



# COUNCIL MINUTES

August 17, 2023

The City Council of the City of Mesa met in a Study Session in the lower-level meeting room of the Council Chambers, 57 East 1st Street, on August 17, 2023, at 7:30 a.m.

## COUNCIL PRESENT

John Giles  
Francisco Heredia  
Jennifer Duff\*  
Mark Freeman  
Alicia Goforth\*  
Scott Somers  
Julie Spilsbury

## COUNCIL ABSENT

None

## OFFICERS PRESENT

Christopher Brady  
Holly Moseley  
Jim Smith

(\*Participated in the meeting through the use of video conference equipment.)

Mayor Giles conducted a roll call.

### 1. Review and discuss items on the agenda for the August 21, 2023, 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: 5-i and 7-c

In response to multiple questions from Councilmember Somers regarding Item 7-c, **(ZON23-00235 "Gateway Interchange - Phase III" (District 6) Within the 4500 block of South 80th Street (east side). Located south of Warner Road, on the east side of the 80th Street future alignment, and on the north side of the Sebring Avenue future alignment (9± acres). Rezone from Agriculture (AG) to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review. This request will allow for an industrial development. Toby Rogers, Butler Design Group, Inc., applicant; JCA EQUIPMENT LLC, owner.)**, on the Regular Council meeting agenda, Assistant Planning Director Rachel Nettles and Planning Director Mary Kopaskie-Brown, displayed a PowerPoint presentation. **(See Attachment 1)**

Ms. Nettles outlined the specifics of the request to rezone the Gateway Interchange - Phase III project and presented a map of the location. (See Pages 2 and 3 of Attachment 1)

Ms. Nettles reviewed the compliance and compatibility of the General Plan within an employment area and the goal of the Mesa Gateway economic activity area. She discussed the strategic development plan and its uses. She stated the request to rezone the property to light industrial (LI) with a Planned Area Development (PAD) with an intended use for warehousing is in compliance with the required elements of the primary zoning districts. (See Pages 4 and 5 of Attachment 1)

In response to Councilmember Somers' concern regarding the rezoning of the project to LI, City Attorney Jim Smith advised that Council has full discretion to deny the request to rezone the project. He suggested alternatives to rezoning that allow for greater flexibility.

In response to a question posed by Councilmember Spilsbury, Ms. Nettles responded that 178 parking spaces are required per code and the property will provide 179. She noted the narrative for the project requesting a reduction in parking is incorrect, and the narrative will be updated.

Councilmember Somers expressed his concern that the narrative describes the project as warehouse as opposed to manufacturing with employment.

Discussion ensued relative to the zoning of the surrounding areas of the project.

Ms. Nettles presented photos of the site which is currently being used for outdoor storage. She discussed the current and requested zoning for the property. She identified the PAD requests to adjust some code requirements. (See Pages 6 through 9 of Attachment 1)

Ms. Nettles summarized the site plan requirements and the landscape plan for the development. She provided images of the elevation designs, which will match Phases I and II, as well as the renderings of the site. She discussed the citizen participation that was conducted and the findings and recommendations for the project. (See Pages 10 through 15 of Attachment 1)

In response to a question from Councilmember Goforth, Ms. Nettles explained that staff found that the Gateway Interchange - Phase III project's intended uses for warehouse, light industrial, research development, and other industrial uses is an appropriate use, is compatible with the airport, and complies with the intent.

Councilmembers Somers and Goforth expressed their opinion that the project does not meet the objective of the strategic development plan for high-wage jobs.

In response to a question from Councilmember Duff, Economic Development Department Director William Jabjiniak stated he did not have a cumulative number of jobs resulting from the original plan; however, he tracks other forms of metrics. He noted the vision included the goal of bringing higher wage jobs and manufacturing jobs pay higher wages than warehouse jobs.

Michael Sacco, Vice President of EastGroup Properties, acknowledged the error in the narrative submitted for the project. He commented the intent was to construct one additional building to expand the park they have across the street. He explained the truck parking was added due to the irregular shaped lot located on the property, which would be well-suited for trailers. He explained the property characteristics, design, dimensions, and structure of the building are intended for manufacturing, not warehouses. He affirmed the long narrow piece of land running north to Warner Road came with the land and is not needed for this project. He indicated he is flexible on what Council would like to do with the parcel.

In response to multiple questions from Councilmember Somers and concern with the safety risk of the proposed trailer parking, Mr. Sacco replied that the 20 trailer parking stalls can be converted to 30 automobile parking stalls, and he will update the narrative.

Councilmember Somers requested tabling the item until an updated narrative and development agreement is received.

Mayor Giles thanked staff for the presentation.

2-a. Hear a presentation, discuss, and receive an update on school safety and youth outreach.

Police Commander Stephanie Derivan introduced Police Lieutenant Ryan Stokes and displayed a PowerPoint presentation. **(See Attachment 2)**

Commander Derivan stated the City of Mesa (COM) and the Mesa Police Department (PD) have 19 full-time school resource officers (SROs) covering 20 schools, and include three different school districts (Mesa, Gilbert, and Queen Creek). She noted Mesa Public Schools (MPS) has committed to providing two off-duty officers at Mesa high schools.

Lieutenant Stokes described the process and resources utilized for handling a threat call or significant incident at a school.

Commander Derivan discussed the collaborative training and partnership with MPS. (See Page 2 of Attachment 2)

Lieutenant Stokes explained in light of some of the school shootings, Go bags have been instituted for all junior high and high schools in SRO offices and will include additional first aid supplies, keys, and maps to the school for any officer that arrives on campus to immediately respond to an incident. He commented in addition to the Go bags, breaching tools will be available for locked doors.

Commander Derivan stated while the primary focus of SROs is school safety, they are also actively engaged with the community. She highlighted some of the partnerships with the SRO community. (See Page 3 of Attachment 2)

Commander Derivan discussed the opioid crisis and the responsibility of the SROs to teach law-related education, as well as other topics. She reviewed the Mesa opioid initiative and the collaboration with County Public Health to develop an appropriate curriculum for SROs. (See Page 4 of Attachment 2)

Lieutenant Stokes reviewed the Fentanyl Project and shared some of the stories and plans to provide future trainings to every school.

In response to multiple questions from Mayor Giles, Commander Derivan confirmed that SROs are not on elementary campuses. He noted principals and assistant principals have received training to respond to an active shooter until the police arrive. She explained that all COM police officers, sworn staff, and SROs have completed active shooter training, and are trained to immediately enter the school.

In response to a question from Councilmember Freeman, Lieutenant Stokes discussed the procedure for responding to a student who brings a firearm to school. He shared if a student is

found with a vaping device, the student is usually suspended and charged with a criminal complaint. He stated every school has a specific hotline used by students and teachers to anonymously report incidents to the SROs.

Lieutenant Stokes reviewed the Real Time Crime Center, camera integration, and the success in leveraging the technologies. He stated Mesa PD is in the final stages of selecting a third-party vendor to seamlessly connect their camera system to MPS's current camera system, which will provide immediate access to incidents in a school. He reported that the Mesa PD is working on agreements to access Gilbert Public School's (GPS) camera system. (See Page 5 of Attachment 2)

Mayor Giles thanked staff for the presentation.

