

Board of Adjustment



Public Hearing Meeting Minutes

Mesa City Council Chambers - Lower Level, 57 East 1st Street

Date: October 1, 2025 Time: 5:30 p.m.

MEMBERS PRESENT:

Chair Alexis Wagner
Vice Chair Shelly Allen
Boardmember Troy Glover
Boardmember Todd Trendler
Boardmember Gerson Barrera
Boardmember Janice Paul

MEMBERS ABSENT:

Boardmember Heath Reed

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

STAFF PRESENT:

Kelly Whittemore
Jennifer Merrill
Charlotte Bridges
Vanessa Felix

OTHERS PRESENT:

1 Call meeting to order.

Chair Wagner excused Boardmember Reed and declared quorum present, and the Public Hearing was called to order at 5:30 p.m.

2 Take action on all Consent Agenda items.

A motion to approve the Consent Agenda as read by Vice Chair Allen was made by Boardmember Paul and seconded by Boardmember Trendler.

Consent Agenda Approved

Vote: 6-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Glover – Trendler – Barrera – Paul

NAYS – None

ABSENT – Reed

ABSTAINED – None

Items on the Consent Agenda

3 Approval of the following minutes from previous meeting:

***3-a Minutes from July 29, 2025 Study Session and Public Hearing.**

***3-b Minutes from September 3, 2025 Study Session and Public Hearing.**

4 Take action on the following cases:

***4-b BOA25-00403 "Venture Out at Mesa PAD Modification,"** 125.5± acres located at 5001 East Main Street. Requesting a minor modification to an existing Planned Area Development Overlay (PAD) to allow for a reduction to the front setback in a Recreational Vehicle subdivision. **(District 2)**

Staff Planner: Chloe Durfee Daniel

Recommendation: Continued to November 5, 2025

Vote: 6-0

AYES –Wagner – Allen – Glover – Trendler – Barrera – Paul

NAYS – None

ABSENT – Reed

ABSTAINED – None

Items not on the Consent Agenda

5 Take action on the following case:

***4-a BOA25-00374 "Castle Storage Garage,"** 1.9± acres located at 1065 East Lehi Road. Requesting a Special Use Permit (SUP) to allow the combined gross floor area of all detached buildings to exceed 100% of the gross floor area of the primary building. **(District 1)**

Staff Planner: Charlotte Bridges

Recommendation: Approval with Conditions

Summary:

Staff member Charlotte Bridges presented case BOA25-00374 to the Board.
See attached presentation.

Boardmember Glover asked if there was anything in the Lehi sub area that affects what is proposed.

Staff member Merrill answered it is designated as a sub area, and there is a sub area plan that is on the city website, and it serves as guidelines for development. In that document, it says that development should be compatible with the agricultural types of uses that are in Lehi.

Boardmember Allen asked what type of materials are allowed in the sub area.

Staff member Merrill answered the document on the website does not reference that, other than to say that future plans should maintain and support Lehi's rural agricultural lifestyle.

Applicant Jason Castle – summarized the proposed project.

Chair Wagner asked if the new building would be used for commercial use.

Applicant Jason Castle answered he has a law firm in Mesa and has no interest in starting another business. The location of the building is not appropriate for a law firm. He does not have any foreseeable plans to ever use the building for commercial use.

Vice Chair Allen asked if the building will be used for residential purpose.

Applicant Jason Castle answered that it is not the purpose of this building. He may build another unit for his mother to live in if needed.

Boardmember Paul stated she read Lehi characters, as wood, brick and stone treatment. She asked if there were deed restrictions.

Staff member Merrill answered the Lehi sub area plan is what was cited. The heritage district was adopted just two years ago, and she is in the process of reading through the information.

Boardmember Trendler asked why the homeowner wanted such a large storage unit.

Applicant Jason Castle said the large storage unit will be used to store his RV, boat, side by side and to create a play area for his grandchildren.

Applicant Gabe Castle added his father also has a skid steer, ride on mower and other items to maintain the property that need storing.

The following citizens offered comments in opposition to BOA25-00374:

- Michell McCroskey, 3021 N Chestnut Cir
- Kim Warden, 424 E Lehi Rd
- Marilyn Crosby, 2560 and 2566 N Horn

Applicant Jason Castle – presented his rebuttal to the board.

