



# COUNCIL MINUTES

January 30, 2025

The City Council of the City of Mesa met in the Study Session room at City Hall, 20 East Main Street, on January 30, 2025, at 7:30 a.m.

## COUNCIL PRESENT

Mark Freeman  
Scott Somers  
Rich Adams  
Alicia Goforth  
Francisco Heredia  
Julie Spilsbury

## COUNCIL ABSENT

Jennifer Duff

## OFFICERS PRESENT

Christopher Brady  
Holly Moseley  
Jim Smith

Mayor Freeman conducted a roll call.

Mayor Freeman excused Councilmember Duff from the entire meeting.

Mayor Freeman led a moment of silence in honor of Sergeant James Keeling and the victims of the Washington, D.C., plane crash.

### 1. Review and discuss items on the agenda for the February 3, 2025, Regular Council meeting.

All of the items on the agenda were reviewed among Council and staff and the following was noted:

Conflict of interest: None

Items removed from the consent agenda: None

Responding to a question from Mayor Freeman regarding Item 4-a, (**McKellips Road Sewer Relief Project - Construction Manager At Risk (CMAR), Guaranteed Maximum Price (GMP) No. 1 of 1. (District 1)**), on the Regular Council meeting agenda, Water Resources Director Chris Hassert introduced City Engineer Beth Huning. He confirmed that the proposed item is to provide additional sewer capacity due to increased demand and pointed out that the relief project was initiated a few years ago due to a new residential development that was approved for construction.

Ms. Huning explained that the project should take 16 months to complete and other street maintenance will take place at the same time to minimize the disruption to the local businesses and the citizens.

In response to a question from Councilmember Goforth regarding Item 8-b, **(ZON23-01003 "Carmello by Blandford Homes" 30± acres located at the southeast corner of North Hawes Road and East McDowell Road. Rezone from Agricultural to Single Residence-15 with a Planned Area Development Overlay (RS-15-PAD) to allow for a Single Residence Subdivision. Colleen Horcher Trust, owner; Pew and Lake PLC; applicant. (District 5))**, on the Regular Council meeting agenda, Assistant Transportation Director Erik Guderian displayed a PowerPoint presentation. **(Attachment 1)**

Mr. Guderian clarified that in 2019, Council approved a parenthetical update to Ordinance No. 5538, pertaining to the lighting and electrical code that amended the streetlight illumination parameters, and the boundaries of the land classified as Desert Uplands Area. He pointed out that the property located on McDowell Road and north follows the dark sky standards and the property on Hawes Road will follow the City of Mesa (COM) regular streetlight requirements. (See Page 9 of Attachment 1)

Discussion ensued relative to the COM streetlight requirements and a possible amendment to the policy.

Mayor Freeman requested that staff review the latest streetlight study in the Streetlight Master Plan to explore the options for possible boundary adjustment and bring the information back to Council at a future meeting.

Additional discussion ensued regarding the process of modifying the City Code and the studies required to move forward with any changes to the dark sky area mapping.

Responding to a question from Vice Mayor Somers regarding Item 6-c, **(ZON24-00818 "Palm Gateway" 36± acres located approximately 3,300 feet east of the northeast corner of South Sossaman Road and East Pecos Road. Rezone from Employment Opportunity (EO) to General Industrial (GI). LPC Mesa Gateway LP, owner; Brad Cushard, Logistics Properties Company, applicant. (District 6))**, on the Regular Council meeting agenda, Planning Director Mary Kopaskie-Brown reported that there is not a specific site plan at this time, and reassured the Council that staff will look carefully at the plan to ensure that access to the nearby rail easement is maintained.

2-a. Hear a presentation, discuss, and receive an update on the City's new Community Cleanup Program.

Solid Waste Director Sheri Collins introduced Community Engagement Administrator Cynthia Ezcurra and displayed a PowerPoint presentation. **(Attachment 2)**

Ms. Collins provided a brief history of the Community Cleanup Program, stating that the success of the Neighborhood Cleanup Program that began in 2019 led to the start of a communitywide program designed to serve larger areas.

Ms. Ezcurra explained the purpose of the Community Cleanup Program and the targeted outreach efforts which have helped to provide equitable distribution of resources. She summarized the data mapping program that staff uses to ensure citizens in all areas in the city can utilize the program. She reported that the yellow color and new logo on the Community Cleanup Program containers will make it easier to distinguish which program is hosting an event in a neighborhood. (See Pages 2 through 4 of Attachment 2)

Ms. Ezcurra expressed her appreciation for the collaboration efforts made between the City's IT and Solid Waste Departments. She described the database that was created and how the many layers assist with tracking the container locations, provides participant information and identifies additional areas that would benefit from the program. She clarified that the containers are moved weekly and are at the locations Monday through Thursday. She reported that currently the program has four containers and will serve 60 homes per week. (See Pages 5 and 6 of Attachment 2)

Ms. Ezcurra highlighted a portion of the database that is utilized for communication with the solid waste drivers to make delivery and placement of the containers an easy process. She discussed the community outreach efforts and summarized the postcard mailer that all customers received. (See Pages 7 through 10 of Attachment 2)

Responding to a question from Vice Mayor Somers, City Manager Christopher Brady reported that the program is focused on neighborhoods instead of public areas, to avoid possible commercial dumping or dumping of hazardous items.

Discussion ensued regarding container placement and adding verbiage to the outside of the container with more detailed information about the program.

Ms. Collins confirmed that the COM currently has one roll-off truck for placement and moving the containers.

Mayor Freeman thanked staff for the presentation.

3. Acknowledge receipt of minutes of various boards and committees.

- 3-a. Judicial Advisory Board meeting held on October 30, 2024.
- 3-b. Museum and Cultural Advisory Board meeting held on September 26, 2024.
- 3-c. Museum and Cultural Advisory Board meeting held on November 21, 2024.
- 3-d. Approval of minutes from executive session held on October 24, 2024.

It was moved by Vice Mayor Somers, seconded by Councilmember Spilsbury, that receipt of the above-listed minutes be acknowledged.

Upon tabulation of votes, it showed:

AYES – Freeman–Somers–Adams–Goforth–Heredia–Spilsbury  
NAYS – None  
ABSENT – Duff

Mayor Freeman declared the motion carried unanimously by those present.

4. Current events summary including meetings and conferences attended.

Mayor Freeman and Councilmembers highlighted the events, meetings and conferences recently attended.

5. Scheduling of meetings.

City Manager Christopher Brady stated that the schedule of meetings is as follows:

Monday, February 3, 2025, 5:15 p.m. – Study Session

Monday, February 3, 2025, 5:45 p.m. – Regular Council meeting

6. Adjournment.

Without objection, the Study Session adjourned at 8:34 a.m.

  
MARK FREEMAN, MAYOR



ATTEST:

  
HOLLY MOSELEY, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa, Arizona, held on the 30<sup>th</sup> of January 2025. I further certify that the meeting was duly called and held and that a quorum was present.

