

**Mesa Council Chambers Lower Level – 57 E 1st St**

**Date: March 1, 2023 Time: 5:30 p.m.**

**MEMBERS PRESENT:**

Chair Alexis Wagner  
Vice Chair Nicole Lynam  
Boardmember Chris Jones\*  
Boardmember Ethel Hoffman  
Boardmember Troy Glover

**MEMBERS ABSENT:**

Boardmember Adam Gunderson  
Boardmember Heath Reed

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

**STAFF PRESENT:**

Evan Balmer  
Jennifer Merrill  
Josh Grandlienard  
Emily Johnson  
Alexis Jacobs  
Vanessa Felix

**OTHERS PRESENT:**

**1 Call meeting to order.**

Chair Wagner declared a quorum present, and the Public Hearing was called to order at 5:40 p.m.

**2 Take action on all Consent Agenda items.**

A motion to approve the Consent Agenda was made by Boardmember Glover as read by Vice Chair Lynam and seconded by Boardmember Hoffman.

**Items on the Consent Agenda**

**3 Approval of the following minutes from previous meeting:**

**\*3-a Minutes from February 1, 2023 Study Session and Public Hearing.**

Vote: 5-0

Upon tabulation of vote, it showed:

AYES – Wagner - Lynam - Jones – Glover - Hoffman

NAYS – None

ABSENT – Gunderson – Reed

ABSTAINED – None

**4 Take action on the following cases:**

**\*4-a Case No.: BOA22-00718 (Approval with Conditions)**

Location: Within the 500 Block of West Rio Salado Parkway (north side). Located north of West University Drive and west of North Country Club Drive.

Subject: Requesting a Development Incentive Permit (DIP) to allow deviations from certain development standards for a multiple residence development.

Decision: Approval with conditions

Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA22-00718 was made by Boardmember Glover as read by Vice Chair Lynam and seconded by Boardmember Hoffman.

**Conditions of Approval:**

1. Compliance with the final site and landscape plans as submitted.
2. Compliance with all City development codes and regulations, except as identified in Table 1 of this report.
3. Compliance with all requirements of case ZON22-00717.

**Consent Agenda Approved**

Vote: 5-0

Upon tabulation of vote, it showed:

AYES – Wagner - Lynam - Jones – Glover - Hoffman

NAYS – None

ABSENT – Gunderson – Reed

ABSTAINED – None

**\*4-b Case No.: BOA22-01220 (Approval with Conditions)**  
Location: Within the 5500 Block of East Main Street and the 0 Block of North 56th Street.  
Subject: Requesting a Special Use Permit (SUP) for a freestanding communications facility  
Decision: Approval with conditions  
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA22-01220 was made by was made by Boardmember Glover as read by Vice Chair Lynam and seconded by Boardmember Hoffman.

**Conditions of Approval:**

1. Compliance with the final documents submitted with this application.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.

**Consent Agenda Approved**

Vote: 5-0

Upon tabulation of vote, it showed:

AYES – Wagner - Lynam - Jones – Glover - Hoffman

NAYS – None

ABSENT – Gunderson – Reed

ABSTAINED – None

**\*4-c Case No.: BOA22-01321 (Approval with Conditions)**  
Location: 1460 West 7<sup>th</sup> Drive  
Subject: Requesting a variance from the required minimum covered parking spaces.  
Decision: Approval with conditions  
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA22-01321 was made by was made by Boardmember Glover as read by Vice Chair Lynam and seconded by Boardmember Hoffman.

**Conditions of Approval:**

1. Compliance with the final site plan as submitted.
2. Compliance with all City Development Codes and regulations.

**Consent Agenda Approved**

Vote: 5-0

Upon tabulation of vote, it showed:

AYES – Wagner - Lynam - Jones – Glover - Hoffman

NAYS – None

ABSENT – Gunderson – Reed

ABSTAINED – None

**\*4-d Case No.: BOA22-01335 (Approval with Conditions)**  
Location: 4040 East McLellan Road, Unit 18.  
Subject: Requesting a Variance to allow a new building addition to encroach into the required rear setback.  
Decision: Approval with conditions  
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA22-01335 was made by was made by Boardmember Glover as read by Vice Chair Lynam and seconded by Boardmember Hoffman.

