

Mesa Council Chambers Lower Level – 57 E 1st St

Date: June 1, 2022 Time: 5:30 p.m.

MEMBERS PRESENT:

Chair Alexis Wagner
Vice Chair Nicole Lynam
Boardmember Adam Gunderson
Boardmember Chris Jones
Boardmember Heath Reed
Boardmember Ethel Hoffman
Boardmember Troy Glover

MEMBERS ABSENT:

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

STAFF PRESENT:

Michelle Dahlke
Cassidy Welch
Kellie Rorex
Lesley Davis
Charlotte Bridges
Jennifer Merrill
Pam Williams

OTHERS PRESENT:

1 Call meeting to order.

Chair Wagner declared a quorum present, and the Public Hearing was called to order at 5:35 p.m.

2 Take action on all Consent Agenda items.

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

Items on the Consent Agenda

3 Approval of the following minutes from previous meeting:

***3-a Minutes from April 6, 2022 Study Session and Public Hearing.**

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Wagner-Lynam-Gunderson-Jones-Reed-Glover-Hoffman

NAYS – None

ABSENT – None

ABSTAINED – None

4 Take action on the following cases:

- *4-a Case No.: BOA21-00828 (Approved with Conditions)**
- Location: District 6. Within the 4400 to 4500 blocks of South Power Road (east side) and within the 6800 to 6900 blocks of East Warner Road (south side).
- Subject: Requesting a Special Use Permit (SUP) to allow a Comprehensive Sign Plan (CSP) for a commercial center.
- Decision: Approved with Conditions
- Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA21-00828 was made by Boardmember Gunderson as read by Vice Chair Lynam, with the acceptance of Findings of Fact and Conditions of Approval, and seconded by Boardmember Reed to approve the following conditions:

1. Compliance with the sign plan documents 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.

The Board's decision is based upon the following Findings of Fact:

- A. The Cannon Beach development is approved for the development of a variety of uses including a water park, restaurants, retail, offices, a gym and hotel.
- B. The aesthetic character of the proposed signage is intended to complement the building design of the site.
- C. The design of the site is consistent with the Cannon Beach Design Guidelines.
- D. The proposed CSP provides modifications to detached sign heights and sign area to adequately advertise the multiple services offered and establish a consistent place-making theme within the development.
- E. The CSP specifies design guidelines for the lighting, materials and craftsmanship for the proposed signs, which integrate with the building architecture.
- F. The Canon Beach development is located in the GC-PAD-CUP and LI-PAD-CUP districts, within the 2040 General Plan character area designations of Mixed Use Activity District and Employment.
- G. The proposed CSP advances the goals and objectives of the of the General Plan and character areas by authorizing an increase to detached signage that will increase visibility to the services offered by this business along a busy roadway.
- H. The proposed CSP will not be injurious or detrimental to the surrounding properties.

Consent Agenda Approved

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Wagner-Lynam-Gunderson-Jones-Reed-Glover-Hoffman

NAYS – None

ABSENT – None

ABSTAINED – None

***4-b Case No.: BOA21- BOA21-01099 (Approved with Conditions)**

Location: District 4. 733 East University Drive. Located west of Horne on the south side of University Drive.

Subject: Requesting a Substantial Conformance Improvement Permit (SCIP) to allow for the conversion of an office building into a Multiple Residence development in the Multiple Residence-4 (RM-4) District.

Decision: Approved with Conditions

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

A motion to approve case BOA21-01099 was made by Boardmember Gunderson as read by Vice Chair Lynam, with the acceptance of Findings of Fact and Conditions of Approval, and seconded by Boardmember Reed to approve the following conditions:

1. Compliance with the final site plan 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 the Development Services Department regarding the issuance of building permits.

The Board's decision is based upon the following Findings of Fact:

- A. The site is zoned RM-4, and the existing office buildings were developed in the early 1970's.
- B. The subject site does not meet current MZO development standards and is therefore legal non-conforming.
- C. Full compliance with current MZO would require significant alterations to the site including demolition of the existing structures.
- D. Improvements to the existing site include landscape improvements around the perimeter of the site and within the parking field, providing for solid waste disposal, and providing for usable open space for all residences of the property.
- E. The modifications requested along with the proposed improvements are consistent with the degree of change requested to improve the site and to bring the site into a closer degree of conformance with current MZO standards.
- F. The proposed improvements will not create any new non-conformities.
- G. The proposed improvements will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.

Consent Agenda Approved

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Wagner-Lynam-Gunderson-Jones-Reed-Glover-Hoffman

NAYS – None

ABSENT – None

ABSTAINED – None

- *4-c Case No.: BOA21-01213 (Tabled)**
Location: District 4. 1155 E. Emerald Ave
Subject: Requesting a Development Incentive Permit (DIP) to allow from certain development standards for an office building in the Office Commercial (OC) District.
Decision: Continued to April 6, 2022
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to table case BOA21-01213 was made by Boardmember Gunderson as read by Vice Chair Lynam and seconded by Boardmember Reed.

