

## COUNCIL MINUTES

January 5, 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 January 5, 2023, at 7:30 a.m.

### COUNCIL PRESENT

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

### COUNCIL ABSENT

None

### OFFICERS PRESENT

Christopher Brady  
Holly Moseley  
Jim Smith

Mayor Giles conducted a roll call.

#### 1. Review and discuss items on the agenda for the January 9, 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: 8-a and 8-b

Items removed from the consent agenda: 8-a and 8-b

In response to a question from Councilmember Somers regarding Item 5-d, **(Ratification of an Emergency Purchase and Establishment of a Term Contract with Optional Renewals Using a Cooperative Contract for the Purchase of Gasoline and Diesel Fuel for the Fleet Services Department (Citywide))**, on the Regular Council meeting agenda, Business Services Department Director Ed Quedens introduced Procurement Administrator Kristy Garcia and Assistant Fleet Services Director Mike Lewis and stated the emergency purchase is due to vendor supply chain issues, which require other considerations to be taken into account besides vendor performance when dealing with contracts. He commented the ratification will provide a secondary source of fuel to the City of Mesa (COM) portfolio.

Mr. Lewis explained that the two contracts are comparable and allow delivery of essential commodities. He mentioned that due to the supply challenges, the City will switch between vendors depending on availability.

Councilmember Somers declared a potential conflict of interest on agenda Item 8-a, **(ZON22-00263 “Baseline Logistics Park” (District 2))**, and Item 8-b, **(Approving and authorizing the City Manager to enter into a Development Agreement with VHS Acquisition Subsidiary**

**Number 11 Inc. related to approximately 50 acres of real property within the 5600 to 5800 blocks of East Inverness Avenue (north and west side) and within the 5600 to 5800 blocks of South Sunview (north and south sides), and generally located east of Higley Road and north of Baseline Road, for the primary purpose of prohibiting and limiting certain land uses. (District 2)),** on the Regular Council meeting agenda, and said he would refrain from discussion/consideration of these items.

In response to a request from Vice Mayor Duff to review Item 8-a, **(ZON22-00263 “Baseline Logistics Park” (District 2))**, on the Regular Council meeting agenda, Economic Development Department Director William Jabjiniak discussed the history of the property and the concept of creating a medical corridor, which was unsuccessful due to market changes. He mentioned that staff has worked to ensure that the development agreement limits the type of uses to reduce traffic, and to create an employment-based facility. He advised the updated development agreement will be available prior to the Regular Council meeting. He discussed that the Banner facility is located in Gilbert and the distance is a disadvantage. He commented the long-term vision of A.T. Still (ATS) has changed since the seller has moved in a different direction.

Discussion ensued relative to the Baseline Logistics Park development.

In response to an inquiry made by Councilmember Goforth, Assistant Planning Director Rachel Nettles displayed a PowerPoint presentation related to ZON22-00263. **(See Attachment 1)**

Ms. Nettles explained a certain percentage of the specialty district must be established with primary zoning before secondary can be established. She advised the reason for the development agreement is to restrict certain uses because the end users are unknown. (See Page 5 of Attachment 1)

Mayor Giles explained that discussions were held in the past regarding continuing this case until ATS and the developer had sufficient time to resolve any compatibility concerns. He reiterated ATS has been requested to engage with this project and state their concerns, but ATS has not responded. He stated the City is willing to make adjustments to the project, and if ATS does not respond the City will proceed with the project.

Councilmember Spilsbury referred to the letter of opposition from ATS and remarked that changes have been made to address their concerns. She mentioned truck traffic was one of the main concerns, and adjustments have been made to prevent trucks from traveling through the street next to the ATS campus. She added setbacks have also been drastically increased.

Ms. Nettles shared a diagram of the property. (See Page 8 of Attachment 1)

Councilmember Freeman commented Dr. Gary Cloud, Vice President of Strategic Partnerships at ATS, expressed concern about the traffic and its lack of conformity to a medical campus.