Vice Chair Allen asked the applicant to elaborate more on the type of metal he is using for the structure.

Applicant Gabe Castle answered the structure will have a black painted roof and they are open to changing the original choice of color for the building's structure.

Staff member Whittemore added that the SUP requirements outline the factors the Board may consider during review. Item number two references "design"; however, the term is not defined in the city code and would therefore be interpreted in its general sense. She further explained that, historically, the Board has focused on elements such as footprint and site plans rather than

design aspects like colors, textures, or other aesthetic details typically reviewed by the Design Review Board.

Chair Wagner asked if the Lehi heritage document needs to be considered to address the building.

Staff member Whittemore answered that the Lehi area received a Heritage Neighborhood designation. According to the city's website, this designation, unlike a historic district, does not impose any regulatory requirements. Its purpose is to encourage, educate, and promote the preservation of the neighborhood's historic character. She referenced the City Council report from August 21, 2023, noting that the designation was approved by resolution rather than ordinance. Only an ordinance can amend city code, this resolution does not alter any SUP requirements. She summarized that the designation primarily provides benefits such as collaboration with the Historic Preservation Officer, assistance with neighborhood signage, documentation of historic elements, and inclusion in the Mesa Heritage Neighborhood Register. The designation is informational and promotional in nature, without regulatory authority.

Boardmember Paul asked if restrictions on color could be added.

Staff member Whittemore answered if there are no specific design requirements in the city code related to this particular building, the purpose of the Special Use Permit (SUP) review is limited to determining whether the proposed location meets the necessary criteria to allow a larger building than otherwise permitted. She noted that, historically, the Board has not considered elements such as color, texture, or other design details in its deliberations. She further clarified that they did not have sufficient information at this time to provide a definitive legal interpretation regarding whether the Board could consider design aspects. Staff member Whittemore offered to research the matter and provide clarification at the next meeting if the Board chose to continue the item, emphasizing a desire not to provide inaccurate guidance.

Boardmember Paul asked if the case would go to the Design Review Board.

Staff member Merrill confirmed the case would not be required to go to the Design Review Board.

Boardmember Paul stated she would like to address the color somehow.

Staff member Whittemore cautioned the Board that imposing restrictions such as prohibiting a building from being white could create enforcement challenges, as there is a wide range of shades that could be considered "white." She explained that color enforcement is not typically within the scope of the city's code compliance officers, who would not normally assess whether a building's color falls within a certain range. She noted that determining whether a color is reflective or non-reflective could also vary considerably. She advised the Board that, if they wished to continue the item for further review, staff could certainly research the matter; however, any stipulation regarding color or design would need to be drafted with a high level of specificity. She emphasized that such enforcement is not something the city normally undertakes within neighborhoods.

Boardmembers discussed the merits of the case.

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A motion to approve case BOA25-00374 was made by Boardmember Paul and seconded by Vice Chair Allen.

Vote: 6-0

AYES –Wagner – Allen – Glover – Trendler – Barrera – Paul

NAYS – None

ABSENT – Reed

ABSTAINED – None

6 Adjournment.

Boardmember Glover motioned to adjourn the Public Hearing. The motion was seconded by Boardmember Paul.

Vote: 6-0

AYES –Wagner – Allen – Glover – Trendler – Barrera – Paul

NAYS – None

ABSENT – Reed

ABSTAINED – None

The public hearing was adjourned at 6:19 p.m.