  
HOLLY MOSELEY, CITY CLERK

sr  
(Attachments -2)



# City Council

## ZON23-01003

Mary Kopaskie-Brown, Planning Director  
Evan Balmer, Principal Planner



# Request

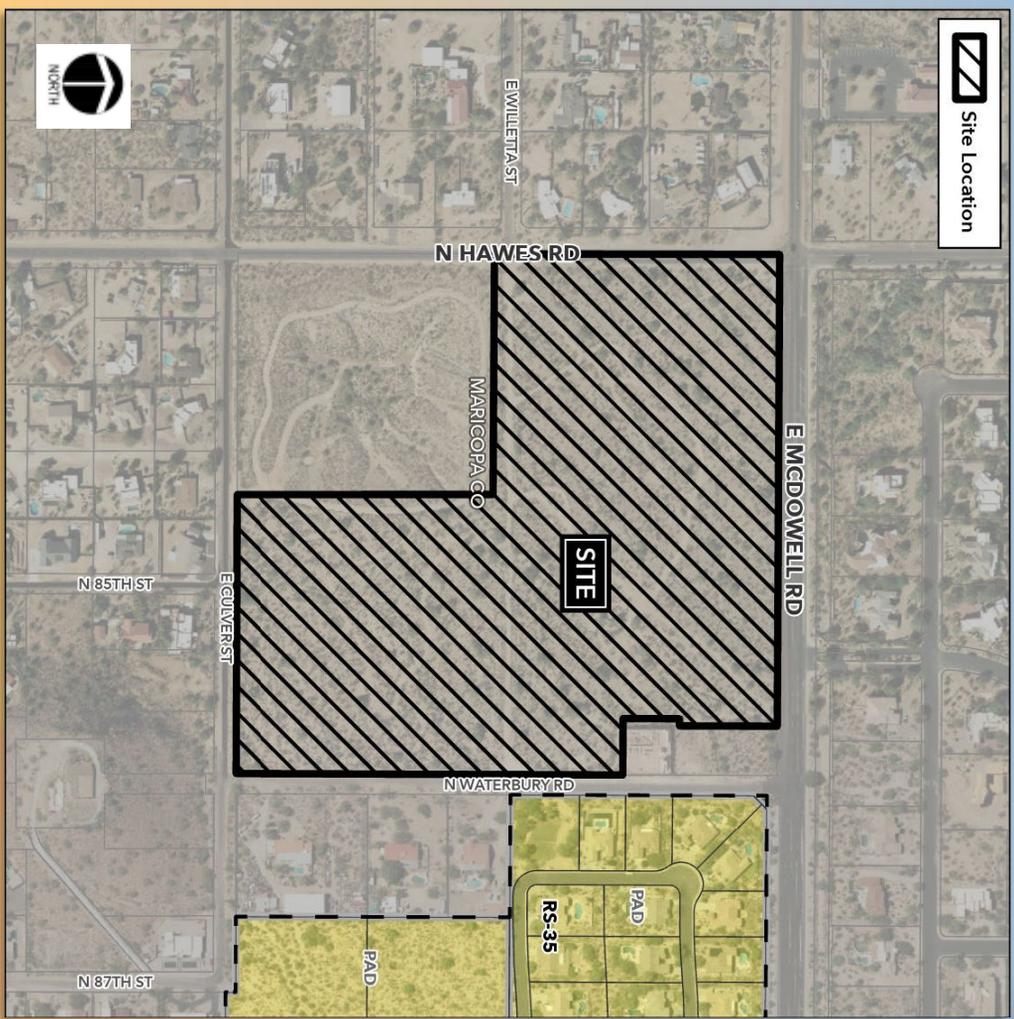
- Rezone from AG to RS-15-PAD
- Concurrent Annexation Request
- To allow a single residence development





# Location

- South of McDowell Road
- East of Hawes Road

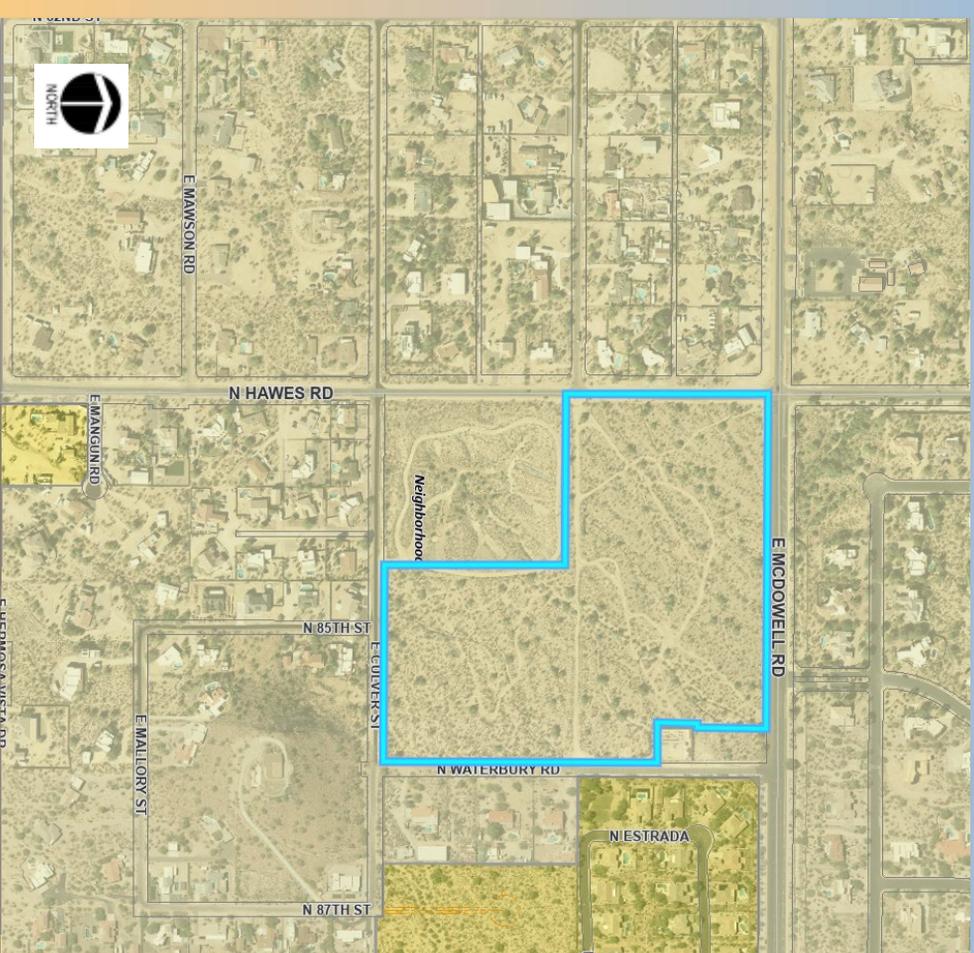




# General Plan

## Neighborhood - Desert Uplands

- Low-density residential area committed to preservation of a natural desert landscape
- Either large lots with preservation on each lot, or smaller lots with common open space to maintain the low-density character of the area





# Zonings

- Concurrent Annexation Request
- Rezone from AG to RS-15-PAD





# Planned Area Development

Development Standard		MZO Required	PAD Proposed
<u>Lot Frontage on a Public Street</u> <i>MZO Section 11-30-6(H)</i>	Each lot shall have frontage on a dedicated public street		Each lot shall have frontage on a private street
<u>Maximum Lot Coverage (% of Lot)</u> <i>MZO Table 11-5-3.A.1</i>	50%	55%	
<u>Maximum Building Coverage (% of Lot)</u> <i>MZO Table 11-5-3.A.1</i>	40%	55%	
<u>Minimum Lot Area</u> <i>MZO Table 11-5-3.A.1</i>	15,000 square feet	10,400 square feet	
<u>Minimum Lot Width</u> <i>MZO Table 11-5-3.A.1</i>	110 feet	75 feet	
<u>Minimum Enclosed Garage Dimensions</u> <i>MZO Section 11-32-4(F)(2)</i>	A double-car garage shall be at least 20 feet wide and 22 feet long	For plots 2342, 2568 and 3177 A double-car garage shall be at least 20 feet wide and 19 feet long	
<u>Maximum Wall Height</u> – <i>MZO Section 11-30-4(A)(1)(b)</i>	6 feet	8 feet at grade, 10 feet if a 6-foot wall is on top of a retaining wall.	