Mr. Jabjiniak recollected that City Council previously approved a monument sign for ATS in anticipation of expansion and growth.

In response to a question posed by Councilmember Goforth, Ms. Nettles confirmed that the development agreement is in place to ensure that future development complements the existing area.

Mayor Giles thanked staff for the presentation.

2-a. Appointments to Council Committees, Regional Boards, and other Committees.

It was moved by Councilmember Freeman, seconded by Councilmember Spilsbury, that the Council concur with the Mayor's recommendations and the appointments be confirmed.

Upon tabulation of votes, it showed:

AYES – Giles–Duff–Freeman–Goforth–Heredia–Somers–Spilsbury

NAYS – None

Carried Unanimously.

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

3-a. Museum & Cultural Advisory Board meeting held on September 22, 2022.

3-b. Education and Workforce Development Roundtable meeting held on September 14, 2022.

3-c. Economic Development Advisory Board meeting held November 1, 2022.

3-d. Human Relations Advisory Board meeting held on October 26, 2022.

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

Upon tabulation of votes, it showed:

AYES – Giles–Duff–Freeman–Goforth–Heredia–Somers–Spilsbury

NAYS – None

Carried Unanimously.

4. Current events summary including meetings and conferences attended.

Mayor Giles –

United Food Bank holiday distribution  
ElectraMeccanica Mesa Headquarters opening  
Disc Golf tournament– Red Mountain Park  
Mesa's First Menorah Lighting – Downtown Mesa

Vice Mayor Duff –

Mesa Community College – Rose Garden 25<sup>th</sup> anniversary  
Gateway Bank – 15<sup>th</sup> anniversary  
ElectraMeccanica Mesa Headquarters opening  
Mesa Book Festival – Benedictine University

Councilmember Spilsbury –

Jefferson Elementary – Blue Santa event  
Falcon Hill Elementary – Blue Santa event  
United Food Bank holiday distribution  
Custard with a Cop

Mayor Giles and Councilmembers attended the swearing-in ceremony for the new Councilmembers.

5. Scheduling of meetings.

City Manager Christopher Brady stated that the schedule of meetings is as follows:

Monday, January 9, 2023, 5:15 p.m. – Study Session

Monday, January 9, 2023, 5:45 p.m. – Regular meeting

Thursday, January 12, 2023, 7:30 a.m. – Strategic Planning

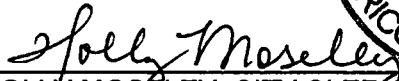
6. Adjournment.

Without objection, the Study Session adjourned at 8:02 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 5<sup>th</sup> day of January 2023. I further certify that the meeting was duly called and held and that a quorum was present.

  
HOLLY MOSELEY, CITY CLERK

lr  
(Attachments – 1)



# City Council

January 9, 2023



# ZON22-00263

Mary Kopaskie-Brown, Planning Director  
Rachel Nettles, Assistant Planning Director





# Location

- North of Baseline Road
- West of Sunview Road
- East of Higley Road







# Request

- Rezone
  - From Planned Employment Park (PEP) with a Planned Area Development Overlay (PAD) and Council Use Permit (CUP) to PEP-PAD & Light Industrial (LI)-PAD
- Site Plan Review
- To allow for an industrial development



