

Planning and Zoning Board

Meeting Minutes

Held by Virtual Platform

Date: April 14, 2021 Time: 4:00 p.m.

MEMBERS PRESENT:

Chair Dane Astle
Vice Chair Jessica Sarkissian
Tim Boyle
*Shelly Allen
*Jeffrey Crockett
Deanna Villanueva-Saucedo
*Ben Ayers

MEMBERS ABSENT:

None

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

STAFF PRESENT:

Nana Appiah
Tom Ellsworth
Lesley Davis
Rachel Prelog
Cassidy Welch
Charlotte McDermott
Alexis Jacobs

OTHERS PRESENT:

None

Call Meeting to Order.

Chair Astle declared a quorum present and the meeting was called to order at 4:00 pm.

1. Take action on all consent agenda items.

Items on the Consent Agenda

2. **Approval of minutes:** Consider the minutes from the April 28, 2021 study session and regular hearing.

- *2-a** Boardmember Villanueva-Saucedo motioned to approve the minutes from the March 24, 2021 study session and regular hearing. The motion was seconded by Boardmember Boyle.

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

AYES – Astle, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo and Ayers

NAYS – None

Boardmember Villanueva-Saucedo motioned to approve the consent agenda. The motion was seconded by Boardmember Boyle.

MINUTES OF THE MAY 12, 2021 PLANNING & ZONING MEETING

Zoning Cases: Preliminary Plat "Woodspring Suites"

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

AYES – Astle, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo and Ayers

NAYS – None

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Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also "live broadcasted" through the City of Mesa's website at www.mesaaz.gov

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- *3-a ZON19-00832 District 3.** Within the 1800 block of West Main Street (north side) and within the 100 block of North Dobson Road (east side) and within the 0 to 200 blocks of North Sycamore (west side). Located east of Dobson Road and north of Main Street. (21± acres). Modification to the Sycamore Station Smart Growth Community Plan. This request will allow for a mixed-use transit-oriented development. Neil Calfee, Miravista Holdings, LLC, applicant; Dobson Station, LLC; City of Mesa; Pride Ventures, LLC, owners. **(Continued from April 28, 2021)**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Summary: Staffmember Cassidy Welch presented case ZON19-00832 to the Board. This is an approximately 20 acre site located north of Main Street and east of Dobson Road. The General Plan designation for this site is Mixed Use Activity, which encourages centers of commercial and residential activity. It is also located within the Station Area and Transit District sub-areas due to its proximity to the light rail and Sycamore Station light rail stop, as well as within the West Main Street Area Sub Area plan. The zoning on the site is currently a mixture of Form Based Code Transect Zones. As a part of this request, there are no proposed changes to the zoning. Those Transect Zones were established in 2016 with the original Sycamore Station Smart Growth Community Plan. The request before you today is a modification to that Sycamore Station Smart Growth Community Plan to allow for a Mixed Use Transit Oriented development. The existing photos of the site include the existing commercial center that is located southwest of the proposed site.

The Smart Growth Community Plan allows for Form Based Code Transects zoning outside of the traditional downtown area. As a part of the Smart Growth Community Plan, you are required to provide pedestrian sheds, identify those Transect Zones, identify a thoroughfare network and identify locations and types of civic spaces. As a part of that request, it does include a preliminary development plan, with final development plans to be approved through a zoning clearing process. The proposed modifications to the preliminary development plan include modifications to the parcel configurations for parcels D1, A1 and A2 as well as modifications to parking standards, the pedestrian and vehicular thoroughfares and modifications to the building form standards established from the Form Base Code. The City did conduct a school analysis in conjunction with the Mesa School District. This is based off of an anticipated 450 apartments and 75 townhomes with the exact units to be determined as a part of the final development plan zoning clearance. The Mesa Public School District identified that all schools within the area have capacity to serve the anticipated students. The applicant did conduct a Citizen Participation process, which included an additional meeting on May 4 with the Mesa Grande Community Association based off of recommendations from the previous Planning and Zoning hearing.

In summary, staff finds that the proposed modifications comply with the 2040 Mesa General Plan, the West Main Street Sub Area Plan and meets the criteria for Smart Growth Community Plan as outlined in the Zoning Ordinance. We are recommending approval with conditions.