# Planned Area Development

## Development Standard

## MZO Required

## PAD Proposed

### Building setbacks (Minimum Yards) –

#### *MZO Table 11-5-3.A.1*

<u>Building setbacks (Minimum Yards) –</u> <i>MZO Table 11-5-3.A.1</i>	<b>MZO Required</b>	<b>PAD Proposed</b>
<u>Elevation Material Calculations –</u> <i>MZO Section 11-5-3(B)(7)</i>	Buildings must contain at least 2 kinds of primary exterior materials.	For Spanish Elevations only Buildings may contain less than two primary exterior materials
	<p>Front (enclosed livable, porches and Porte Cocheres) – 22 feet</p> <p>Garages and Carports – front and side yards – 30 feet</p> <p>Street side – 10 feet</p> <p>Interior side: Minimum aggregate - 20 feet</p> <p>Rear – 30 feet</p> <p>Rear (porches and patios) – 30 feet</p>	<p>Front (enclosed livable, porches and Porte Cocheres) – 12 feet</p> <p>Garages and Carports Front Yard – 20 feet</p> <p>Garages and Carports Side Yard– 12 feet</p> <p>Street side – 7 feet only when adjacent to minimum 8-foot-wide landscape tract</p> <p>Interior side: Minimum aggregate – 15 feet</p> <p>Rear – 20 feet</p> <p>Rear (porches and patios) – 15 feet</p>



# Citizen Participation

- Notified property owners within 1,000', HOAs, and registered neighborhoods
- Neighborhood meetings January 30, 2024, and April 4, 2024
- Neighboring property owners had concerns with initially proposed unit count of 81 units with a density of 2.83
  - Reduced to 65 units and 2.27 du/ac





# Streetlights

- McDowell Road and north follow dark sky standards
- One streetlight adjacent to the entry to the development on McDowell Road for safety
- Hawes Road to follow standard City of Mesa requirements





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 22 of the MZO for a PAD Overlay

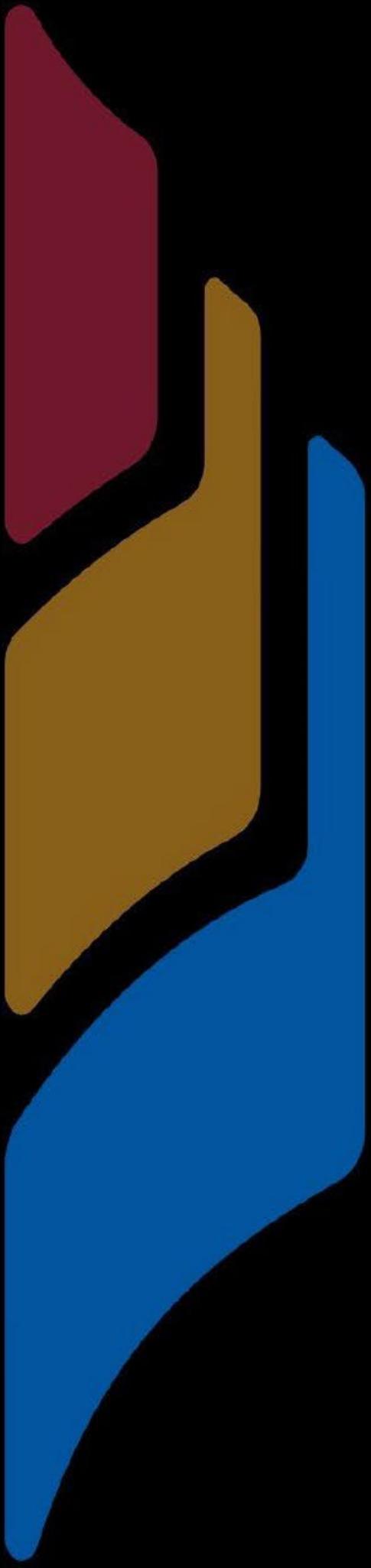
## *Staff recommend Approval with Conditions*

### *Planning and Zoning Board recommend Approval with Conditions (6-1)*

#### **Added Condition of Approval**

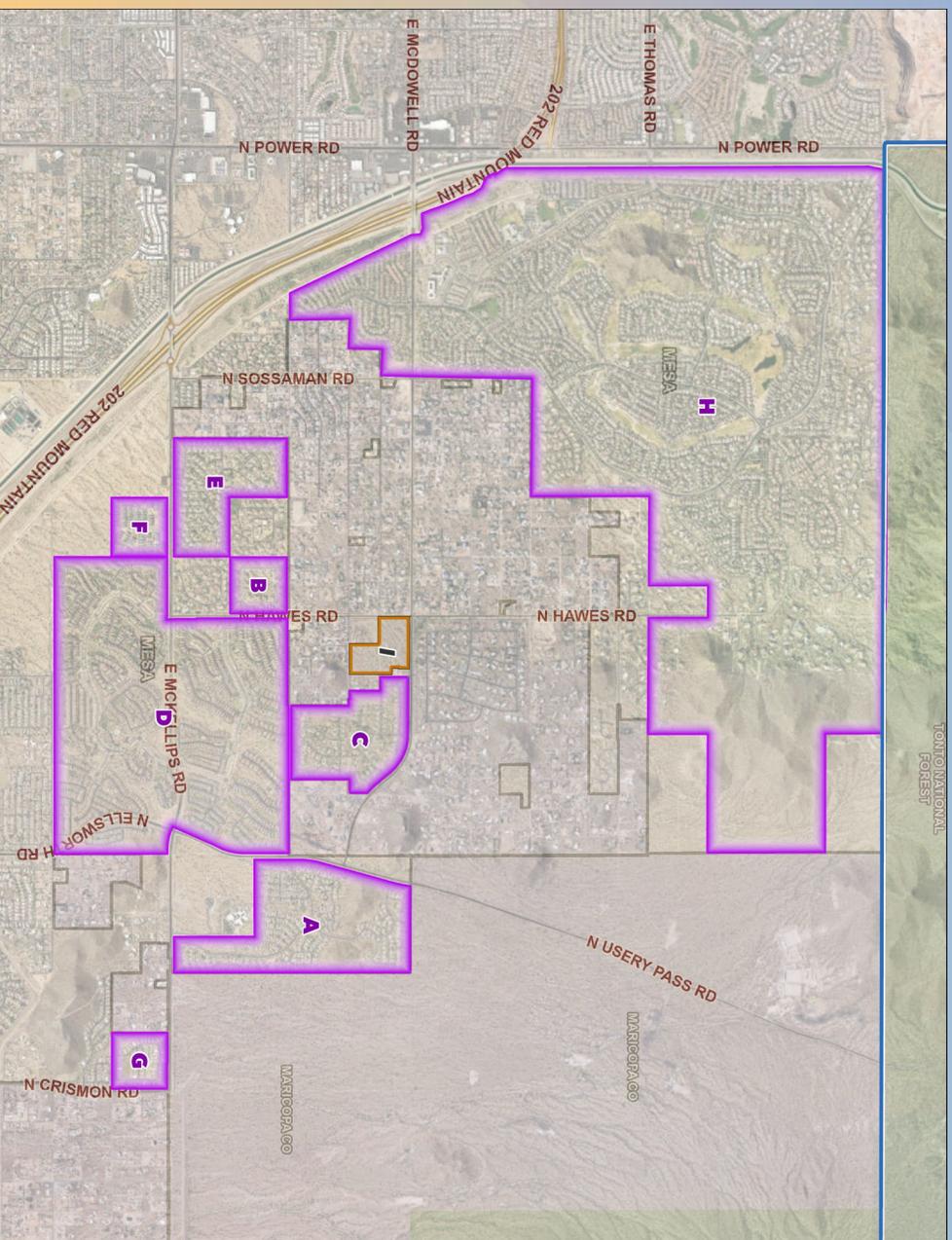
- Limit the homes along Culver Street to one-story
- Reflects the limit to one-story along Waterbury Road per staff recommendation