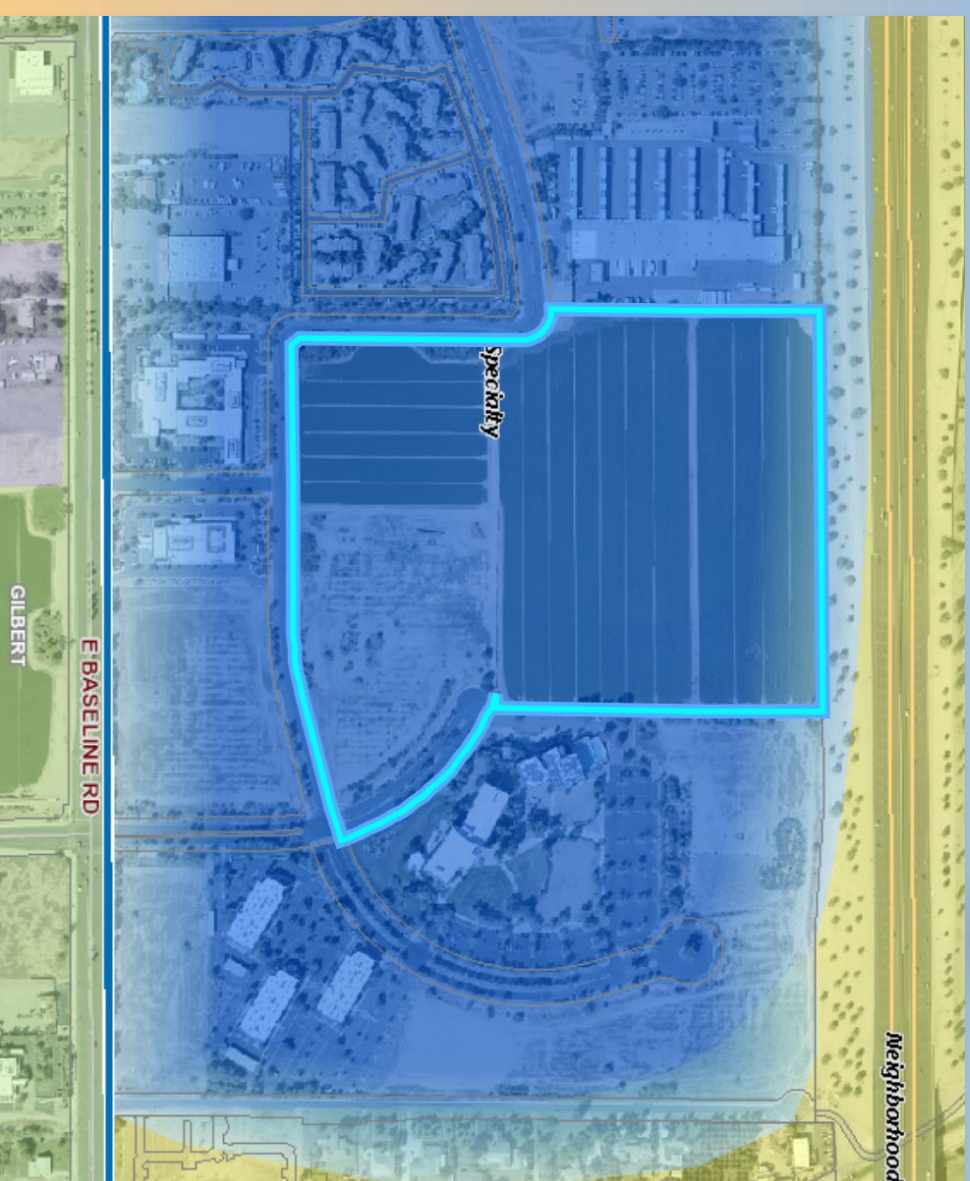




# General Plan

## Specialty - Medical Campus

- Large areas intended for a single use - hospitals and associated office use
- 80% of area required to be developed with primary zoning
- LI & PEP primary zoning districts







# Proposed Zoning

- Light Industrial Planned Area Development (LI-PAD) & Planned Employment Park (PEP-PAD)
- Provide areas for a variety of employment uses
- Development Agreement to prohibit some land uses

