



# COUNCIL MINUTES

January 26, 2026

The City Council of the City of Mesa met in the Study Session room at City Hall, 20 East Main Street, on January 16, 2026, at 5:15 p.m.

## COUNCIL PRESENT

Mark Freeman  
Scott Somers  
Rich Adams  
Jennifer Duff  
Alicia Goforth  
Francisco Heredia  
Dorean Taylor

## COUNCIL ABSENT

None

## OFFICERS PRESENT

Scott Butler  
Holly Moseley  
Jim Smith

Mayor Freeman conducted a roll call.

(Mayor Freeman excused Councilmember Adams from the beginning of the meeting; he arrived at 5:17 p.m.)

### 1. Review and discuss items on the agenda for the January 26, 2026, 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: 5-d

In response to a request from Councilmember Goforth, regarding agenda Item 10-a, **(ZON24-00525 "202 RV Valet Storage Expansion" 15.5± acres located at 8839 East Main Street. Rezone from General Commercial with Planned Area Development Overlay (GC-PAD) to GC with a new PAD Overlay, Site Plan Review and Council Use Permit (CUP). This request will allow for a 58,845± square foot Boat and RV Storage facility. Germaine RV LLC, owner; Dane Astle, Edifice Architecture, applicant. (District 5))**, on the Regular Council Meeting agenda, Principal Planner Evan Balmer displayed a PowerPoint presentation. **(See Attachment 1)**

Mr. Balmer discussed the proposed request to rezone the subject property from GC-PAD to GC with a new PAD Overlay, along with site plan review to allow for the Phase 3 expansion of an existing boat and RV storage facility. He confirmed that the property is located within a county island, with surrounding parcels to the north and west under county jurisdiction. He stated the property's General Plan designation is Neighborhood with a Manufactured Home subtype and the

application was reviewed under the 2040 Mesa General Plan, in effect at the time of submittal, and was found to be consistent with the General Plan. He explained that the proposed PAD maintains deviations approved under the original 2017 PAD for Phase 1, including modified setbacks along the east and north property lines, and introduces additional limited deviations to accommodate the Phase 3 expansion. He presented images of the site and landscaping plans. (See Pages 2 through 10 of Attachment 1)

Mr. Balmer explained that a Development Agreement (DA) is included on the agenda due to the absence of City sewer infrastructure in the area. He stated that, as with the 2017 rezoning, septic service is proposed and regulated through the DA, which limits restroom facilities and requires the site to be designed for future connection to City sewer should infrastructure become available along Main Street. He emphasized the request represents an expansion of an existing approved use, rather than the introduction of a new use. (See Pages 11 through 16 of Attachment 1)

Mr. Balmer confirmed that the proposed rezone has been recommended by staff for approval with conditions, and the Planning and Zoning Board unanimously recommended approval (6-0) with conditions. He reiterated that the request is consistent with the General Plan and applicable PAD and Council Use Permit requirements. (See Page 18 of Attachment 1)

In response to a question from Councilmember Goforth, Mr. Balmer reported that the landscaping deviation carried forward from the 2017 PAD approval. He explained the deviation applies to the freeway-facing side of the development and relates to provisions in the Zoning Ordinance that allow screened storage yards to forgo interior perimeter landscaping due to operational constraints associated with large vehicle movement. He added that landscaping is to be added along Main Street, the publicly visible frontage, while the interior perimeter within the fenced storage area has no required landscaping, which aligns with the current Zoning Ordinance provisions for screened storage uses and emphasizes enhanced street-facing landscaping, where visibility to the public is greatest.

Councilmember Goforth requested that staff include an explanation of how the Council Use Permit criteria is met in future reports.

Mayor Freeman thanked staff for the presentation.

2. Acknowledge receipt of minutes of various boards and committees.

2-a. Design Review Board meeting held on September 9, 2025.

It was moved by Councilmember Duff, seconded by Vice Mayor Somers, that receipt of the above listed minutes be acknowledged.

Upon tabulation of votes, it showed:

AYES – Freeman–Somers–Adams–Duff–Goforth– Heredia–Taylor  
NAYS – None  
ABSENT – None

Carried unanimously.

3. Current events summary including meetings and conferences attended.

Mayor Freeman and Councilmembers highlighted the events, meetings, and conferences recently attended.

4. Scheduling of meetings.

City Manager Scott Butler stated that the schedule of meetings is as follows:

Thursday, February 5, 2026, 7:30 a.m. – Study Session

Monday, February 9, 2026, 5:15 p.m. – Study Session

Monday, February 9, 2026, 5:45 p.m. – Regular Council

4. Adjournment.

Without objection, the Study Session adjourned at 5:30 p.m.



