

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
April 29, 2024

A **Special Meeting** of the City Council of the City of Avondale, Arizona was convened at 11465 West Civic Center Drive in open and public session at 5:30 p.m.

Mayor Kenn Weise led the Pledge of Allegiance, followed by a moment of silent reflection.

Members Present: Mayor Kenn Weise; Vice Mayor Mike Pineda; Council Members Tina Conde, Veronica Malone, Curtis Nielson, Gloria Solorio, and Max White.

Members Absent: None.

Other Municipal Officials Present: Ron Corbin, City Manager; Tracy Stevens, Assistant City Manager; Dale Nannenga, Deputy City Manager; Nicholle Harris, City Attorney; Marcella Sarmiento, City Clerk; Kirk Beaty, Public Works Director; Ken Chapa, Economic Development Services Director; Memo Espinoza, Police Chief; Kimberly Moon, Engineering Director; Mark Neerings, Assistant Chief Information Officer; Larry Rooney, Fire Chief; and Pier Simeri, Marketing and Public Relations Director.

Audience: Approximately 75 members of the public were present.

1. ROLL CALL BY THE CITY CLERK

2. PUBLIC HEARING – EXTRA SPACE STORAGE – APPEAL OF CONDITIONAL USE PERMIT – APPLICATION PL-23-0303

City Council were to hold a public hearing and consider an appeal by Adam Baugh of Withey Morris Baugh (on behalf of Extra Space Storage) to consider an appeal of the Planning Commission's denial of a conditional use permit to allow for a mini-storage warehouse and personal storage development. The 2.28 net-acre subject property is located at the southwest corner of Indian School Road and Osborn Road. This project was previously approved as a conditional use permit by the City Council on June 21, 2021, zoning case PL-21-0003. The previous conditional use permit has expired, and the appellant filed an application for a new conditional use permit to move forward with the development. The Planning Commission denied the application. City Council was to affirm, reverse, or modify the decision of the Planning Commission.

Mayor Weise stated the Council will be acting as a judicial body to consider an appeal of the denial of a Conditional Use Permit zoning case PL-21-0003 by the planning commission. City Council may vote to recess the hearing and go into executive session to obtain legal advice from the City Attorney. Under Arizona law, no decision will be made in executive session. After the presentation of all the evidence, Mayor and Council may take one of the following actions: reverse the decision of the planning commission and approve the Conditional Use Permit; affirm the decision denying the conditional use permit; or modify the decision of the planning commission.

Adam Baugh requested a continuance to demonstrate that the applicant has satisfied the City's legal notice requirements. Nicholle Harris, the City Attorney, stated that per city code the applicant can request a continuance and City Council may grant it through a motion to continue.

Mayor Weise expressed his disappointment in not hearing the case, acknowledging the members of the public who were in attendance.

Mr. Baugh stated the legal posting in question by the residents in attendance is a matter of centimeters. He explained the applicant has done significant neighborhood outreach as required by the City Code and received notice regarding a possible posting discrepancy a few hours prior to the meeting. He explained that there have been multiple opportunities to have that information shared; however, they do not want the project to be invalid because there is a question of the posting.

Mayor Weise moved to continue Agenda Item 2. Public Hearing - Extra Space Storage - Appeal of Conditional Use Permit - Application PL-23-0303 to a future date as determined by staff and the applicant; Council Member White seconded the motion.

Upon vote, the motion was carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Solorio	Aye
Council Member White	Aye
Vice Mayor Pineda	Aye
Mayor Weise	Aye

Mayor Weise welcomed two members of the audience to speak.

The first member of the audience explained he represents hundreds of people within the nearby communities. He noted leaving it up to the staff has proven to be a roadblock to getting everyone organized. He requested City Council make the scheduling of the meeting a three-party decision.

The second member of the audience stated that she left a family emergency to be present at the City Council meeting. She stated the people in the audience did not receive the notice that was required. She said that it is not fair that someone else's mistake is creating a burden on her and the rest of the audience. She noted they have made numerous complaints about the signage, and it is unfair that Adam Baugh of Withey Morris Baugh (on behalf of Extra Space Storage) is given another extension. She stated a case was opened with the Attorney General's office, and an attorney was present at the council meeting. She did not want the agenda item to be continued.

3. ADJOURNMENT

There being no further business before the Council, Council Member White moved to adjourn the Regular Meeting; Council Member Nielson seconded the motion.

Upon vote, the motion was carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Solorio	Aye
Council Member White	Aye
Vice Mayor Pineda	Aye
Mayor Weise	Aye

The meeting was adjourned at 5:41 p.m.


[kenn weise \(May 20, 2024 18:23 PDT\)](#)
Kenn Weise, Mayor

CERTIFICATION AND ATTESTATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the Council of the City of Avondale held on the 29th day of April 2024. I further certify that the meeting was duly called and held, and that the quorum was present.


Marcella Sarmiento, City Clerk

May 20, 2024
Date Approved by City Council