

## COUNCIL MINUTES

February 13, 2023

The City Council of the City of Mesa met in a Regular Council Meeting in the Council Chambers, 57 East 1st Street, on February 13, 2023, at 5:46 p.m.

### COUNCIL PRESENT

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

### COUNCIL ABSENT

None

### OFFICERS PRESENT

Christopher Brady  
Holly Moseley  
Jim Smith

Mayor's Welcome.

Mayor Giles conducted a roll call.

Invocation by Pastor Mike Cash of East Valley Free Will Baptist Church.

Pledge of Allegiance was led by Mayor Giles.

Awards, recognitions, and announcements.

Mayor Giles declared February as Black History month, which encourages people to become more knowledgeable about black heritage and honor the many black leaders who contributed to the progress of the nation. He acknowledged members of Mesa's Human Relations Advisory Board, the National Forum for Black Public Administrators, and the Mesa East Valley MLK Committee in attendance. He presented a proclamation to Chief Information Officer Travis Cutright.

Mr. Cutright thanked Mayor and Council for the proclamation and the recognition of Black History month.

### 1. Take action on all consent agenda items.

All items listed with an asterisk (\*) will be considered as a group by the City Council and will be enacted with one motion. There will be no separate discussion of these items unless a Councilmember or citizen requests, in which event the item will be removed from the consent agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to the City Clerk prior to the Council's vote on the consent agenda.

It was moved by Councilmember Spilsbury, seconded by Councilmember Freeman, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

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

NAYS – None

Carried unanimously.

\*2. Approval of minutes of previous meetings as written.

Minutes from the December 1, 2022, January 5 and 9, 2023, Study Sessions; and January 23, 2023, Regular Council meeting.

\*3. Take action on the following liquor license applications:

\*3-a. Sauce Pizza & Wine

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Sauce Restaurants LLC, 3426 East Baseline Road Suite 119 - 120 - Amy S Nations, Agent. The existing license held by Sauce Phoenix-Dana Park LLC will revert to the State. **(District 2)**

\*3-b. Bowyer Battle

This is a one-day event to be held on Saturday, March 4, 2023, from 10:00 A.M. to 4:00 P.M. at 9760 East Cadence Parkway. **(District 6)**

\*3-c. Ultimate Imaginations

This is a one-day event to be held on Saturday, February 25, 2023, from 11:00 A.M. to 9:00 P.M. at 1 North Macdonald. **(District 4)**

\*3-d. Chipotle Mexican Grill #4189

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Chipotle Mexican Grill Inc., 9259 East Ray Road - Harold Jerome Lewkowitz, agent. There is no existing license at this location. **(District 6)**

4. Take action on the following bingo application:

\*4-a. Dawn Holland

Dawn Holland, Manager, Supervisor, and Proceeds Coordinator, at Good Life RV Resort 3403 East Main Street, is requesting a new Class A Bingo License. **(District 2)**

5. Take action on the following contracts:

\*5-a. Police Evidence Facility - Construction Manager at Risk (CMAR) - Guaranteed Maximum Price (GMP) No. 2. **(District 4)**

GMP No. 2 includes the remainder of the same project scope started with GMP No. 1 for the completion of the new Police Evidence Facility. GMP No. 1 included initial site work,

utility installation, grading, and procurement of critical, long-lead items for the project such as electrical equipment, mechanical equipment, and HVAC equipment.

Staff recommends awarding a construction services contract to CMAR, Willmeng Construction, in the amount of \$12,612,466.76 (GMP No. 2) and authorizing a change order allowance in the amount of \$630,623.34 (5%), for a total amount of \$13,243,090.10. This project is funded by 2018 and 2022 authorized Public Safety Bonds and Public Safety Sales Tax.

- \*5-b. Purchase of a Dispatch Recorder (Replacement/Upgrade) for the Mesa Fire and Medical Department. (Sole Source). **(Citywide)**

This purchase will replace the existing dispatch recorder with a newer model of the same manufacturer at the Mesa Regional Dispatch Center. The current recorder will no longer be supported in October 2023. Upgrading to the newest model will provide improved screen recording, reduce staff training, and the existing files can be transferred to the new unit.

The Mesa Fire and Medical Department and the Department of Innovation and Technology and Purchasing recommend awarding the contract to the sole source vendor, Gosserco, Inc., at \$71,660.29. This purchase is funded by the Mesa Fire and Medical Lifecycle Program Budget.

- \*5-c. Three-Year Term Contract with Two Years of Renewal Options for Pavement Marking Materials and Traffic Paint for the Transportation Department. **(Citywide)**

The City is responsible for pavement markings for traffic control throughout the City. The Transportation Department uses pavement marking materials and traffic paint for lane lines, crosswalks, stop bars, legends, and symbol markings. Transportation – Traffic Operations maintains these markings on City roadways, bike lanes, intersections, and parking lots.

The Transportation Department and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidders of each Group: Ennis-Flint, Inc.; Crown USA, Incorporated; and Centerline Supply, at \$613,000 annually, with an annual increase allowance of up to 5% or the adjusted Producer Price Index. This purchase is funded by the Local Streets Fund.

- \*5-d. Three-Year Term Contract with Two One-Year Renewal Options for Five Master Job Order Contracts for Well Site Drilling Construction Services. **(Citywide)**

Job Order Master contracts for well site drilling construction services include construction improvement services related to well site construction and related infrastructure improvements throughout the City.

Staff recommends awarding Job Order Master Contracts to Weber Water Resources, LLC (a Mesa business); KP Ventures Well Drilling & Pump Co., LLC; Yellow Jacket Drilling Services, LLC; Layne Christensen Company; and Archer Western Construction, LLC. Individual Job Orders will have a limit of \$4,000,000 per job, or as otherwise approved by Council.

- \*5-e. Three-Year Cooperative Term Contract with Two Years of Renewal Options for Overhead Crane and Hoist Testing, Maintenance, and Repair Services for the Water Resources Department. **(Citywide)**

The Water Resources Department operates and maintains approximately 93 overhead cranes and hoists located at the City's water treatment and reclamation plants, distribution and collection facilities. This contract will provide overhead crane and hoist testing, maintenance, and repair services for the equipment.

A committee representing the Water Resources Department, City of Tempe and Purchasing evaluated responses. An evaluation committee recommends awarding the contract to the highest scored proposal from Ace Industries, Inc., at \$75,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- \*5-f. Three-Year Term Contract with Two Years of Renewal Options for Engineered Wood Fiber Material and Installation for the Parks, Recreation and Community Facilities Department (Single Response). **(Citywide)**

This contract will provide and install engineered wood fiber for City playgrounds that cannot be reached by conventional methods and in compliance to American Society for Testing and Materials (ASTM) standards. Engineered wood fiber is an economical playground surfacing used in the United States because of its high impact absorbing qualities yet firm, slip resistant surface that, if properly installed, will meet accessibility guidelines.

The Parks, Recreation and Community Facilities Department and Purchasing recommend awarding the contract to the single, responsive and responsible bidder, Turboscape Blower Services, Inc., at \$159,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- \*5-g. Dollar Limit Increase to the Three-Year Term Contract and Two Years of Renewal Options for Landscape Maintenance Services for Parks, Retention Basins and Sports Fields – Zone 1 for the Parks, Recreation and Community Facilities Department. **(Citywide)**

The dollar limit increase is for the addition of landscape maintenance services at Eastmark Ballfields in Zone 1. Cleaning and mowing tasks were inadvertently not listed on the solicitation's pricing page for the vendor to submit pricing. The contractor has provided competitive pricing for the additional work in this Zone.