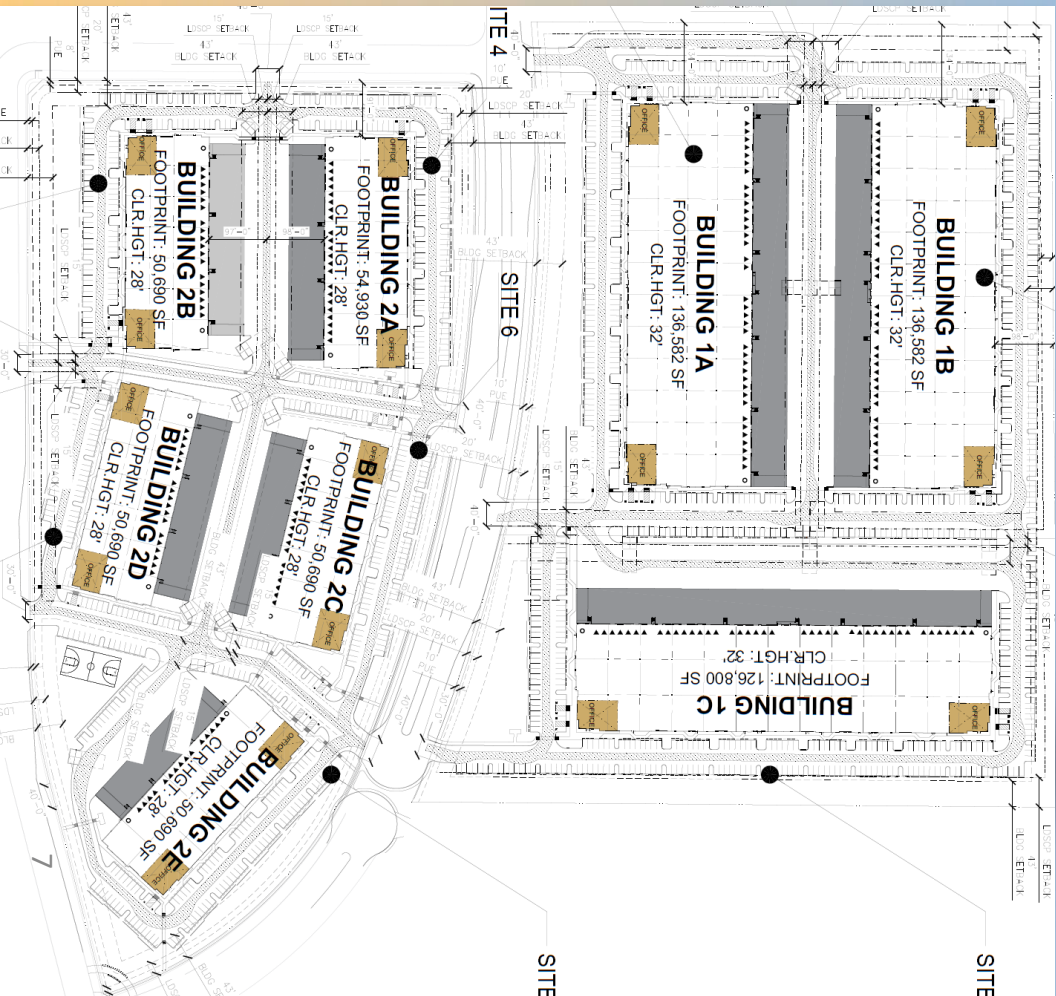






# Site Plan

- 8 buildings - 6557,654 SF
- Buildings 1A-1C, LI-PAD
- Buildings 2A-2E, PEP-PAD
- Access
  - From Inverness
  - Inverness not to connect through to Sunview
  - Truck traffic directed west
- Requested PAD deviations:
  - Building height increase 40' to 50'
  - Parking Reduction





# Citizen Participation

- Letter of opposition from AT Still
- Changes made in response to concerns:
  - Increased landscape setback on east side
  - Separation of Sunview alignment to re-route truck traffic (Condition #2)







# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with criteria in Chapter 22 for a PAD
- ✓ Complies with criteria in Chapter 69 Site Plan Review