*Mark Freeman*

MARK FREEMAN, MAYOR

ATTEST:

*Holly Moseley*

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 26<sup>th</sup> day of January 2026. I further certify that the meeting was duly called and held and that a quorum was present.

*Holly Moseley*

HOLLY MOSELEY, CITY CLERK



# City Council

## ZON24-00525

Mary Kopaskie-Brown, Planner Director

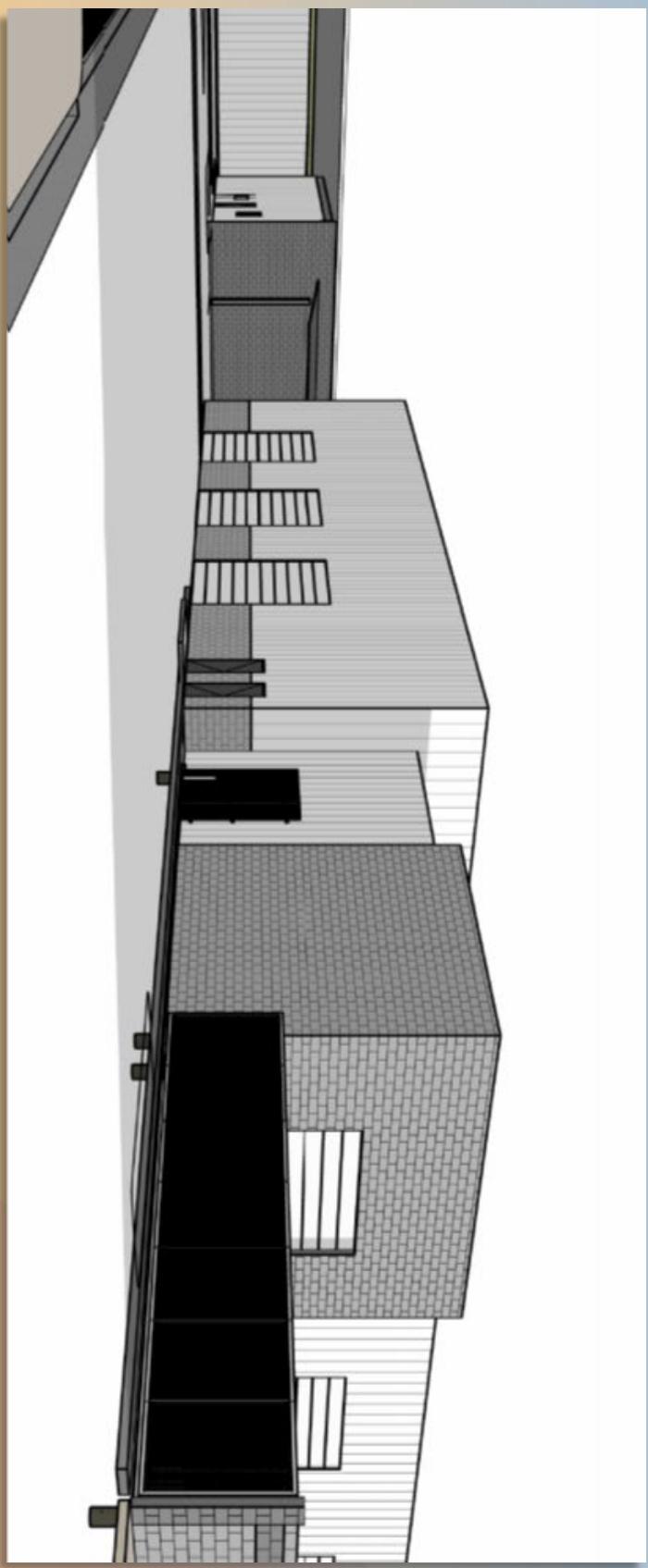


January 12, 2026



# Request

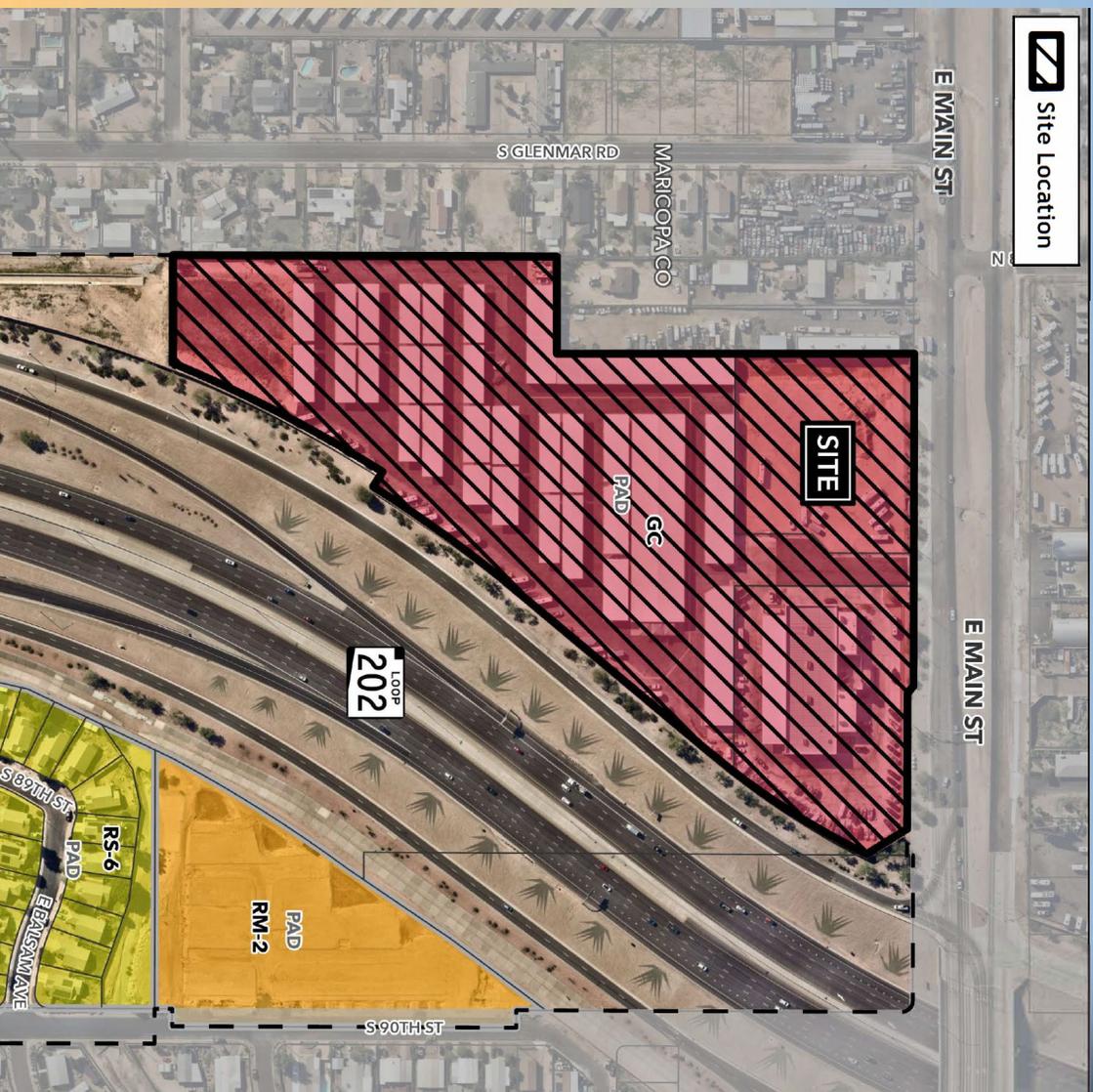
- Rezone from GC-PAD to GC-PAD
- Site Plan Review
- To allow for a Boat and Recreational Vehicle Storage Facility





# Location

- 8839 East Main Street
- West of Loop 202 (South Mountain Freeway)
- South of Main Street