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Senior Planner Lesley Davis read a comment card from Stephanie Wright, representing the *Mesa Grande Community Alliance Steering Committee*. It states:

As concerned residents of West Mesa and members of The Mesa Grande Community Alliance, we wish to express our concern about the current state of the Sycamore Station project and withdraw our previous support of the development that was originally presented to us and mutually agreed upon. When Mr. Calfee first met with our neighborhood group seeking our endorsement of the project a few years ago, there were several components that were included that we wholeheartedly endorsed that are no longer a part of the plan.

Along Sycamore street north of Main Street, just south of the school, was a townhouse project that was to go in the ground before the apartments along Main. These 88 townhomes were to be a high quality for sale product that would be built prior to the construction of the apartments as we were all of the opinion that building them first would be a boost to the sales, add cachet to the apartments and provide a measure of balance and stability to an otherwise struggling elementary school. Without the townhouses and the assisted living component and realizing that a portion of the Main Street apartment land is no longer available to build on, the project no longer has our support. Now, all that is left to be built is 400 apartment units on 2 different sites with 2 different developers and without the continuity or master planning that Mr. Calfee previously provided. The property that is left over will merely be infill.

We have enjoyed working with Neil and his Counsel, Lindsay Schube and others on their team. They have been gracious and supportive of our work in West Mesa; but we are not satisfied with the current proposal and, therefore, oppose it. Mesa City Code to allow for a Major Amendment application or, if reviewed under Title 11, Chapter 11-3(B) the application is missing required elements that must be submitted in advance of scheduling a hearing.

*On behalf of the Mesa Grande Community Alliance Steering Committee:
Stephanie Wright
Tanya Collins
Dea Montague
Tyler Montague
Derek Broseman
H. Micheal Wright*

Chair Astle invited the applicant to speak, Lindsay Schube with the Law Firm Gammage and Burnham, 40 North Central Avenue in Phoenix responding on behalf of the applicant. I would like to thank Stephanie and the Board as you continued us two weeks ago and the group Mesa Grande as they pulled themselves together and met with us a week ago today. They have also been gracious and made time for us to get together in a short timeframe. We had a great meeting and shared thoughts respectfully and you know we do not agree on everything, but we definitely appreciate them making the time to see us in within the last two weeks.

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We are here today because the original Smart Growth Community Plan was approved in 2016 with three separate and distinct parcels. As you can see it is an L shaped parcel with approximately 20 acres, wrapping around the hard corner of Dobson and Main Street with three different Assessors parcels that make up our Sycamore Station Master Plan. The first along Main Street is now controlled by Pride Ventures. The second, nearest the existing single-family residences toward the Northeast, is owned by the Chapman family but controlled for the next 47 years by City of Mesa. And the third parcel used to be controlled by Mira Vista Holdings but has been transferred to Dobson Properties, LLC which is a Mira Vista entity and is being sold right now. So again, many of you were on the Commission at the time, the Smart Growth Community Plan was approved in 2016, the existing zoning on the site was C2 and C3. And through this Smart Growth Community Plan, we established T4 and T5 Transect Zoning which allows for a Mixed Use which includes multi-residence and commercial uses. We are not making any substantive changes these are merely cleanup items. The changes that are made to this Community Plan are development standards so that we can build what we want to build out there because our client did not get control of the property that is controlled by the City of Mesa. So, we have no changes to the Transect Zones, no changes to the permitted uses, and no changes to development parcels B and C, which are the parcels closest to the neighborhood.

As you can see these were the proposed Transect Zones and approved in 2016. Again, the zoning uses have not changed. There is the conceptual Land Use Plan that was attached to the 2016 Smart Growth Community Plan and compared to what is in front of you today, Parcels B and C are the parcels that effect the neighborhood. There are no changes to those in terms of use or standards. Parcel A is where we made a lot of changes and the form and the density stays about the same. We just had to change the parcels and the development standards to allow for a cohesive development to come to be as part of the Sycamore Station.

We were here two weeks ago with a staff recommendation of approval. The Board continued us and rightfully so, and in order to meet with the Mesa Grande group, and again compliments to them for gathering in short order and for a productive conversation. I think their concerns and comments have to do with things that are not before you today and more to do with "for rent" versus "for sale" product. The townhomes are still permitted in the north east corner of our site, that building form has not changed and we still maintain a cohesive master plan. We 100% can commit to you and to our friends at Mesa Grande to continue to work with them, and to continue to support the school. As far as the land use perspective here, our land uses have not changed. We are just changing the development standards in order to get some of this development off of the ground.