2-b. Hear a presentation, discuss, and provide direction on Mesa's 2050 General Plan draft vision statement and draft guiding principles.

Planning Director Mary Kopaskie-Brown introduced Assistant Planning Director Rachel Nettles, Senior Economic Development Project Manager Jeffrey Robbins, and Bruce Meighan, Logan Simpson Consultant, and displayed a PowerPoint presentation. **(See Attachment 3)**

Ms. Kopaskie-Brown explained the timeline of the overall process and phases of the 2050 General Plan update document. (See Page 2 of Attachment 3)

Ms. Kopaskie-Brown shared the community's feedback derived from various methods of community outreach, which helped shape the vision and guiding principles. She discussed the results from the resident surveys on why residents choose to live in Mesa, the issues facing the COM, and the future of Mesa. (See Pages 3 through 6 of Attachment 3)

Ms. Kopaskie-Brown reviewed the process that determines the vision and guiding principles for the 2050 General Plan, including use of the 2040 General Plan organizational structure. She explained the chapters in the organizational chart are required by State Statute. She highlighted the three core values for the 2050 vision statement that will assist in implementing the guiding principles for each chapter. She noted the working document is available for City Staff, City Council, and residents for review annually. (See Pages 7 through 9 of Attachment 3)

Ms. Kopaskie-Brown stated the 2050 vision statement reflects Mesa's residents, land, and economy. She summarized each of the core values which include a series of chapters, and each principle is supported by strategies that lay into detailed action plans, all based on the input from the public and various departments. She noted her department can track the progress of the plan to help achieve the overall vision. (See Pages 10 and 11 of Attachment 3)

In response to a question from Councilmember Spilsbury, Mr. Meighan replied that housing was mentioned in the 2040 General Plan; however, not extensively.

City Manager Christopher Brady clarified that in the 2040 General Plan, the City did not have enough high-quality housing or jobs to attract decision makers and high-level managers to be competitive.

At 9:05 a.m., Mayor Giles excused Councilmember Duff from the remainder of the meeting.

In response to a question from Vice Mayor Heredia related to public engagement, Mr. Robbins indicated that the upcoming fall schedule will focus on public engagement with the general public and youth. He shared that the website for [www.tomorrowmesa.com](http://www.tomorrowmesa.com) and [www.mesalistens.com](http://www.mesalistens.com) includes a survey for urban labs. He noted a virtual future land use map will allow residents to learn about the future land use types and residents can select a parcel and leave a comment.

Mayor Giles thanked staff for the presentation.

2-c. Appointments to the Human Relations Advisory Board and the Housing and Community Development Advisory Board.

It was moved by Councilmember Somers, seconded by Councilmember Spilsbury, that the Council concur with the Mayor's recommendations and the appointments be confirmed. **(Attachment 4)**

Upon tabulation of votes, it showed:

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

Mayor Giles declared the motion carried unanimously by those present.

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

- 3-a. Audit, Finance and Enterprise Committee meeting held on June 29, 2023.
- 3-b. Public Safety Committee meeting held on June 14, 2023.
- 3-c. Transportation Advisory Board meeting held on May 16, 2023.
- 3-d. Museum and Cultural Advisory Board meeting held on May 25, 2023.
- 3-e. General Plan Advisory Committee meeting held on May 8, 2023.
- 3-f. Judicial Advisory Board meeting held on October 26, 2022.
- 3-g. Economic Development Advisory Board meeting held on June 6, 2023.
- 3-h. Human Relations Advisory Board meeting held on April 26, 2023.

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

Upon tabulation of votes, it showed:

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

Mayor Giles declared the motion carried unanimously by those present.

4. Current events summary including meetings and conferences attended.

Mayor Giles 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, August 21, 2023, 5:15 p.m. – Study Session

Monday, August 21, 2023, 5:45 p.m. – Regular meeting

Thursday, August 24, 2023, 5:00 p.m. - Historic Presentation Board

6. Adjournment.

Without objection, the Study Session adjourned at 9:35 a.m.



ATTEST:

  
\_\_\_\_\_  
JOHN GILES, MAYOR

  
\_\_\_\_\_  
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 17<sup>th</sup> day of August 2023. I further certify that the meeting was duly called and held and that a quorum was present.

  
\_\_\_\_\_  
HOLLY MOSELEY, CITY CLERK

lr  
(Attachments – 4)



# City Council

## ZON23-00235

### Gateway Interchange Phase III

Rachel Nettles, Assistant Planning Director

August 21, 2023

# Request

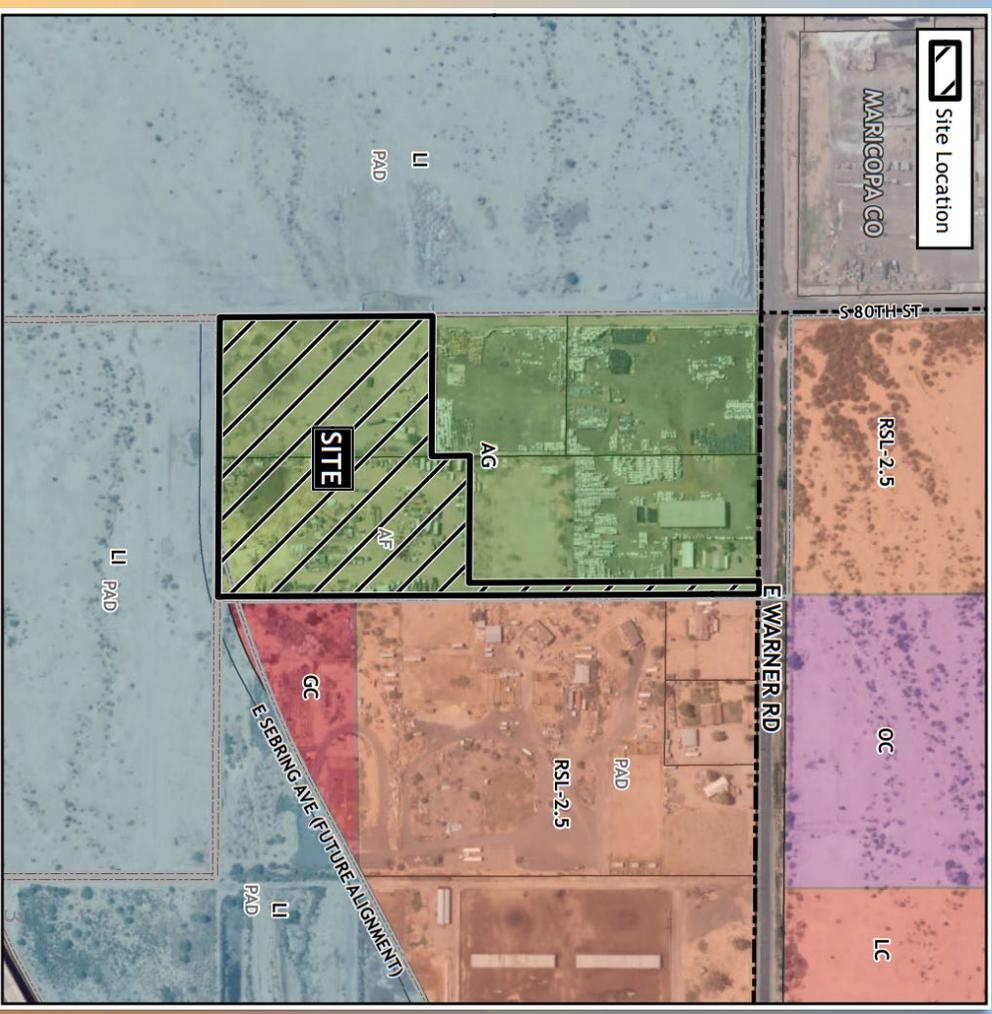
- Rezone from AG to LI-PAD
- Site Plan Review
- To allow for an industrial development
- Phase II of the Gateway Interchange development