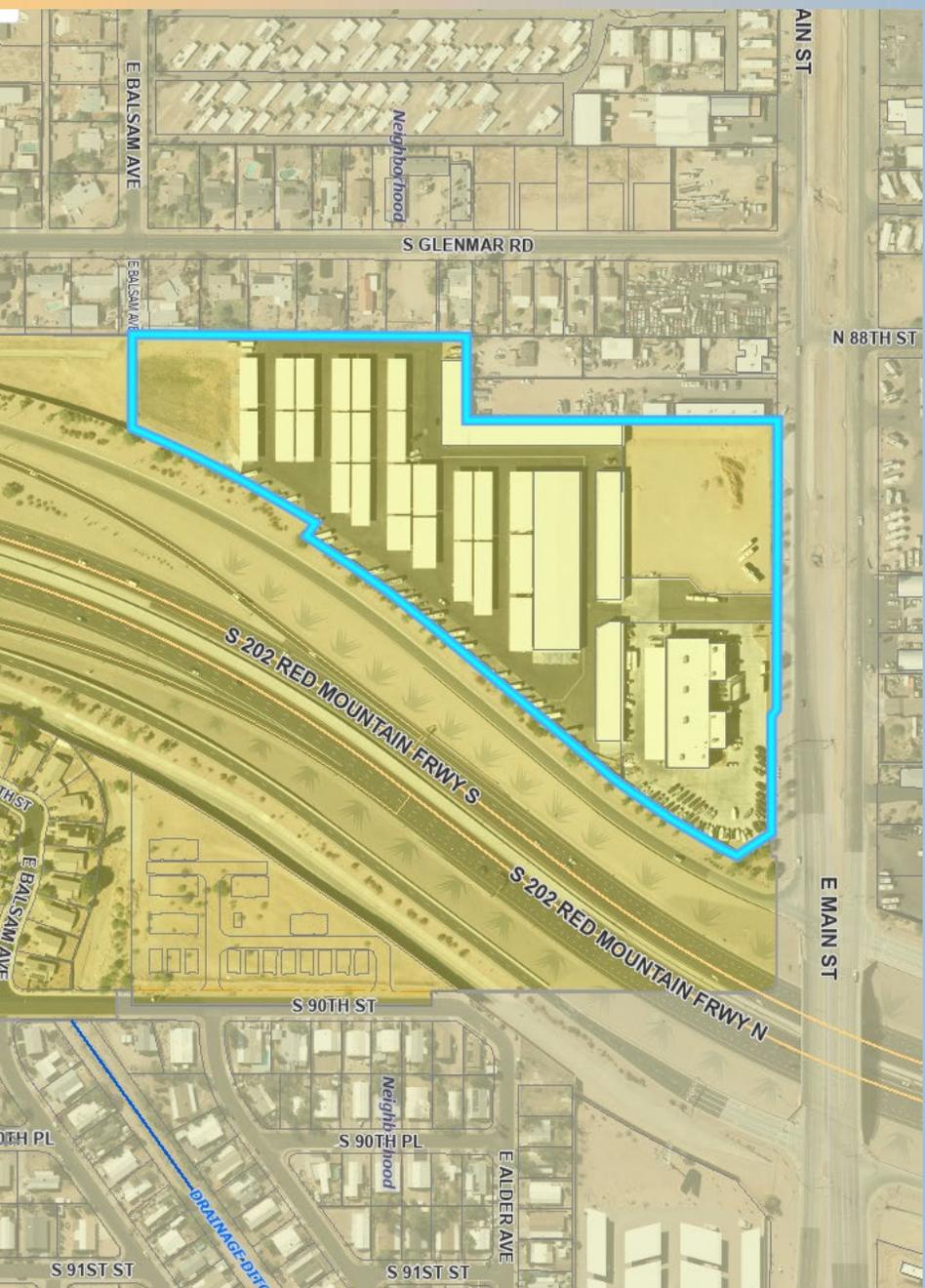




# General Plan

## Neighborhood/Manufactured Home Subtype

- To provide safe places for people to live where they can feel secure and enjoy their surrounding community





# Zoning

- Site is currently zoned GC-PAD
- Proposed rezone to General Commercial with a new PAD overlay (GC-PAD)
- A Boat and RV Storage Facility is permitted in the GC District through the approval of a Council Use Permit





