



COUNCIL MINUTES

March 7, 2022

The City Council of the City of Mesa met in a Regular Council Meeting in the Council Chambers, 57 East 1st Street, on March 7, 2022, at 5:48 p.m.

COUNCIL PRESENT

John Giles
Jennifer Duff
Mark Freeman
Francisco Heredia
David Luna
Julie Spilsbury*
Kevin Thompson

COUNCIL ABSENT

None

OFFICERS PRESENT

Christopher Brady
Holly Moseley
Jim Smith

(*Participated in the meeting through the use of video conference equipment.)

Mayor's Welcome.

Mayor Giles conducted a roll call.

Mayor Giles led a moment of silence, followed by the Pledge of Allegiance.

Awards, Recognitions and Announcements.

Mayor Giles declared March Women's History Month in Mesa as a celebration of women's contributions to history, culture, and society. He also stated the City of Mesa (COM) has a remarkable group of women working at every level who play a huge role in operating the COM. He presented the proclamation to Vice Mayor Duff in recognition of Women's History Month.

Vice Mayor Duff accepted the proclamation on behalf of all the women in Mesa who have fought to make the world a safer, healthier, and more equitable place for everyone.

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 Luna, seconded by Councilmember Thompson, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

AYES – Giles-Duff-Freeman-Heredia-Luna-Spilsbury-Thompson
NAYS – None

Carried unanimously.

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

Minutes from the February 28, 2022, Regular Council meeting.

3. Take action on the following liquor license applications:

*3-a. Flancer's

A restaurant that serves breakfast, lunch, and dinner is requesting a new Series 12 Restaurant License for Lions Don't Sleep LLC, 1902 North Higley Road; Michael Shane Lindsey, agent. The existing license held by Smooth Sailing LLC, will revert to the State. **(District 2)**

*3-b. Red Mountain Bar and Grill

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Red Mountain B & G LLC, 2015 North Power Road, Suite 106; William Manuel Riley Jr., agent. The existing license held by Crick Nelson Enterprises LLC, will revert to the State. **(District 5)**

4. Take action on the following contracts:

*4-a. One-Year Term Contract for SkyLogix Systems, Services and Support for the Parks, Recreation and Community Facilities Department. **(Citywide)**

This contract will provide SkyLogix ARC-10 systems, components, wireless services, and support used for remote control sports field lighting systems.

The Parks, Recreation and Community Facilities Department and Purchasing recommend awarding the contract to the sole source vendor SkyLogix, at \$65,000 annually, based on estimated usage.

*4-b. Dollar-Limit Increase to the Term Contract for Emergency Environmental Remediation and Restoration Services for the Parks, Recreation and Community Facilities (PRCF) Department. **(Citywide)**

This contract provides multiple pre-qualified contractors for on-call microbial remediation and disaster restoration services at pre-established pricing rates. The dollar-limit increase for Year 3 is needed due to the large amount of rain in 2021 that caused multiple flooding events at City facilities. The increase will provide an adequate remaining contract balance after invoices for repairs are paid, and support Facilities Maintenance's needs until the contract renews for Year 4 on 6/1/2022.

The PRCF Department and Purchasing recommend increasing the dollar-limit with Comprehensive Risk Services, LLC; East Valley Disaster Services, Inc. (a Mesa

business); First Choice Restoration, Inc.; Restoration HQ, LLC; Sagebrush Restoration, LLC; Spray Systems of Arizona, dba Spray Systems Environmental; and Stratton Restoration, LLC, dba Stratton Builders (a Mesa business); Year 3 by \$175,000, from \$100,000 to \$275,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- *4-c. Three-Year Term Contract with Two Years of Renewal Options for Ammunition and Related Products for the Mesa Police Department. **(Citywide)**

This contract will provide ammunition and less lethal products to include duty and training ammunition, pepper sprays, less lethal projectiles, such as bean bags and pepper balls, irritant and smoke pyrotechnics, munitions, liquid barricade, mini flash bangs, marking rounds, and blanks, for various uses and divisions throughout the Police Department.

