



PLANNING AND ZONING PUBLIC HEARING MEETING MINUTES

May 27, 2026

The Planning and Zoning Board of the City of Mesa met in the Council Chambers at City Hall, 20 East Main Street, on May 27, 2026, at 4:00 p.m.

BOARD PRESENT

Benjamin Ayers, Chairperson
Troy Peterson, Vice Chairperson*
Jamie Blakeman, Boardmember
Genessee Montes, Boardmember
Jeff Pitcher, Boardmember*

BOARD ABSENT

Jayson Carpenter, Boardmember
Chase Farnsworth, Boardmember

STAFF PRESENT

Evan Balmer
Charlotte McDermott
Cassidy Welch
Danika Heying

(*Participated in the meeting through the use of video conference equipment)

Chairperson Ayers conducted a roll call.

Chairperson Ayers excused Boardmember Carpenter from the entire meeting.

1. Take action on all Consent Agenda items.

All items listed with an asterisk (*) are on the consent agenda which means they will be considered as a group by the Board and will be enacted in one motion. There will be no separate discussion of these items unless a Boardmember or a citizen so requests, in which event the item will be removed from the consent agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a request must be made prior to the Board's vote on the consent agenda.

It was moved by Boardmember Blakeman, seconded by Boardmember Montes, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

AYES – Ayers, Peterson, Blakeman, Montes, Pitcher

NAYS – None

ABSENT–Carpenter, Farnsworth

Chairperson Ayers declared the motion carried unanimously by those present.

*2. Approval of minutes of previous meetings as written.

Minutes from the Study Session and Public Hearing meetings held on May 13, 2026.

*3. Take action on the following zoning cases:

- *3-a. **ZON26-00051 "Cannon Beach Hotel,"** 1.3± acres located at the southeast corner of South Power Road and East Warner Road. Special Use Permit. This request will allow for an approximately 110,000± square foot Hotel development. **(District 6)**

Planner: Evan Balmer

Staff Recommendation: Approval with Conditions

4. Items not on the Consent Agenda

5. Adjourn.

Without objection, the Planning and Zoning Board Public Hearing adjourned at 4:04 p.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Planning and Zoning Board meeting of the City of Mesa, Arizona, held on 27th day of May 2026. I further certify that the meeting was duly called and held and that a quorum was present.



BENJAMIN AYERS, CHAIRPERSON