The Parks, Recreation and Community Facilities Department and Purchasing recommend increasing the dollar limit with Mariposa Landscape Arizona, Inc., by \$40,707, from \$2,065,435.15 to \$2,106,142.15 annually, based on estimated usage, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

6. Take action on the following resolutions:

- \*6-a. Approving and authorizing the City Manager or designee to enter into and Intergovernmental Agreement with the Arizona Department of Health Services (ADHS) allowing the City to receive reimbursement for the Mesa Fire and Medical Department participating in an immunization program for children and adults, including flu and

COVID-19 vaccinations in accordance with CDC recommendations. **(Citywide)** – Resolution No. 11996

- \*6-b. Approving and authorizing the City Manager to enter into a Memorandum of Understanding with Maricopa Association of Governments for an Arterial Life Cycle Program Project on Power Road: East Maricopa Floodway to the Santan Freeway/Loop 202 that defines the regional reimbursement schedule for the pre-design phase of the project. **(District 6)** – Resolution No. 11997
- \*6-c. Approving and authorizing the City Manager to enter an Intergovernmental Agreement with the Mesa Unified School District to establish an opt-in library card sign up for students through the school enrollment process. **(Citywide)** – Resolution No. 11998
- \*6-d. Approving and authorizing the City Manager to enter into an agreement with United Food Bank for a grant of Coronavirus State and Local Fiscal Recovery Funds (ARPA). **(Citywide)** – Resolution No. 11999
- \*6-e. Extinguishing a portion of a water and sewer easement located at 5215 South Ellsworth Road to allow for commercial development on the property; requested by the property owner. **(District 6)** – Resolution No. 12000

7. Introduction of the following ordinances and setting February 27, 2023, as the date of the public hearing on these ordinances:

- \*7-a. ZON22-00916 “Boomerang Headquarters” **(District 2)** Within the 2500 to 2600 blocks of East Southern Avenue (north side). Located west of Lindsay Road on the north side of Southern Avenue (1± acre). Rezone from Single Residence-43 (RS-43) to Office Commercial with a Bonus Intensity Zone Overlay (OC-BIZ) and Site Plan Review. This request will allow for an office development. Dane Astle, EDIFICE Architecture, applicant; Boomerang Southern, LLC, Boomerang Capital Partners, owner.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote 6-0)

- \*7-b. ZON22-00977 “Mountain Bridge Parcel 16” **(District 5)** Within the 9000 to 9200 blocks of East McKellips Road (south side) and within the 1800 to 2000 blocks of North Ellsworth Road (west side). Located south of McKellips Road and west of Ellsworth Road (4± acres). Rezone from Neighborhood Commercial with a Planned Area Development Overlay (NC-PAD) to Single Residence-9 with a Bonus Intensity Overlay (RS-9-BIZ). This request will allow for the development of a single residence subdivision. Pew and Lake PLC, applicant; Phoenix Land Division LLC, owner.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote 5-1)

8. Discuss, receive public comment, and take action on the following ordinances:

- \*8-a. Amending Title 3, Chapter 2, Section 1, of the Mesa City Code, governing the organization of the City’s Fire Department, to reflect the name “Mesa Fire and Medical

Department,” and to add language describing the expanded scope of services.  
**(Citywide)** – Ordinance No. 5766

**Items not on the Consent Agenda:**

9. Discuss, receive public comment, and take action on the following ordinance, and take action on the following resolution relating to the proposed development generally located east of Gilbert Road on the south side of East McDowell Road:

- 9-a. ZON21-00129 “Sweetwater” **(District 1)** Within the 2200 to 2400 blocks of East McDowell Road (south side). Located east of Gilbert Road on the south side of McDowell Road (9± acres). Rezone from Single Residence 43 (RS-43) and Single Residence 43 with Historic Landmark Overlay (RS-43-HL) to Multiple Residence 4 with a Planned Area Development Overlay (RM-4-PAD) and Site Plan Review. This request will allow for a multiple residence development with associated commercial use. Ryan Nelson, Sweetwater Companies applicant; RON BAILLY TRUST/GUNNING MARK S, owner. – Ordinance No. 5767

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 5-0)

- 9-b. A resolution approving and authorizing the City Manager to enter into a Development Agreement relating to the development project commonly known as “Sweetwater” or “Homestead at Lehi Crossing” that will be located on approximately nine acres within the 2200 to 2400 blocks of East McDowell Road. **(District 1)** – Resolution No. 12001

Several speakers, as listed below, offered a series of comments in opposition to Agenda Items 9-a and 9-b including, but not limited to, the following concerns with the project:

- Does not meet the same population density as the neighborhood
- Will decrease property value
- Inappropriate use of property
- Not in compliance with the General Plan
- Safety of traffic roundabouts
- Livestock and horse safety
- Not compatible with Lehi community characteristics and acreage properties
- Overcrowding of schools and roads
- Will increase calls to Public Safety
- Removes historic relevance

- |                                       |                                   |
|---------------------------------------|-----------------------------------|
| • David Kipp, a Mesa resident         | • Wendy Fenn, a Mesa resident     |
| • Stephanie Burnham, a Mesa resident  | • David Beaty, a Mesa resident    |
| • Marilyn Crosby, a Mesa resident     | • Ryan Sandstrom, a Mesa resident |
| • Michelle McCroskey, a Mesa resident | • Nikki Rousseau, a Mesa resident |
| • Morgan Porter, a Mesa resident      | • Kim VanRiper, a Mesa resident   |
| • Robert Walker, a Mesa resident      | • Kim Clark, a Mesa resident      |
| • Robin Fenn, a Mesa resident         |                                   |

Steve Neil, a Mesa resident, spoke in support of the project. He expressed the opinion that the apartments are a good use of the vacant land, which is currently being utilized for illegal activity.

Adam Baugh, Attorney with Whitey Morris, displayed a PowerPoint presentation regarding the Homestead at Lehi Crossing. **(See Attachment 1)**

Mr. Baugh commented that the Lehi community is a special place and empathized with residents who spoke and shared their sentiments regarding the project. He discussed the vacant site challenges, including illegal dumping, graffiti, transient activity, and drug use. He described the view from McDowell Road, which is depressed and has irregular topography, while the view from the upper canal is higher than the highest point of any of the buildings. (See Pages 2 through 4 of Attachment 1)

Mr. Baugh explained a multi-family property is permitted within arterials and freeways and is consistent with the General Plan. He pointed out that the General Plan discusses infill sites and solutions. He remarked every infill site has challenges due to the difficulty of repurposing the sites, and requires careful consideration. (See Page 5 of Attachment 1)

Mr. Baugh stated the initial 2021 proposal was revised to address the concerns of the community. He reviewed the stipulations and compromises that were implemented to recognize the value and importance of the area. (See Pages 6 through 9 of Attachment 1)

Mr. Baugh summarized the project timeline and progress. He explained in order to address the concerns of the roundabouts, collaborations with the Lehi Improvement District Board, meetings with neighbors, and site assessments were conducted, as well as discussions with ADOT and the City of Mesa (COM). (See Page 10 of Attachment 1)