I look forward to any questions or comments from the Chair or Commissioners.

Chair Astle thanked Ms. Schube for the presentation. At this point let's go ahead and discuss this amongst the Board. Vice Chair Sarkissian stated based on what we heard last time, as well as this time, and we heard the neighbor's concerns and I agree they were very well thought out. However, I do not think some of the concerns had anything to do within our purview of what's being changed here. They are just trying to get the project up and going and there hasn't been any changes in the design standards, it just

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has to do with the form of the site. I think they meet the criteria for their changes. Thank you.

Boardmember Boyle stated I guess I would wonder if it is not within our purview, whose purview is it within. When a developer comes and says one thing and then changes over the course of the project, and it is different. The neighborhood feels slighted. Whose purview is this if it is not ours or is it up to City Council to do. Or is it something the Design Review Board should be concerned about, or is it just tough luck for the neighborhoods. We say, do whatever they want, they can pitch a project one way and they can change it in the middle of the project. I guess that's the larger question that this has been something that I've been pondering in the last couple of weeks.

Vice Chair Sarkissian stated her response on this issue is the difference between "for sale" and "for rent" which is not a zoning issue at all. And we cannot decide this issue regardless, even if it is on a regular subdivision. So, I do not think that is anything for us or the City to determine. And as far as the form of the building, it is not like it is unlike any of the preliminary plats when they come in for amendments. They are still meeting the Code and Zoning Ordinance that they came in with on the plan and all the design requirements of the City. So those processes are always in place and there is always the ability to do amendments to them. But the uses are not changing from what was originally permitted. And I think if there had been different stipulations, or different things within the original plan, which was approved, maybe there would even be some leeway for us to change some things in there or say it is not meeting what was originally intended. We can't dictate legally, who rents or buys, that is not for us or even Council to determine. And so that's why I feel there might be some instances and other projects that we can say something, but nothing ever about "for sale" versus "for rent". So, that's why I feel at this junction we don't have the ability to determine certain things. We have seen things like that, where people were upset about a McDonald's versus a Sonic, and it is the same thing, it is private property rights, and we cannot get into these types of issues.

Boardmember Boyle stated, so then would there be some sort of notification to neighborhoods to be cautious when people come and present something to you, they might be making a bunch of promises that they're not going to keep later on. To tell them it is something that you just need to be aware of. It happens quite often, we saw it with the last project that is going up near Bass Pro where developers may say one thing, but what citizens can actually get out of it, and what citizen groups like when you have neighborhood meetings, what can they actually change. What I find a lot is there's a lot of misunderstanding as to what a citizen can actually get changed. And they can be like, "Oh, well, let's get together and have a win" but it is typically the developer that wins. But maybe there just needs to be better education to inform the neighborhoods, maybe some addendum that can be mailed out and the mailers go out and say, "You are about to have this much leeway with an adjustment" so that we don't end up with a bunch of angry citizens thinking that the project is one way, and then finding out that it is not.

Boardmember Villanueva-Saucedo stated I think the process plays out exactly the way it is supposed to be. Just because their neighborhood meeting takes place does not mean that it is a contractual obligation. It is an opportunity for neighbors to give voice to their concerns. But ultimately, the landowner, as long as they're abiding with the zoning that is there, it is their property to do what they will. Again, I am very uncomfortable with us

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overstepping our purview. If there is some sort of agreement between a neighborhood group and a property owner neighborhood group and a developer and that needs to be a private contractual obligation that is not within this board's purview. Our purview is whether the plan submitted matches the zoning. So, again, I always encourage neighborhood participation. I think we have seen some products that the field of the layout has changed because of neighborhood input. But again, that is not a contractual obligation and meetings are simply discussions. I am okay with the case as presented.

Chair Astle stated I would have to agree and am comfortable with what's in front of us today and the adjustments that have been made. Ultimately to me, I want to just thank the applicant. I know that it is not always easy to work with neighbors and we don't know the exact agreement, but I do appreciate the willingness to spend some time and meet again and discuss through the differences and hopefully get some comfort in what's going on. I don't see that anyone's being lied to here or anything's being misrepresented. So, I am comfortable with the adjustments as well and I'm looking forward to the project.