The Police Department and Purchasing recommend awarding the contract to all responsive and responsible bidders: Adamson Police Products; Diamondback Police Supplies Co., Inc.; Dooley Enterprises, Inc.; Less Lethal, LLC; LN Curtis and Sons; Miwall Corporation; and OTL Firearms and Imports Corp., up to \$2,000,000 annually, based on estimated usage, with an annual increase allowance of up to 5%, or the adjusted Producer Price Index.

- *4-d. Use of a Cooperative Contract for a Two-Year Term Contract with Four Years of Renewal Options for Vector Manhole Cockroach Treatment Services for the Water Resources Department. **(Citywide)**

This contract will provide vector manhole cockroach treatment services for Water Resources - Wastewater Collections to proactively treat up to one-third (approximately 10,000), of the City's manholes with insecticide every year.

The Water Resources Department and Purchasing recommend authorizing the purchase using the Pima County cooperative contract with Peoria Pest Control, Inc., at \$160,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

5. Take action on the following resolutions:

- *5-a. Vacating a portion of a 24-foot water/sewer easement located at 9240 East Cadence Parkway to accommodate construction of a Burger King; requested by the property owners. **(District 6)** – Resolution No. 11803
- *5-b. Approving and authorizing the City Manager to accept up to \$66,990 from the Arizona Attorney General Office in grant funds to be used by the Police Department's Mesa Family Advocacy Center. **(Citywide)** – Resolution No. 11804
- *5-c. ZON21-00850 **(District 3)** Within the 800 block of East Baseline Road (north side), and within the 800 block of East Javelina Avenue (south side). Located west of Stapley Drive on the north side of Baseline Road (3.6± acres). Site Plan Review. This request will allow for an industrial development. Brent Kleinman, Architect., applicant; AZ Baseline Industrial, LP., owner. - Resolution No. 11805

Staff Recommendation: Approval with conditions

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

- *5-d. ZON21-01005 (**District 3**) Within the 1200 block of South Alma School Road (west side). Located south of Southern Avenue on the west side of Alma School Road (1.14± acres). Site Plan Modification. This request will allow for a restaurant with a drive-thru. John Hughes, PM Design Group, LLC, applicant; Stephen Herman, Capital Asset Management, owner. - Resolution No. 11806

Staff Recommendation: Approval with conditions

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

6. Introduction of the following ordinances and setting March 21, 2022, as the date of the public hearing on these ordinances:

- *6-a. Amending Title 4 (Building Regulations), Chapter 10, Section 10 of the Mesa Swimming Pool and Spa Code relating to clarification of pool owner responsibility to maintain pool barrier; allowing double gates, secured windows with latches above 54- inches, and pet doors to comply with pool barrier requirements. (**Citywide**)
- *6-b. Amending Title 4 (Building Regulations), Chapter 2, Section 1 of the adopted International Building Code relating to applying Institutional Group I-4 to buildings and structures occupied by more than ten persons, including more than 5 infants 2 ½ years of age or less, who receive custodial care for less than 24 hours by persons other than parents or guardians, relatives by blood, marriage, or adoption, and in a place other than the home of the person cared for, and aligning the Building and Fire Protection Code in Chapter 9. (**Citywide**)
- *6-c. Amending Title 4 (Building Regulations), Chapter 1, Sections 3 and 4 to clarify the process for reasonable modifications from the provisions of the building and technical codes, and to require permits for solar panel installation that are greater than 10,000 square feet and systems not installed by a licensed contractor. (**Citywide**)
- *6-d. Amending Title 4 (Building Regulations), Chapter 5, Section 4 of the Plumbing Code amending the requirement for drinking fountains to small businesses with less than 50 occupants. (**Citywide**)
- *6-e. Amending Title 4 (Building Regulations), Chapter 9, Section (B) of the adopted International Energy Code relating to random testing of air duct systems for production homes. (**Citywide**)
- *6-f. ZON21-00593 (**District 5**) Within the 8800 to 9000 blocks of East University Drive (north side) and within the 8900 block of East Decatur Road (south side). Located west of the 202 Red Mountain Freeway on the north side of University Drive (14.5± acres). Rezone from Single Residence 43 (RS-43) to Small Lot Single Residence 3.0 with a Planned Area Development overlay (RSL-3.0-PAD). This request will allow for a small-lot single residence development. Sean Lake, Pew & Lake, PLC, applicant; Mars Properties Holdings, LLC; Gary and Maxine Thompson, owner.