Mr. Baugh explained the modifications to the proposal, including the removal of three-bedroom units to address concerns of multi-generational families residing in one unit. He commented the apartments will now consist of 222 units versus 350 units. He addressed the concern of residents regarding the roundabouts to include mountable curbs for ease of maneuvering horse trailers. (See Page 11 of Attachment 1)

Mr. Baugh provided an illustration of the proposal and the view from the upper canal. (See Pages 12 and 13 of Attachment 1)

Mr. Baugh reported the analysis of the traffic study, adding car volume will only increase by .04%, while remaining below the capacity for roundabout traffic. He discussed the new roundabout design that provides benefits that are safer and will accommodate large trucks and horse trailers. (See Pages 14 through 18 of Attachment 1)

Mr. Baugh advised land is being donated to the COM, which will improve that area without incurring costs or maintenance obligations. He provided an overview of the benefits of this project and summarized key components that address the challenges and impacts. (See Pages 19 through 21 of Attachment 1)

In response to a question from Councilmember Spilsbury, Mr. Baugh listed the various forms of outreach conducted with the neighborhoods.

In response to a question posed by Councilmember Duff, Mr. Baugh indicated the pedestrian pathway and trail access do not connect to the Park-and-Ride on Gilbert Road.

Responding to a question from Councilmember Goforth related to traffic concerns, Mr. Baugh explained that the project would only add approximately 75 cars on Gilbert Road since the access to the property is on McDowell Road.

Sean Lake, Attorney with Pew & Lake and a Mesa resident, expressed his support for the project based on the compromised use for the property. He explained the apartments will provide additional housing opportunities because home prices are unaffordable.

In response to a question posed by Councilmember Spilsbury, Planning Director Mary Kopaskie-Brown explained the neighborhood is suburban and fits within that character area for residential type uses within the General Plan designation.

Councilmember Spilsbury thanked the residents that participated in the process and shared their comments. She mentioned Lehi is a beautiful area and understands the concerns of residents.

In response to multiple questions from Councilmember Freeman, Ms. Kopaskie-Brown stated one of the requests is to remove the historical overlay. She reported in April of 2010, the Historic Preservation Board made a recommendation to remove the historic overlay due to a fire on site that destroyed the buildings, diminishing the historic value of the site.

Councilmember Freeman thanked Mesa residents for attending the meeting. He explained there have been many meetings on this parcel for the past two years and the parcel has been available to purchase for the last 16 years. He mentioned the property has turned into a trash collection parcel for urban camping, graffiti, drug use, and illegal ATV use. He noted the Transportation Department paints over the graffiti in the tunnel approximately every two weeks at a cost to residents. He described a vision for a beautiful development that will complement the area and provide diversity of housing that is desperately needed. He emphasized the developer is investing \$70 million into the project, adding the unused portion of land will be integrated into a contiguous \$5.4 million trailhead for safe and desirable access. He stated his support for this project and looks forward to adding value to Mesa's great historic area.

Mayor Giles remarked his residence is adjacent to the project, and recognized the many challenges due to the topography and rehabilitation needs. He advised the requests for alternatives to the property are not possible due to the development costs to make the property accessible and the infrastructure necessary. He commented the developer has been able to determine a viable solution for this property, in addition to creating recreational access to the residents of Mesa to utilize six miles of the canal from McDowell to the Granite Reef Diversion Dam. He emphasized his support for the project.

Mayor Giles expressed appreciation for the members of the public sharing their comments and passion regarding their neighborhood.

Mayor Giles stated that pending no objection from the Council, Agenda Items 9-a and 9-b will be voted on in one motion.

It was moved by Councilmember Spilsbury, seconded by Councilmember Freeman, that Ordinance No. 5767 and Resolution No. 12001 be adopted.

Upon tabulation of votes, it showed:

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

NAYS – None

Carried unanimously.



10. Items from citizens present.

Gail Merritt, a Mesa resident, expressed her concern regarding the types of homes that are being allowed within her neighborhood, including a group home for the disabled, an assisted living home, and a substance abuse recovery home. She listed various incidents reported that create safety concerns for her neighborhood. She emphasized the homes values are plummeting in her neighborhood and wants to stop these types of homes from coming into her community.

William Bodine, a Mesa resident, lives across the street from a new drug house in his neighborhood and stated his concerns for safety. He pointed out the drug houses are not in compliance with regulations and are not registered with the COM. He added no one in his neighborhood has received a notification that this type of residence is operating a business. He suggested Council change the zoning codes to prevent drug houses within communities. He thanked Council for their consideration.

Mayor Giles thanked the public for their comments.

11. Adjournment.

Without objection, the Regular Council Meeting adjourned at 7:28 p.m.

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JOHN GILES, MAYOR

ATTEST:

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HOLLY MOSELEY, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Council Meeting of the City Council of Mesa, Arizona, held on the 13<sup>th</sup> day of February 2023. I further certify that the meeting was duly called and held and that a quorum was present.

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HOLLY MOSELEY, CITY CLERK

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(Attachments – 1)