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# Density Comparisons



ID	COMMUNITY	ACREAGE	NUMBER OF UNITS	DU/ACRE
A	Boulder Mountain Highlands	219	424	1.94
B	Hermosa Estates	37	31	0.84
C	Madrid	113	146	1.29
D	Mountain Bridge	697	1425	2.04
E	The Estates at Desert Shadows	115	174	1.51
F	Monteluna	40	108	2.70
G	Granite Ridge	36	56	1.56
H	Las Sendas	2469	3510	1.42
I	Carmello (Proposed)	29	65	2.24



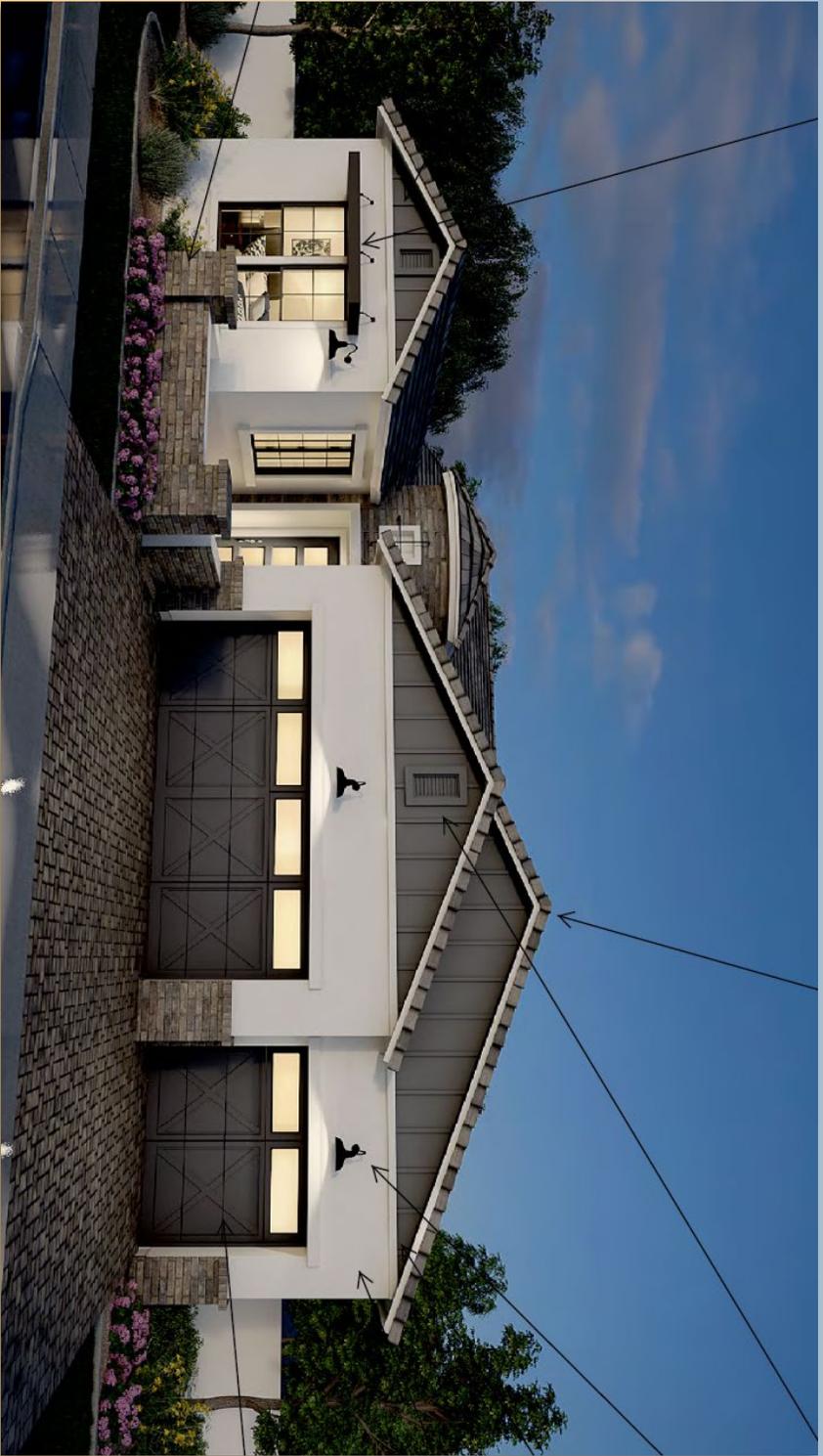
# Site Photo



Looking southeast from the intersection of Hawes Road and McDowell



# Elevations



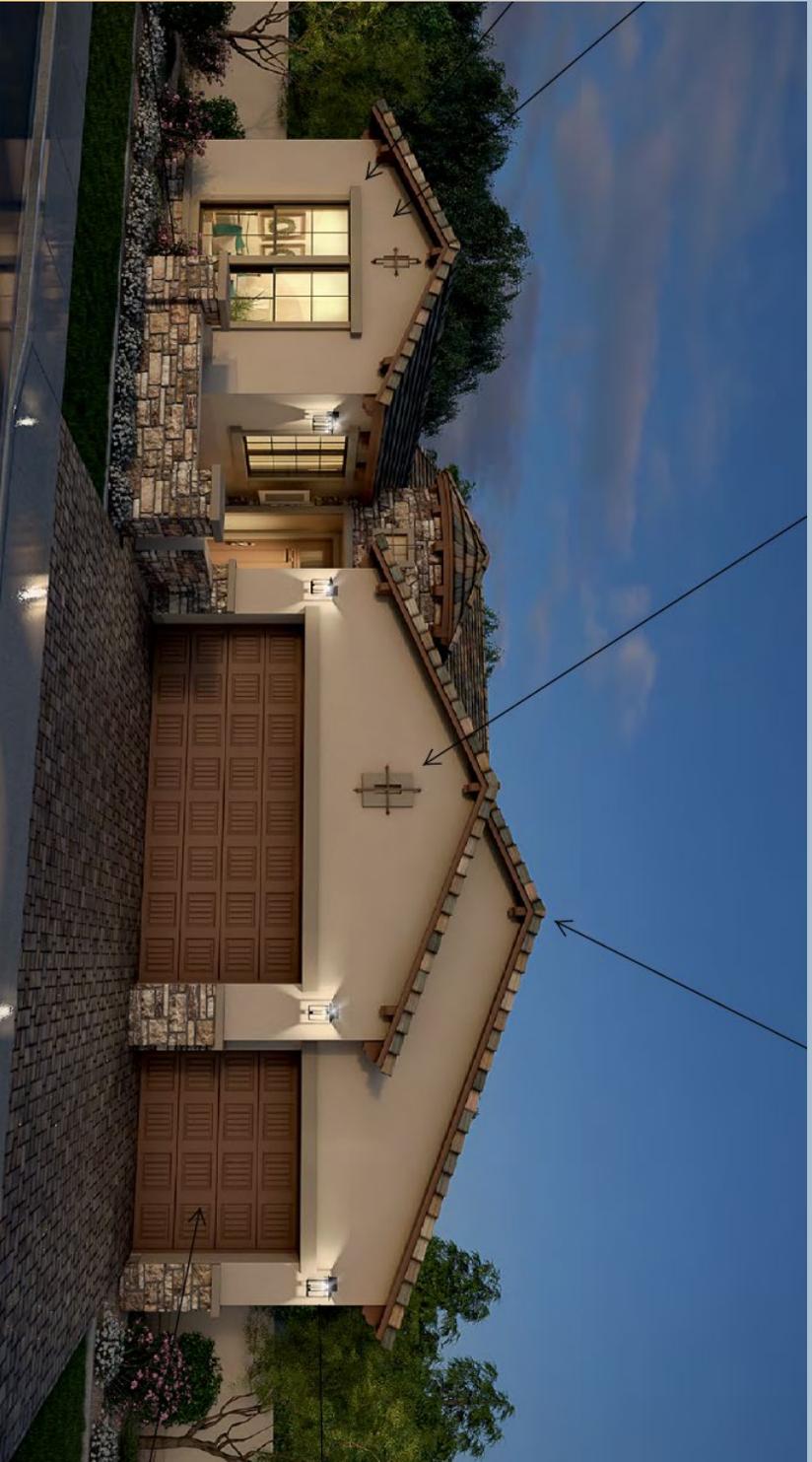


# Elevations



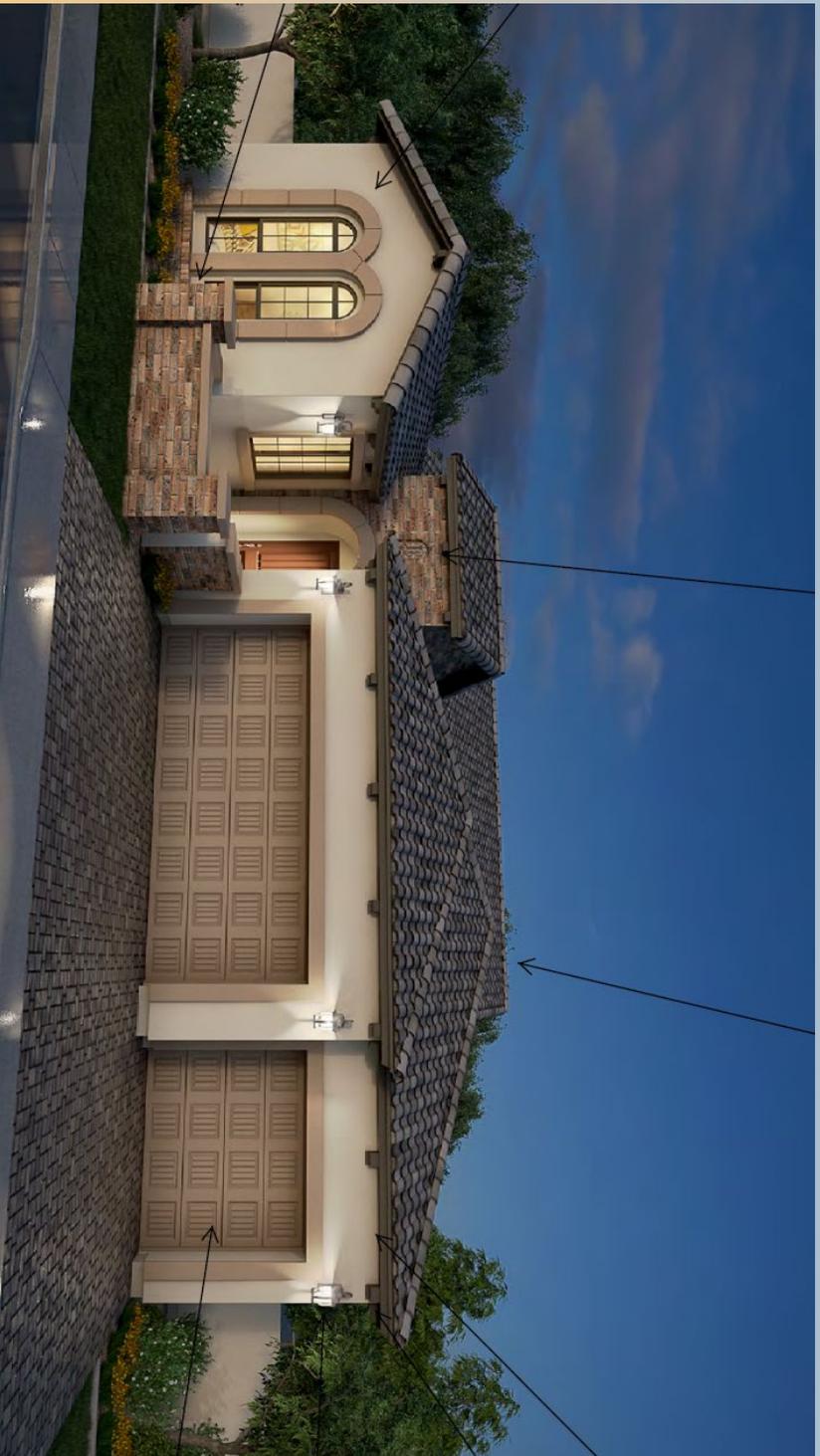


# Elevations





# Elevations



# Community Clean Up Program

January 30, 2025

Sheri Collins, Solid Waste Director