# Site Photo



Looking south towards the site from Main Street



# Site Photo (Phase 1)



Looking southwest from Main Street



# Site Photo (Phase 2)

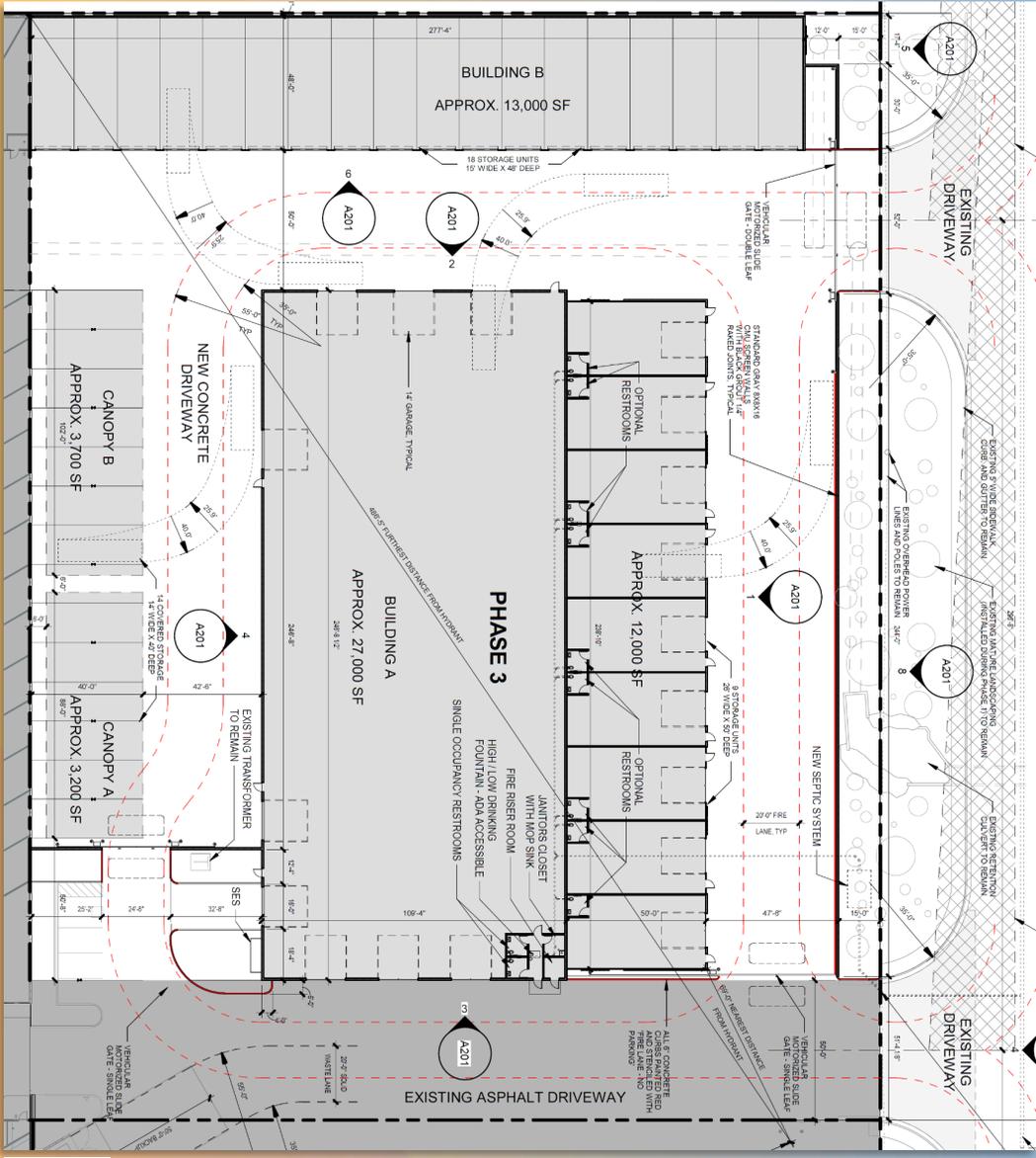


Looking southeast from Main Street



# Site Plan (Phase 3)

- Expansion of the existing RV and Boat Storage Facility onto the northwestern portion of the site
- Two RV and Boat Storage buildings totaling approximately 52,262 square feet
- Two canopies totaling approximately 6,583 square feet





# Planned Area Development Overlay

Development Standard		MZO Required	PAD Proposed
<u>Setback of Cross Drive Aisles</u> – MZO Section 11-32-4		50 feet	15 feet
<u>Maximum Lot Coverage</u> – MZO Table 11-6-3.A		80%	94%



# Planned Area Development Overlay

Development Standard		MZO Required	PAD Proposed
<p><u>Building Form and Location:</u></p> <p>- <u>Front and Street-Facing Side:</u></p> <p><u>Setback: Freeways</u> – MZO Table 11-6-3.A</p>	30 feet	0 feet	
<p><u>Building Form and Location: Interior Side and Rear Setback adjacent to RS District (1-story building) – MZO Section 11-6-3.A</u></p> <p>- Interior Side</p>	25 feet	45 feet	



# Planned Area Development Overlay

**Development Standard**

**MZO Required**

**PAD Proposed**

<p><u>Building Form and Location:</u>                  -Interior Side and Rear Setback  <u>adjacent to Non-Residential District –</u>                  MZO Section 11-6-3.A                  - Interior Side</p>	<p>15 feet</p>	<p>0 feet</p>
<p><u>Landscaping for Non-Single Residence Uses adjacent to Single Residence Uses –</u>                  MZO Section 11-33-3(B)(1)(a) and (c)                  - Width                  - Number of Plants</p>	<p>25 feet                   A minimum of 5 non-deciduous trees per 100 linear feet of adjacent line</p>	<p>0 feet                   Zero trees and shrubs</p>