Boardmember Allen stated I have some reservations and was hoping that the neighborhood would be in support of this project. I do understand that the legality of our purview and what we can and cannot do but I really don't like the idea of something being portrayed that it is going to be one thing and then you find out it is going to be something different. So, I have a little bit of a concern about that just because the neighbors believe and trust the City and when the process changes, I totally understand that. But that set aside, there is not really a reason that I can't support this project. I just wish it would have had a different outcome. Thank you.

Applicant Lindsay Schube stated I know you're closed the meeting for public comments, but for the record. I misspoke when I said that Mira Vista still controlled the Dobson piece. They do not own it, that is a different group. But we are still involved as the master developers and want to finish up the Smart Growth Community Plan. So, I just wanted to clear up the public record. Apologies.

Jeff McVay, Manager of the Downtown Transformation with the City of Mesa spoke. I have been involved from the beginning of this project and negotiated the development agreements when this project was going to include the land that was going to be the Park and Ride and Transit Station to be included in the project. And I want to make sure to clearly state that the project or plans have not changed. The parcel on Main Street was always going to be multi-family development, the parcel on Dobson was always going to be multifamily dwelling, whether it is Assisted Living or whether it is rental apartments, it is still a multi residence development. And then the piece in between was always going to be townhomes. The plan continues to have that zoning in place today and that zoning will remain in place tomorrow. So that when the project does expand when the underlying property owner under the park and ride, sees fit to not believe that their land is worth \$10 million, townhomes will be developed because that is what the zoning says today. So short of that property never becoming something else, I think that we are seeing the same plan. We are seeing a different configuration, but I have five years worth of history here that shows that it is a consistent plan. I am happy to answer any questions about the history if you have to.

Vice Chair Sarkissian motioned to approve case ZON19-00832 with conditions of approval. The motion was seconded by Boardmember Villanueva-Saucedo.

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That: The Board recommends the approval of case ZON19-00832 conditioned upon:

1. Compliance with the Smart Growth Community Plan dated March 18, 2021, including conformance with the Preliminary Development Plan.
2. Compliance with all applicable City development codes and regulations, except as modified by the Smart Growth Community Plan.
3. Developer shall improve all streets and thoroughfares within and immediately adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, driveways, streetlights, median islands, landscaping, and/or other incidentals. All improvements shall comply with all ADA accessibility standards.
4. If the project is built in phases, install bollards, temporary curbing or alternative circulation and traffic improvements along the edge of any drives adjacent to undeveloped parcels as approved by the Planning and Transportation Directors
5. Approval of Final Development Plans as required by Chapter 63 of the Zoning Ordinance.
6. Prior to approval of the first Final Development Plan, submit for review and approval by the Planning Director revised Design Guidelines.
7. Recordation of cross-access and maintenance easements as required prior to the approval of each Final Development Plan for private drives and shown in the Preliminary Development Plan.
8. Applicant shall consult with Mesa Police Department during the building permit review for the parking facility shown on Parcel C1; and coordinate a final CPTED inspection by the Mesa Police Department prior to approval of the certificate of occupancy, or certificate of completion as applicable.
9. The setback to the north property line for Parcel D1 shall be a minimum of 15 feet and must be landscaped as in accordance with Chapter 33 of the Zoning Ordinance (i.e. perimeter landscaping).

Vote: 6-1 Approval with conditions

Upon tabulation of vote, it showed:

AYES – Astle, Sarkissian, Allen, Crockett, Villanueva-Saucedo and Ayers

NAYS – Boyle

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- *4-a “Woodspring Suites” District 3. (ZON21-00109)** Within the 300 to 400 blocks of East Baseline Road (north side) and within the 1800 to 2000 blocks of South Mesa Drive (east side). Located east of Mesa Drive on the north side of Baseline Road. (6.3 acres). Preliminary Plat. Jack Gilmore, Gilmore Planning & Landscape Architecture, applicant; Sundown Equipment, LLC, owner.

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and therefore was not discussed as a separate individual item.

Vice Chair Sarkissian motioned to approve preliminary plat “Woodspring Suites” with conditions of approval. The motion was seconded by Boardmember Allen.

That: The Board recommends the approval of preliminary plat “Woodspring Suites” conditioned upon:

1. Compliance with the preliminary plat submitted.
2. Compliance with all requirements of the Subdivision Regulations.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of case ZON20-00490.