# Location

- South of Warner Road
- East side of 80<sup>th</sup> Street
- North side of East Sebring Avenue





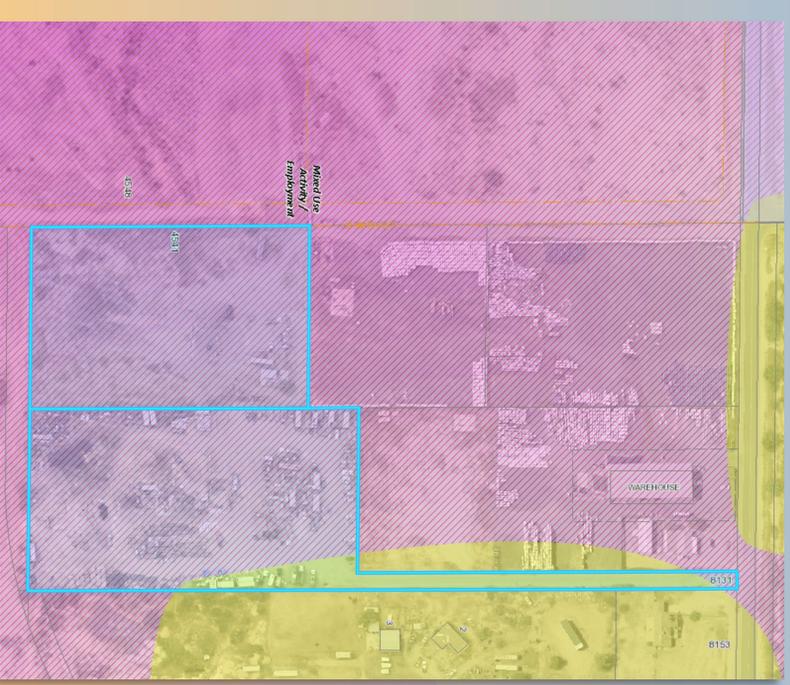
# General Plan

## Mesa Gateway Economic Activity Area

- Largest opportunity for new growth in Mesa
- Wide range of employment activities anticipated with an emphasis on education, aerospace/aviation, and technology clusters

## Employment Character Area

- Goal - Provide for a wide range of employment opportunities in high-quality settings
- Light industrial is a primary zoning district
- Warehouse is a primary land use





# Mesa Gateway Strategic Development Plan

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## Inner-Loop District Vision

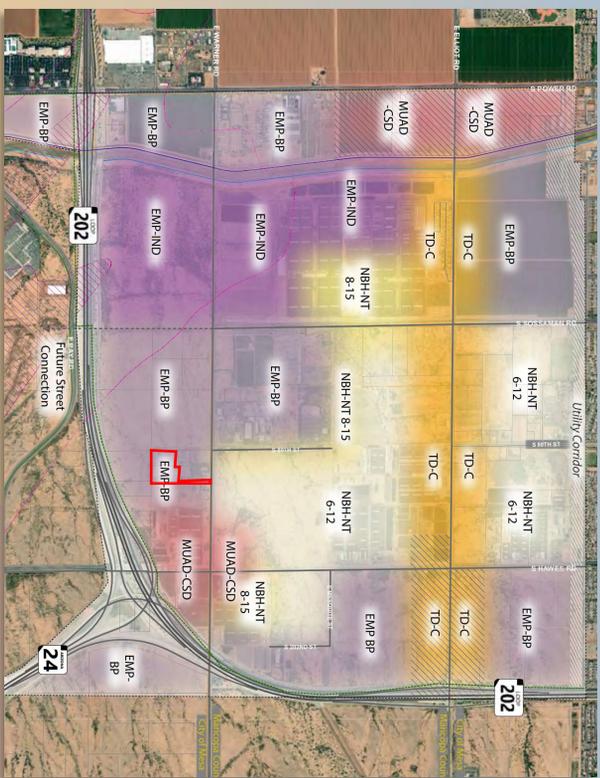
- High-quality, mixed-use environment compatible with increasing over-flight activities
- Over time should transition to mixed-use, with light industrial, office, retail, and a possibility of higher-density residential

## Inner-Loop Study (2018)

- Refined land use plan projected that when developed the area could result in 55,000 jobs and 12,000 new housing units

## Business Park Character Area

- Intended for businesses, offices, and light industrial uses such as warehouses and research and development compatible with airport overflight
- Light Industrial is a primary zoning district