**Conditions of Approval:**

1. Compliance with the final site plan as submitted.
2. Compliance with Section 11-31-3 of the Mesa Zoning Ordinance; the maximum floor area of an Accessory Dwelling Unit shall not exceed 30 percent of the roof area of the primary unit.
3. Issuance of a building permit for the proposed home addition.
4. Compliance with all City Development Codes and regulations.

**Consent Agenda Approved**

Vote: 5-0

Upon tabulation of vote, it showed:

AYES – Wagner - Lynam - Jones – Glover - Hoffman

NAYS – None

ABSENT – Gunderson – Reed

ABSTAINED – None

**\*4-e Case No.: BOA22-01350 (Continued to April 5, 2023)**  
Decision: Continued to April 5, 2023  
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to continue case BOA22-01350 was made by was made by Boardmember Glover as read by Vice Chair Lynam and seconded by Boardmember Hoffman.

**Consent Agenda Approved**

Vote: 5-0

Upon tabulation of vote, it showed:

AYES – Wagner - Lynam - Jones – Glover - Hoffman

NAYS – None

ABSENT – Gunderson – Reed

ABSTAINED – None

**\*4-f Case No.: BOA23-00010 (Approval with Conditions)**  
Location: 1455 South Stapley Drive  
Subject: Requesting a Special Use Permit (SUP) to allow a small animal day care in the LC district.  
Decision: Approval with conditions  
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA23-00010 was made by Boardmember Glover as read by Vice Chair Lynam and seconded by Boardmember Hoffman.

**Conditions of Approval:**

1. Compliance with the final site plan and project narrative as submitted.
2. Review and approval of an Administrative Site Plan modification for minor modifications including the addition of an outdoor dog run.
3. Compliance with all applicable City of Mesa Development Codes and Regulations.
4. Compliance with all requirements of the Development Services Department regarding sound attenuation and the issuance of building permits.

**Consent Agenda Approved**

Vote: 5-0

Upon tabulation of vote, it showed:

AYES – Wagner - Lynam - Jones – Glover - Hoffman

NAYS – None

ABSENT – Gunderson – Reed

ABSTAINED – None

**\*4-g Case No.: BOA23-00011 (Approval with Conditions)**  
Location: 1564 East Lehi Road  
Subject: Requesting a Special Use Permit (SUP) for the aggregate area of all accessory structures to exceed 100 percent of the roof area of the dwelling.  
Decision: Approval with conditions  
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA23-00011 was made by Boardmember Glover as read by Vice Chair Lynam and seconded by Boardmember Hoffman.

**Conditions of Approval:**

1. Compliance with the documents submitted.
2. Compliance with all City Development Codes and regulations.

**Consent Agenda Approved**

Vote: 5-0

Upon tabulation of vote, it showed:

AYES – Wagner - Lynam - Jones – Glover - Hoffman

NAYS – None

ABSENT – Gunderson – Reed

ABSTAINED – None



**\*4-h Case No.: BOA23-00012 (Approval with Conditions)**  
Location: 140 West 2<sup>nd</sup> Avenue  
Subject: Requesting a Special Use Permit (SUP) to allow a Comprehensive Sign Plan (CSP) for residential development  
Decision: Approval with conditions  
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA23-00012 was made by Boardmember Glover as read by Vice Chair Lynam and seconded by Boardmember Hoffman.

**Conditions of Approval:**

1. Compliance with the sign plan documents submitted.
2. The monument sign at the southwest corner of the site shall not be illuminated between the hours of 11:00pm and sunrise.
3. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.
4. All signage to be reviewed and approved through a separate permit application.

**Consent Agenda Approved**

Vote: 5-0

Upon tabulation of vote, it showed:

AYES – Wagner - Lynam - Jones – Glover - Hoffman

NAYS – None

ABSENT – Gunderson – Reed

ABSTAINED – None

**5 Adjournment.**

Boardmember Hoffman moved to adjourn the Public Hearing and was seconded by Vice Chair Lynam. Without objection, the Public Hearing was adjourned at 5:49 p.m.

Respectfully submitted,

Evan Balmer,  
On behalf of Zoning Administrator (Mary Kopaskie-Brown)