# Homestead at Lehi Crossing

ZON21-00129

LOOP 202 & MCDOWELL ROAD

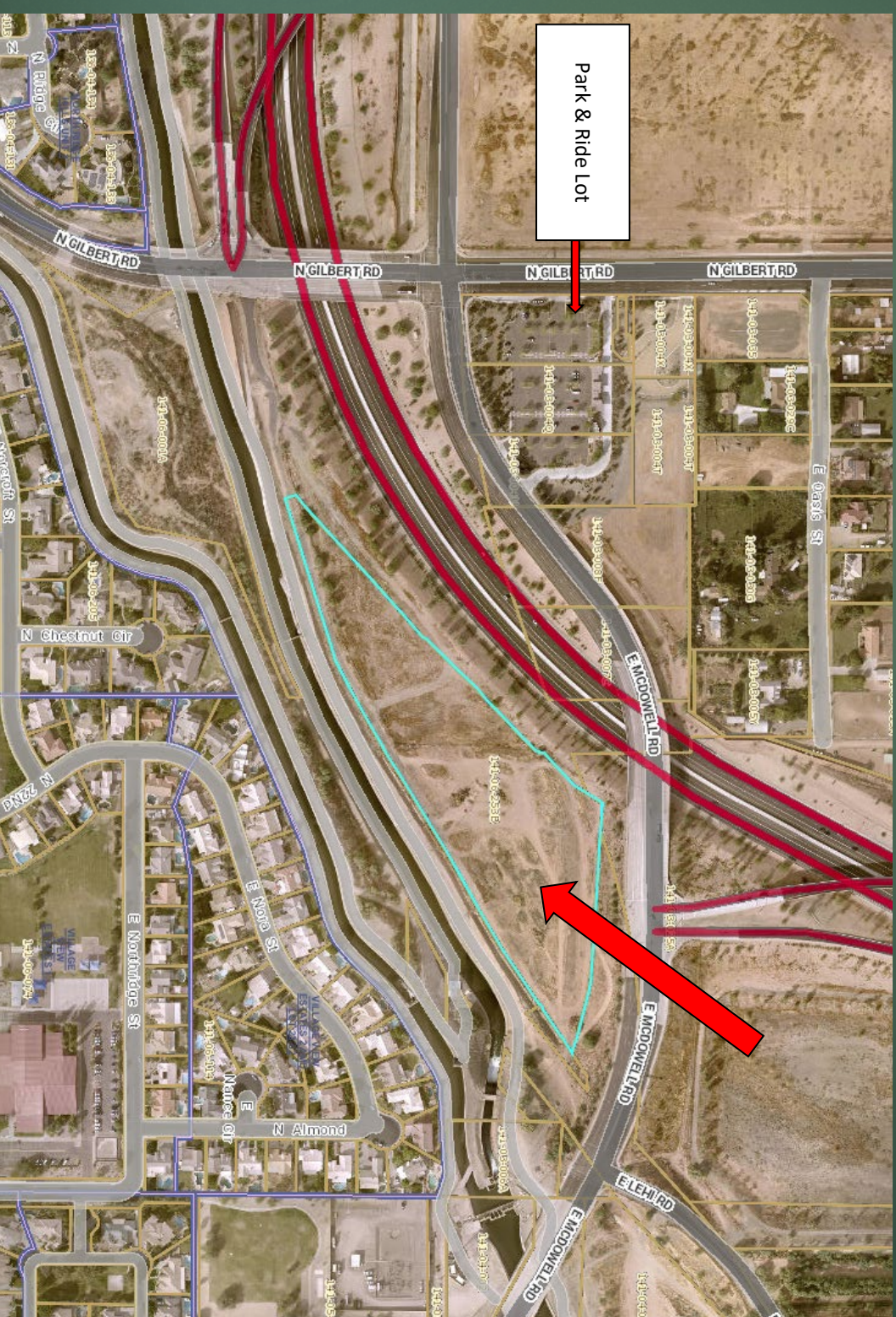
MESA CITY COUNCIL

FEBRUARY 13, 2023



# Challenges

- Dominant parcel
- Unusual size and shape
- Depressed topography
- Freeway location
- No access to Gilbert Road
- Illegal dumping, drugs, transients, off-road
- Limited visibility





# McDowell Road View





# Upper Canal View





# General Plan

Neighborhood” &

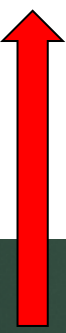
“Suburban Character”  
Type

- ▶ Multi-family permitted along arterial and freeways



## Character Types

- Downtown
- Park
- Mixed Use Community
- Neighborhood Village Center
- Mixed Use Activity District
- Specialty District
- Employment
- Neighborhoods
- Employment / Mixed Use Activity District
- Transit Corridor
- Proposed Transit Corridor





# tial Proposal

- ▼ RM5 Zoning
- ▼ 300+ units
- ▼ 4-stories
- ▼ 50' tall





# Community Feedback

- ▶ Building Height / Views
- ▶ Privacy
- ▶ Density
- ▶ Traffic
- ▶ Transient Population
- ▶ “Those people”

• will destroy not only the views, but also our privacy. We cherish that privacy where no one can look into our backyard, our patio and watch the back of our house.

• In addition, it will increase traffic volume significantly, raise noise levels to an unacceptable level

• bring a much more transient rental population with a likely increase in (petty) crime

**Question 2:**  
**Which of the following best describes your concerns with the proposed development?**

1. Housing density is excessive for the area and is out of character with the Lehi community
2. Traffic volume will increase significantly on McDowell Road
3. The four story structure will destroy views and/or compromise privacy
4. Neighboring property values will be adversely affected
5. Transient rental population will decrease quality of family community and could increase crime in the area

b. Traffic volume will increase significantly on McDowell Road.

c. The four story structure will destroy views and/or compromise privacy.

d. Neighboring property values will be adversely affected.

e. Transient rental population will decrease quality of family community and could increase crime in the area.

One of the biggest concerns I've heard about this project is traffic congestion on McDowell when 400 cars try to exit the complex on to McDowell road. I'm curious why they decided to manage that with roundabout -- what studies pointed them to proposing a roundabout was the best solution? Also, what traffic studies did they do that confirmed McDowell could handle that much additional traffic? Is the City of Mesa Transportation on board with this?



# Response to Feedback



## Building Height / Views

Reduced height from 4 to 3 stories  
Lowered Height from 50' to 39'6"



## Density

Reduced from 350 to 265 to...222



## Privacy

-50' Grade deferential  
-345 to 432 -foot separation from homes  
-Tallest point of building is below lowest point of hill.

# Compromise & Stipulations

- 3 stories
- Reduced heights
- Reduce density
- Unit Cap
- Balcony design
- Lighting & Landscaping
- Max grade elevation
- Good Neighbor Policy

October 12, 2021

Nana Appiah  
City of Mesa  
Planning Department  
55 N. Center Street  
Mesa, AZ 85201

Re: Homestead at Lehi Crossing / ZON21-00129

Dear Nana:

We live directly south of the proposed Homestead at Lehi Crossing development planned Road and Loop 202 in Mesa. We previously expressed concerns about the proposed development. We the developer and have agreed to certain site conditions. We agree to withdraw our opposition on the cond the following items be included and formally adopted as stipulations to ZON21-00129.

Please add these proposed stipulations to the list of existing stipulations to ensure these c run with the land and are enforceable:

1. No building shall be taller than 3-stories and may not exceed 39'6".
2. The finished floor shall be no greater than 1.5' above the current site elevation of 1,258 feet.
3. The maximum number of units permitted shall not exceed 222 units.
4. There shall be no more than nine, or 4.8% of the total units whichever is less, 3-bedroom units.
5. Building architecture shall be 4-sided as recommended and approved by the Mesa Design Rev Board and City staff. In all instances, the materials shall be high-quality, durable, and visually appealing.
6. Any trees planted along the southern drive aisle shall be outside of the 24'-wide water line eas and shall be a minimum 50-percent 2-inch caliper, 50-percent 3-inch caliper large canopy drou tolerant trees, as approved by the Planning Department.
7. No lit signage will be installed on the south face of any building.
8. On-site lighting shall not exceed 0-foot candle at the development's property line.
9. Development shall be in substantial conformance to the site plan in the staff report dated Oc 2021.
10. Development shall be in substantial conformance to the elevations in the DRB staff rep October 12, 2021.
11. The developer shall abide by the Good Neighbor Policy dated Oct 12, 2021.

Printed Name	Address	Phone Number	Signature
1. John Smeyers	2246 E Nora St Mesa, AZ 85213	480-827-8316	[Signature]
2. Jeffrey Kerry	2240 E Nora St Mesa, AZ 85213	602-690-7662	[Signature]
3. Denise Stroud	3338 E Nora St Mesa AZ 85213	480-558-5290	[Signature]

The Homestead at Lehi Crossing is a proposed a 3-story multi-family community planned at Gilbert Road and Loop 202 in Mesa. The purpose of this Good Neighbor Policy is to implement best practices related to lighting control measures, noise attenuation, landscape maintenance, and site management for Homestead at Lehi Crossing.

**Contact Info:**

The developer recognizes the importance of an available contact. An onsite management company will be selected to respond to and address questions or issues raised by neighbors, and this policy will be updated with the office phone number of the onsite management company and the on-site security staff prior to commencing occupancy. The developer will distribute a copy of the final policy to the neighbors through a neighborhood representative.