# Site Photo





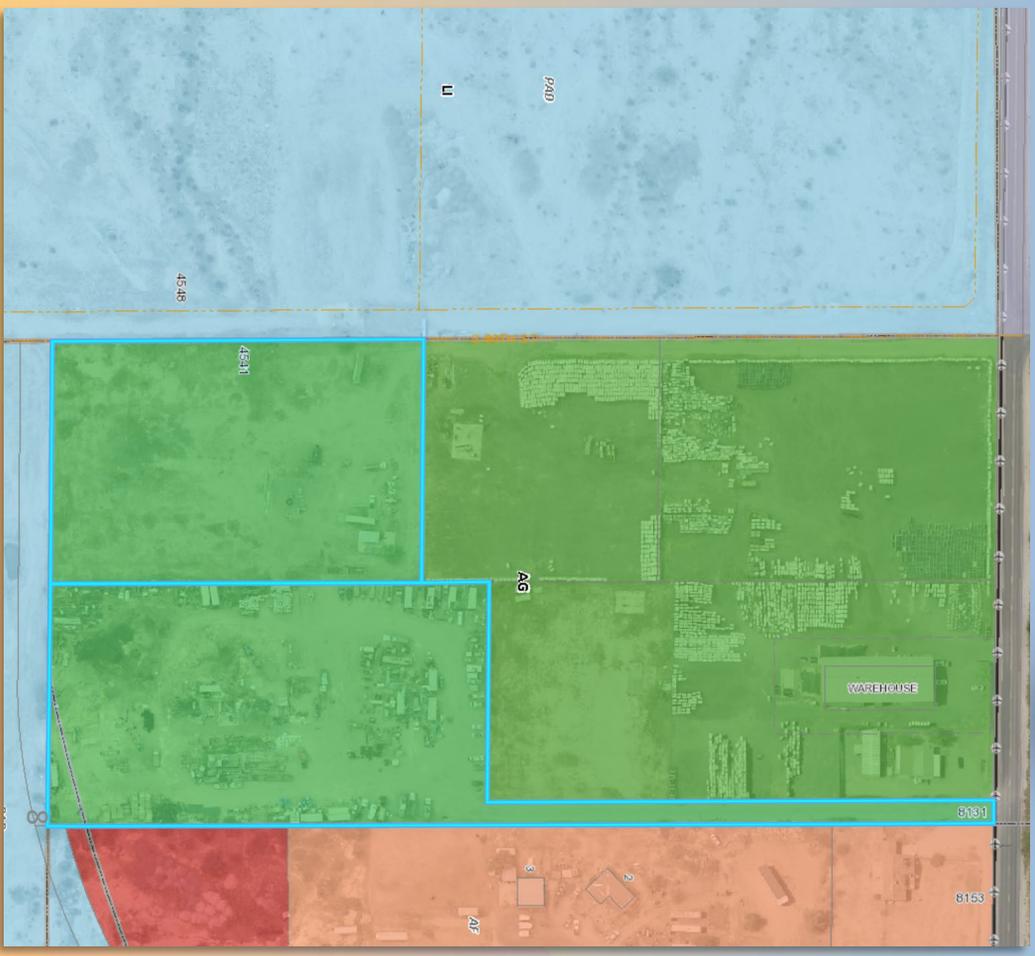
# Site Photo





# Zoning

- Current Zoning: Agriculture
- Requested zoning: LI-PAD
- Office/warehouse a permitted use in the LI district

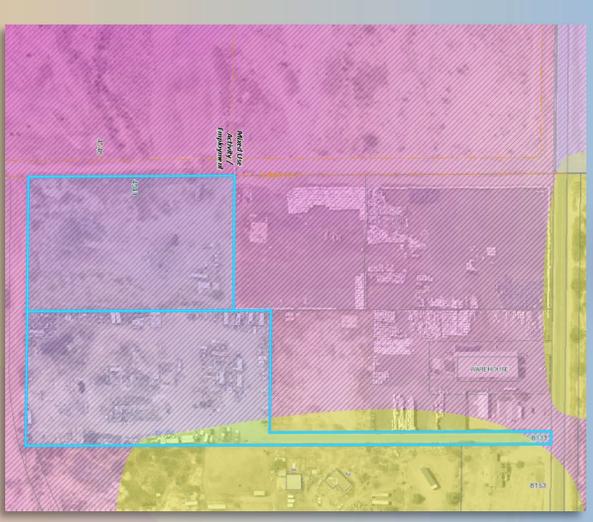




# PAD Request

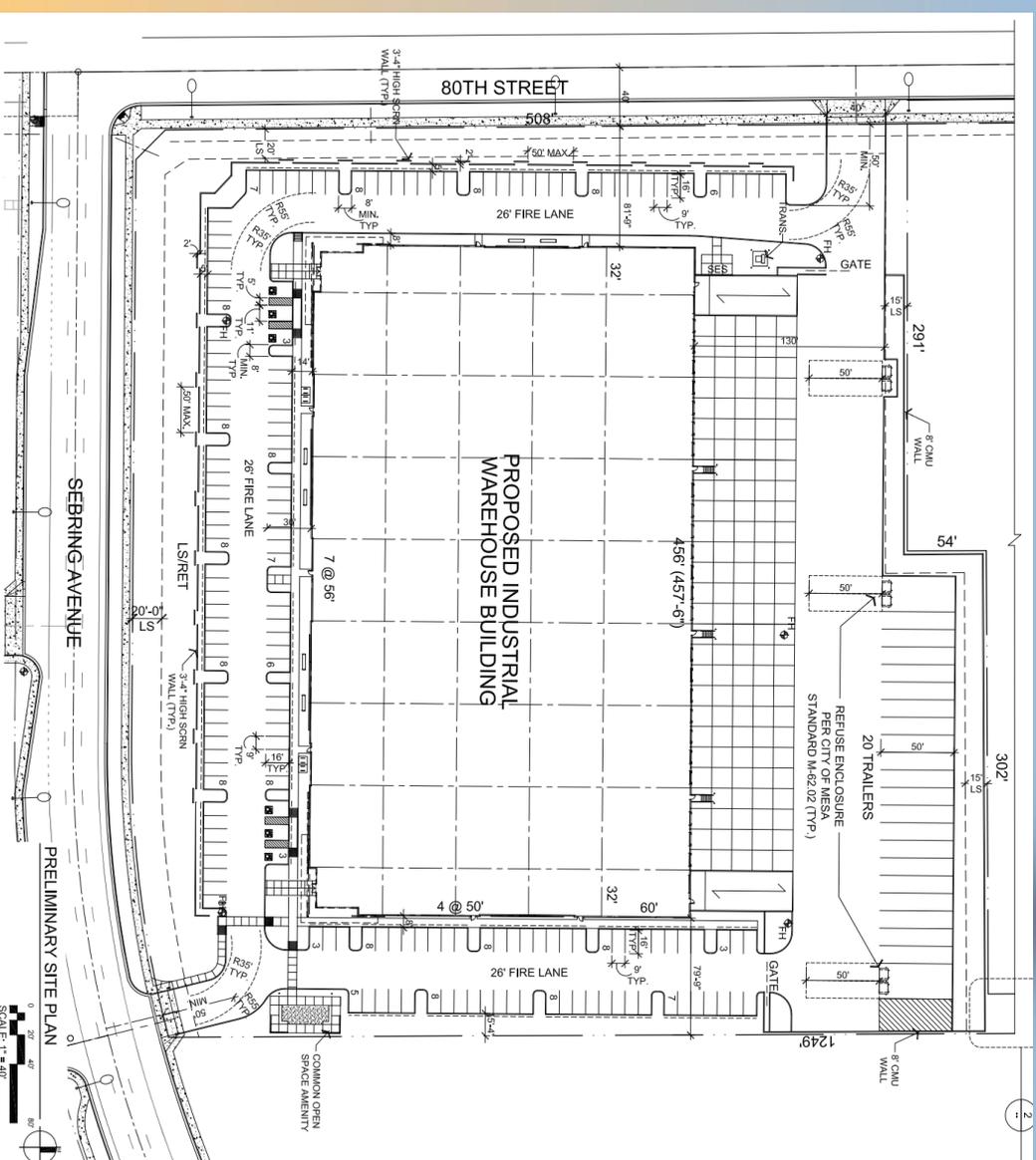
## Building Height

- 40 feet allowed per code
- 50 feet requested
- Business Park character area of the Interloop District (GSDP) encourages taller buildings if no interference with airport
- Setback
  - 25 feet required adjacent to residential
  - 15 requested (eastern property line)
- Landscape Material
  - 5 trees per 100 feet of property line (35 trees eastern property line)
  - 0 trees requested along northeastern property line adjacent to the property “flag”
- Additional trees and shrubs planted along Sebring Ave. and 80<sup>th</sup> Street