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

AYES – Astle, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo and Ayers

NAYS – None

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- *5-a** Amending Chapters 4, 5, 6, 8, 31, 32, 58, 64, 86, and 87 of Title 11, the Zoning Ordinance of the Mesa City Code pertaining to community residences and other group residential uses. The amendments include, but are not limited to, repealing in its entirety Section 11-31-14: Group Home for the Handicapped and replacing it with Section 11-31-14: Community Residences; removing, modifying and adding definitions to Chapter 86: Use Types and Chapter 87: Definitions; and modifying various land use charts.
(Citywide)

Planner: Rachel Prelog

Staff Recommendation: Adoption

Summary: This case was on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Villanueva-Saucedo made a motion to adopt amendments to Chapters 4, 5, 6, 8, 31, 32, 58, 64, 86, and 87 of Title 11, the Zoning Ordinance of the Mesa City Code pertaining to community residences and other group residential uses. The amendments include, but are not limited to, repealing in its entirety Section 11-31-14: Group Home for the Handicapped and replacing it with Section 11-31-14: Community Residences; removing, modifying and adding definitions to Chapter 86: Use Types and Chapter 87: Definitions; and modifying various land use charts. The motion was seconded by Boardmember Boyle.

Vote: 7-0 Adoption

Upon tabulation of vote, it showed:

AYES – Astle, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo and Ayers

NAYS – None

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- *5-b** Amending Chapters 31 and 70 of Title 11, the Zoning Ordinance of the Mesa City Code modifying correctional transitional housing facility development standards and modifying Administrative Use Permit standards. **(Citywide)**

Planner: Rachel Prelog

Staff Recommendation: Adoption

Summary: This case was on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Villanueva-Saucedo made a motion to adopt amendments to Chapters 31 and 70 of Title 11, the Zoning Ordinance of the Mesa City Code modifying correctional transitional housing facility development standards and modifying Administrative Use Permit standards. The motion was seconded by Boardmember Boyle.

Vote: 7-0 Adoption

Upon tabulation of vote, it showed:

AYES – Astle, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo and Ayers

NAYS – None

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- *5-c** Amending Chapters 7, 31, 86, and 87 of Title 11, the Zoning Ordinance of the Mesa City Code pertaining to marijuana. The amendments include, but are not limited to, repealing in its entirety Section 11-31-34: Medical Marijuana Facilities and replacing it with Section 11-31-14: Marijuana Facilities; removing, modifying, and adding definitions to Chapter 86: Use Types and Chapter 87: Definitions; and modifying various land use charts. **(Citywide)**

Planner: Rachel Prelog

Staff Recommendation: Adoption

Summary: Chair Astle introduced agenda item *5-c and stated staff has received a comment card submitted by Conor Counselman and invited Mr. Counselman to speak.

Connor Councilman, address is 1225 West Main Street #101-272 stated I am speaking on behalf of an established Mesa Dispensary. The Mesa Zoning Ordinance for dispensaries was written back in 2012 when the medical marijuana program had only 40,000 patients. Today dispensaries are using the same amount of space to serve nearly eight times as many patients plus adult use customers. Proposition 207 has transitioned dispensaries from being tucked away medical facilities into mainstream high volume retail operations. Arizona dispensaries now rival In N Out, and Chick-fil-A and Dutch Bros in terms of customer volume. Based on our research, surrounding cities are generally increasing square footage to accommodate this increase in customer volume. As mentioned in the last study session, most dispensaries have lines going "out the door". Why is it acceptable to make people wait outside? Why is Mesa punishing businesses, patients and consenting adults by making them wait in 120 degree desert heat. By not giving dispensary space to conduct recreational transactions, Mesa's medical patients are the ones who will ultimately suffer. Further, Mesa could increase its tax revenue by not limiting the square footage of dispensers. Tax revenue was down due to COVID and Mesa needs this revenue. For example, dispensaries in Tempe can be four times larger with 10,000 square feet. A dispensary is within Mesa city limits that are on a county Island, one of which is not currently shown on the map and the presentation before you today have no square footage limitations. Scottsdale has no square footage limitations, Peoria, Surprise and Casa Grande all have no limits on dispensary square footage. Mesa shoppers will take their business to these locations because of shorter lines, extended hours and simply not having to wait in the heat. When customers take their businesses business to other jurisdictions, Mesa does not make tax revenue on these sales. Thank you for your time.

