

Planning and Zoning Board



Study Session Minutes

Mesa City Council Chambers – Lower Level, 20 E. Main St.

Date: November 12, 2025 Time: 3:00 p.m.

MEMBERS PRESENT:

Troy Peterson
Jeff Pitcher*
Jamie Blakeman
Jayson Carpenter
Chase Farnsworth

MEMBERS ABSENT

Benjamin Ayers
Genessee Montes

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

STAFF PRESENT:

Rachel Phillips
Evan Balmer
Cassidy Welch
Kirstin Dvorchak
Joshua Grandlienard
Jennifer Merrill
Noah Bulson
Alexis Wagner
Danika Heying

OTHERS PRESENT:

1 Call meeting to order.

Vice Chair Peterson excused Chair Ayers and Boardmember Montes and declared a quorum present; the meeting was called to order at 3:00 pm.

2 Review items on the agenda for November 12, 2025, regular Planning and Zoning Board Hearing.

Staff Planner Joshua Grandlienard presented case ZON25-00599. See attached presentation.

Staff confirmed that there will be two substations: the SRP substation on the south side and a private substation on the north, both permitted under the Eastmark Community Plan.

Staff explained that the preferred access off Mesquite is primarily for SRP to reach their substation, but alternate access could be arranged if necessary. Regarding the access agreement, staff emphasized that the key requirement is ensuring access for the duration of the

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project. The code already requires a recorded cross-access agreement, and if it ends, the project would be out of compliance.

Case ZON24-00827 was continued to the December 10, 2025, Planning and Zoning Board meeting.

Staff Planner Jennifer Merrill presented case ZON24-00998. See attached presentation.

Staff clarified that the project meets sustainability criteria through tiered planters irrigated with air conditioner condensate and rainwater, north-south building orientation with shaded private open spaces, and energy-efficient appliances. Fire access has been reviewed and addressed through multiple design iterations. Staff also explained that the recommendation shifted from denial to approval due to modifications to building elevations to reduce repetition and changes to ground-floor patios, which now feature shorter walls to provide more open space and varied massing.

Staff Planner Jennifer Merrill presented case ZON21-00066. See attached presentation.

Staff clarified that the project has undergone several updates over the past few years, including changes to unit counts, coordination with the canal authority, adjustments for overhead power lines, and flood control considerations. No additional public meetings were held, and the project does not need to return to Design Review, as the 2022 review found no significant concerns and recent changes were not substantial.

Staff Planner Jennifer Merrill presented case ZON23-00065. See attached presentation.

In response to Vice Chair Peterson's question, Applicant Mark Jones explained that SRP requires a dedicated substation if energy use exceeds nine megawatts or the standard pole capacity. The site is currently using approximately 5.6 megawatts, with solar contributing 1.5–1.8 megawatts. If usage reaches nine megawatts, a substation would be required and must have road access.

Staff Planner Noah Bulson presented case ZON25-00309. See attached presentation

Staff confirmed that the application included a queuing and stacking study, as required by the recent drive-thru code amendments. The study indicated that stacking is expected to remain within the designated queuing area (up to the building's leading edge) 99% of the time. Staff noted that any overflow would be directed back into the broader development's parking and drive aisles, preventing stacking onto Power Road. Additionally, staff required an egress point on the southeastern portion of the site to allow vehicles to exit the queue if drivers choose not to wait.

Staff Planner Josh Grandlienard presented case ZON25-00598. See attached presentation

The Board had no questions for staff.

Staff Planner Rachel Phillips and Sean Pesek presented case MesaCONNECTED. See attached presentation

Staff confirmed that retail analyses include a focus on food availability to address potential food desert concerns and ensure walkable, mixed-use environments at targeted development nodes. Additionally, staff explained that the project team has collaborated with multiple city

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departments—including Economic Development, Transit Services, Urban Transformation, and Transportation—throughout the process. Market studies have been conducted to assess current conditions and explore future opportunities for funding, financing, and attracting employment and other development.

Case ZON24-00210 was continued to the December 10, 2025, Planning and Zoning Board meeting.

Case ZON24-00313 was continued to the December 10, 2025, Planning and Zoning Board meeting.

- 3 Planning Director Update:** Assistant Planning Director Evan Balmer noted that the December 10, 2025, meeting will feature the annual Ugly Christmas Sweater day, encouraging Boardmembers to take part.
- 3-a** Balanced Housing Plan Follow-up – Year to Date Summary of Housing Entitlements.

4 Adjournment.

Vice Chair Peterson motioned to adjourn the study session. The motion was seconded by Boardmember Farnsworth.

The study session was adjourned at 4:25 pm.

Vote (5-0; Chair Ayers and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Peterson, Pitcher, Blakeman, Carpenter, Farnsworth,

NAYS – None

Respectfully submitted,



Benjamin Ayers
Planning and Zoning Board Chair

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