Staff Recommendation: Approval with conditions

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

- *6-g. ZON21-00620 (**District 6**) Within the 7800 to 8100 blocks of East Pecos Road (north side), and within the 6800 to 7000 blocks of South Sossaman Road (east side). Located north of Pecos Road and East of Sossaman Road (155+ acres). Rezone from Agriculture (AG) to General Industrial with a Planned Area Development Overlay (GI-PAD) and Site Plan Review. This request will allow for an industrial development. George Pasquel III, Withey Morris PLC, applicant; GERMANN INVESTMENTS NO 1; GI 20 LLC; GI 30 LLC; and PR20 LLC, owners.

Staff Recommendation: Approval with conditions

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

- *6-h. ZON21-00644 (**District 6**) Within the 9300 to 9500 blocks of East Willis Road (south side). Located north of Germann Road on the east side of Ellsworth Road (61.2± acres). Rezone from Light Industrial (LI) to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review. This request will allow for an industrial park. Ellie Brundige, Gammage & Burnham, PLC, applicant; NEC E&G, LLC and ELLSWORTH 92, LLC, owner.

Staff Recommendation: Approval with conditions

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

7. Introduction of the following annexation and zoning ordinances relating to the development, EastPoint, and setting March 21, 2022, as the date of the public hearing on these ordinances:

- *7-a. ANX21-00649 (**District 6**) Annexing property located within the 5600 block of South Mountain Road (west side). Located north of Williams Field Road on the west side of Mountain Road (11.05± acres). Initiated by the applicant, Blake McKee, Skybridge Companies, and MARILYN A LANDE REVOCABLE TRUST, owner.
- *7-b. ZON21-00651 (**District 6**) Within the 5600 block of South Mountain Road (west side). Located north of Williams Field Road on the west side of Mountain Road (11.45± acres). Rezone from Agriculture (AG) to Residential Small Lot 4.5 (RSL-4.5). This request will allow for a single residence small lot development. Blake McKee, Skybridge Companies, applicant; MARILYN A LANDE REVOCABLE TRUST, owner.

Staff Recommendation: Approval with conditions

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

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

- *8-a. ZON21-01133 (**District 6**) Within the 4500 block of the South Hawes Road alignment (west side) and within the 8100 to 8400 blocks of East Warner Road (south side). Located south of Warner Road and west of the Hawes Road alignment (25.9± acres). Rezone from Small Lot Residential 2.5 with a Planned Area Development overlay (RSL-2.5-PAD) and General Commercial with a Planned Area Development overlay (GC-PAD)

to Light Industrial with a Planned Area Development Overlay (LI-PAD) and Site Plan Review. This request will accommodate an industrial development. – Ordinance No. 5680

Staff Recommendation: Approval with conditions

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

- *8-b. ZON21-00930 (**District 6**) Within the 4500 block of the South Hawes Road alignment (west side). Located north of the 202 Santan Freeway on the west side of the Hawes Road alignment (24.6± acres). Rezone from Agriculture (AG) to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review. This request will allow for an industrial development. Jason Sanks, Iplan Consulting, applicant; LLC BILLY W AND NORA D MAYNARD LIVING TRUST, owner. – Ordinance No. 5681

Staff Recommendation: Approval with conditions

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

9. Discuss, receive public comment, and take action on the following annexation and zoning ordinances relating to the development Pioneer Crossing:

- *9-a. ANX21-00802 (**District 1**) Annexing property located within the 3300 to 3400 blocks of North Val Vista Drive (east side). Located south of Thomas Road and east of Val Vista Drive (2.76± acres). Initiated by the applicant, Sean Lake on behalf of Pew & Lake PLC. Burden Family Trust, Raymond T and Deniece Burden Trust, and Burden East LP, LLP, owners. – Ordinance No. 5682

- *9-b. ZON21-00797 (**District 1**) Within the 3500 to 3800 blocks of East Thomas Road (south side), within the 3300 to 3600 blocks of North Val Vista Drive (east side), and within the 3300 to 3600 blocks of North Val Vista Drive (west side). Located south of Thomas Road on the east and west sides of Val Vista Drive (46.76± acres total). Rezone 8.95± acres from Single Residence 43 (RS-43) to Multiple Residence 2 with a Planned Area Development overlay (RM-2-PAD); Rezone 13.8± acres from Agricultural (AG) to Multiple Residence 2 with a Planned Area Development overlay (RM-2-PAD); Rezone 20.12± acres from Agricultural (AG) and Single Residence 43 (RS-43) to Multiple Residence 2 with a Planned Area Development overlay (RM-2-PAD); and Rezone 3.89± acres from Single Residence 43 (RS-43) to Mixed Use with a Planned Area Development overlay (MX-PAD) and Single Residence 6 with a Planned Area Development overlay (RS-6-PAD). This request will allow for a mixed-use development. Pew & Lake, PLC, applicant; Burden West Limited Partnership, LLP; Todd R and Lisa K Burden; Reserve 100, LLC; Burden East LP, LLP; Burden Family Trust; and Raymond T and Deniece Burden Trust, owners. – Ordinance No. 5683

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote 7-0)

10. Take action on the following subdivision plat:

- *10-a. **See: Items not on the Consent Agenda.**

Items not on the Consent Agenda.

10-a. "Eastmark Development Units 5 and 6" (**District 6**) Within the 3600 to 4200 blocks of South Everton Terrace (east side), and within the 3900 to 4300 blocks of South Signal Butte Road (west side). Located West of Signal Butte Road and south of Elliot Road (274.77 ± acres). DMB Mesa Proving Grounds, LLC, developers; Ronnie E. Dorsey, Sunrise Engineering, surveyor.

Travis Miller, a Mesa resident, stated he represents 683 residents from Eastmark that signed a petition opposed to the Eastmark Development Units (DU) 5 and 6. He expressed his concern regarding the lack of diligence that has occurred in relation to the planning of the development. He pointed out Mesquite, Binary, and Rubidium Streets have not been added to the Eastmark Community Plan, are not in DU 5 and 6, and are not included in the DU 5 and 6 transportation plans, which would have been required amendments made before the subdivision would be allowed under law because they require public comments. He mentioned the safety issue of directing semi-truck traffic along a two-lane road that runs next to a disc golf course where small children play. He remarked the Council is entrusted with being the fiduciary of the citizens' money and are allowing a dangerous, unnecessary, illegal road adjacent to homes.

Monica Miller, a Mesa resident, indicated the application should be denied because the legal requirements have not been satisfied of identifying the land use group for each parcel as required for the subdivision plat pursuant to Section 6 of the Eastmark Community Plan. She said pursuant to A.R.S. 9-462.04, a public hearing is required when governing land uses are reduced. She strongly objects to the proposed district streets that are not represented in the Development Unit Plan (DUP) as the new roadways route traffic away from the arterial roads and towards the residential community. She commented the proposed roads are unnecessary and only harm the residents who made purchasing decisions based upon the approved land use plan. She requested that Council mitigate the impact of the commercial industrial corridor by denying the application and requiring the original plan be followed to protect the residences from the harm of the nuisance and hazard of high-volume commercial traffic.

