

COUNCIL MINUTES

January 23, 2023

The City Council of the City of Mesa met in a Study Session in the lower-level meeting room of the Council Chambers, 57 East 1st Street, on January 23, 2023, at 5:15 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 Giles conducted a roll call.

1. Review and discuss items on the agenda for the January 23, 2023, Regular Council meeting.

All of the items on the agenda were reviewed among Council and staff and the following was noted:

Conflict of interest: None.

Items removed from the consent agenda: 6-b

In response to multiple questions from Councilmember Spilsbury regarding truck traffic for Item 8-a, **(ZON22-00263 "Baseline Logistics Park" formerly known as "Hines" (District 2))**, and Item 8-b, **(Approving and authorizing the City Manager to enter into a Development Agreement with VHS Acquisition Subsidiary Number 11 Inc. related to approximately 50 acres of real property within the 5600 to 5800 blocks of East Inverness Avenue (north and west side) and within the 5600 to 5800 blocks of South Sunview (north and south sides), and generally located east of Higley Road and north of Baseline Road, for the primary purpose of prohibiting and limiting certain land uses. (District 2))**, on the Regular Council meeting agenda, Transportation Department Director RJ Zeder introduced Deputy Transportation Director Erik Guderian, and displayed a PowerPoint presentation. **(See Attachment 1)**

Mr. Guderian discussed the development site area. He outlined the design of the roadways and the plans to minimize heavy truck traffic in front of A.T. Still University (ATSU). He noted the use of medians to influence traffic in a certain direction is common practice. (See Pages 2 and 3 of Attachment 1)

Mr. Zeder clarified as a result of the location of the truck docks, the natural direction for trucks will be south. He pointed out that the City cannot prohibit truck traffic on public streets; however, they can influence the truck traffic.

Mr. Brady added medians have been the most effective way to manage traffic and access. He commented upon approval by Council, staff will meet with the developer and the City will continue to evaluate traffic demands. He remarked the City's commitment is to apply the same principles across the entire city where there are arterials, and other academic institutions.

In response to a question from Councilmember Spilsbury, Mr. Zeder confirmed the Transportation Department does not support the inclusion of two cul-de-sacs in the development. He explained based on historical research, the design was intended to encourage traffic to move west towards Higley Road in order to access U.S. 60.

In response to multiple questions from Councilmember Spilsbury regarding Item 6-b, **(ZON21-00129 "Sweetwater" (District 1))**, on the Regular Council meeting agenda, Mayor Giles advised the City acquired the property between 1996 and 2000 with the intention of preserving its historical significance. He explained Council decided later to divest themselves of the property and was sold to investors who have been trying to develop the property for the last 28 years. He noted developing the property has been difficult due to the topography and the concerns raised by the Salt River Project (SRP). He mentioned the property is no longer designated as a historic site.

In response to a question posed by Councilmember Spilsbury regarding interest in the property, Councilmember Freeman stated previously there has been potential for an RV park and a contractor yard; however, both were denied and the property has remained vacant.

Mr. Brady explained that there were multiple property owners and the current owners had to assemble all the parcels together.

In response to a question from Councilmember Spilsbury regarding the safety of traffic circles, Mr. Zeder stated that based on his conversations with the Arizona Department of Transportation (ADOT), the proposed roundabout is located within ADOT's right-of-way, and any permit submissions for the roundabout must be approved by ADOT. He explained roundabouts are safer than turns into the property, adding that most of the traffic exiting the property would likely be traveling west on the 202 and would require a right turn and then a U-turn. He elaborated that there is sufficient room, and that trucks and trailers can be accommodated properly with the design.

Mr. Guderian noted roundabout crashes tend to be much less severe than traffic signal or left-turn crashes. He commented national research indicates roundabouts result in less frequent accidents and safer intersections.

In response to a question from Councilmember Freeman, Mr. Zeder acknowledged there are measures that can be taken from a design standpoint that will allow roundabouts to be safely maneuvered by larger vehicular traffic.

In response to a question from Mayor Giles regarding the standards of roundabouts, Mr. Guderian explained the design of the roundabouts will accommodate trailers and heavy truck traffic.

Mayor Giles thanked staff for the presentation.

2. Current events summary including meetings and conferences attended.

Mayor Giles –	United States Conference of Mayors Annual meeting – Washington, D.C.
Councilmember Duff –	Mesa Chamber of Commerce presentation Lehi Sports Park grand opening
Councilmember Spilsbury –	HeART and Soul Gala fundraiser - Mesa Arts Center Lehi Sports Park grand opening
Councilmember Freeman –	Lehi Sports Park grand opening

3. Scheduling of meetings.

City Manager Christopher Brady stated that the schedule of meetings is as follows:

Thursday, February 2, 2023, 7:30 a.m. – Study Session

Thursday, February 9, 2023, 7:30 a.m. – Study Session

4. Adjournment.

Without objection, the Study Session adjourned at 5:40 p.m.

JOHN GILES, MAYOR

ATTEST:

HOLLY MOSELEY, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa, Arizona, held on the 23rd day of January 2023. I further certify that the meeting was duly called and held and that a quorum was present.

HOLLY MOSELEY, CITY CLERK

td/lr
(Attachments – 1)

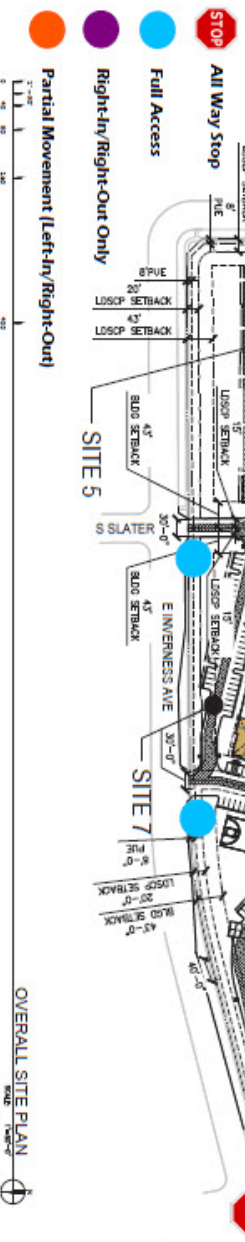
Baseline Logistics Park

City Council

January 23, 2023







Questions/Discussion



FOR

OWNER/DEVELOPER

MESA ARIZONA REAL ESTATE INVESTMENTS, LLC
C/O ARIZONA SCHOOL OF HEALTH SCIENCES
3210 WEST CAMELBACK ROAD
PHOENIX, AZ 85017

BOOK 595 PAGE 35
OFFICIAL RECORDS OF
MANICOPA COUNTY RECORDER
HELEN PURCELL

VICINITY MAP
NOT TO SCALE

REVISION

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Field Date:	07-09-2001	Drawing Size:	36.0 X 24.0
Compl. Date:	08-09-2001	Sheet:	2 of 3
Field Crew:	Drawn By: W. DAMES		

FINAL PLAT

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