

CITY COUNCIL MEETING – March 17, 2025

Q=Mayor Mark Freeman

A=Michael Stephan

Q: So our first speaker will be Michael Stephan. Michael, if you'll come forward, please, and say your name and address.

A: Mayor, Council, uh, my name is Mike Stephan. I reside at 2626 North Chestnut Circle in Mesa. I love Mesa, I grew up here, went to Dobson High School and now I raise my kids here. I'm accompanied today, uh, by (Brad) and Kim Arnett. They live across from the subject property that we're here to discuss, (Rochelle Deriso), who lives next door to the subject property, Amy Johnson, who lives down the street and Kristine Kempton, who lives around the corner from the property. Last month, Permit Number PMT24-21631, that's PMT24-21631 was approved by the City of Mesa without a Special Use Permit. Uh, this is for a residential care facility, uh, at 2338 East Minton Street in Mesa. This house is two doors to the west of 24th Street on Minton, it backs to Hermosa Vista Elementary, if you were to look at it on a map. So I could throw a basketball and in fact, Amy used to have a, uh, tree house up against the wall 'cause she lives next door there and the kids used to climb over the fence to go to school at Hermosa Vista Elementary and this house is in the same situation. Um, to understand sort of the dynamics, I'm sure you understand elementary schools, there are lines of cars down Minton Street every morning with children walking back and forth. My children ride bikes back and forth to the Johnson's every day. My children have had lemonade stands literally on the corner of Minton and 24th Street at - as a regular occurrence during the summer, uh, because, uh, they need to earn and save money. Um, so with the approval of this, I'm of two minds, why was it approved without a Special Use Permit? In the City of Mesa Zoning Ordinance, community residences are break- broken into two, Family Community Residences and Transitional Community Residences. Family Community Residences have a minimum length of 1 year. They are permitted by right in the RS Zone. Transitional Community Residences, as it says in the zoning ordinance, have a tenancy less than a year that is measured in weeks or months, as determined by either in practice or by the rules. This is required to have a Special Use Permit in the RS Zone. This is an RS 15 Zone. As you can see the Special Use Permit is required here for transitional care facilities. This permit was issued without a Special Use Permit. And they are

46 now applying to the state in order to gain, uh, their state license to operate a
47 facility that is used for the rehabilitation of drug addicts, people with co-
48 occurring conditions of schizophrenia or other mental disorders that occur
49 with, uh, an addiction or other sexual addictions as they stay - uh,
50 state on their website. So that you understand that I am not just a NIMBY
51 neighbor. I'm a developer by trade. I believe in property owner rights to my
52 core. I also believe in thoughtful placing of items of - of facilities like this. I
53 also have a brother who has co-occurring conditions and lives today in a co- in
54 a residence like this. So I understand these residences and I understand that
55 they should not be next to a school. I also understand that they should not
56 have been approved without a Special Use Permit. The last thing I will say, if
57 I misunderstand my reading of the zoning ordinance, why does the City
58 of Mesa not regulate these more than they do child daycares? Why does the
59 City of Mesa not regulate these more than they do fine high-end dining or
60 retail establishments? Why do I have to - if I have a home-based business that
61 has two professionals that show up every day to work, get
62 a Special Use Permit but yet if I'm going to treat drug addicts next to an
63 elementary school where they could throw paraphernalia over the fence, why
64 do I not have to have a Special Use Permit? That's all. Thank you.
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66 Q: Thank you, Michael. I think it's well noted in District 1. We'll probably reach
67 out to you.