Respectfully submitted,



Chair Alexis Wagner



BOA25-00374

Charlotte Bridges, Planner II

October 1, 2025



Request

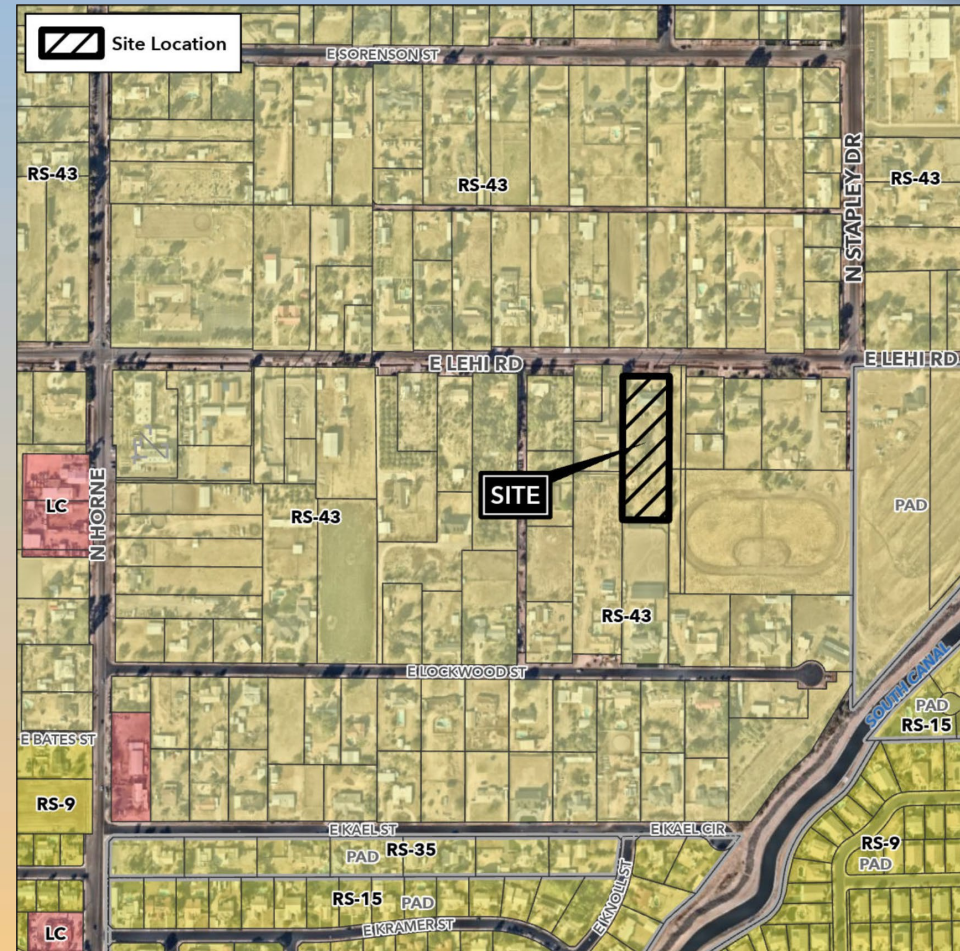
- Special Use Permit to allow detached structures to exceed the square footage of the primary residence
- MZO Section 11-30-17(A)(4)
- Total gross floor area of all detached structures to equal 122% of the gross floor area of primary building





Location

- 1065 East Lehi Road
- Located East of North Horne Road
- South of East Lehi Road



