

Board of Adjustment



Study Session Minutes

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

Date: October 1, 2025 Time: 5:00 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 Study Session was called to order at 5:01 p.m.

2 Staff Update.

Board of Adjustment meetings will soon be held in the new City Council Chambers.

3 Review and discuss items on the agenda for the October 1, 2025 Board of Adjustment Hearing.

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

Vice Chair Allen asked if the 50 percent roofed area had changed in the zoning code?

Staff member Bridges answered the past year the zoning code, the new ordinance updated to allow 100% in all zoning districts, and then another update went back in and added the allowance for a special use permit to allow the aggregate area of all detached accessory buildings to exceed the gross floor area of the primary building.

Staff member Whittemore added the new zoning ordinance in June went into effect in July of this year. The SUP allowance is an additional update of the ordinance.

Boardmember Paul wanted clarification on what RS 43 allowed.

Staff member Bridges answered the current code reads the maximum area of all detached structures may not exceed 100% of the gross floor area of the primary building.

Boardmember Paul and Chair Wagner asked if the applicant was aware of public comment and his response to them.

Staff member Bridges answered the applicant is aware and is in attendance to answer any questions from the board.

***3-b BOA25-00403 continued to November 5, 2025 Board of Adjustment meeting.**

4 Adjournment.

Boardmember Paul motioned to adjourn the Study Session. The motion was seconded by Vice Chair Allen.

Vote: 6-0

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

NAYS – None

ABSENT – Reed

ABSTAINED – None

The Study Session was adjourned at 5:13 p.m.