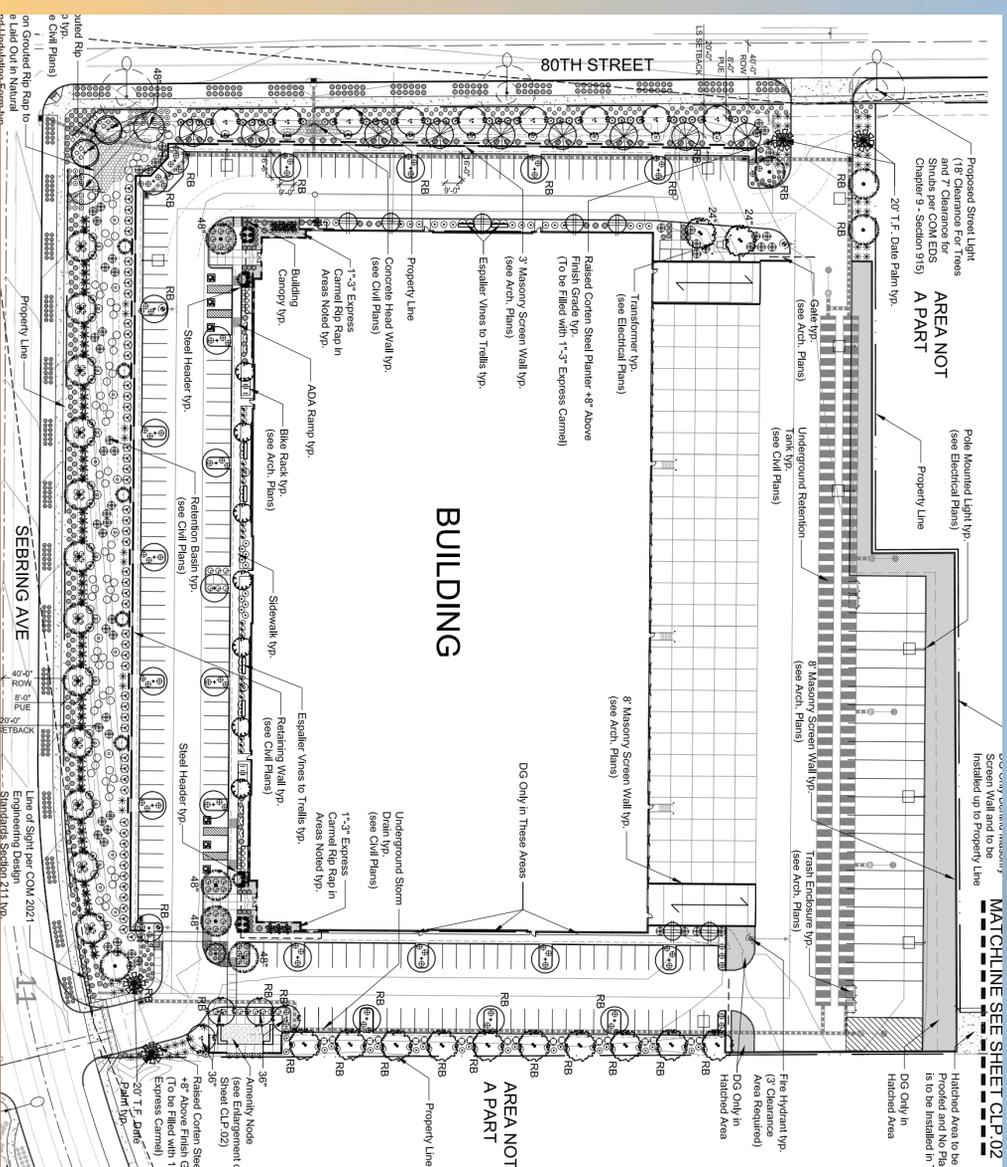
# Site Plan

- 1 building - 119,019 square foot building
- Truck access from 80<sup>th</sup> Street; secondary access from Sebring Avenue
- Truck dock and outdoor storage area screened with 8' walls and automatic gates
- 178 parking spaces required; 179 provided



# Landscape Plan

- Landscaping not required within the outdoor storage area in the northeast and north portion of the site
- Reduced landscape yard along eastern property line contains all required landscaping
- Additional landscaping provided along 80<sup>th</sup> & Sebring to offset the reduction requested along the "flag" amenity area provided in southeast corner of development







# Rendering





# Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods on May 16, 2023
- Staff has not been directly contacted by interested parties





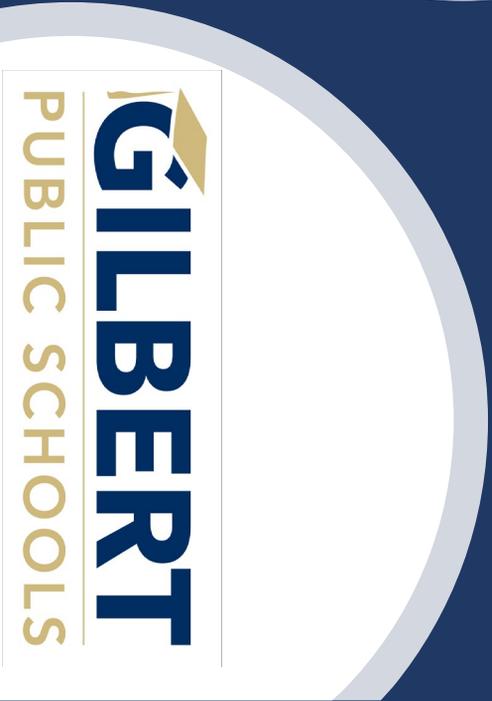
# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the Mesa Gateway Strategic Development Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO
- ✓ Complies with review criteria in Chapter 22 of the MZO for a PAD overlay