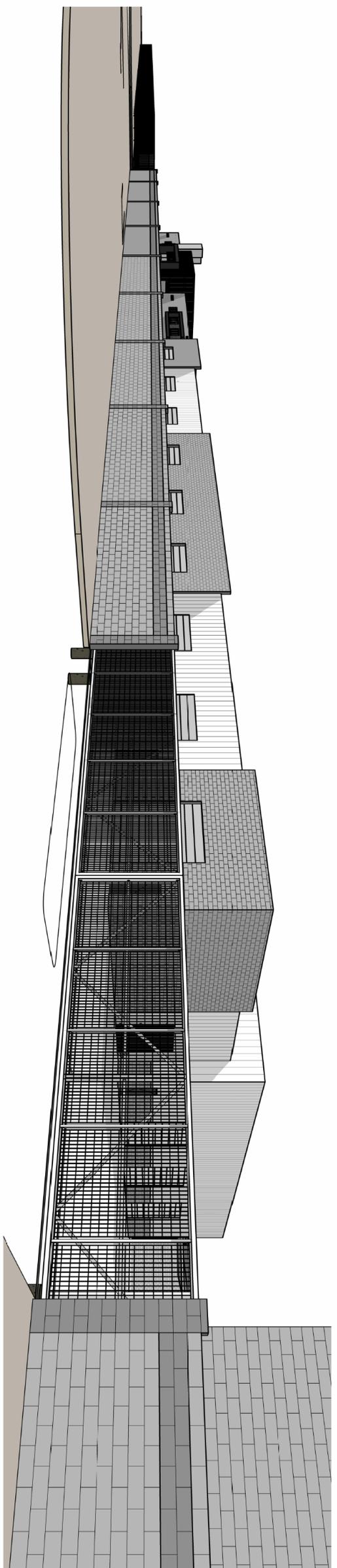


# Planned Area Development Overlay

Development Standard		MZO Required	PAD Proposed
<p><u>Landscaping for Non-Single Residence Uses adjacent to Other Non-Single Residence Uses – MZO Section 11-33-3(B)(2)(a)(ii) and (c)</u></p> <ul style="list-style-type: none"> <li>- Width</li> <li>- Number of Plants</li> </ul>	<p>15 feet</p> <p>A minimum of 3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line</p>	<p>0 feet</p> <p>Zero trees and shrubs</p>	