**Landscape & Maintenance**

Any trees planted along the southern drive aisle shall be outside of the 24'-wide water line easement and shall be a minimum 50-percent 2-inch caliper, 50-percent 3-inch caliper large canopy drought-tolerant trees, which will be identified on a landscape plan approved by the City Planning Director after review by the City Design Review Board. Landscaping shall be maintained by the developer consistent with the Class A residential community which includes regular and consistent maintenance, trimming, replanting, and seasonal cleanup. The property shall be maintained by the developer in such a fashion as to be compatible in appearance with the other residential properties in the area in quality of materials used in landscaping and in maintenance of such open areas, landscaping and parking areas.

**Light Mitigation**

The developer shall implement the following items:

- No lit signage will be installed on the south face of any building.
- On-site lighting shall not exceed 0-foot candle at the development's property line.

**Noise Attenuation**

The developer shall provide 24-hour contact info in the event noise might occur that is unrelated to the normal and customary operations of a residential community. When a call is received, on-site management and/or security personnel will investigate and remediate the matter.

**Property Management**

The developer will work with the future property management company to create tenant policies that regulate unit balconies/patios from being used as outdoor laundry, parties, exterior storage, and other similar incompatible functions.

**Complaint Response Policy and Procedure:**

Homestead at Lehi Crossing  
GOOD NEIGHBOR POLICY

Oct 12, 2021



# ect Timeline

y 2021 : filed case

Opposition, plan changes, revisions & compromise, additional  
stips, Good Neighbor Policy

- ▼ Oct 2021: P&Z Hearing
- ▼ Questions re roundabout, SRP trail, traffic, 3-bedroom units, etc.
- ▼ Oct 2021 to July 2022:
  - ▼ Various meetings with Lehi board and one-on-one neighbors
  - ▼ Roundabout concerns
  - ▼ Meetings with ADOT & Mesa re roundabout design
- ▼ July 2022: P&Z unanimous approval
- ▼ July 2022 to Feb 2023:
  - ▼ Additional Lehi outreach
  - ▼ Trailhead coordination with SRP, ADOT and Mesa



# Outreach & Modified Proposal

- ▼ Re-filed as RM-4 (instead of RM-5)
- ▼ Removed 3-bedroom units
- ▼ Updated traffic analysis
- ▼ Modern Roundabout
- ▼ Trailhead coordination  
(SRP/ADOT/City of Mesa)









# Upper Canal View

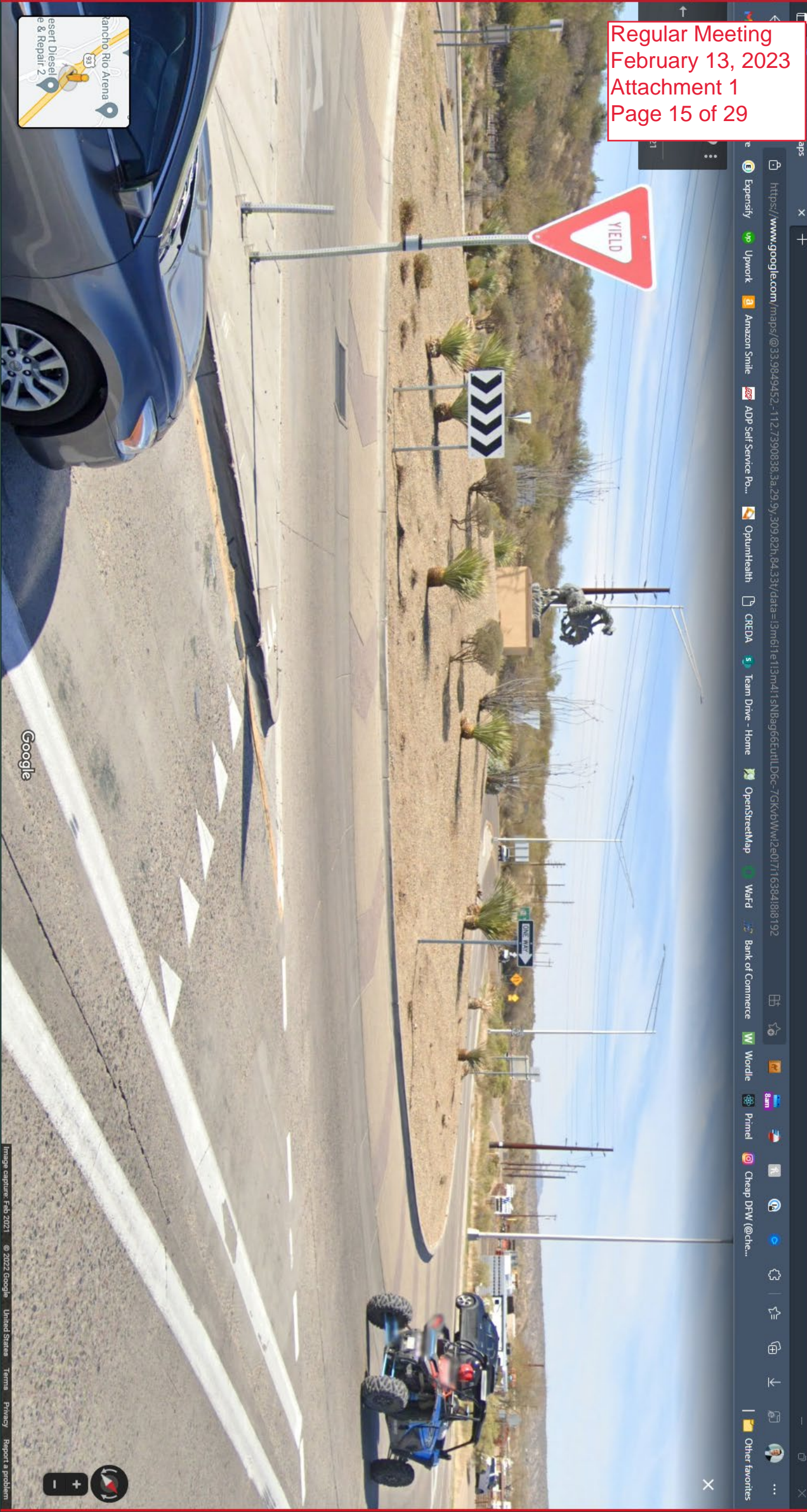




# Traffic Response

- ▶ Proximity to freeway
- ▶ TIA: “No excessive queuing or detrimental impacts”;
- ▶ TIA: “no significant change in the level of service is anticipated with the addition of traffic.”
- ▶ Existing volume on Gilbert Rd is 18,500 cars/day
- ▶ **Will add only 75 cars a day (or .04%) to Gilbert Rd**
- ▶ Roadways around project are designed to accommodate 40k – 50k cars a day;
- ▶ **Will only operate at 37% to 46% of expected capacity**