Cynthia Ezcurra, Community Engagement Administrator, Community Services

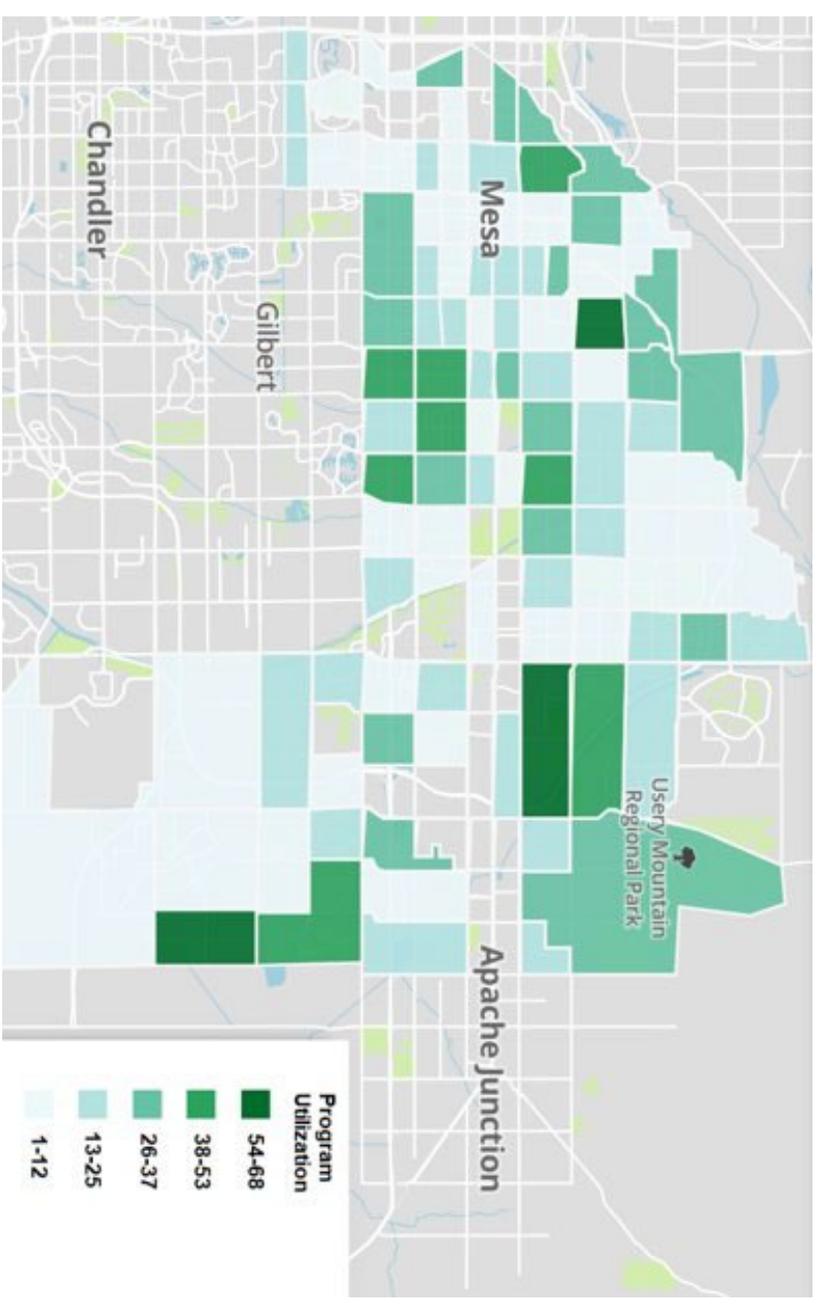


# COMMUNITY CLEANUP PROGRAM

Increase capacity of clean-up programs

Equitable distribution of resources citywide  
with targeted outreach

Interdepartmental collaboration  
with Solid Waste and Community Services





# COMMUNITY CLEANUP TARGETED APPROACH

Starting in Low-to-Moderate  
Income areas

Areas that haven't received  
containers in 3-5 years

Community Engagement  
Knowledge of neighborhoods





# COMMUNITY CLEANUP PROGRAM

Created New Program

Painted Containers

Created Logo





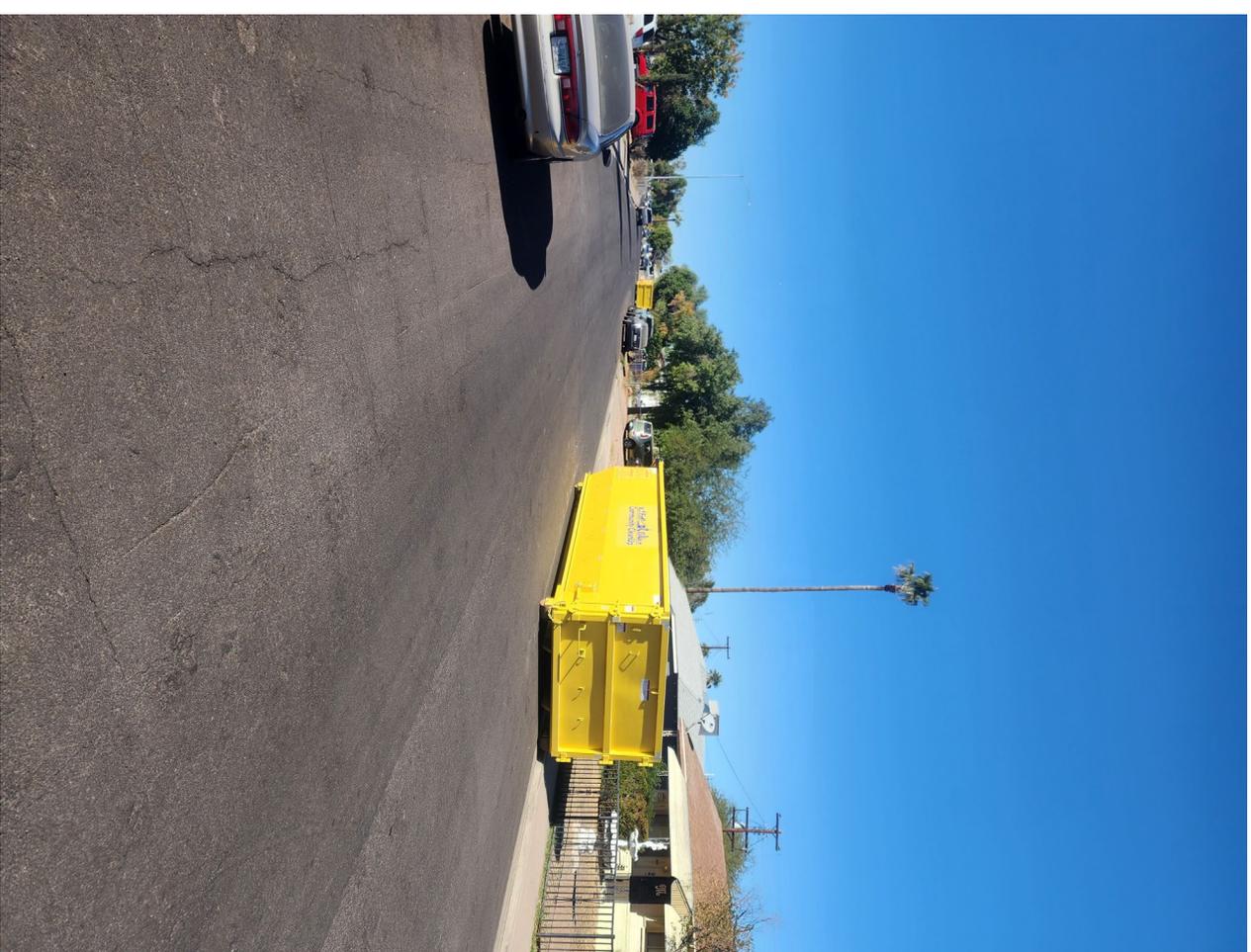


# WHERE WE ARE AT TODAY

Launched on December 9, 2024

Four containers per 60 homes

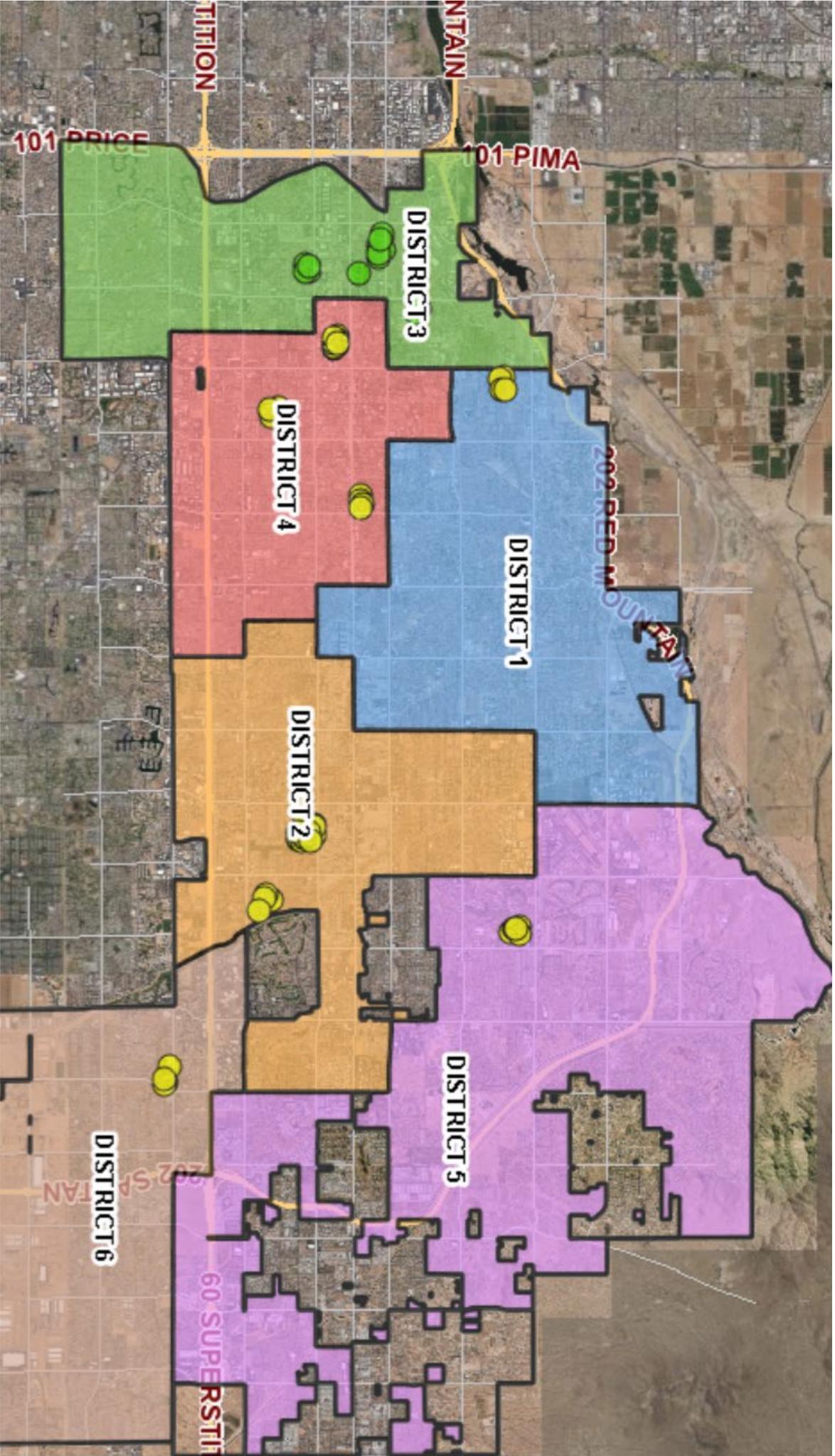
Runs every week, Mon - Thurs





