

Mesa Council Chambers Lower Level – 57 E 1st St

Date: April 2, 2025 Time: 5:30 p.m.

MEMBERS PRESENT:

Chair Alexis Wagner
Boardmember Nicole Lynam
Boardmember Heath Reed
Boardmember Troy Glover
Boardmember Todd Trendler

MEMBERS ABSENT:

Vice Chair Shelly Allen
Boardmember Gerson Barrera

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

STAFF PRESENT:

Kelly Whittemore
Jennifer Merrill
Sergio Solis
Vanessa Felix

OTHERS PRESENT:

1 Call meeting to order.

Chair Wagner Excused Vice Chair Allen and Boardmember Barrera was absent, declared 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 Reed as read by Boardmember Lynam and seconded by Boardmember Trendler.

Items on the Consent Agenda

3 Approval of the following minutes from previous meeting:

***3-a Minutes from February 2, 2025 Study Session and Public Hearing.**

Consent Agenda Approved

Vote: 5-0

Upon tabulation of vote, it showed:

AYES –Wagner – Lynam – Reed – Glover – Trendler

NAYS – None

ABSENT – Allen – Barrera

ABSTAINED – None

Items not on the Consent Agenda

4 Act on the following case:

*4-a Case No.: BOA25-00072 (Approval with Conditions)

Location: 8701 East Brown Road

Subject: Requesting a SUP to exceed the height limit in the RS-43 District to allow for the placement of a new mono-eucalyptus Wireless Communication Facility (WCF).

Decision: Approval with conditions

Summary: This item was discussed and voted on an individual basis

Boardmembers Reed recused himself.

Staff member Sergio Solis presented case BOA25-00072 to the Board.

See attached presentation.

A motion to approve case BOA25-00072 was made by Boardmember Glover and seconded by Boardmember Trendler.

Conditions of Approval:

1. Compliance with all final documents submitted with this application.
2. All antennas, mounting hardware, and equipment on the existing mono-cross sculpture shall be removed and decommissioned.
3. All antennas, mounting hardware, and equipment near the antennas shall be painted to match the mono-eucalyptus design.
4. 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.
5. Maintenance of the facility shall conform to the requirements of Mesa Zoning Ordinance Section 11-35-5(I).
6. 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.
7. 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.
8. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.
9. Future modifications must be approved by the Planning Director to ensure the modifications remain in compliance with the concealment elements of the mono-eucalyptus or facility and the standards of the Mesa Zoning Ordinance as amended.
10. Compliance with all applicable City development codes and regulations.

Vote: 4-0

Upon tabulation of vote, it showed:

AYES –Wagner – Lynam – Glover – Trendler

NAYS – None

ABSENT – Allen – Barrera

ABSTAINED – Reed

5 Adjournment.

Boardmember Trendler moved to adjourn the Public Hearing and was seconded by Boardmember Lynam. Without objection, the Public Hearing was adjourned at 5:42 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Alexis Wagner". The signature is written in a cursive, flowing style.

Chair Alexis Wagner,
On behalf of Zoning Administrator (Mary Kopaskie-Brown)