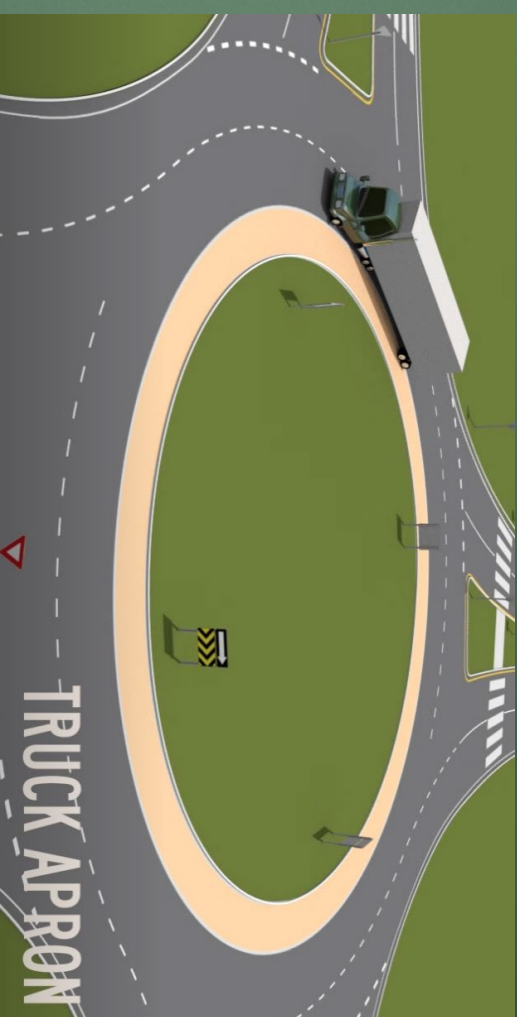




# Roundabout Design

a **Truck Apron** to accommodate large trucks & horse trailers

- ▶ A **Truck Apron**: section around the central island that acts as an extra lane for large vehicles and vehicles with trailers
- ▶ Add a mountable curb



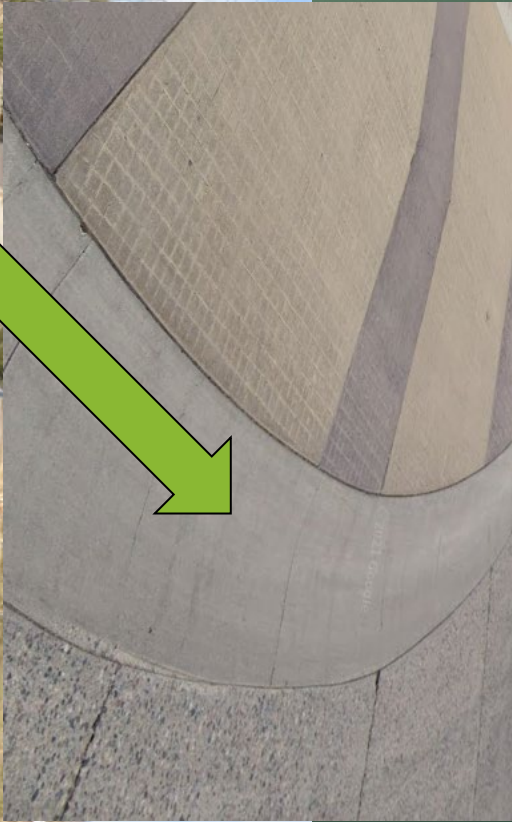
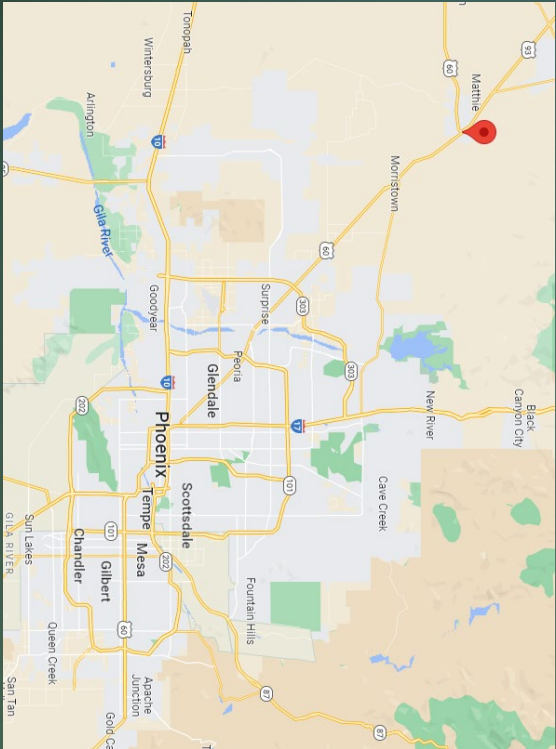
[YouTube: Large vehicles in roundabouts](#)