The following citizens submitted online comment cards to be read in opposition of agenda item 10-a:

- Steve Castillo, a Mesa resident
- Jason Culberson, a Mesa resident
- Christina Zimmerman, a Mesa resident
- Scott Bittner, a Mesa resident
- Kristy Culberson, a Mesa resident
- Anatoshia Ipson, a Mesa resident
- Lisa Kuhnen, a Mesa resident
- Kelly Devlin, a Mesa resident
- Alexander Chauvette, a Mesa resident
- Sierra Karren, a Mesa resident
- Luca Karren, a Mesa resident
- Brian Banach, a Mesa resident
- Sarah Wheeler, a Mesa resident
- Jeremy McVey, a Mesa resident
- Casey Pearce, a Mesa resident
- Lynda Cordero, a Mesa resident
- Greg Suddreth, a Mesa resident
- Matthew Child, a Mesa resident
- Elizabeth Atkins, a Mesa resident
- Linda Rand, a Mesa resident
- Jordan Karren, a Mesa resident
- Jeffrey Heitert, a Mesa resident
- Zachary Cleary-Stoner, a Mesa resident
- Bre Zeptowsky, a Mesa resident
- Brandon Beirne, a Mesa resident
- Sophia Morrison, a Mesa resident
- Lisa Reyes, a Mesa resident
- Sharris Middleton, a Mesa resident
- Eva Hansen, a Mesa resident

- Sedric Rodgers, a Mesa resident
- Sarah Rodgers, a Mesa resident

The speakers offered a series of comments in opposition including, but not limited to, the following:

- Increased traffic through the Eastmark neighborhood is unsafe for children
- Council is not protecting the Eastmark community
- Residents were not notified of the changes
- Residents were promised park land, an elementary school, and library
- Deviation from the Development Unit Plan or Transportation Plan
- Residents do not want more warehouses in Eastmark
- Everton Terrace is a residential access road, not appropriate for industrial traffic
- Unnecessary use of Community Facilities District (CFD) dollars
- Proposed plat is illegal
- Proposed commercial roads will have a negative impact and safety concerns to Eastmark residents
- Large semi-trucks add unnecessary risk to pedestrians and drivers.

The following citizens submitted online comment cards in opposition of agenda item 10-a, but did not wish to have their comments read:

- Breanna Rodriguez, a Mesa resident
- Doreen Howe, a Mesa resident
- Jennifer Castillo, a Mesa resident
- Steve Tinglestad, a Mesa resident
- Randy White, a Mesa resident
- Shelley Thompson, a Mesa resident
- Leisa Goodman, a Mesa resident
- John Belzner, a Mesa resident
- Nancy Ellis, a Mesa resident
- Lori Randazzo, a Mesa resident
- Michelle Hansen, a Mesa resident
- Scott Crandall, a Mesa resident
- Samantha Anders, a Mesa resident
- Delain Ritchey, a Mesa resident
- Beau Boudreau, a Mesa resident
- Marc Boley, a Mesa resident
- Lilly Hindman, a Mesa resident
- Bren Banach, a Mesa resident
- Bridget Elliott, a Mesa resident
- Kayce Baize, a Mesa resident
- Nancy Cota, a Mesa resident
- Richard Cota, a Mesa resident
- Hayley Powell, a Mesa resident
- Ruth McNally, a Mesa resident
- Vernon Fleming, a Mesa resident
- JoEllen Laux-Brotman, a Mesa resident
- Karl Kjos, a Mesa resident
- Connie Shelby, a Mesa resident
- Rae Bez, a Mesa resident
- Helen Ketelhut, a Mesa resident
- Leslie Wells, a Mesa resident
- Nicki R., a Mesa resident
- Tara Olson, a Mesa resident
- Neal Buckingham, a Mesa resident
- Debbie Hale, a Mesa resident
- Kelly Mccrabb, a Mesa resident
- Jonathan Wells, a Mesa resident
- Arianne Segerman, a Mesa resident
- Joshua Lopeman, a Mesa resident
- Cynthia Baysinger, a Mesa resident
- Trina Lambson, a Mesa resident
- Jocelyn Ventura, a Mesa resident
- Max Eastwood, a Mesa resident
- Daniel Hartz, a Mesa resident
- Paul Landes, a Mesa resident
- Kimberly Bregger, a Mesa resident
- Janean Bodell, a Mesa resident
- Jeffrey Green, a Mesa resident
- Rachel Archibald, a Mesa resident
- Ariella Sabo, a Mesa resident
- Jamie Mears, a Mesa resident

