

Mesa Council Chambers Lower Level – 57 E 1st St

Date: May 3, 2023 Time: 5:30 p.m.

MEMBERS PRESENT:

Chair Alexis Wagner
Boardmember Adam Gunderson
Boardmember Heath Reed
Boardmember Troy Glover

MEMBERS ABSENT:

Vice Chair Nicole Lynam
Boardmember Chris Jones
Boardmember Ethel Hoffman

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

STAFF PRESENT:

Margaret Robertson
Evan Balmer
Jennifer Merrill
Chloe Durfee Daniel
Sergio Solis
Vanessa Felix

OTHERS PRESENT:

1 Call meeting to order.

Chair Wagner declared a quorum present, and the Public Hearing was called to order at 5:45 p.m.

2 City Attorney Margaret Robertson presented a video to the Board.

<https://youtu.be/4HAVCOKeYME>

3 Take action on all Consent Agenda items.

A motion to approve the Consent Agenda was made by Boardmember Glover as read by Boardmember Gunderson and seconded by Boardmember Reed.

Items on the Consent Agenda

4 Approval of the following minutes from previous meeting:

***4-a Minutes from April 5, 2023 Study Session and Public Hearing.**

Vote: 4-0

Upon tabulation of vote, it showed:

AYES – Wagner - Gunderson - Reed – Glover

NAYS – None

ABSENT –Lynam – Jones - Hoffman

ABSTAINED – None

5 Take action on the following cases:

***5-a Case No.: BOA22-01276 (Approval with Conditions)**

Location: 2632 North Hall Circle. Located west of North Gilbert Road and north of East McKellips Road.

Subject: Requesting a Variance to allow the aggregate area of detached structures to exceed 50 percent of the roof area of the primary dwelling in the Single Residence-15 (RS-15) zoning 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 BOA22-01276 was made by Boardmember Glover as read by Boardmember Gunderson and seconded by Boardmember Reed.

Conditions of Approval:

1. Compliance with the final site plan 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. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.
4. Compliance with all City Development Codes and regulations.

Consent Agenda Approved

Vote: 4-0

Upon tabulation of vote, it showed:

AYES – Wagner - Gunderson - Reed – Glover

NAYS – None

ABSENT –Lynam – Jones - Hoffman

ABSTAINED – None

***5-b Case No.: BOA23-00087 (Approval with Conditions)**
Location: Within the 300 block of East McKellips Road (north side) and within the 2000 block of North Mesa Drive (west side). Located north of East McKellips Road and west of North Mesa Drive.
Subject: Requesting a Development Incentive Permit for a restaurant with drive-thru in the Limited Commercial (LC) zoning 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 BOA23-00087 was made by Boardmember Glover as read by Boardmember Gunderson and seconded by Boardmember Reed.

Conditions of Approval:

1. Compliance with the final site and landscape plan 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 ZON23-00052 for site plan approval.
4. Compliance with all requirements of Design Review Case No. DRB23-00053.
5. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.

Consent Agenda Approved

Vote: 4-0

Upon tabulation of vote, it showed:

AYES – Wagner - Gunderson - Reed – Glover

NAYS – None

ABSENT –Lynam – Jones - Hoffman

ABSTAINED – None

***5-c Case No.: BOA23-00121 (Approval with Conditions)**

Location: Within the 400 block of North Gilbert Road. Located north of East University Drive and east of North Gilbert Road.

Subject: Requesting a Special Use Permit (SUP) to allow the development of a new freestanding communication facility, a Special Use Permit to allow a reduction in the number of required parking spaces, and a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards to allow for the development of a freestanding communication facility in the Office Commercial (OC) zoning 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 BOA23-00121 was made by Boardmember Glover as read by Boardmember Gunderson and seconded by Boardmember Reed.

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: 4-0

Upon tabulation of vote, it showed:

AYES – Wagner - Gunderson - Reed – Glover

NAYS – None

ABSENT –Lynam – Jones - Hoffman

ABSTAINED – None

***5-d Case No.: BOA23-00179 (Continue to June 7, 2023)**

Location: Within the 2700 block of North Higley Road and the 5200 block of East McDowell Road. Located south of East McDowell Road and east of North Higley Road.