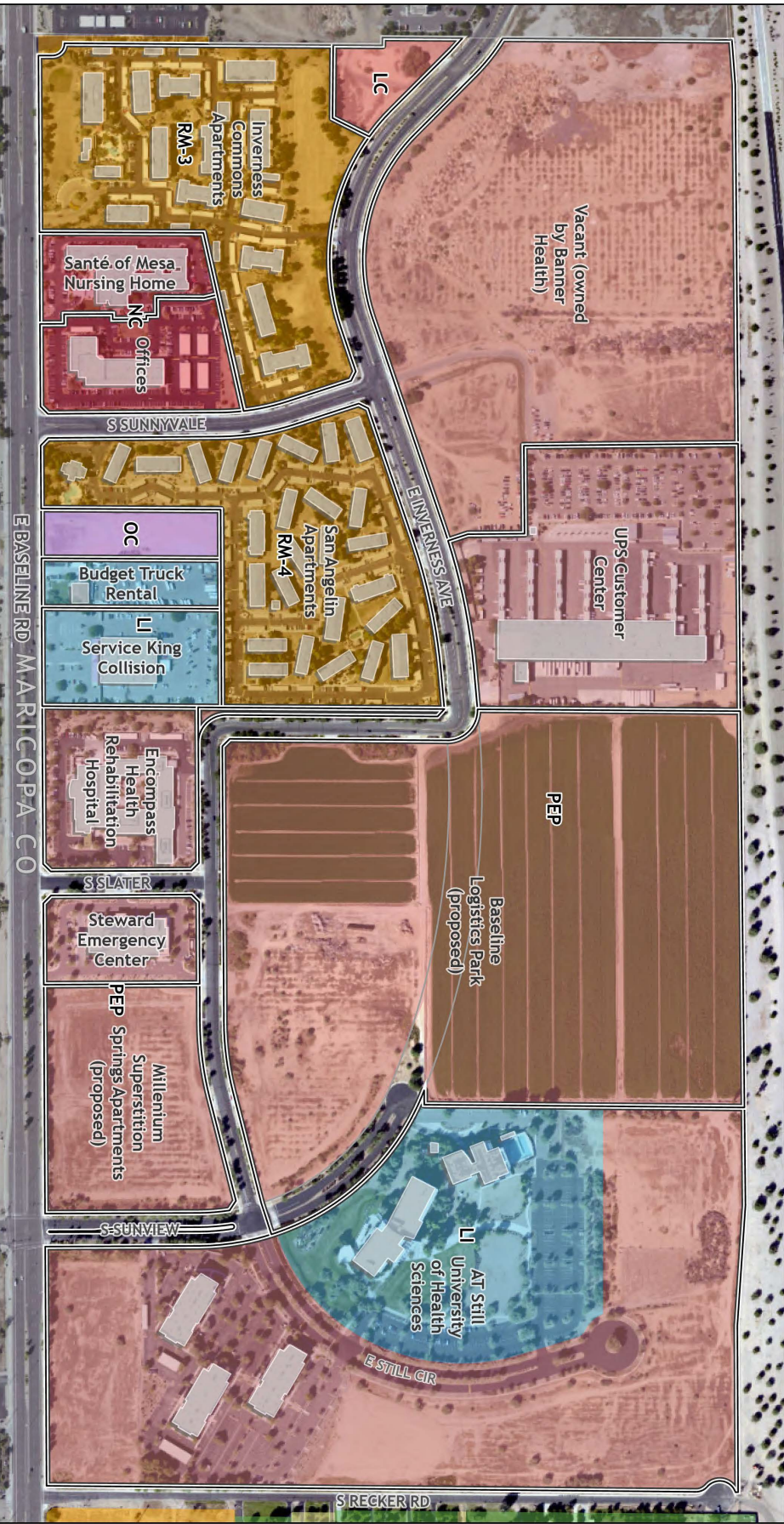
*Staff recommends Approval with Conditions*