# Site Rendering

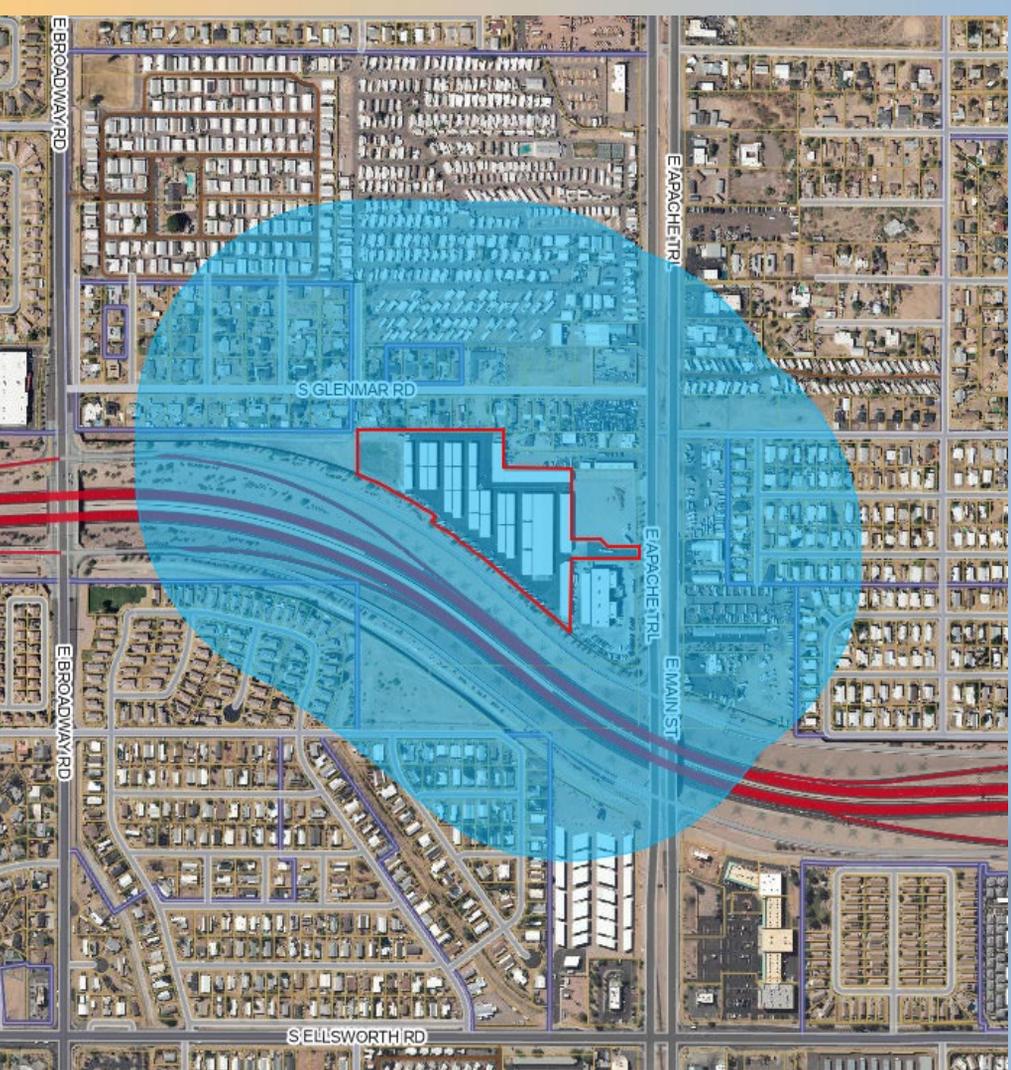


2 PHASE 3 NORTHWEST PERSPECTIVE



# Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- No comments received from neighboring property owners





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 22 of the MZO for a PAD overlay
- ✓ Complies with Chapter 70 of the MZO for a Council Use Permit
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.

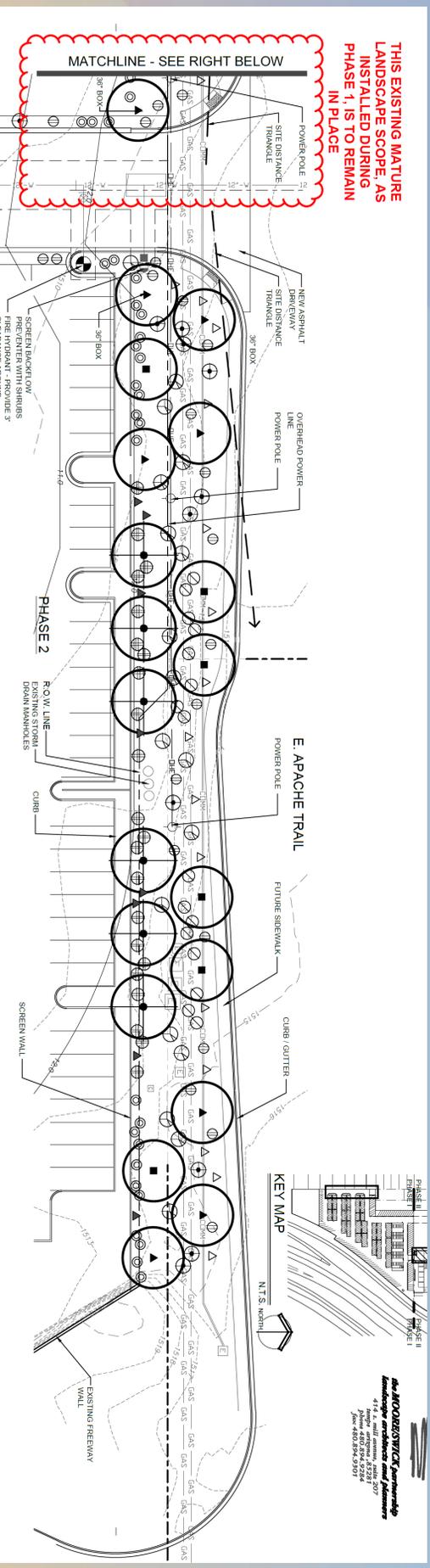
*Staff recommends Approval with Conditions*  
*Planning and Zoning Board recommends Approval with Conditions (6-0)*