Consent Agenda Approved

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Wagner-Lynam-Gunderson-Jones-Reed-Glover-Hoffman

NAYS – None

ABSENT – None

ABSTAINED – None

- *4-d Case No.: BOA22-00236 (Approved with Conditions)**
- Location: District 1. 4245 E Palm St.
- Subject: Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards to permit a building expansion at an existing industrial development.
- Decision: Approved with Conditions
- Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA22-00236 was made by Boardmember Gunderson as read by Vice Chair Lynam, with the acceptance of Findings of Fact and Conditions of Approval, and seconded by Boardmember Reed to approve the following conditions:

1. Compliance with the final site plan and landscape plan as submitted.
2. Approval of the Site Plan and Design Review requests, and compliance with the conditions of approval for ZON21-01311 and DRB21-01257.
3. Compliance with all City Development Codes and regulations, except as identified in Table 1 of this report.
4. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.

The Board's decision is based upon the following Findings of Fact:

- A. The subject site is zoned LI and indoor manufacturing, and warehousing are permitted uses in the LI zoning district.
- B. The existing site was developed in 2002 and does not meet current MZO development standards and is therefore nonconforming.
- C. Full compliance with current MZO would require significant alterations to the site including demolition of portions of the existing building and alterations to the on-site circulation and parking areas.
- D. The addition will not create any new nonconformities.
- E. Improvements to the site include adding an outdoor open space for employees, increased foundation base area north of the building for an entry plaza, and additional parking and drive aisle screening.
- F. The modifications requested along with the proposed improvements are consistent with the degree of change requested to improve the site and to bring the site into a closer degree of conformance with current MZO standards.
- G. The proposed improvements will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.

Consent Agenda Approved

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Wagner-Lynam-Gunderson-Jones-Reed-Glover-Hoffman

NAYS – None

ABSENT – None

ABSTAINED – None

- *4-e Case No.: BOA21- BOA22-00273 (Approved with Conditions)**
Location: District 4. 35 North Country Club Drive
Subject: Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards to allow for an outdoor seating area at an existing restaurant.
Decision: Approved with Conditions
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA22-00273 was made by Boardmember Gunderson as read by Vice Chair Lynam, with the acceptance of Findings of Fact and Conditions of Approval, and seconded by Boardmember Reed to approve the following conditions:

1. Compliance with the plans as submitted.
2. Replace dead and damaged landscape materials, decomposed granite and irrigation system in the landscape areas.
3. Shade canopy columns shall match the color and width of the restaurant building columns.
4. Compliance with all City Development Codes and regulations, except as identified in Table 1 of this report.
5. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.

The Board's decision is based upon the following Findings of Fact:

- A. The site is zoned DC-DE, and the existing restaurant building was developed in the 1960's.
- B. The subject site does not meet current MZO development standards and is therefore legal non-conforming.
- C. Full compliance with current MZO would require significant alterations to the site including demolition of the existing structure.
- D. Improvements to the existing site include reconstructing the shade canopy over the outdoor eating area, adding landscaping around the perimeter of the site, and installing an opaque solid waste.
- E. The modifications requested along with the proposed improvements are consistent with the degree of change requested to improve the site and to bring the site into a closer degree of conformance with current MZO standards.
- F. The proposed improvements will not create any new non-conformities.
- G. The proposed improvements will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.

Consent Agenda Approved

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Wagner-Lynam-Gunderson-Jones-Reed-Glover-Hoffman

NAYS – None

ABSENT – None

ABSTAINED – None

***4-f Case No.: BOA22-00295 (Approved with Conditions)**
Location: District 4. Within the 100 block of West Main Street (south side). Located east of Country Club Drive on the south side of Main Street.
Subject: Requesting Variances from the Form-Based Code, Building Form and Building Type Standards, to allow for a mixed-use development.
Decision: Approved with Conditions
Summary: Staff member Charlotte Bridges presented case BOA22-00295 to the Board

Boardmember Hoffman: Who do you anticipate the target market being for the for these units?

Applicant Trevor Barger: Chairman, Boardmember Hoffman, Downtown is actually in high demand for units right now we have ASU coming in we have the Benedictine University already here we have staff members of the city who have expressed an interest in living downtown. The apartment building just to our east built in the 1970s have a paid waiting list for one- and two-bedroom units. And we already have a strong demand for both urban professionals, people working in the restaurants and they boutiques on Main Street and going to school here wanting places to live.

Boardmember Hoffman: And is there an occupancy limitation per unit? There are only 300 square feet so I could see where they would appeal to students or whatever. But is there a restriction on say could a family of four move in or six move in? Is there anything in the lease that restricts the number of individuals that live in the unit?

Applicant Trevor Barger: Chair Wagner and Boardmember Hoffman, we haven't got to writing the leases yet. We have a vested interest in protecting the long-term safety of the building and the maintenance of the building the 12 two-bedroom units per floor are the larger 640 units and they have the two beds. Typically, that would be up to four people, a married couple and very kids in a bunk bed. The 320 units, there are five or six of those per floor. And since those are a studio unit, they're really suited for one or two people. There's only a single bed, they come furnished, and so short of sleeping bags and the bathroom. There's no other possibility for that.