Chair Astle stated thank you very much for the presentation and your comments. As you heard in our study session, there were a few Boardmember's discussing this matter as well. And we also heard from our Planning Director as to Council direction on this. Do we have any other staff comments and anything as it relates to a response just for the record today as to the intent as to why we are leaving it at the 2,500 feet and maybe future plans on reevaluating the size of the business.

Planning Director Nana Appiah stated because recreational marijuana has just been introduced into the State of Arizona. The City Council just approved revisions to the Police Ordinance prior to the introduction of the text amendments because recreational marijuana has just been approved in the State of Arizona, we continue to assess and evaluate the locations of where the facilities will be going into. Right now, they are

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allowed in two zoning districts in the City. And in addition, we have to look at the performance standards and because it has been introduced into a 120 degree weather that is not close to anywhere in the State. When you compare to Florida, Colorado or Seattle, they are different climates. So as much as we continue to study the performance standards that really ensure public health and safety to upgrade this and also allowing and giving access to the users because one of the discussions at City Council is City Council wants to make sure that our users have access to the use. So, there is no indication from City Council to restrict access to getting the recreational marijuana. But the Council wants us to at least move forward as soon as possible to make it allowable in those zoning locations, so that users can have access to it instead of delaying in order to continue to evaluate. City Council does not want us to wait. As time goes on, and we assess and evaluate that, then we will revisit whether to expand or to put things in place that will give additional access, but also ensures that public health safety of those neighborhoods.

Chair Astle stated I appreciate that information. At this point, let's deliberate a little regarding what is in front of us.

Vice Chair Sarkissian stated I just wanted to reiterate on the record my comment earlier in the study session regarding that I do support expanding the square footage. I believe that we should move forward with this text amendment at this time and get it going. But I think the sooner the better to bring up the issue on expansion to at least come up closer to what some of the other surrounding communities are doing. I mentioned, I have seen some of these dispensaries where the customers are standing outside, not loitering, they are actually, just standing outside in line. Also, the fact that I feel when you take existing buildings and have to subdivide the space, put up walls and make half of the space unusable. It is underutilizing existing buildings, when instead you have people that could go into larger location. For a business with a decent record and with more people using this product and especially now with recreational product added to the existing medical facilities, you're going to need more space and to be able to serve more people. So just wanted to relay that so that Council hears this.

Dr. Appiah stated one thing I want to add also, right now, the separation distance is from the building to another location and those are the things that we also need to evaluate. Because if you expand the space of the building, basically, you are expanding to the separation distance and some of the existing uses will become a non-conforming use or will likely become non-conforming use. So, those are the assessment and evaluations that we need to continue to do. But the critical part here is Council did not want to make sure that at least we give the opportunity for people to get access to the product while we continue to evaluate what needs to be done in the future.

Boardmember Villanueva-Saucedo wants to encourage a quick evaluation. It is a legal, legitimate business. I am not sure what depth of analysis we go into for other legal legitimate businesses in our community, and I understand their spacing requirements, but I think this should be accelerated that it is a legal business, whether we like it or not. If other community standards are allowing it, then surely we must be able to find something here in Mesa. I still will be approving that today and I hope that there's some way to speed up that analysis.

Boardmember Villanueva-Saucedo made a motion to adopt amendments to Chapters 7,

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31, 86, and 87 of Title 11, the Zoning Ordinance of the Mesa City Code pertaining to marijuana. The amendments include, but are not limited to, repealing in its entirety Section 11-31-34: Medical Marijuana Facilities and replacing it with Section 11-31-14: Marijuana Facilities; removing, modifying, and adding definitions to Chapter 86: Use Types and Chapter 87: Definitions; and modifying various land use charts. The motion was seconded by Vice Chair Sarkissian.

Vote: 7-0 Adoption

Upon tabulation of vote, it showed:

AYES – Astle, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo and Ayers

NAYS – None

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6. **Adjournment.**

Boardmember Crockett motioned to adjourn the meeting at 4:07pm. The motion was seconded by Boardmember Villanueva-Saucedo

Vote: 4-0 Approved (Vice Chair Sarkissian and Boardmember Allen and Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Astle, Boyle, Crockett, and Villanueva-Saucedo

NAYS – None

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Nana K. Appiah', with a stylized flourish at the end.

Nana K. Appiah, AICP, Secretary
Planning Director