BOA25-00072

Crown 824288 Grace Church



Request

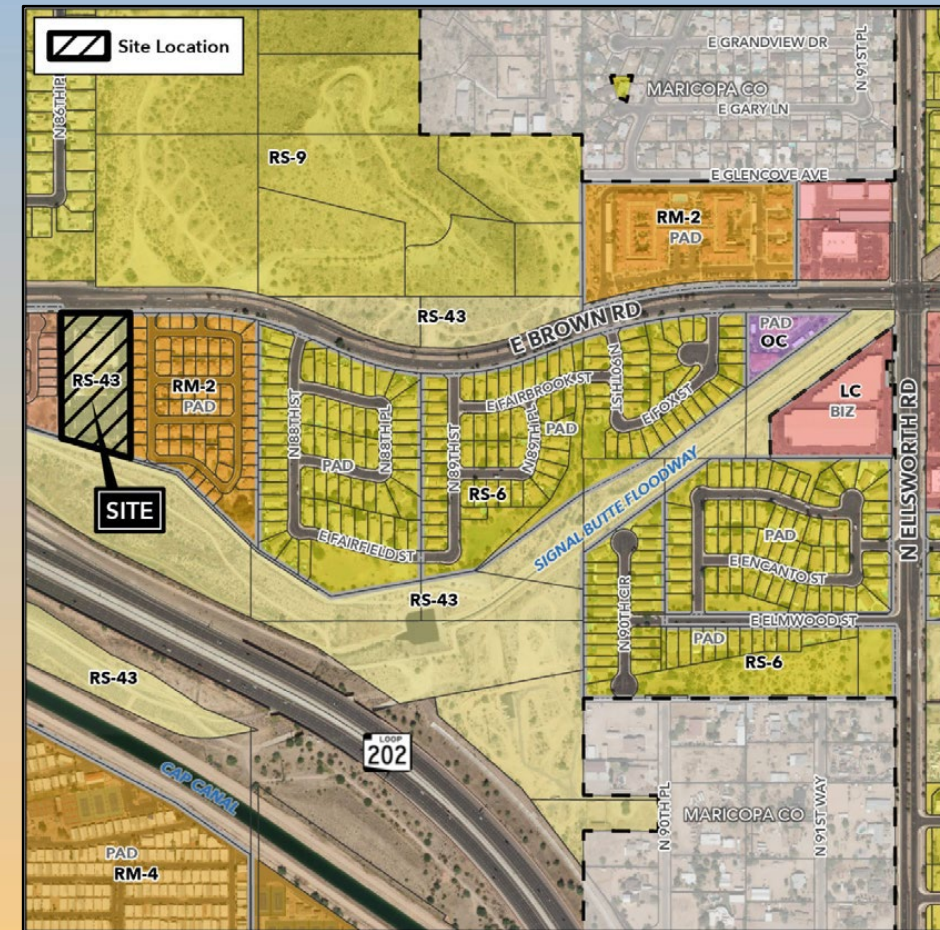
- Special Use Permit (SUP) to exceed the height limit in the Single Residence-43 District.





Location

- South of East Brown Road
- East of 202 Red Mountain Fwy
- West of North Ellsworth Road