Respectfully submitted,

Chair Wagner



BOA25-00374



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





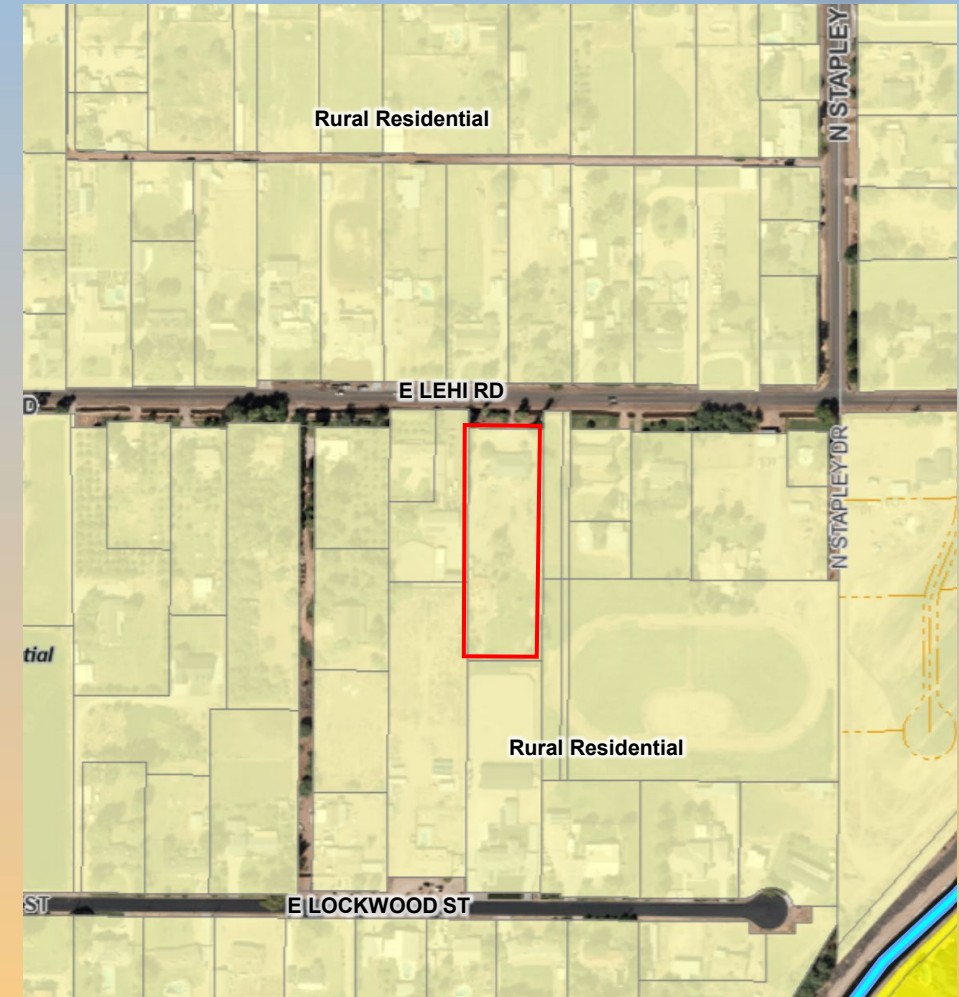


General Plan

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



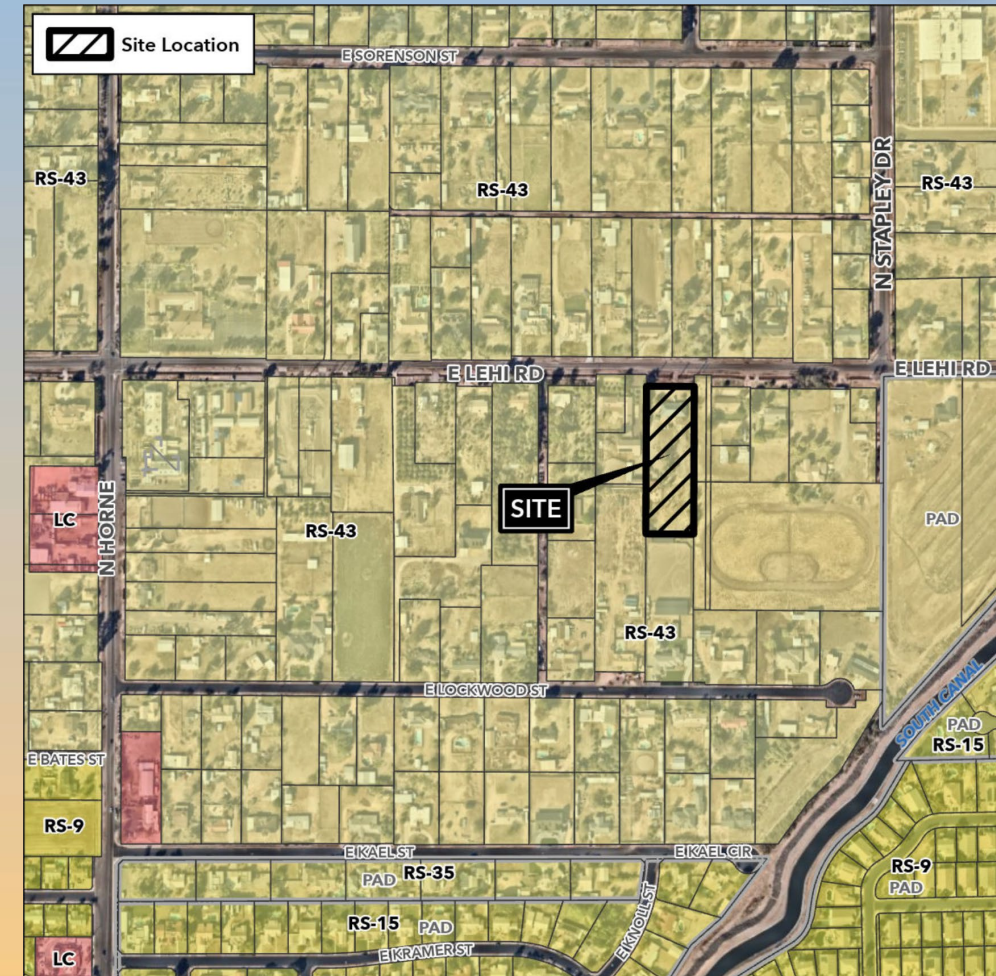


Zoning

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

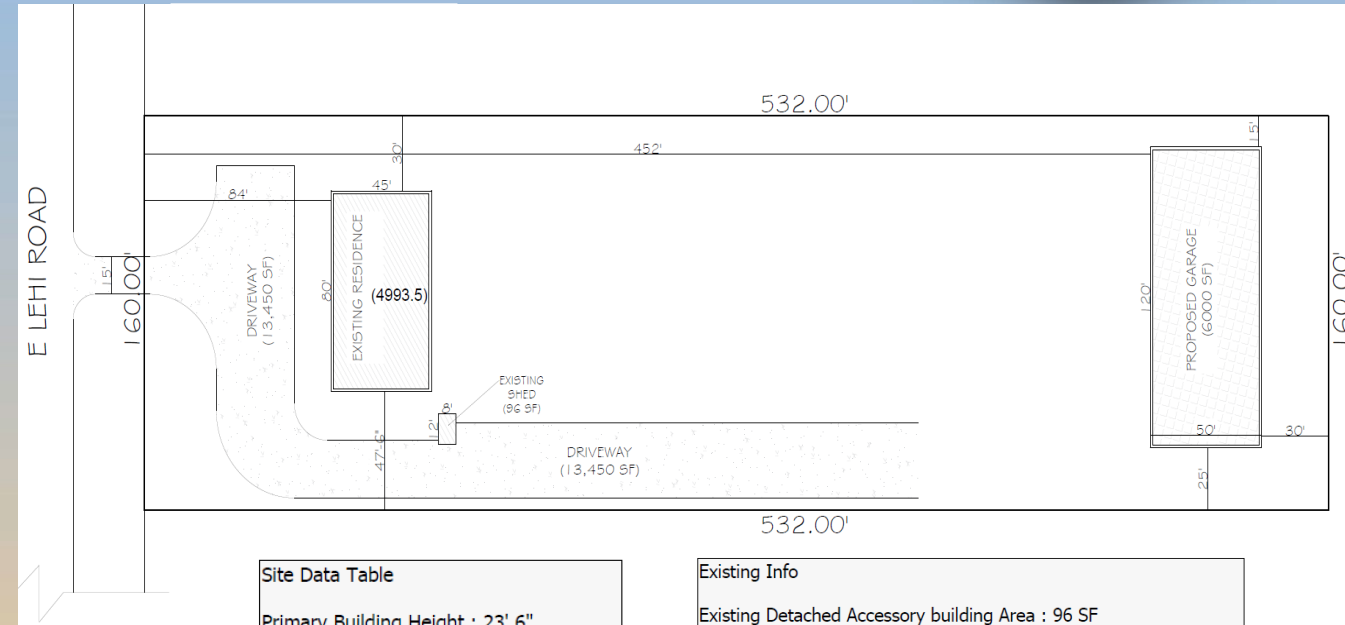