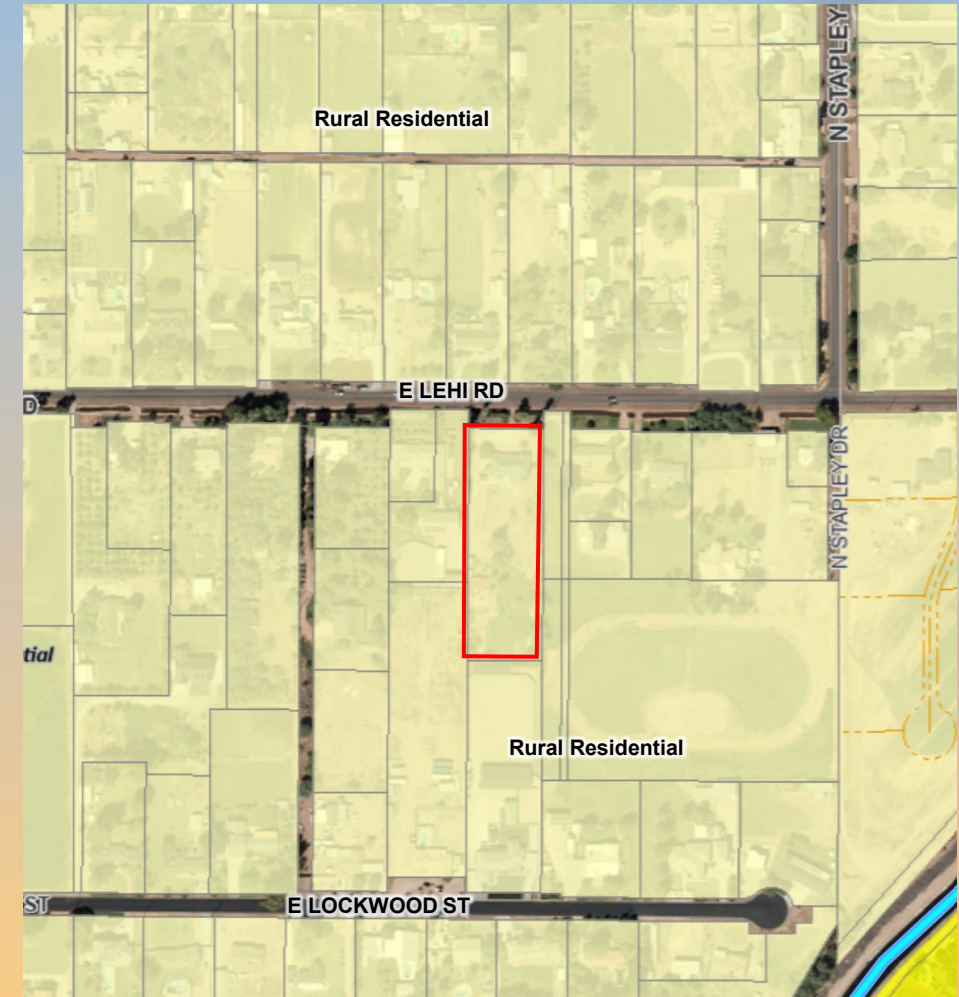


General Plan

Rural Residential

- Primarily single-family homes and agricultural uses on large lots with densities up to 1.3 du/ac
- Single-family residential is a principal land use

Lehi Sub Area



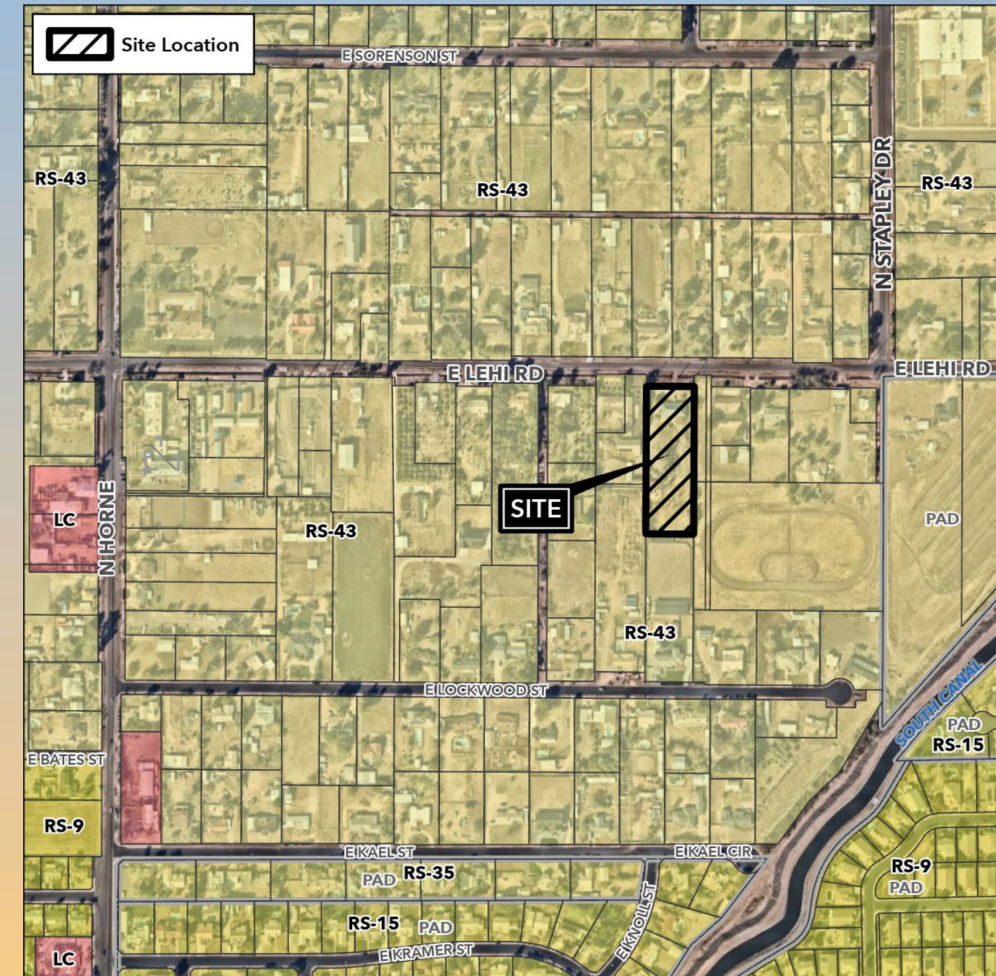


Zoning

Single Residence-43 (RS-43)