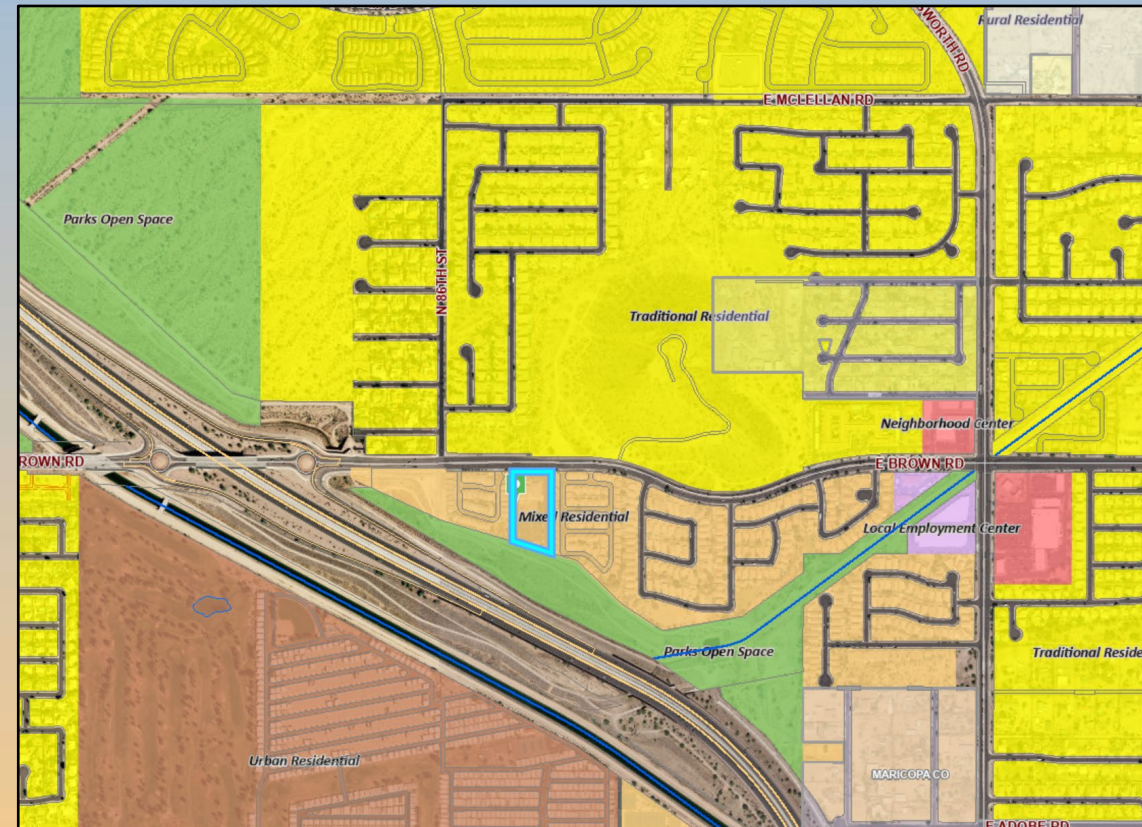




General Plan

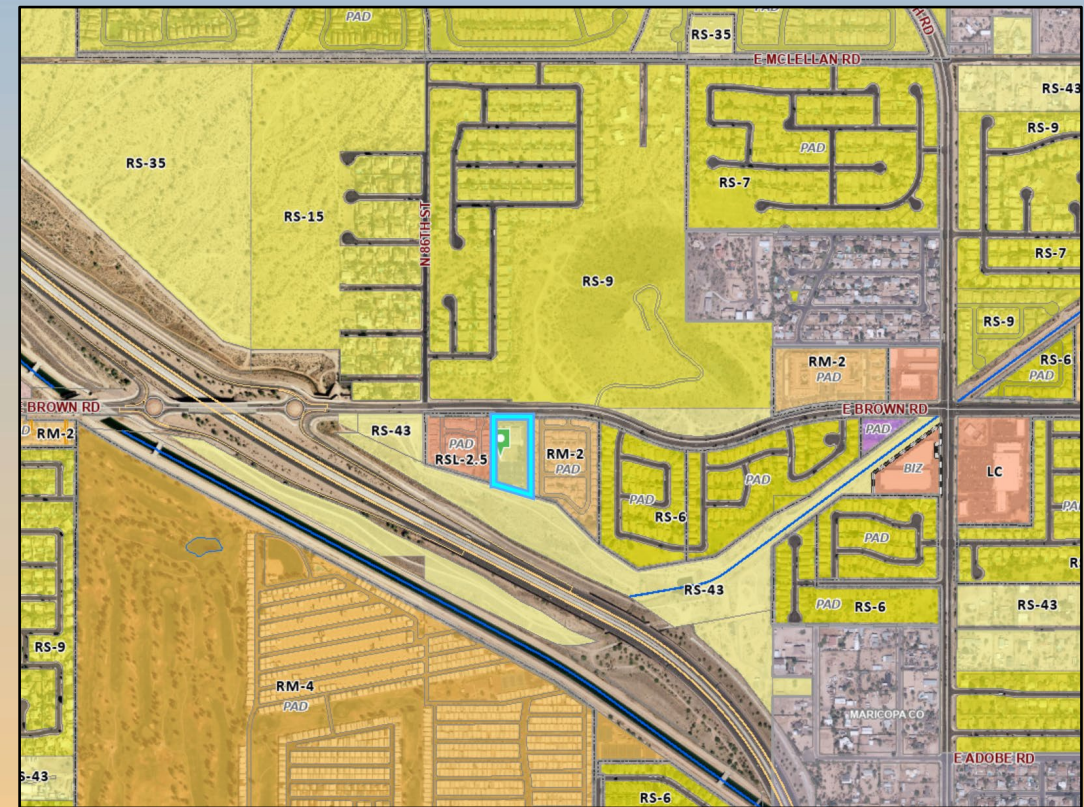
Mixed-Residential Place Type

- Single-family residential is a principal land use
- Within the Desert Uplands Planning Sub-Area Plan