***Staff Recommendation: Approval with Conditions***

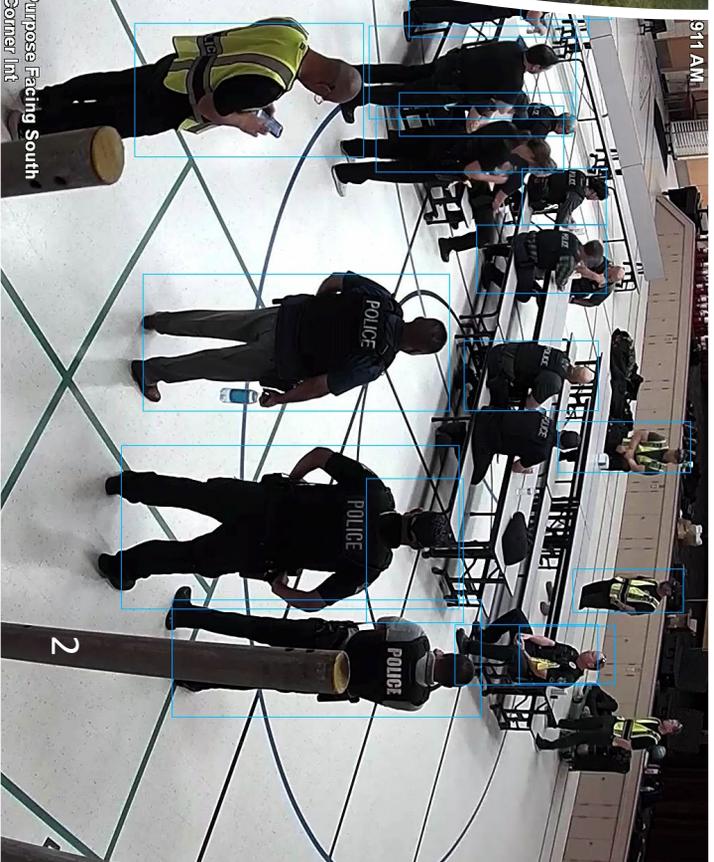
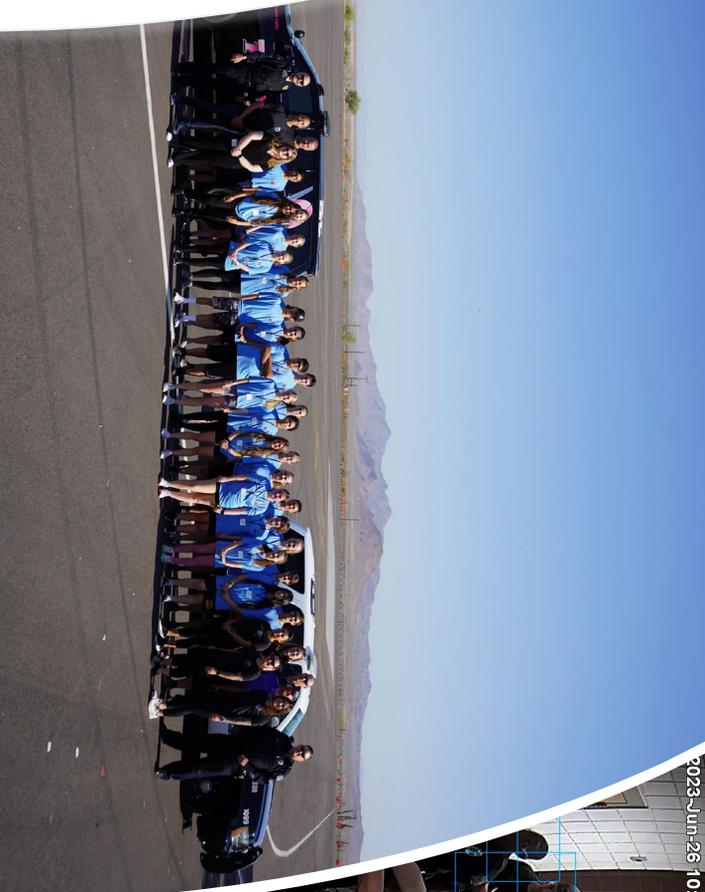
***P&Z Recommendation: Approval with Conditions (7-0)***

# School Resource Officer (SRO) Partnerships



# Collaborative Training

- Active Shooter Training
- Youth Leadership Academy
- School Access Point



# SRO Community Partnership

- Be Safe Autism Awareness Program
- Joint Service Projects
- Fun Runs / Challenges
- Group Home Partnerships



# Opioid Crisis

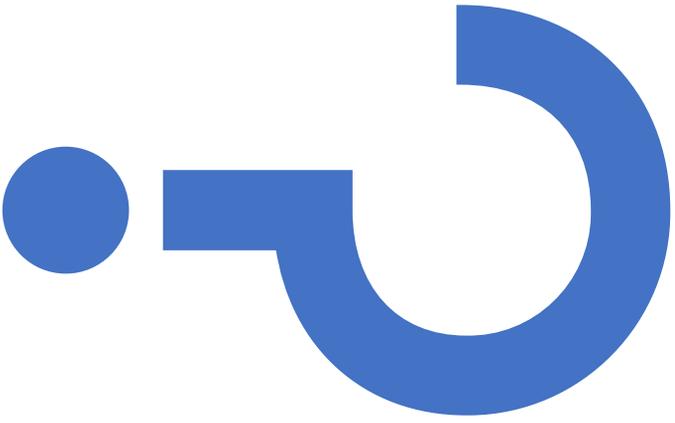


- City of Mesa Opioid Initiative
- The Fentanyl Project

# RTCC / MPS / GPS Camera Integration

- RTCC has access to all Mesa and Gilbert School cameras
- RTCC / SROS / School Security train together
- Annual tabletop exercises with all stakeholders





Questions?



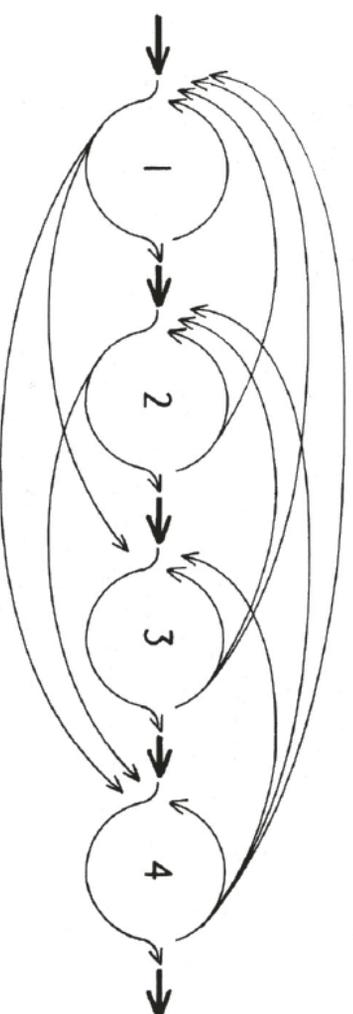
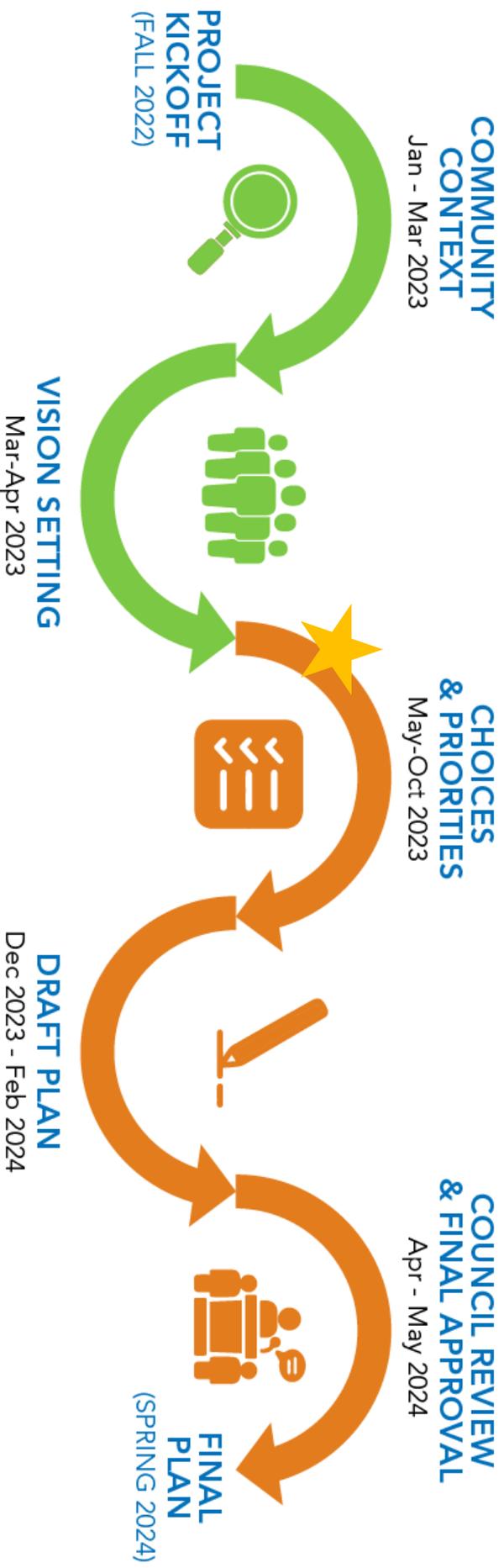
# 2050 General Plan Update