Lot size: 83,809 sq. ft.

Existing primary building gross floor area: 4,993.5 sq. ft.





Site Photos



Looking south towards the site from East Lehi Road



Site Photos

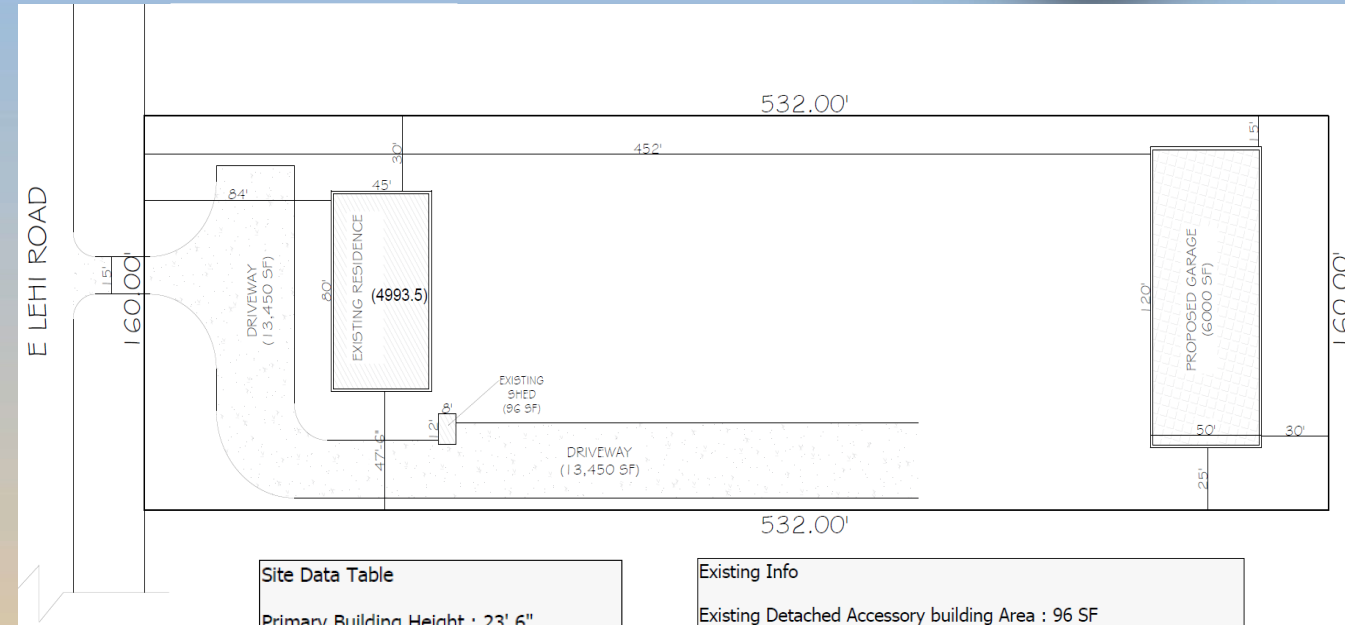


Looking north towards the site



Site Plan

- Existing primary residence: 4993.5 SF
- Existing detached Shed: 69 SF
- Proposed detached garage: 6,000 SF.
- 122% of the primary dwelling
- Proposed lot coverage: +13%
- Maximum lot coverage for RS-43: 40%



Site Data Table

Primary Building Height : 23' 6"

