

City of Mesa

City Hall
20 East Main Street



Meeting Minutes

Wednesday, January 7, 2026

5:30 PM

Study Session

Board of Adjustment Public Hearing

*Chair Alexis Wagner
Vice Chair Shelly Allen
Boardmember Troy Glover
Boardmember Todd Trendler
Boardmember Gerson Barrera
Boardmember Janice Paul*

Consent Agenda - All items listed with an asterisk (*) will be considered as a group by the Board and will be enacted in one motion. There will be no separate discussion of these items unless a Boardmember or a citizen so requests. If a request is made, the item will be removed from the Consent Agenda and considered as a separate item, following adoption of the Consent Agenda.

1 Call meeting to order.

Chair Wagner called the meeting to order at 5:45 pm.

2 Take action on all Consent Agenda items.

Items on the Consent Agenda

3 Approval of the following minutes from previous meetings:

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

Approved (5-0 Boardmember Barrera Absent)

4 Take action on the following cases:

4-a **BOA24-00870. "Medina Station CSP," 46± acres located at the southeast corner of Southern Avenue and Signal Butte Road. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP). (**District 5**)

Staff Planner: Cassidy Welch

Recommendation: Approval with Conditions

Approved (5-0 Boardmember Barrera Absent)

4-b **BOA25-00602. "Fulsome Greenbriar," 1± acres located at 955 South Palo Verde Street. Requesting a Variance to reduce the minimum lot width, a Variance to allow a detached structure to encroach into the required rear yard setback, and a Special Use Permit (SUP) to allow a detached structure to exceed the height of the primary building. (**District 5**).

Staff Planner: Charlotte Bridges

Recommendation: Approval with Conditions

Approved (5-0 Boardmember Barrera Absent)

4-c **BOA25-00812. "HonorHealth Four Peaks Medical Center CSP," 50± acres located at 1301 South Crismon Road. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP). **(District 5)**

Staff Planner: Kwasi Abebreste

Recommendation: Approval with Conditions

Approved (5-0 Boardmember Barrera Absent)

4-d **BOA25-00843. "Legacy Recovery Center," 0.5± acres located at 2338 East Minton Street. Requesting a Special Use Permit (SUP) to allow a Transitional Community Residence. **(District 1)**

Staff Planner: Emily Johnson

Recommendation: Approval with Conditions

Failed administratively (3-2 Boardmember Barrera Absent)

5 Adjournment.¹

Approved (5-0 Boardmember Barrera Absent)

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting.

Si necesita asistencia o servicio de interpretación en Español, comuníquese con la Ciudad al menos 48 horas antes de la reunión al 480-644-2767.

¹Prior to adjournment of the public hearing, at any point the Board of Adjustment may vote to go into executive session for legal advice with the attorney or attorneys of the public body on any item listed on this agenda pursuant to A.R.S. § 38-431.03(A)(3); this notice is given pursuant to A.R.S. § 38-431.02 to the members of the Board of Adjustment and the public.