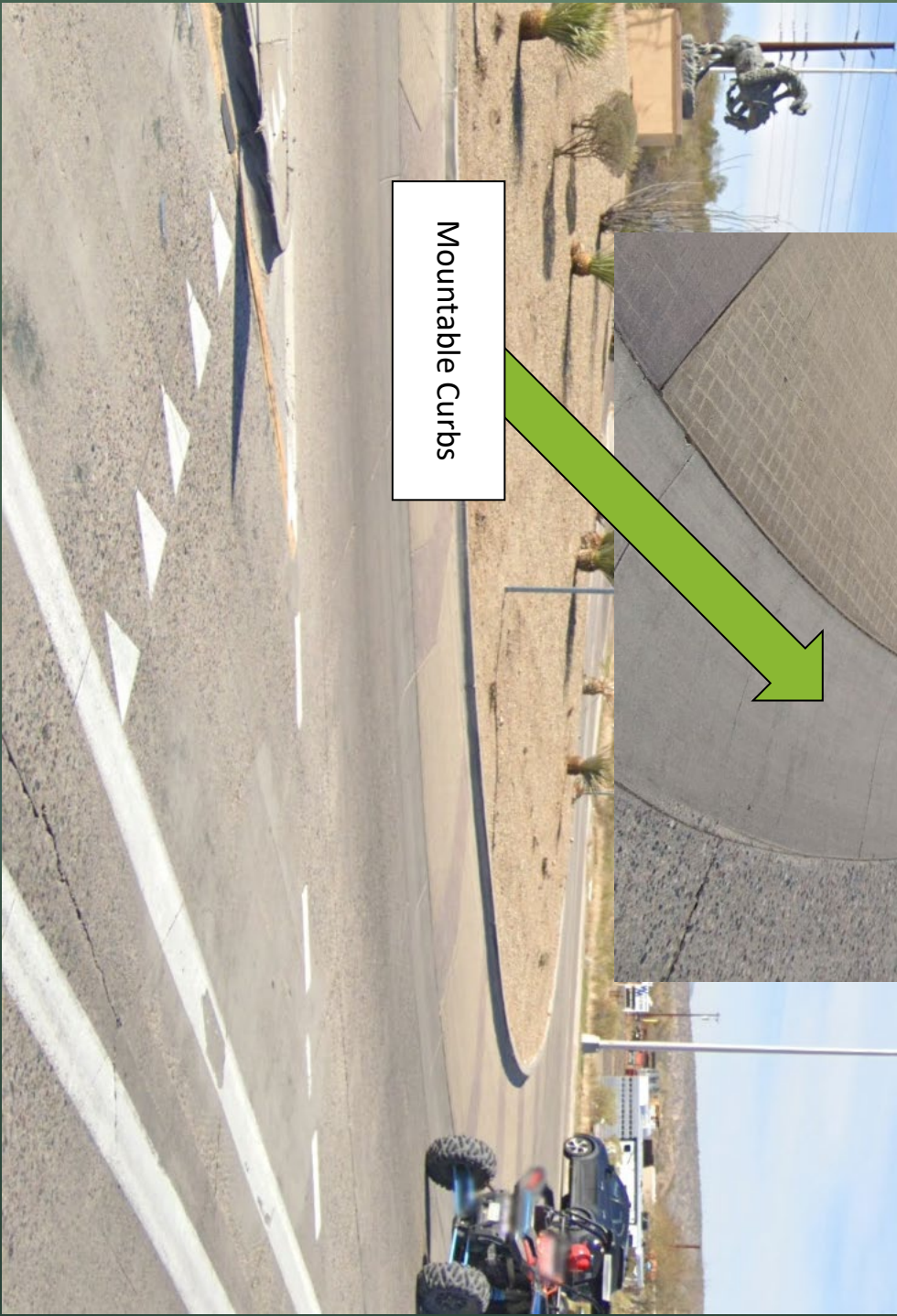
# Findabout Design

g **Mountable Curbs** allows for easier travel

- ▶ Alleviates concerns previously raised by community
- ▶ Ex: U.S. 93 in Wickenburg, AZ



Mountable Curbs





# Modern Roundabouts Benefits

- ▶ Mountable curbs work with trailers
- ▶ They can handle increased traffic better.
- ▶ Prevents U-turn and wrong way ramping
- ▶ Safer than traditional roundabouts
- ▶ Makes traffic slow down and flow smoother than a hard stop.
- ▶ Reduces number of accidents by 75% (Inst. of Hwy Safety)
- ▶ Letter of Support from ADOT
- ▶ City of Mesa Supports roundabout

**From:** Anissa Gerard <agerard@azdot.gov>  
**Sent:** Tuesday, June 28, 2022 5:14 PM  
**To:** Darrell Truitt <darrell.truitt@epsgroupinc.com>  
**Cc:** Ryan Nelson <ryan@sweetwatercompanies.com>; The Mark Gunning Team <mark@markgunning.com>; Ron Bailly <ronbailly@gmail.com>; Kevin Chaka <kevin@sweetwatercompanies.com>; Randy Everett <REverett@azdot.gov>  
**Subject:** Re: Responses for Gilbert/McDowell/L202 Meeting @ Tue, May 17, 2022 9:00am – 10:00am (GMT-07)

Darrell,

Sorry for the delay but here is your support email.

Per your request, **this is a letter of support for the roundabout concept at the intersection of L202 and McDowell Rd.** The development property is on the south side of McDowell Rd bound by L202 and the channel.

ADOT has reviewed your concept development plan and has initially stated that there are 2 options for access to your development. One, a roundabout with access opposite L202 ramps or a right-in/right-out only midway between L202 ramps and Lehi Rd. The latter option will result in U-turns at Lehi Rd potentially impacting capacity and safety at that intersection.

Roundabouts can be designed with mountable curbs that operate very well for large trucks and would similarly do so for vehicles pulling horse trailers. There are several examples of these in the Valley. Another recent roundabout that accommodates large trucks is in Nogales by the border crossing on SR189 and also along US 93 in Wickenburg as well.

Thus, **ADOT is in support of a roundabout with an access to your development directly across from the L202 ramps.** Please let us know if you need any further information. Thank you.

Sincerely,

**Dr. Anissa Gerard**

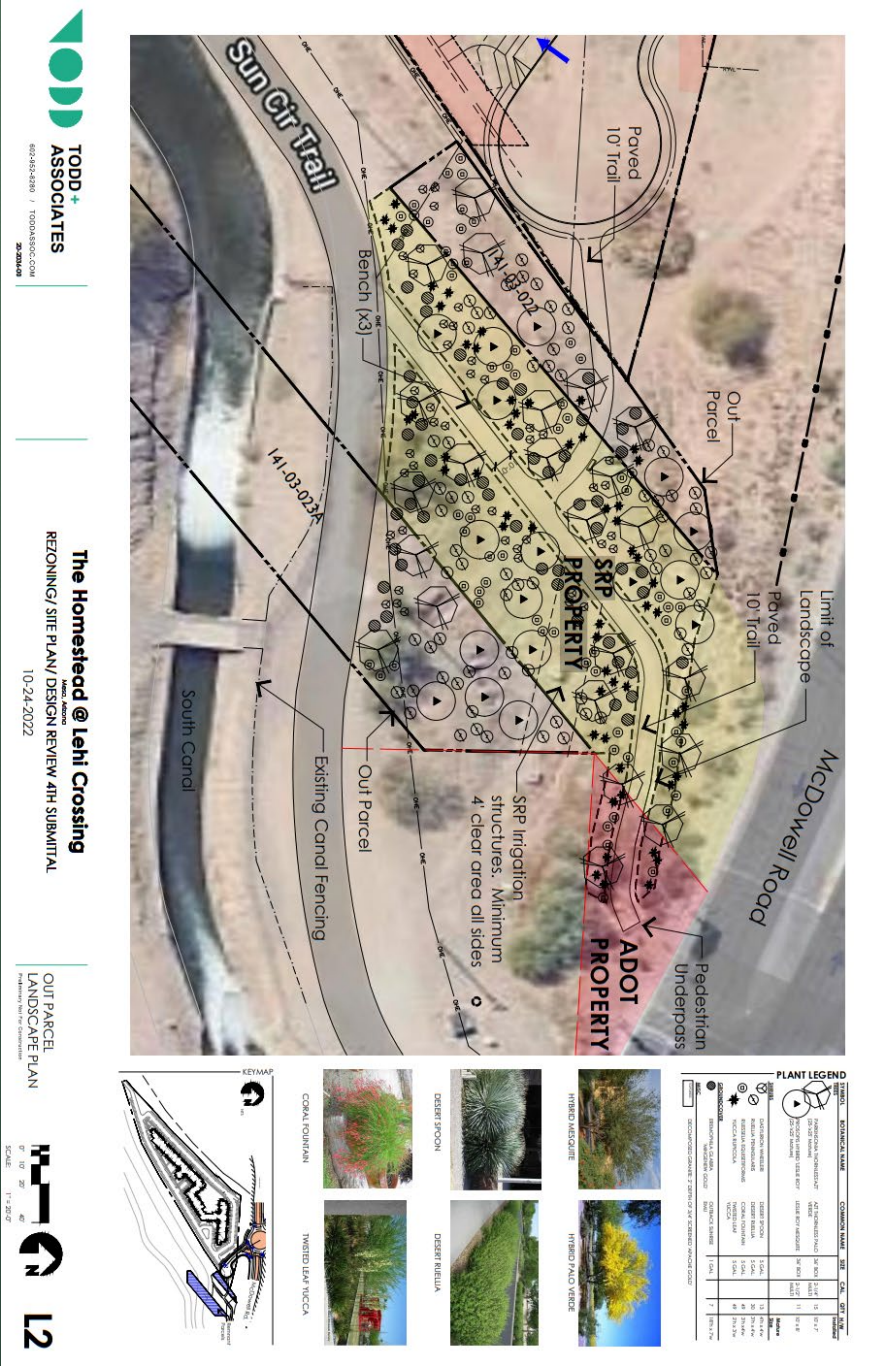
Dr. Anissa Gerard, P.E.