- Single Residence-43 (RS-43)
- WCFs are permitted within the RS-43 District in compliance with MZO Section 11-35-5





Site Photos



Looking north from 202 Red Mountain FWY



Looking south from Brown Road



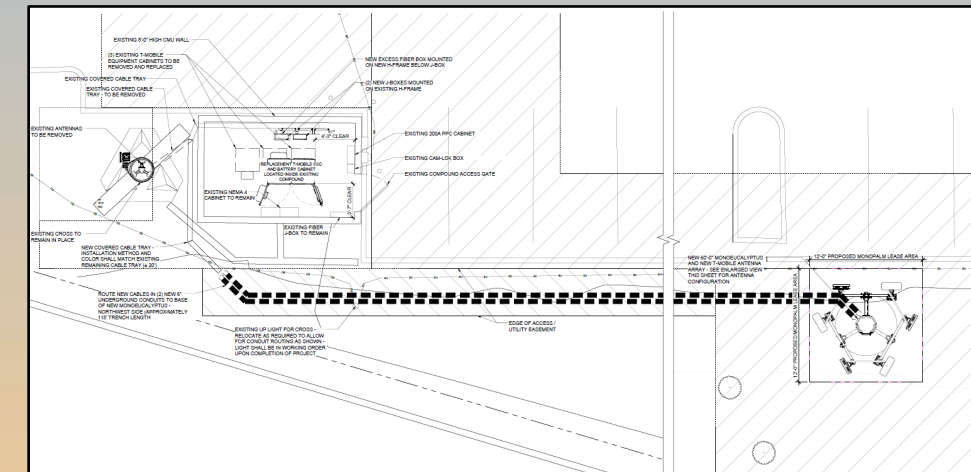
Site Photos



Looking south from Brown Road



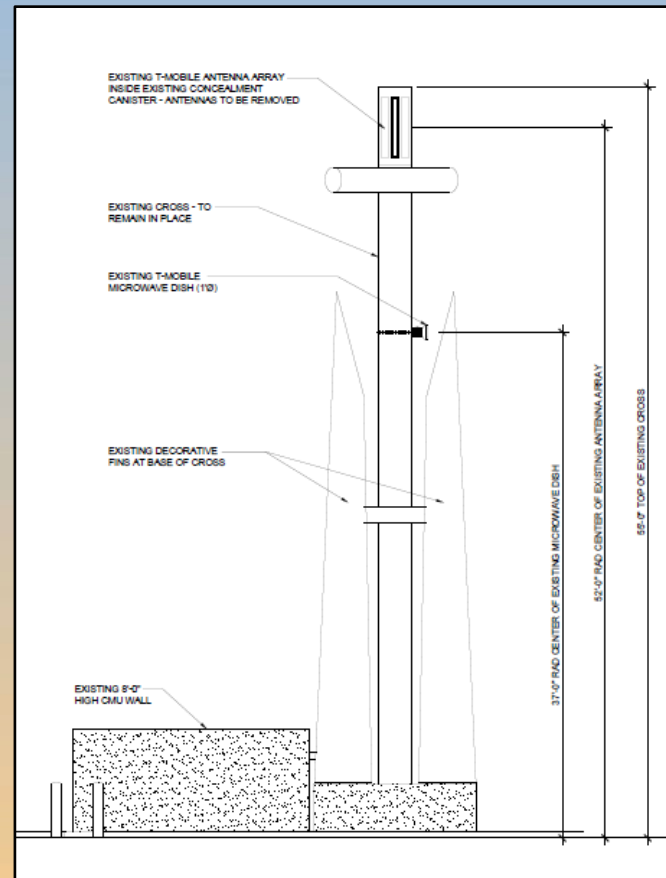
- Access via a new 20-foot-wide access and utility easement
- Located 75-feet east of the existing mono-cross tower
- Existing mono-cross equipment will be removed and decommissioned
- Proposed Setbacks:
 - East: 130'-2"
 - West: 152'-10"
 - South: 33'-0"
 - North: 520'-0"