mesa.aq



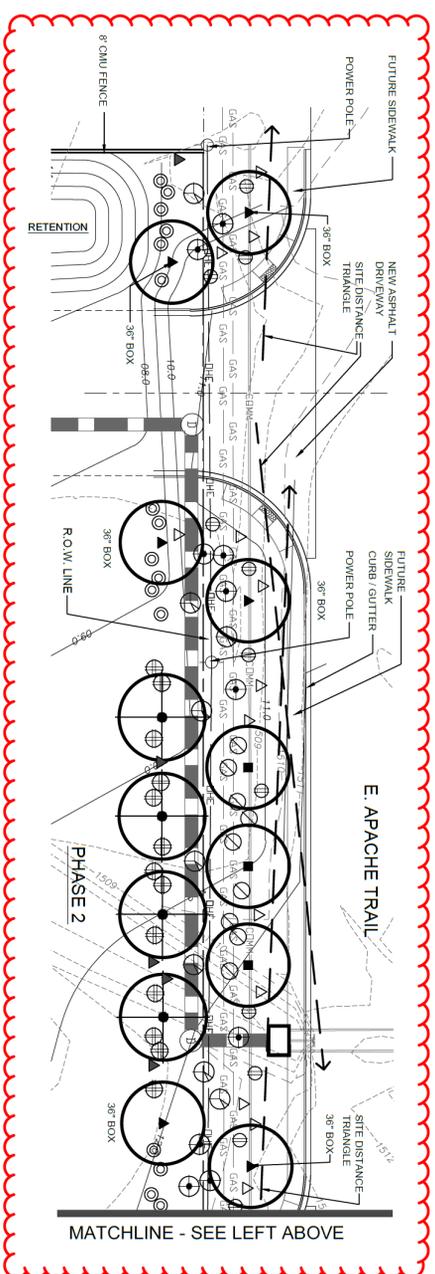


# Landscape Plan



**THIS EXISTING MATURE LANDSCAPE SCOPE, AS INSTALLED DURING PHASE 1, IS TO REMAIN IN PLACE**

**THIS EXISTING MATURE LANDSCAPE SCOPE, AS INSTALLED DURING PHASE 1, IS TO REMAIN IN PLACE**



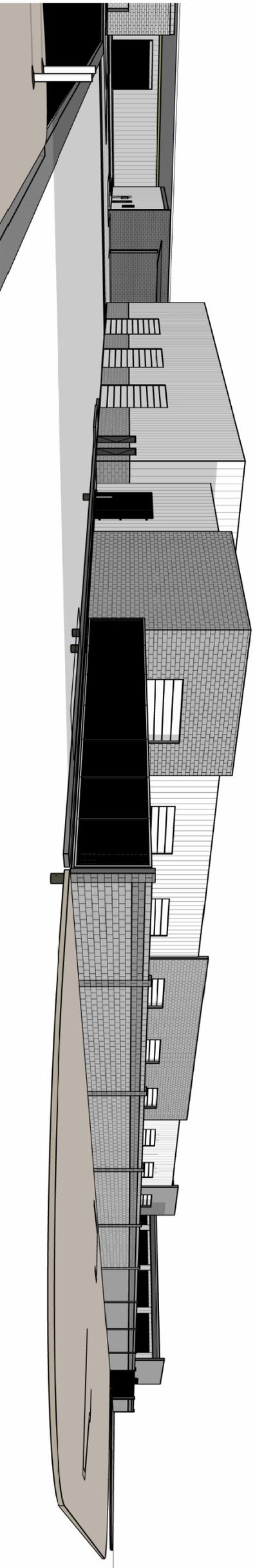
**PLANT KEY**

SYMBOL	BOTANICAL NAME COMMON NAME
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- TREES:**
- ACACIA SALICINA  
WILLOW ACACIA
  - CERCIDIUM HYBRID 'AZT'  
THORNLESS PALO VERDE
  - PROSOPIS THORNLESS HYBRID 'AZT'  
AZI THORNLESS MESQUITE
- SHRUBS:**
- AMBROSIA DELTOIDEA  
TRIANGLE-LEAF BURSAGE
  - CAESALPINIA PULCHERRIMA  
RED BIRD OF PARADISE
  - ENCELIA FARINOSA  
BRITTLE BUSH
  - JUSTITIA CALIFORNICA  
CHUPAROSA
  - LARREA TRIDENTATA  
CREOSOTE
  - LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'  
GREEN CLOUD SAGE
  - RUELLIA PENINSULARIS  
BAJA RUELLIA
- ACCENTS / CACTUS:**
- OPUNTIA ENGELMANNII  
ENGELMANN'S PRICKLY PEAR
  - OPUNTIA FICUS-INDICA  
INDIAN FIG PRICKLY PEAR



# Site Rendering



PHASE 3 NORTHEAST PERSPECTIVE