Subject: Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) in the Single Residence-7 with a Planned Area Development overlay (RS-7-PAD) zoning 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 BOA23-00179 was made by Boardmember Glover as read by Boardmember Gunderson and seconded by Boardmember Reed.

Consent Agenda Approved

Vote: 4-0

Upon tabulation of vote, it showed:

AYES – Wagner - Gunderson - Reed – Glover

NAYS – None

ABSENT –Lynam – Jones - Hoffman

ABSTAINED – None

- *5-e Case No.: BOA23-00195 (Approval with Conditions)**
Location: Within the 7600 block of East Guadalupe Road and the 2800 block of South Sossaman Road. Located south of East Guadalupe Road and east of South Sossaman Road.
Subject: Requesting a Special Use Permit (SUP) to allow the development of a new freestanding communication facility in the Limited Commercial (LC) zoning 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 BOA23-00195 was made by Boardmember Glover as read by Boardmember Gunderson and seconded by Boardmember Reed.

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: 4-0

Upon tabulation of vote, it showed:

AYES – Wagner - Gunderson - Reed – Glover

NAYS – None

ABSENT –Lynam – Jones - Hoffman

ABSTAINED – None

- *5-f Case No.: BOA23-00197 (Approval with Conditions)**
- Location: Within the 500 block of east Main Street, the 0 to 200 blocks on North Lesueur, the 500 block of East 2nd Street and the 0 to 200 blocks of North Hobson. Located east of North Mesa Drive and North of East Main Street.
- Subject: Requesting a Special Use Permit (SUP) to allow a wireless communication facility to exceed the maximum height in the Downtown Residence-2 (DR-2) zoning 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 BOA23-00197 was made by Boardmember Glover as read by Boardmember Gunderson and seconded by Boardmember Reed.

Conditions of Approval:

1. Compliance with all final documents submitted with this application.
2. The wireless communication facility shall utilize a monopalm design with a maximum height of seventy feet (70') to the top of the monopalm.
3. All antennas, mounting hardware, and other equipment near the antennas shall be painted to match the color of the faux palm fronds.
4. The pole of the monopalm shall be painted to the color of bark.
5. The ground-mounted equipment shall be located in a facility building nearby and not around the pole itself.
6. Provide a permanent, weather-proof identification sign, approximately 16-inches by 32-inches in size on the building identifying the facility operator(s), operator's address, and 24-hour telephone number for reaching the operator or an agent authorized to provide 24/7 response to emergency situations.
7. Maintenance of the facility shall conform to the requirements of Mesa Zoning Ordinance Section 11-35-5(I).
8. The operator of the WCF shall respond to and complete all identified maintenance and repair of the facility within 30-days of receiving written notice of the problem.
9. No later than 90 days from the date the use is discontinued or from the cessation of operations, the owner of the abandoned tower or the owner of the property on which the facilities are sited shall remove all equipment and improvements associated with the use and shall restore the site to its original condition as shown on the plans submitted with the original approved application. The owner or the owner's agent shall provide written verification of the removal of the wireless communications facility within 30 days of the date the removal is completed.
10. Prior to building permit submittal, provide a complete set of elevations of the final facility design for review and approval of the Planning Director.
11. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.
12. Future modifications must be approved by the Planning Director to ensure the modifications remain in compliance with the existing concealment elements of the monopalm or facility as approved in case BOA23-00197 and the Mesa Zoning Ordinance as amended.

Consent Agenda Approved

Vote: 4-0

Upon tabulation of vote, it showed:

AYES – Wagner - Gunderson - Reed – Glover

NAYS – None

ABSENT –Lynam – Jones - Hoffman

ABSTAINED – None

***5-g Case No.: BOA23-00199 (Approval with Conditions)**
Location: Within the 1600 to 1800 blocks of East Broadway Road, the 400 to 600 blocks of South Williams and the 1600 to 1800 blocks of East 6th Avenue. Located west of South Gilbert Road and south of East Broadway Road.
Subject: Requesting a Special Use Permit (SUP) to allow a wireless communication facility to exceed the maximum height in the Single Residence-6 (RS-6) zoning 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 BOA23-00199 was made by Boardmember Glover as read by Boardmember Gunderson and seconded by Boardmember Reed.