ADOT Regional Traffic Engineer, Central Region



# ailhead Improvements

- Developer donates land
- New trailhead improvements
- Trail linkages: run, bike, equestrian
- Extensive coordination with SRP, ADOT and the City of Mesa
- Developer to install and maintain landscaping
- Final landscape design to be approved by SRP
- w/input from Mesa





# Project Benefits

- ▶ No more illegal dumping, transients, drug, trash, and graffiti
- ▶ New canalscape
- ▶ New trailhead connection
- ▶ Improved safety
- ▶ Solves site challenges
- ▶ Provides new, diverse housing opportunities
- ▶ Creates new economic development without negative impacts



# Summary

- ▶ Freeway compatibility
- ▶ Solves inherent site constraints (engineering, topography, access)
- ▶ Responsive to concerns
- ▶ Max height is still below hill
- ▶ Superior design and quality
- ▶ Canal improvements and trailhead enhancement
- ▶ Complies with the Mesa 2040 General Plan
- ▶ Consistent with Site Plan criteria
- ▶ Staff recommendation of approval
- ▶ P&Z unanimous approval

# Questions?



# fic Study (Updated)

Proposed development is anticipated to generate the following weekday total traffic volumes.

Time Period	Day			AM Peak Hour			PM Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Multi-Family (ITE LUC 220)	749	749	1,498	22	70	92	73	43	116

Full build-out of the proposed development is anticipated to generate 1,498 weekday daily trips (entering/exiting) with 92 trips (entering/exiting) during the AM peak hour and 116 trips (entering/exiting) during PM Peak Hour.

A comparison was prepared to evaluate the difference in trip generation between the previously planned development and currently proposed development.

TIME PERIOD		PREVIOUS	PROPOSED	COMPARISON
WEEKDAY				
Total		1,906	1,498	-408
AM PEAK HOUR				
Total		126	92	-34
Enter		33	22	-11
Exit		93	70	-23
PM PEAK HOUR				
Total		154	116	-38
Enter		94	73	-21
Exit		60	43	-17

- AM Peak: 6.1% change
- PM Peak: 6.6% change



# fic Study (Updated)

Site Traffic Volumes with Roundabout

AM Peak				PM Peak			
Site Only				Site Only			
	Left	Straight	Right		Left	Straight	Right
NW	-	2	-	NW	-	7	-
SW	-	-	17	SW	-	-	55
NE	3	-	-	NE	11	-	-
SE	53	7	11	SE	32	4	6
Total:	56	9	28	Total:	43	11	61
			93				115
Combined				Combined			
	Left	Straight	Right		Left	Straight	Right
NW	23	2	395	NW	19	7	255
SW	199	227	17	SW	412	548	55
NE	3	557	29	NE	11	355	28
SE	53	7	11	SE	32	4	6
Total:	278	793	452	Total:	474	914	344
			1,523				1,732
Percent Change:				Percent Change:			
			6.1%				6.6%







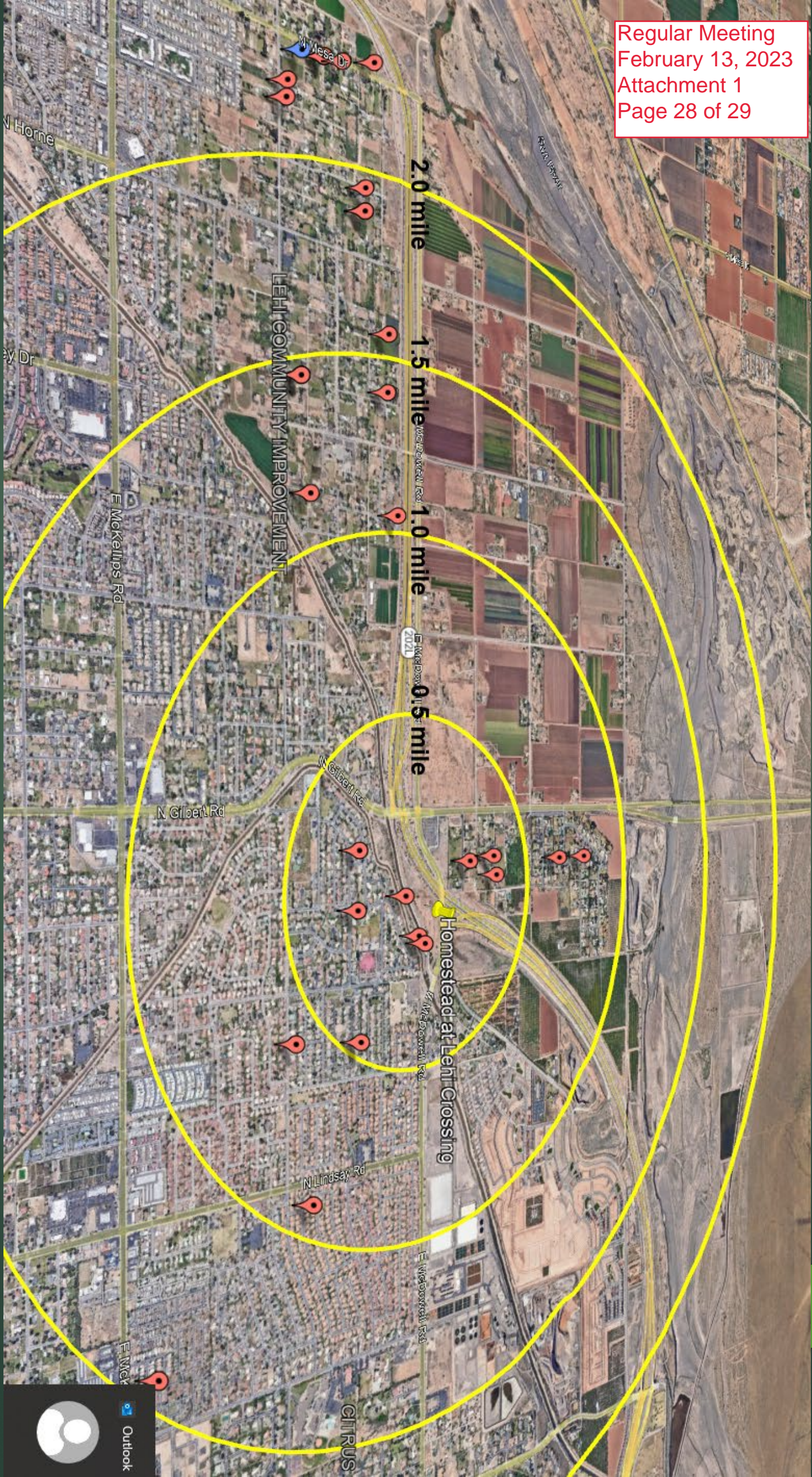
# conomic Impact

- ▶ Estimated development cost: \$70M
- ▶ During Construction
  - ▶ Estimated to generate 704 direct, indirect and induced person years of employment during construction
  - ▶ \$45.7M in wages
  - ▶ \$103.9M economic impact during construction
- ▶ Post Construction
  - ▶ Estimated to generate 54+/- total jobs
  - ▶ Total ongoing economic impact for greater region would be approx. \$7.1M
- ▶ One time construction revenues estimated at \$1M
- ▶ \$359,000 estimated annual operating revenues
- ▶ Improved Tax Revenues











# iSub-Area Plan