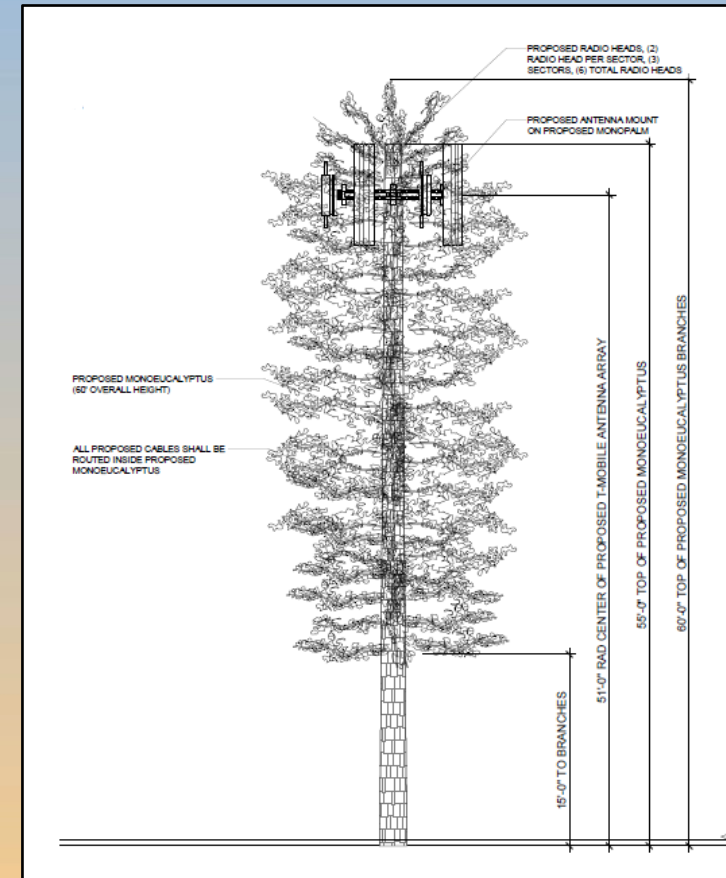
Enlarged compound plan



Elevations



Existing mono-cross tower and
equipment enclosure



Proposed Tower Elevation



Renderings



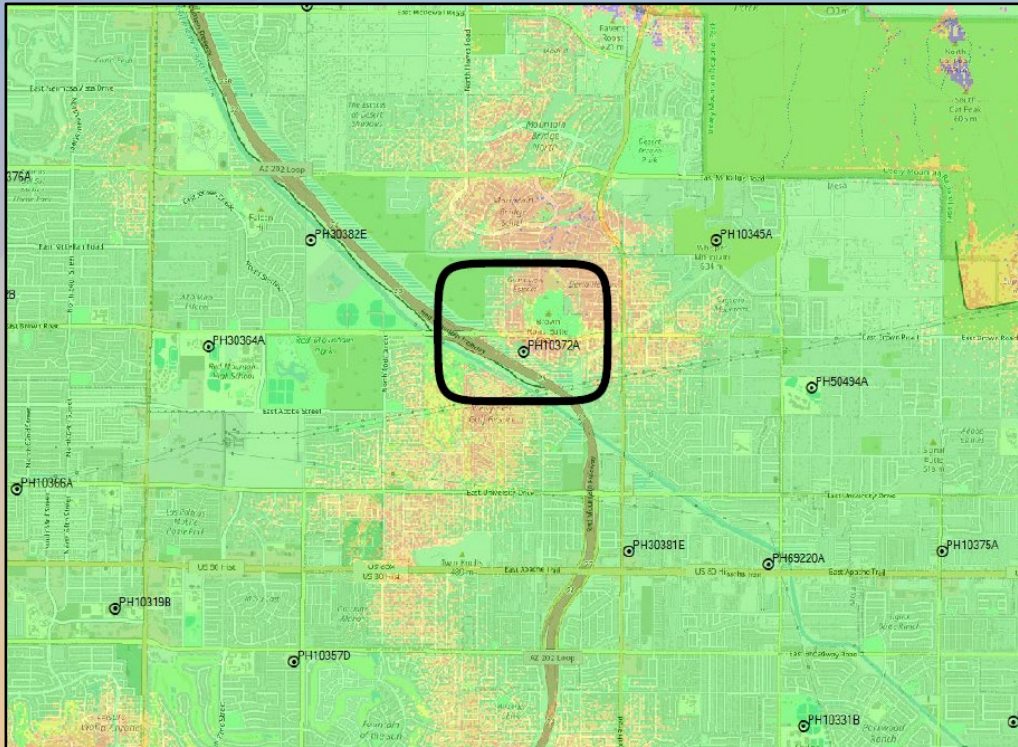
Existing



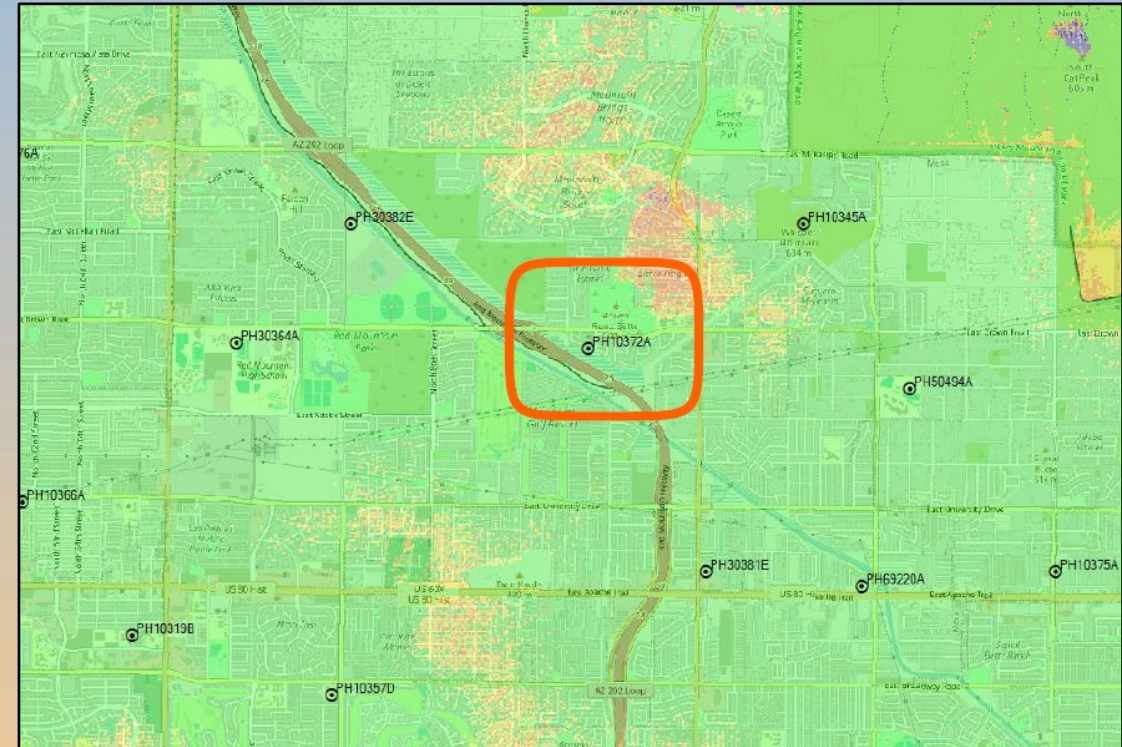
Proposed



Coverage Map



Existing coverage map

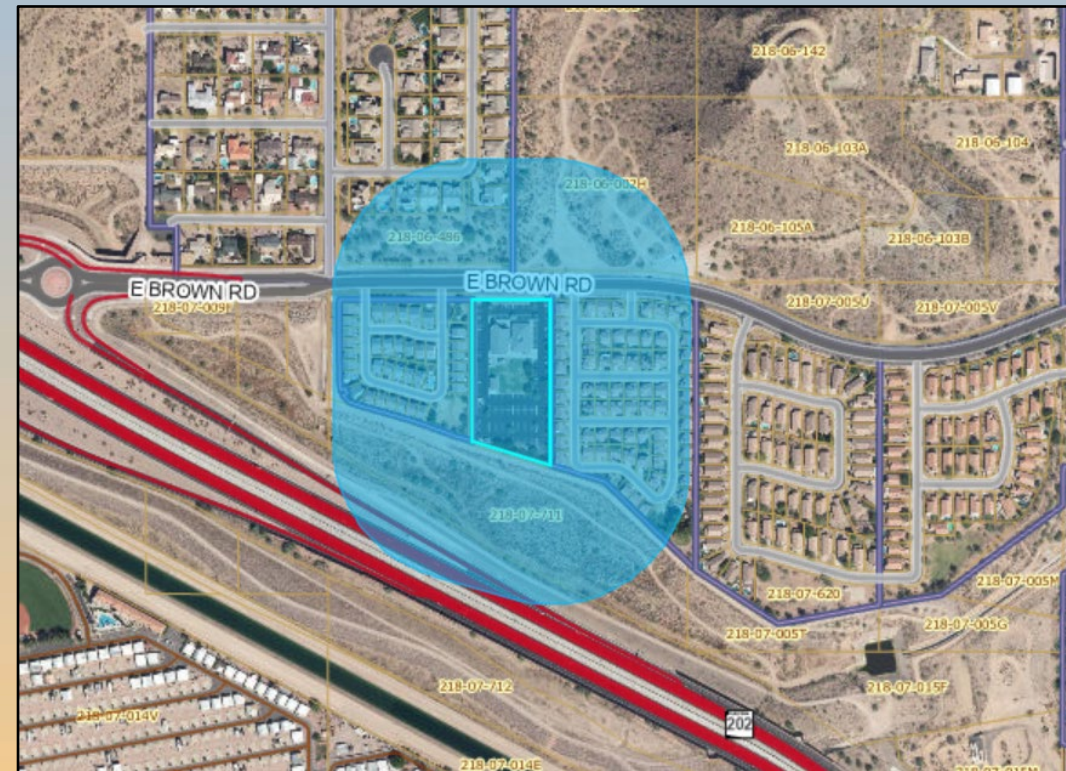


Proposed coverage map



Citizen Participation

- Notified property owners within 500-feet of site.
- Staff did not receive any feedback.





Approval Criteria

Section 11-70-5.E SUP 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 Mesa 2040 General Plan
- ✓ Meets the SUP findings of Section 11-70-5.E of the MZO