**Mary Kopaskie-Brown, AICP**  
Planning Director

**Rachel Nettles, AICP**      **Jeff Robbins, CECD**  
Assistant Planning Director      Project Manager



# PROJECT TIMELINE AND PROCESS





# WHAT WE HEARD - SURVEY #1

» What are the **Top 3 Reasons** you **Choose to Live in Mesa?**



Family and  
Community

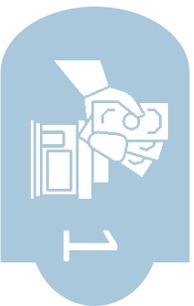


Housing is  
Affordable

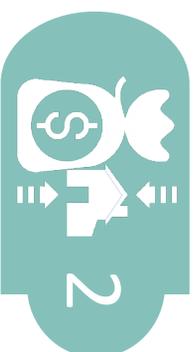


Housing  
Options

» What are the **Top 3 issues** facing our **City today?**



Commercial  
& Retail  
Choices



Attainable  
Housing



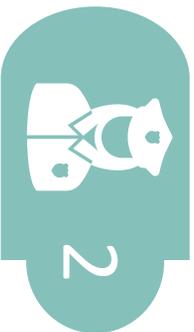
Public  
Safety

# WHAT WE HEARD - SURVEY #2

Which 4 statements best reflect what Mesa should be in the future?



1 Choose Mesa to raise a family



2 Keep Mesa safe



3 Financially attainable, quality housing



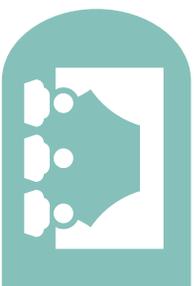
4 Responsibly managed natural resources

# WHAT WE HEARD - MESA URBAN LABS

## Common themes from land use discussions



Comprehensive greenways and paths connect development



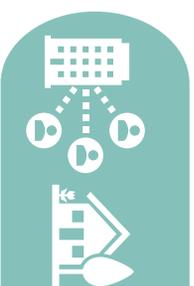
Quality entertainment and things to do nearby



Remain convenient to travel by car



Buffers and landscaping between uses



Housing variety, types and options

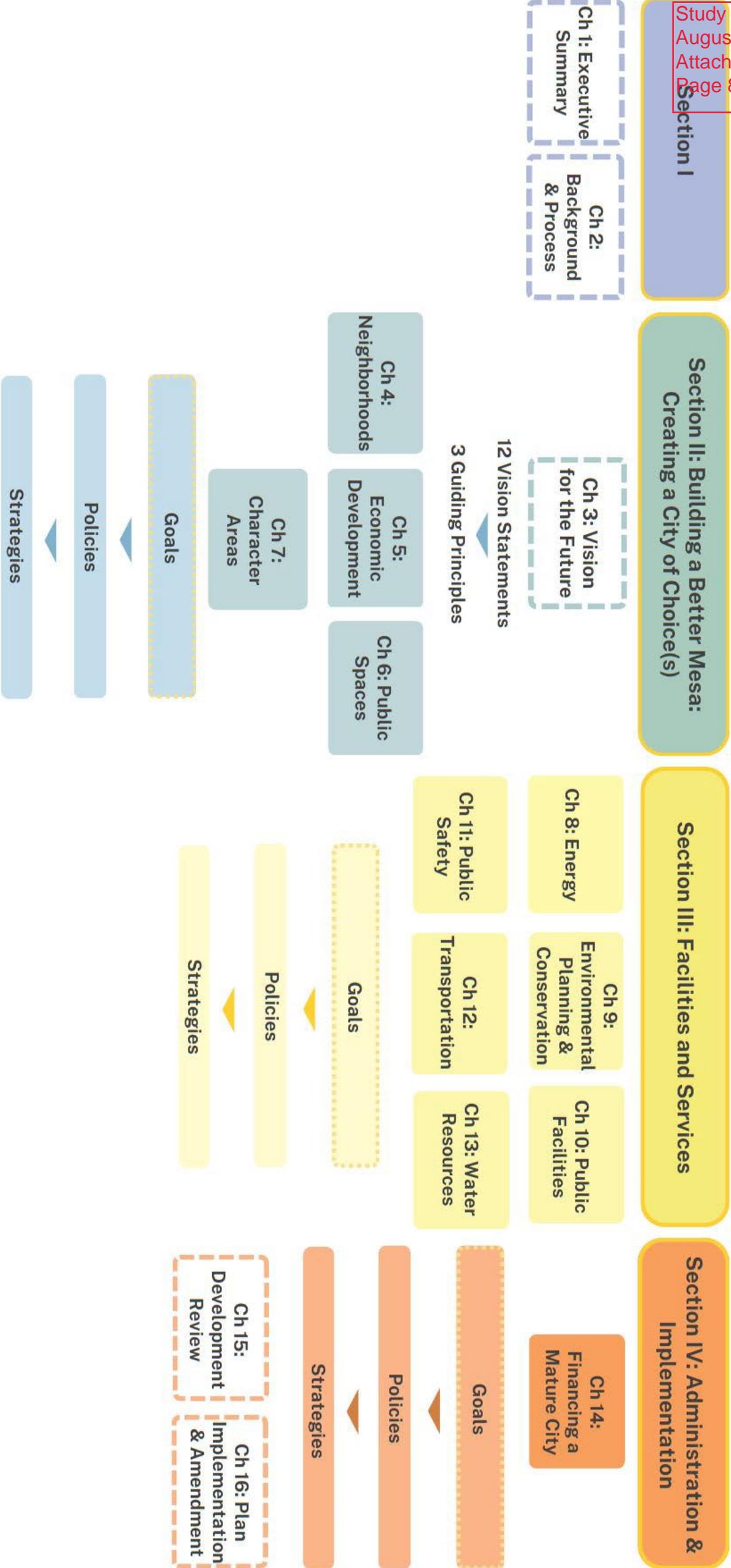


Protect large-lot agricultural areas

# 2050 PLAN REVIEW PROCESS



# MESA 2040 GENERAL PLAN ORGANIZATION



# 2050 VISION ORGANIZATION

Vision Statement

## 3 Core Values

Our People

Guiding Principle for  
each Chapter

Strategies

Actions

Our Land

Guiding Principle for  
each Chapter

Strategies

Actions

Our Economy

Guiding Principle for  
each Chapter

Strategies

Actions

# 2050 VISION STATEMENT

Mesa is a safe, desirable, family-oriented community that...