## Existing Uses in Specialty Area

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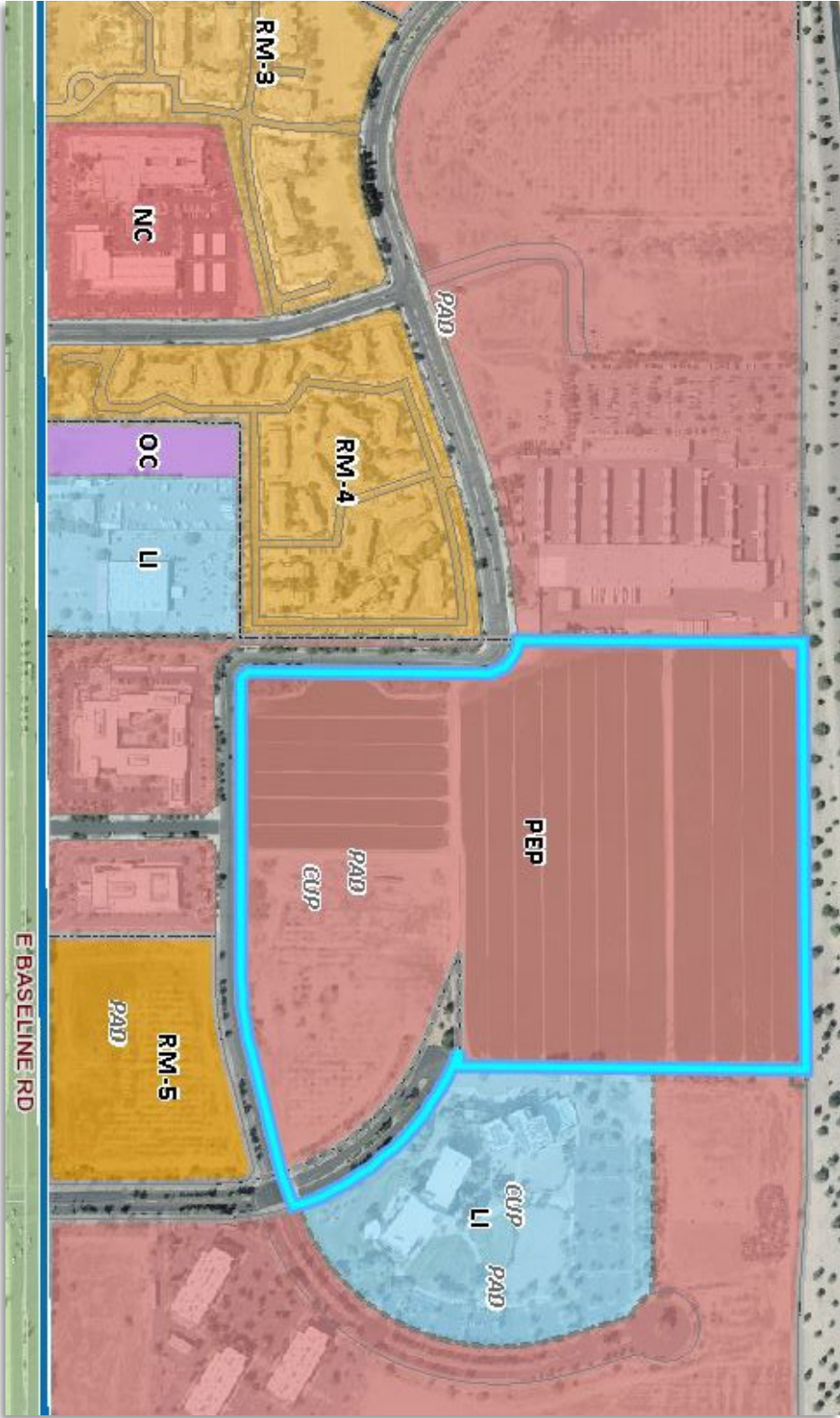






# Existing Zoning in Specialty Area

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