- ✓ Complies with Section 11-35-6E for Approval of a WCF

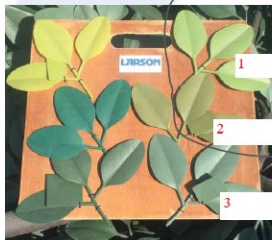
Staff recommends Approval with Conditions



Board of Adjustment



BROADLEAF FOLIAGE OPTIONS



All foliage is available in different colors to achieve the best match to native trees in an area.



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INNOVATORS OF CONCEALMENT SOLUTIONS

ELM / BROADLEAF FOLIAGE



Larson foliage contains realistic design elements such as insect damage, veins and texture.



A mixture of two different foliage colors is used on each tree to provide a natural appearance.



BARK & FINISH OPTIONS



STANDARD PINE BARK



PREMIUM PINE / REDWOOD BARK

- Trees can be finished with realistic bark, painted brown, or camouflage painted.

- Bark textures are painted with multiple colors and washes to create a natural bark appearance.

- Bark is applied wet, directly to the pole and textured.

- Poles are etched prior to application of bark to ensure a strong bond between bark and the galvanized pole.



STANDARD BROADLEAF (MAGNOLIA / ELM) BARK



EUCALYPTUS BARK

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INNOVATORS OF CONCEALMENT SOLUTIONS



BROADLEAF STANDARD TAPER

- Standard Elm branch lengths are: 4ft, 6ft, 8ft, 10ft and 12ft
- 14' and 16' branches are also available