Looking north towards the site



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

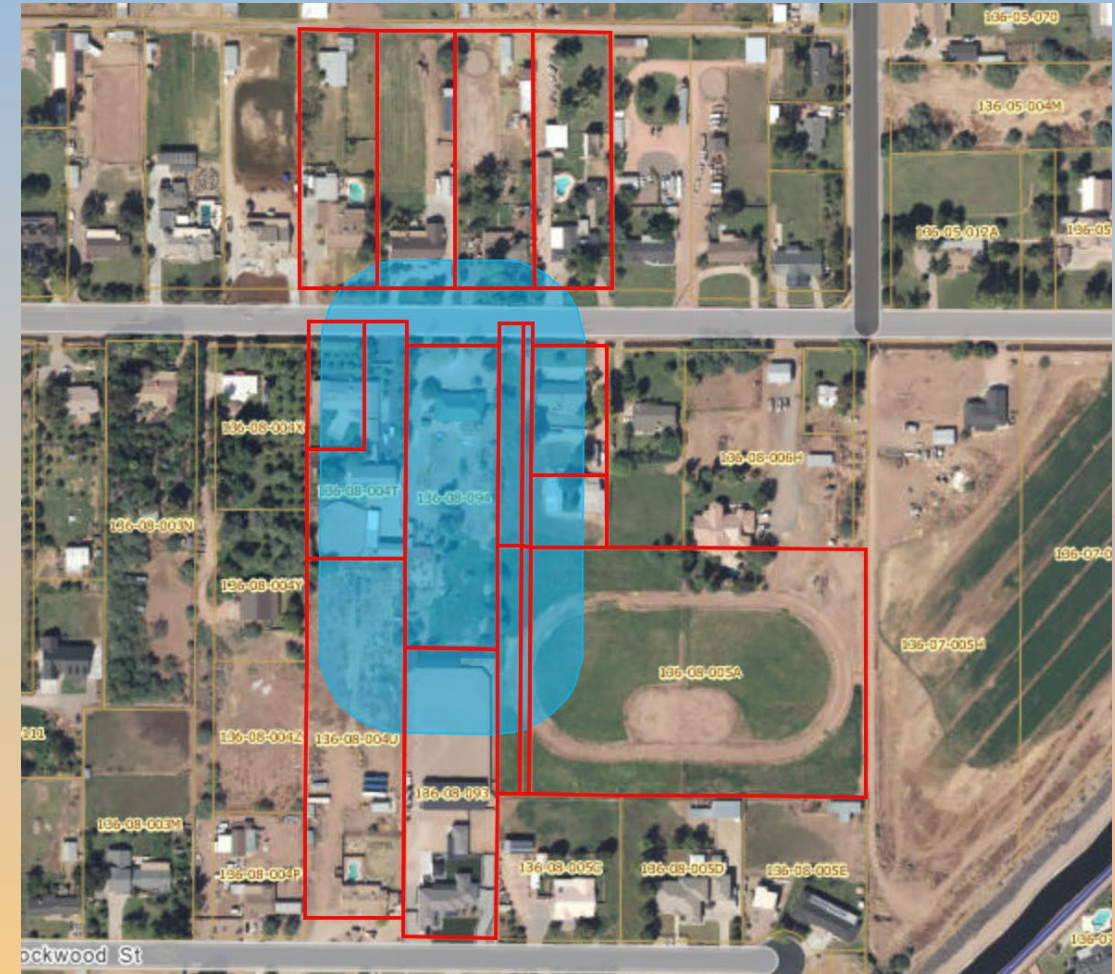
Aggregate Area of all detached Accessory Buildings Including Proposed Garage : 6096 SF

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



Citizen Participation

- 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