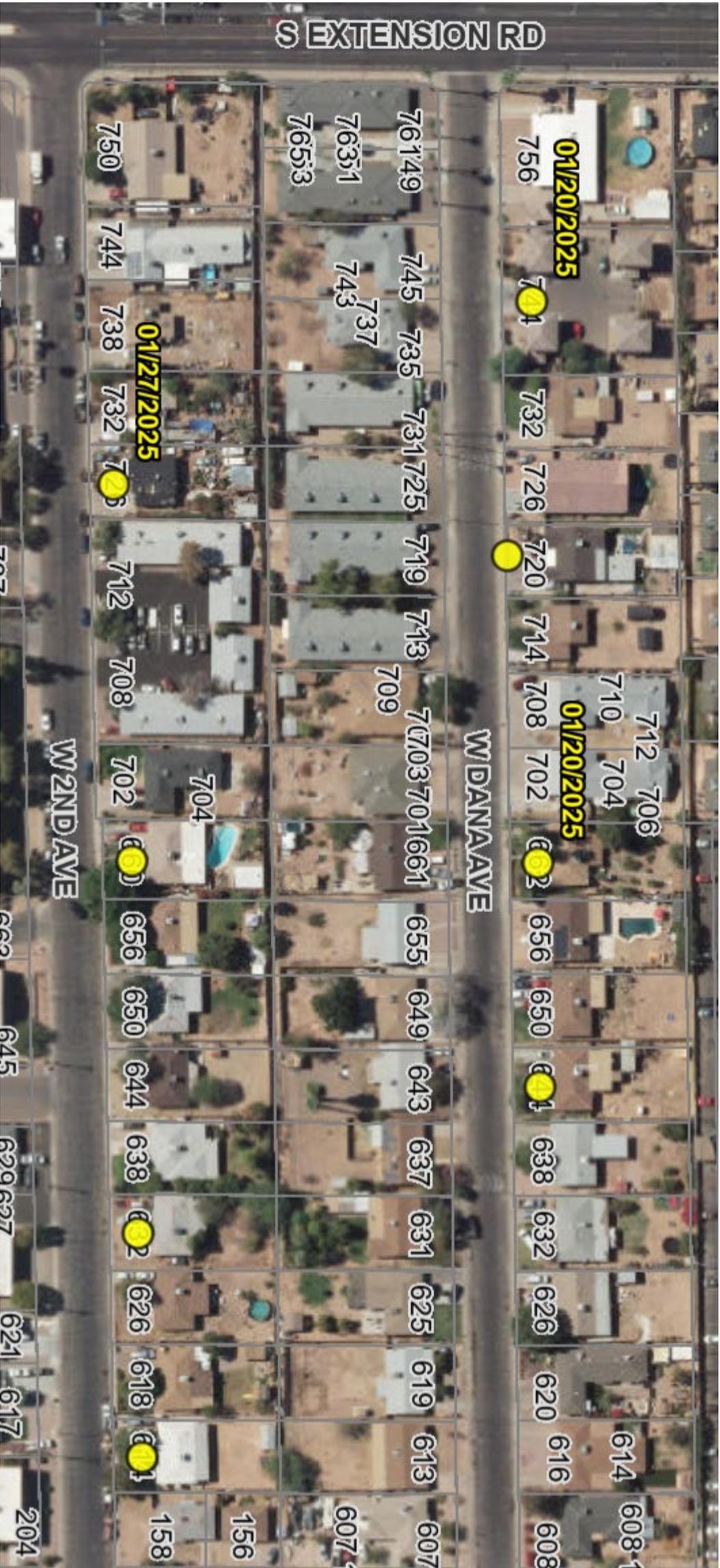
# COMMUNITY CLEANUP 6 Months Out

- Green dots:  
Completed Locations
- Yellow dots:  
Scheduled Locations





# COMMUNITY CLEANUP TARGETED APPROACH



## Postcard



Community CleanUp Dumpsters are coming to your block  
Tendrá contenedores de residuos disponibles en su cuadra



[Date]

Dumpsters are available for free to dispose of household waste, yard waste, and other non-hazardous materials. Please follow the rules mentioned on the postcard before using them.

El uso de los contenedores es gratuito para residuos domésticos y de jardinería, así como otros desechos no peligrosos. Por favor siga las reglas incluidas en esta postal antes de usarlos.

### Resident responsibilities for the use of Community CleanUp Dumpsters:

- Distribute waste evenly in the container.
