Hearing.**

Vote: 6-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Lynam – Reed - Hoffman - Glover

NAYS – None

ABSENT – Jones

ABSTAINED – None

4 Take action on the following cases:

***4-a Case No.: BOA23-00870 (Approval with Conditions)**

Location: Within the 1900 block of East Broadway Road (south side). Located south of Broadway Road and west of Gilbert Road

Subject: Requesting a Special Use Permit (SUP) to allow a wireless communication facility to allow a fourth carrier to co-locate on an existing freestanding communication facility.

Decision: Approval with conditions

Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA23-00870 was made by Boardmember Hoffman as read by Vice Chair Allen seconded by Boardmember Reed.

Conditions of Approval:

1. Compliance with all final documents submitted with this application.
2. The current monopole design wireless communication facility shall not be modified to exceed the maximum height of 63'-3" to the top of the monopole.
3. All antennas, mounting hardware, and other equipment near the antennas shall be painted to match.
4. The ground-mounted equipment shall be screened according to Section 11-30-19.
5. Provide a permanent, weather-proof identification sign, approximately 16-inches by 32-inches in size on the building identifying the facility operator(s), operator's address, and 24-hour telephone number for reaching the operator or an agent authorized to provide 24/7 response to emergency situations.
6. Maintenance of the facility shall conform to the requirements of Mesa Zoning Ordinance Section 11-35-5(I).
7. The operator of the WCF shall respond to and complete all identified maintenance and repair of the facility within 30-days of receiving written notice of the problem.
8. No later than 90 days from the date the use is discontinued or from the cessation of operations, the owner of the abandoned tower or the owner of the property on which the facilities are sited shall remove all equipment and improvements associated with the use and shall restore the site to its original condition as shown on the plans submitted with the original approved application. The owner or the owner's agent shall provide written verification of the removal of the wireless communications facility within 30 days of the date the removal is completed.
9. Prior to building permit submittal, provide a complete set of elevations of the final facility design for review and approval of the Planning Director.
10. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.
11. Future modifications must be approved by the Planning Director to ensure the modifications remain in compliance with the existing concealment elements of the monopole or facility as approved in case BOA23-00870 and the Mesa Zoning Ordinance as amended.

Consent Agenda Approved

Vote: 6-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Lynam – Reed - Hoffman - Glover

NAYS – None

ABSENT – Jones

ABSTAINED – None

***4-b Case No.: BOA23-00975 (Approval with Conditions)**

Location: 102 West Hampton Ave. Located east of Country Club Drive and south of Southern Avenue.

Subject: Requesting a Substantial Conformance Incentive Permit (SCIP) to allow deviations from certain development standards.

Decision: Approval with conditions

Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA23-00975 was made by Boardmember Hoffman as read by Vice Chair Allen seconded by Boardmember Reed.

Conditions of Approval:

1. Compliance with the final site plan as submitted.
2. Prior to issuance of a building permit, recordation of a lot combination for lots 18 and 19.
3. Compliance with all City Development Codes and regulations, except as identified in Table 1 of this report.
4. Compliance with all requirements of the Development Services Department regarding.

Consent Agenda Approved

Vote: 6-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Lynam – Reed - Hoffman - Glover

NAYS – None

ABSENT – Jones

ABSTAINED – None

***4-c Case No.: BOA23-01021 (Approval with Conditions)**
Location: 611 W 6th Ave
Subject: Requesting a Variance to allow for deviations to certain development standards within the Single Residence-6 (RS-6) zoning district.
Decision: Approval with conditions
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA23-01021 was made by Boardmember Hoffman as read by Vice Chair Allen seconded by Boardmember Reed.

Conditions of Approval:

1. Compliance with the site plan submitted.
2. Compliance with all City development codes and regulations, except as modified by the variance requests listed in Table 1 of this report.
3. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.

Consent Agenda Approved

Vote: 6-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Lynam – Reed - Hoffman - Glover

NAYS – None

ABSENT – Jones

ABSTAINED – None

***4-d Case No.: BOA23-01031 (Approval with Conditions)**

Location: 1235 East 3rd Avenue

Subject: Requesting a Minor Modification to a Planned Area Development (PAD) overlay, to allow reductions to the required setbacks and building separation for a multiple residence development within the Multiple Residence-4 with a Planned Area Development Overlay (RM-4 PAD) district.

Decision: Approval with conditions

Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA23-01031 was made by Boardmember Hoffman as read by Vice Chair Allen seconded by Boardmember Reed.

Conditions of Approval:

1. Compliance with the Stapley Terrace PAD as approved by Z81-087, except as modified by the request.
2. Compliance with all applicable City of Mesa Development Codes and regulations.
3. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.

Consent Agenda Approved

Vote: 6-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Lynam – Reed - Hoffman - Glover

NAYS – None

ABSENT – Jones

ABSTAINED – None

***4-e Case No.: BOA24-00048 (Approval with Conditions)**
Location: 4354 East Baseline Road
Subject: Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for development of a financial institution.
Decision: Approval with conditions
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA24-00048 was made by Boardmember Hoffman as read by Vice Chair Allen seconded by Boardmember Reed.

Conditions of Approval:

1. Compliance with the final site plan and landscape plan.
2. Compliance with all City Development Codes and regulations, except as identified in Table 1 of this report.
3. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.

Consent Agenda Approved

Vote: 6-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Lynam – Reed - Hoffman - Glover

NAYS – None

ABSENT – Jones

ABSTAINED – None

5 Adjournment.

Boardmember Glover moved to adjourn the Public Hearing and was seconded by Vice Chair Allen. Without objection, the Public Hearing was adjourned at 5:36 p.m.

Respectfully submitted,

Evan Balmer,
On behalf of Zoning Administrator (Mary Kopaskie-Brown)