- Stella Cintron, a Mesa resident
- Sarah Chavoya, a Mesa resident
- Kalen Hansen, a Mesa resident
- Rebeca Wenzel, a Mesa resident
- Ozzie Rodriguez, a Mesa resident
- Ali Sedillo, a Mesa resident
- Jennifer Reading, a Mesa resident
- Joanne Fleming, a Mesa resident

Mayor Giles requested Development Services Department Director Nana Appiah address the concerns of the residents.

Mr. Appiah stated the Development Plan has a very specific requirement that modifications to the Transportation Plan can be made administratively by City staff. He mentioned the premise behind that is the specific development will determine the trip distribution and the Master Transportation Plan (MTP) generally becomes the overarching document. He added the City Engineer reviews the plan to ensure it complies with the overarching plan and will require updates and amendments within the framework of what can be reviewed administratively.

Mr. Appiah explained the Development Plan anticipated a road network would likely be developed within the green space area. He mentioned as of last year, there was an update to the Transportation Plan that laid out the plan for a road connecting to Signal Butte. He continued by saying there are that have not been developed in Eastmark and the City is holding the developer responsible for ensuring the requirements are met for the Great Park, which has various recreational amenities. He stated the City Engineering department and Transportation review the Transportation Plan to ensure compliance with what is allowed to go through the community.

Transportation Department Director RJ Zeder reported staff reviewed the updates to the Master Transportation Plan and were satisfied with the results, adding there were a couple minor comments but nothing that would change the substance of the road layout. He addressed the concern regarding the transition on Everton Terrace by stating that it is not convenient for a commercial truck to go down Everton Terrace into the residential area and the proposed connection going to Signal Butte provides easier access.

Councilmember Thompson declared a potential conflict of interest on agenda item 10-a and said he would refrain from discussion/consideration of the item.

Councilmember Freeman noted based on the comments there appears to be a lack of communication as the residents felt they were not notified of the changes. He suggested staff provide clarification.

Mr. Appiah explained there is no requirement to notify residents outside of 750 feet, nor to publish in the newspaper. He clarified this is not an amendment to the Community Plan or DUP, this is an update to the MTP, which is planned and built into Eastmark DUP. He stated updates to the Transportation Plan are reviewed by the City Engineer, unlike major or minor amendments which says the Planning Director has discretion for certain criteria and will determine whether amendments to the land use requires a major or minor amendment.

In response to a question from City Manager Christopher Brady related to the number of plats approved in the area, Mr. Appiah reported there have been four updates to the Transportation Plan approved since 2014.

Mr. Brady clarified the plat will come to the City once the developer is working with a specific property owner and the configuration of the site has been determined, which is why the administrative process comes at the end. He added the concerns about the truck traffic on

Everton will be evaluated to ensure minimal impact to the neighborhood using signage or by road configuration.

In response to a question posed by Councilmember Freeman regarding the distance between the Eastmark Development and the green belt, Mr. Appiah recalled the distance being 75 feet.

In response to a question from Councilmember Luna, Mr. Appiah emphasized the urgency to proceed is because there are contracts waiting for signatures to develop the property. He reminded Council this is a final plat, not a final site plan development, and allows the purchase of property and a final site plan will be required to show the specific use for the location. He referred to the Eastmark Community Plan, which outlines the criteria for a site plan that will either go to the Planning & Zoning Board or will be approved administratively. He advised with the administrative approval of this site plan, there is a requirement to notify people within 750 feet and post a sign; and the requirement of the Planning & Zoning Board is to notify people within the surrounding areas.