- Don't overfill the container.
- Don't climb or open the container.
- Don't put commercial, tree removal, construction or remodeling waste in the container.
- Don't put prohibited items in the container.



### Responsabilidades del residente para usar los Contenedores de residuos:

- Distribuya los residuos uniformemente en el contenedor
- No desborde el contenedor
- No suba o abra el contenedor
- No ponga desechos comerciales, de construcción, remodelación o de extracción de árboles
- No ponga desechos prohibidos en el contenedor

### Questions? ¿Preguntas?

Monday to Thursday/Lunes a Jueves  
480-644-3705  
communityengagementinfo@mesaaz.gov



### Prohibited Items Artículos prohibidos



  
[www.mesaaz.gov/communitycleanup](http://www.mesaaz.gov/communitycleanup)

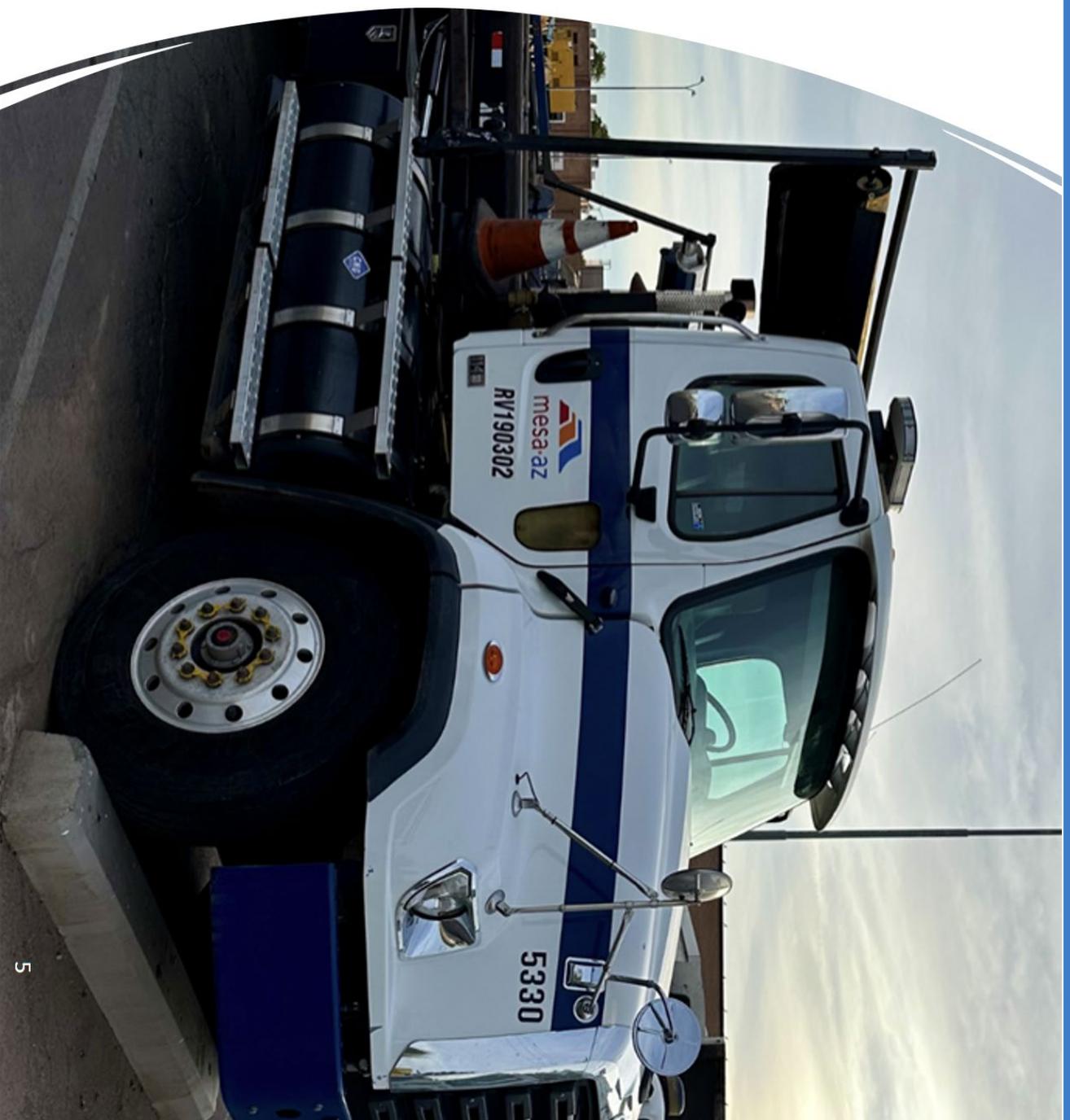
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# Budget Breakdown

Item	Ongoing Costs	One-Time Costs
Roll-Off Truck		\$400,000
24 Roll-Off Containers		\$200,000
Equipment Operator II	\$85,584	
Fuel	\$20,000	
Fleet Maintenance	\$72,096	
Annual Truck Permit	\$120	
Landfill Costs	\$97,200	
FTE PA	\$79,332	
Total	\$354,332	\$600,00



# STORMS CLEAN UP AND SPECIAL CIRCUMSTANCES

## Does Include:

Storm cleanup efforts in the community

Residential neighborhoods

## Does not Include:

Individual special cleanup projects

Special Circumstances from other departments

Commercial Properties

## Other Container Uses:

Mesa Fire & Medical Hoarding Intervention

Code Compliance Team Up to Clean Up Program

Solid Waste Neighborhood Cleanup Program