Boardmember Hoffman: All the units come furnished? Oh, okay, I miss that. Thank you. Those are all the questions that I had. Thank you very much.

Chair Wagner: Thank you. Do we have any comments from the public today?

Applicant Trevor Barger: Chair Wagner and Boardmember Hoffman our project architect Paul Pellicani wanted me to remind the Board that there are two bed units but not considered a two-bedroom essentially it is a two-bed studio.

Chair Wagner: Thank you for that clarification. Do we have any other questions today? All right. Since we don't have any comments from the public, we can now move to vote on this case.

Principal Planner Michelle Dahlke: Madam Chair, if I could just remind you before a motion is made or in the vote is taken. Just to note that Boardmember Glover has recused himself from voting on this item due to the conflict of interest.

Chair Wagner: We would like to now close the public portion of this public hearing. With that would the Board like to discuss this item any further now that the public portion of this hearing has been closed. Okay. Then, we will now open it for a motion from the Board.

Boardmember Jones: I would like to put a motion out there to approve BOA22-00295 District 4 within the 100 block of West Main Street, located east of Country Club drive on the south side of the street requesting branches from the form based code building form and building type standards to allow for mixed use development in the T six Ms. transect which has been recommended by staff approval with conditions and I motion to approve that as a documented in described inside of it.

Chair Wagner: Thank you would anyone like to second?

Boardmember Hoffman: I would like to second that motion.

Vote: 6-0

Upon tabulation of vote, it showed:

AYES – Wagner-Lynam-Gunderson-Jones-Reed- -Hoffman

NAYS – None

ABSENT – None

ABSTAINED – Glover

***4-g Case No.: BOA22-00320 (Withdrawn)**
Location: District 5. 6536 E Delmon Dr
Subject:
Decision: Withdrawn
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to withdraw case BOA22-00320 was made by Boardmember Gunderson as read by Vice Chair Lynam and seconded by Boardmember Reed.

Consent Agenda Approved

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Wagner-Lynam-Gunderson-Jones-Reed-Glover-Hoffman

NAYS – None

ABSENT – None

ABSTAINED – None

- *4-h Case No.: BOA22-00323 (Approved with Conditions)**
- Location: District 3. 1310 West Southern Ave
- Subject: Requesting a Special Use Permit (SUP) to allow a Comprehensive Sign Plan (CSP) for a multiple residence development.
- Decision: Approved with Conditions
- Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA22-00323 was made by Boardmember Gunderson as read by Vice Chair Lynam, with the acceptance of Findings of Fact and Conditions of Approval, and seconded by Boardmember Reed to approve the following conditions:

1. Compliance with the sign plan documents 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.

The Board's decision is based upon the following Findings of Fact:

- A. On August 26, 2019, the City Council approved a rezoning and site plan (Case No. ZON18-00066, Ord. No 5525) to allow the development of a multiple residence development on the property with the primary access drive through the adjacent commercial development along Southern Avenue.
- B. The unique access to the development site with no direct frontage along Southern Avenue limits visibility to the primary entry for the development.
- C. The proposed CSP provides modifications to the detached sign height and sign area to adequately advertise the entry to the multiple residence development establishing a consistent place-making theme within the development.
- D. The CSP specifies design guidelines for the lighting, materials and craftsmanship for the proposed sign, which integrates with the entry canopy structure and building architecture.
- E. The Landings at Fiesta Village development is located in the RM-5-PAD district, within the 2040 General Plan character area designations of Mixed Use Activity District as well as the Community Scale and Transit Corridor sub-types.
- F. The proposed CSP advances the goals and objectives of the of the General Plan and character areas by authorizing an increase to detached signage that will increase visibility to the multiple residence use that will support the mixed use character of the area, including the adjacent and nearby commercial developments within the Fiesta District.
- G. The proposed CSP will not be injurious or detrimental to the surrounding properties.

Consent Agenda Approved

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Wagner-Lynam-Gunderson-Jones-Reed-Glover-Hoffman

NAYS – None

ABSENT – None

ABSTAINED – None

- *4-i Case No.: BOA22-00401 (Continued to July 6, 2022)**
Location: District 4. 1054 E. Southern Ave
Subject: Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards to allow for the conversion of a bank with a drive thru into a restaurant with a drive thru in the Limited Commercial (LC) Zoning District.
Decision: Continued to July 6, 2022
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to continue case BOA22-00401 was made by Boardmember Gunderson as read by Vice Chair Lynam and seconded by Boardmember Reed.

Consent Agenda Approved

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Wagner-Lynam-Gunderson-Jones-Reed-Glover-Hoffman

NAYS – None

ABSENT – None

ABSTAINED – None

Items not on the Consent Agenda

5 Take action on the following case: None

6 Items from citizens present: None

7 Adjournment.

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

Respectfully submitted,

Michelle Dahlke

Michelle Dahlke,
On behalf of Zoning Administrator (Dr. Nana Appiah)