Mr. Smith summarized this is an administrative act of Council, not a zoning case where Council decides whether or not the process complies with the City ordinances. He commented Mr. Appiah's interpretation as the Planning Director and Zoning Administrator is the official statement as to how the City interprets the code which is embedded within state statute.

Mayor Giles pointed out that the Elliott Road Tech Corridor contains multi-billion-dollar world-class businesses such as Facebook, Apple and many others and the COM has invested a lot of money into bringing high-quality jobs, as well as a great quality of life at Eastmark. He emphasized the need to protect that quality of life with appropriate buffers and protection for the residential side from industrial development in the Elliott Road Tech Corridor. He added there is an agreement to route commercial traffic north to Elliot or east to Signal Butte, which is the point of the plan, using traffic-calming devices to keep the trucks from going into the development. He stated he understands concerns but assures the community that the Council's mission is to prevent and protect communities from having commercial traffic in residential neighborhoods and City staff are keeping the residents' best interests in mind.

In response to a question from Councilmember Spilsbury, Mr. Appiah stated the site plan will go to either the Planning & Zoning (P&Z) Board or will be reviewed by the Planning Director; however, the process will require notification within 750 feet and public notification signs posted on the property. He mentioned continuing communication with the Eastmark group to ensure the community is informed.

Councilmember Spilsbury encouraged improving communication with residents to avoid misunderstandings within communities.

It was moved by Councilmember Freeman, seconded by Councilmember Luna, that the Eastmark Development Units 5 and 6" (**District 6**) be approved.

Upon tabulation of votes, it showed:

AYES – Giles-Duff-Freeman-Heredia-Luna-Spilsbury

NAYS – None

ABSTAIN - Thompson

Mayor Giles declared the motion carried by majority vote of those voting.

11. Conduct a public hearing and take action on the following minor General Plan amendment resolution and zoning case ordinance related to the Tyler Ranch development:

11-a. Conduct a public hearing on minor General Plan amendment ZON22-00001 and zoning case ZON21-01212.

Mayor Giles announced that this was the time and place to conduct a public hearing on Minor General Plan amendment ZON22-00001 and zoning case ZON21-01212.

There being no citizens wishing to address the Council, the Mayor declared this public hearing closed.

11-b. ZON22-00001 (**District 1**) Within the 3700 to 3800 blocks of North Val Vista Drive (east side). Located north of the 202 Red Mountain Freeway on the east side of Val Vista Drive (41± acres). Minor General Plan Amendment from Neighborhood Village and Employment to Neighborhood. This request will allow for the development of a single residence subdivision. Pew & Lake, PLC, applicant; Reserve 100, LLC, owner. – Resolution No. 11807

Staff Recommendation: Approval with conditions

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

11-c. ZON21-01212 (**District 1**) Within the 3700 to 3800 blocks of North Val Vista Drive (east side). Located north of the 202 Red Mountain Freeway on the east side of Val Vista Drive (41± acres). Rezone from General Industrial (GI) and Agricultural (AG) to Single Residence 7 with a Planned Area Development overlay (RS-7-PAD). This request will allow for the development of a single residence subdivision. Pew & Lake, PLC, applicant; Reserve 100, LLC, owner. – Ordinance No. 5684

Mayor Giles stated that pending no objection of the Council, Items 11-b and 11-c will be voted on in one motion.

It was moved by Councilmember Thompson, seconded by Councilmember Freeman, that Resolution No. 11807 and Ordinance No. 5684 be adopted.

Upon tabulation of votes, it showed:

AYES – Giles-Duff-Freeman-Heredia-Luna-Spilsbury-Thompson

NAYS – None

Carried unanimously.

12. Items from citizens present.

There were no items from citizens present.

13. Adjournment.

Without objection, the Regular Council Meeting adjourned at 6:49 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 Regular Council Meeting of the City Council of Mesa, Arizona, held on the 7th day of March 2022. I further certify that the meeting was duly called and held and that a quorum was present.

HOLLY MOSELEY, CITY CLERK

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