

Mesa Council Chambers Lower Level – 57 E 1st St

Date: October 2, 2024 Time: 5:30 p.m.

**MEMBERS PRESENT:**

Chair Alexis Wagner  
Vice Chair Shelly Allen\*  
Boardmember Nicole Lynam  
Boardmember Todd Trendler  
Boardmember Gerson Barrera\*

**MEMBERS ABSENT:**

Boardmember Heath Reed  
Boardmember Troy Glover

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

**STAFF PRESENT:**

Kelly Whittemore  
Evan Balmer  
Jennifer Merrill  
Charlotte Bridges  
Tulili Tuiteleleapaga-Howard  
Vanessa Felix

**OTHERS PRESENT:**

**1 Call meeting to order.**

Chair Wagner excused Boardmember Heath Reed and Boardmember Troy Glover and declared a quorum present, and the Public Hearing was called to order at 5:30 pm.

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

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

**Items on the Consent Agenda**

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

**\*3-a Minutes from September 4, 2024 Study Session and Public Hearing.**

**Consent Agenda Approved**

Vote: 5-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen– Lynam – Trendler – Barrera

NAYS – None

ABSENT – Reed – Glover

ABSTAINED – None

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

**\*4-a Case No.: BOA23-00976 (Approval with Conditions)**

Location: Within the 2400 to 2600 block of North Greenfield Road (east side) and the 4400 to 4600 blocks of East Mallory Circle (both sides). Located east of Greenfield Road and north of McKellips Road.

Subject: Requesting a Special Use Permit (SUP) to allow for a Comprehensive Sign Plan (CSP)

Decision: Approval with conditions

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

A motion to approve case **BOA23-00976** was made by Boardmember Trendler as read by Boardmember Lynam and seconded by Vice Chair Allen.

**Conditions of Approval:**

1. Compliance with the final Comprehensive Sign Plan submitted.
2. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.
3. All signage to be reviewed and approved through a separate permit application.
4. All signs shall remain outside of the public domain including rights-of-way, Public Utility Easements and Public Utility Facility Easements.

**Consent Agenda Approved**

Vote: 5-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen– Lynam – Trendler – Barrera

NAYS – None

ABSENT – Reed – Glover

ABSTAINED – None

- \*4-b Case No.: BOA24-00335 (Approval with Conditions)**  
Location: 138 South Dobson Road. Located south of Main Street on the west side of Dobson Road.  
Subject: Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan for a commercial development in the General Commercial District with a Bonus Intensity Zone Overlay (GC-BIZ).  
Decision: Approval with conditions  
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case **BOA24-00335** was made by Boardmember Trendler as read by Boardmember Lynam and seconded by Vice Chair Allen.

**Conditions of Approval:**

1. Compliance with the Comprehensive Sign Plan documents submitted.
2. Compliance with Section 11-43-5: Electronic Message Panels.
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 – Allen– Lynam – Trendler – Barrera

NAYS – None

ABSENT – Reed – Glover

ABSTAINED – None

- \*4-c Case No.: BOA24-00435 (Approval with Conditions)**  
Location: Within the 300 Block of East Southern Avenue (south side) and the 1200 block of South Mesa Drive (west side). Located west of Mesa Drive and south of Southern Avenue.  
Subject: Requesting a Development Incentive Permit (DIP) for a limited service restaurant with drive-thru facilities in the Limited Commercial (LC) District, and a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for site improvements associated with the development of a limited service restaurant with drive-thru facilities.  
Decision: Approval with conditions  
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA24-00435 was made by Boardmember Trendler as read by Boardmember Lynam and seconded by Vice Chair Allen.

**Conditions of Approval:**

1. Compliance with the final site plan and landscape plan as submitted.
2. Compliance with case ZON23-00935.
3. Compliance with case DRB23-00934
4. Compliance with all City Development Codes and regulations, except as identified in Table 1 and Table 2 of this report.
5. 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 – Allen– Lynam – Trendler – Barrera

NAYS – None

ABSENT – Reed – Glover

ABSTAINED – None

- \*4-d Case No.: BOA24-00523 (Approval with Conditions)**  
Location: 718 West Pepper Place. Located west of Country Club Drive and north of Main Street.  
Subject: Requesting a Development Incentive Permit (DIP) for a multiple residence development in the Multiple Residence 3 (RM-3) 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 BOA24-00523 was made by Boardmember Trendler as read by Boardmember Lynam and seconded by Vice Chair Allen.

**Conditions of Approval:**

1. Compliance with the final site plan, elevations 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 ZON24-00665 for site plan approval.
4. 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 – Allen– Lynam – Trendler – Barrera

NAYS – None

ABSENT – Reed – Glover

ABSTAINED – None

**\*4-e Case No.: BOA24-00635 (Continued to November 6, 2024)**  
Decision: Continued to November 6, 2024  
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to continue case BOA24-00635 was made by Boardmember Trendler as read by Boardmember Lynam and seconded by Vice Chair Allen.

**Consent Agenda Approved**

Vote: 5-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen– Lynam – Trendler – Barrera

NAYS – None

ABSENT – Reed – Glover

ABSTAINED – None

**5 Adjournment.**

Boardmember Trendler moved to adjourn the Public Hearing and was seconded by Boardmember Lynam. Without objection, the Public Hearing was adjourned at 5:37 p.m.

Respectfully submitted,

*Jennifer Merrill*

Jennifer Merrill,  
On behalf of Zoning Administrator (Mary Kopaskie-Brown)