Primary Building Area : 4,993.5 SF

1st Floor Livable : 2025 SF

Basement : 1254 SF

Covered Patios : 231 SF + 329 Sf =

Enclosed Storage : 319 SF

Attached Garage : 835.5 SF

Total Area: 4,993.5 SF

Existing Info

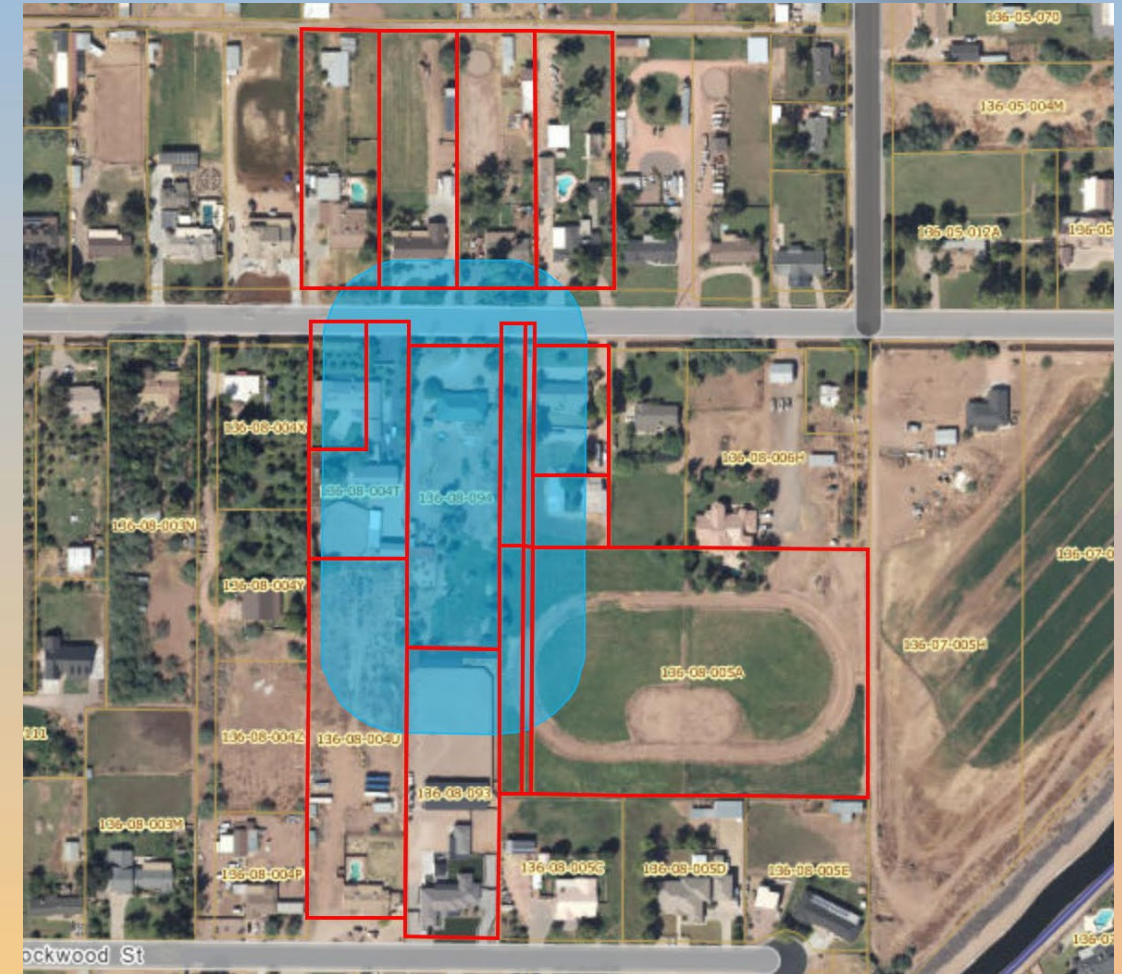
Existing Detached Accessory building Area : 96 SF

Aggregate Area of all detached Accessory Buildings Including Proposed Garage : 6096 SF

Total Lot Coverage : 11,089.5 SF - of 83,809 SF
Building Coverage : 13% Total coverage with



- Property owners located within 150 feet of the subject site were notified
- No phone calls or emails have been received





Approval Criteria

Section 11-70-5.E Special Use Permit Criteria

- ✓ Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
- ✓ Location, size, design, and operating characteristics are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;
- ✓ Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available.



Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Meets required findings in Section 11-70-5.E of the MZO for a Special Use Permit

Staff recommends Approval with Conditions