Celebrates our heritage and innovative spirit;

Seeks economic prosperity for all;

Prioritizes quality places; and

Offers choices where we live, work, play, and learn.



# CORE VALUE & GUIDING PRINCIPLES

## Our People

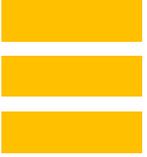
- » Our neighborhoods are **vibrant** and evoke **civic pride**
- » Our community values our **heritage** and embraces its **diverse culture**
- » Our social services are **compassionate** and **equitable**
- » Our city is **safe** and has **exceptional** public safety services

## Our Land

- » Our housing is **attainable for all**
- » Our activity centers are **integrated** and **well-planned**
- » Our transportation network is **efficient** and **well-connected**
- » Our parks and open space offer **rich** recreation and support **active lifestyles**

## Our Economy

- » Our economy is **innovative** and **prosperous**
- » Our city is **resilient** and **sustainable**
- » Our public services are **reliable** and **cost-effective**



# Questions?



m.e.s.a.az



# CORE VALUES & GUIDING PRINCIPLES

## 2040 Vision Statements

- 3) Existing **neighborhoods** are **well maintained**, and appropriate **infill** and **redevelopment** is **encouraged**.
- 9) **Residents** of all ages **take pride** in their **neighborhoods** and enjoy safe, clean, and healthy living environments.
- 10) **Residents** feel a sense of **inclusion** and **ownership in their community** and a **connection to each** other through such things as innovative use of technology; participatory government; high degrees of volunteerism; and community events.
- 11) We **appreciate** and **celebrate our roots** while embracing the **changes in demographics and cultures** that help make this an exciting and dynamic place to live and work.

## 2050 Guiding Principles **Our People**

- » Our neighborhoods are **vibrant** and evoke **civic pride**
- » Our community values our **heritage** and embraces its **diverse culture**
- » Our social services are **compassionate** and **equitable**
- » Our city is **safe** and has **exceptional** public safety services

# CORE VALUES & GUIDING PRINCIPLES

## 2040 Vision Statements

12) We have a **choice** in a **variety** of **environments** from rural to urban; low rise to high rise; passive to active to **meet the needs** and **desires of residents**.

1) Neighborhood or **village centers**, of appropriate scale and in appropriate locations, have replaced auto-dominant suburban sprawl to create **stronger neighborhoods** with a **greater sense of place**.

2) The **downtown** area, Mesa's primary urban core, is energized with a **variety of living environments** and **dynamic** and **vibrant activities** including an active night life, frequent community events, higher education campuses, and an active arts community.

6) Mesa's **built environment** sets a standard of **quality** which is the **envy of other communities**.

8) There are **efficient**, **multi-modal transportation** and **transit systems** that provide for the **movement of goods and people** whether it is around the corner or around the world.

7) We support investment in **quality-of-life assets** including **arts, culture, and recreation** opportunities.

## 2050 Guiding Principles **Our Land**

» Our housing is **attainable for all**

» Our activity centers are **integrated** and **well-planned**

» Our transportation network is **efficient** and **well-connected**

» Our parks and open space offer **rich** recreation and support **active lifestyles**

# CORE VALUES & GUIDING PRINCIPLES

## 2040 Vision Statements

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5) **Innovation, creativity in entrepreneurship, job creation, and workforce education** has provided a **strong economic base** and has propelled the City forward in the global market.

4) Changes in the form of buildings and neighborhoods have provided the opportunity to **reduce auto travel and energy usage** and **responds appropriately** to our **desert environment**.

## 2050 Guiding Principles **Our Economy**

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» Our economy is **innovative** and **prosperous**

» Our city is **resilient** and **sustainable**

» Our public services are **reliable** and **cost-effective**

# 2040 Vision Statements

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- 1) **Neighborhood or village centers**, of appropriate scale and in appropriate locations, have replaced auto-dominant suburban sprawl to create stronger neighborhoods with a greater sense of place.
- 2) The downtown area, Mesa's primary urban core, is energized with a variety of living environments and dynamic and vibrant activities including an active night life, frequent community events, higher education campuses, and an active arts community.
- 3) Existing neighborhoods are well maintained, and appropriate infill and redevelopment is encouraged.
- 4) Changes in the form of buildings and neighborhoods have provided the opportunity to reduce auto travel and energy usage and responds appropriately to our desert environment.
- 5) Innovation, creativity in entrepreneurship, job creation, and workforce education has provided a strong economic base and has propelled the City forward in the global market.
- 6) Mesa's built environment sets a standard of quality which is the envy of other communities.
- 7) We support investment in quality-of-life assets including arts, culture, and recreation opportunities.
- 8) There are efficient, multi-modal transportation and transit systems that provide for the movement of goods and people whether it is around the corner or around the world.
- 9) Residents of all ages take pride in their neighborhoods and enjoy safe, clean, and healthy living environments.
- 10) Residents feel a sense of inclusion and ownership in their community and a connection to each other through such things as innovative use of technology; participatory government; high degrees of volunteerism; and community events.
- 11) We appreciate and celebrate our roots while embracing the changes in demographics and cultures that help make this an exciting and dynamic place to live and work.
- 12) We have a choice in a variety of environments from rural to urban; low rise to high rise; passive to active to meet the needs and desires of residents.

August 17, 2023

TO: CITY COUNCILMEMBERS

FROM: MAYOR JOHN GILES

SUBJECT: Appointments to Boards and Committees

The following are my recommendations for appointments to City of Mesa Advisory Boards and Committees.

**Housing & Community Development Advisory Board** – Eleven-member board including new appointments.

Amanda Miller, District 4. Ms. Miller is director of sales operations for Elevation, a solar energy company. She earned an associate degree from Le Cordon Bleu College of Culinary Arts and studied history at Ashford University. Her first term ends June 30, 2026.

Warren Williams, District 3. Mr. Williams is executive pastor at Redemption Church. He also has experience in operations management. He earned a bachelor's degree in political science from the State University of New York at Albany. His partial term ends June 30, 2025.

**Human Relations Advisory Board** – Eleven-member board including new appointments.

Sabrina Dobson, District 3. Ms. Dobson is a clinical coordinator and trauma therapist at La Frontera EMPACT-SPC. She earned a bachelor's degree in psychology from the University of Arizona and a master's degree in social work from Arizona State University. Her first term ends June 30, 2026.

Mahmoud Riyad, District 1. Mr. Riyad is vice president of information systems and technology at Pathnostics Diagnostics. He earned a bachelor's degree in computer information systems from Al-Ahliyya Amman University in Jordan and a master's degree in system engineering from Western International University. His partial term ends June 30, 2025.