Conditions of Approval:

1. Compliance with all final documents submitted with this application.
2. The wireless communication facility shall utilize a monopalm design with a maximum height of seventy feet (70') to the top of the monopalm.
3. All antennas, mounting hardware, and other equipment near the antennas shall be painted to match.
4. The pole of the monopalm shall be painted to the color of bark.
5. The ground-mounted equipment shall be located in a facility building nearby and not around the pole itself.
6. Provide a permanent, weather-proof identification sign, approximately 16-inches by 32-inches in size on the building identifying the facility operator(s), operator's address, and 24-hour telephone number for reaching the operator or an agent authorized to provide 24/7 response to emergency situations.
7. Maintenance of the facility shall conform to the requirements of Mesa Zoning Ordinance Section 11-35-5(I).
8. The operator of the WCF shall respond to and complete all identified maintenance and repair of the facility within 30-days of receiving written notice of the problem.
9. No later than 90 days from the date the use is discontinued or from the cessation of operations, the owner of the abandoned tower or the owner of the property on which the facilities are sited shall remove all equipment and improvements associated with the use and shall restore the site to its original condition as shown on the plans submitted with the original approved application. The owner or the owner's agent shall provide written verification of the removal of the wireless communications facility within 30 days of the date the removal is completed.
10. Prior to building permit submittal, provide a complete set of elevations of the final facility design for review and approval of the Planning Director.
11. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.
12. Future modifications must be approved by the Planning Director to ensure the modifications remain in compliance with the existing concealment elements of the monopalm or facility as approved in case BOA23-00199 and the Mesa Zoning Ordinance as amended.

Consent Agenda Approved

Vote: 4-0

Upon tabulation of vote, it showed:

AYES – Wagner - Gunderson - Reed – Glover

NAYS – None

ABSENT –Lynam – Jones - Hoffman

ABSTAINED – None

***5-h Case No.: BOA23-00200 (Approval with Conditions)**

Location: Within the 1600 block of East Main Street and the 0 block of South Williams.
Located west of South Gilbert Road and south of East Main Street.

Subject: Requesting a Special Use Permit (SUP) to allow a wireless communication facility to exceed the maximum height in the General Commercial (GC) zoning district and a SUP to encroach into the required interior side setback in a GC zoning 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 BOA23-00200 was made by Boardmember Glover as read by Boardmember Gunderson and seconded by Boardmember Reed.

Conditions of Approval:

1. Compliance with all final documents submitted with this application.
2. The wireless communication facility shall utilize a monopalm design with a maximum height of seventy feet (70') to the top of the monopalm.
3. All antennas, mounting hardware, and other equipment near the antennas shall be painted to match.
4. The pole of the monopalm shall be painted to the color of bark.
5. The ground-mounted equipment shall be located in a facility building nearby and not around the pole itself.
6. Provide a permanent, weather-proof identification sign, approximately 16-inches by 32-inches in size on the building identifying the facility operator(s), operator's address, and 24-hour telephone number for reaching the operator or an agent authorized to provide 24/7 response to emergency situations.
7. Maintenance of the facility shall conform to the requirements of Mesa Zoning Ordinance Section 11-35-5(I).
8. The operator of the WCF shall respond to and complete all identified maintenance and repair of the facility within 30-days of receiving written notice of the problem.
9. No later than 90 days from the date the use is discontinued or from the cessation of operations, the owner of the abandoned tower or the owner of the property on which the facilities are sited shall remove all equipment and improvements associated with the use and shall restore the site to its original condition as shown on the plans submitted with the original approved application. The owner or the owner's agent shall provide written verification of the removal of the wireless communications facility within 30 days of the date the removal is completed.
10. Prior to building permit submittal, provide a complete set of elevations of the final facility design for review and approval of the Planning Director.
11. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.
12. Future modifications must be approved by the Planning Director to ensure the modifications remain in compliance with the existing concealment elements of the monopalm or facility as approved in case BOA23-00200 and the Mesa Zoning Ordinance as amended.

Consent Agenda Approved

Vote: 4-0

Upon tabulation of vote, it showed:

AYES – Wagner - Gunderson - Reed – Glover

NAYS – None

ABSENT –Lynam – Jones - Hoffman

ABSTAINED – None

6 Adjournment.

Boardmember Gunderson moved to adjourn the Public Hearing and was seconded by Boardmember Reed. Without objection, the Public Hearing was adjourned at 5:56 p.m.

Respectfully submitted,

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