

Citizen Participation Plan for Skyview

Date: 1 November 2015

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of an application for the Skyview subdivision. The site is located south of University Road and east of Power Road. The application is to rezone approximately 12.5 acres from C-2 to RSL for the single family housing units. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact: Mark Pugmire
1425 South Higley Road #101
Gilbert, Arizona 85296
602.989.0375; 480.279.4000
Email: pugmark@highlandcommunitiesaz.com

Pre-application meeting: The pre-application meeting with City of Mesa planning staff was held on 1 June 2015. Staff reviewed the application and recommended that adjacent residents, Mesa School District and nearby registered neighborhoods be contacted.

Action Plan: In order to provide effective citizen participation in conjunction with their application, the applicant will take the following actions to provide opportunities for community members to understand and address any real or perceived development impacts:

1. Develop a contact list that includes:
 - a. All neighborhood associations within one mile of the project.
 - b. Homeowners Associations within one half mile of the project.
 - c. Interested neighbors within 1,000 feet of the project.
 - d. Mesa Public School District, with copies to Red Mountain High School, Fremont Junior High School and Salk Elementary School.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and invitation to a series of two neighborhood meetings to be held at Red Mountain Library.
 - a. The first meeting will be an introduction to the project and opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project.

- b. The second meeting will be held two weeks later and will include responses to questions and concerns of the first meeting. A sign-in list and comment cards will be copies and sent to the City of Mesa Planner.
3. Neighborhood Associations and Homeowners Associations within 1,000 feet of the site will be called by telephone to inform them personally of the project and receive comments.
4. Presentations will be made to groups of citizens or neighborhood associations upon request.

Schedule:

Pre-application meeting:	<u>1 June 2015</u>
Initial phone calls	<u>November 2015</u>
First neighborhood meeting	<u>27 JAN 2016</u>
Application submittal	<u>-</u>
Second neighborhood meeting	<u>10 FEB 2016</u>
Submittal of Citizen Participation Report and Notification materials-	_____
Planning and Zoning Board Hearing	_____

NEIGHBORHOOD MEETING NOTICE

Highland Communities, L.L.C., ("Highland") owns approximately 12.5 acres south of University Road and east of Power Road in Mesa, Arizona. Highland plans to develop this parcel as 83 sites suitable for small lot single family detached residences as shown by the accompanying site plan. Consequently, Highland proposes to change the property's current C-2 zoning classification to Residential Small Lot with application of T-3N standards. Highland plans to begin development of the project during September 2016.

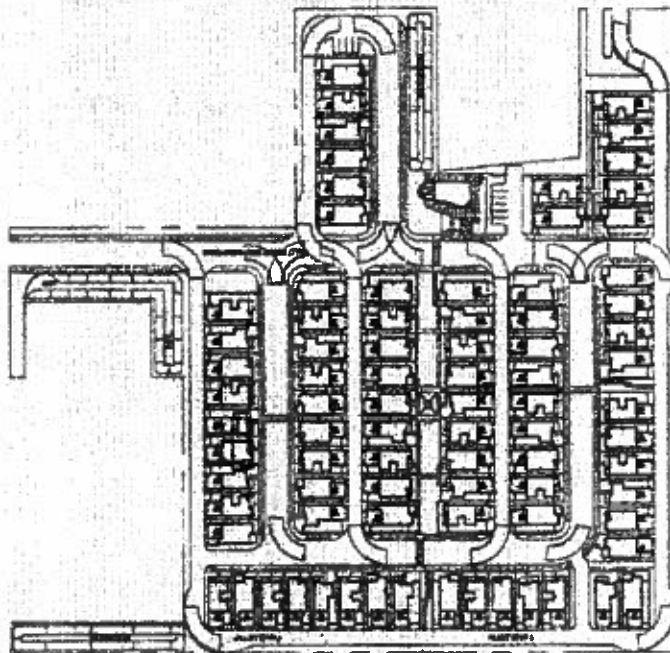
The proposed development affects your community. Highland, therefore, invites you to attend two neighborhood information meetings at the Red Mountain Library. Relevant meeting information is:

Dates: 27 January 2016
10 February 2016
Location: Red Mountain Library
635 North Power Road
Mesa, Arizona 85205
Time: 6:00 p.m. to 7:00 p.m.

Highland representatives will be available to present the project and answer questions. Please inform your neighbors of this meeting.

We look forward to being with you.

SKYVIEW CONCEPT SITE PLAN



Skyview Public Meeting

27 January 2016 – 6:00pm

Red Mountain Mesa Public Library – Roadrunner Room

Highland Communities were represented by Mark Pugmire, Laurel Pugmire, Erik Pugmire & Linda Barragan

Public attendees: George E. Griffith, Larry Popplewell, Rod Peaks, Charles Young, Norma Cross, R. Michael Logan, Karen Hokinson, Todd Lufh

Mr. Pugmire greeted the attendees. He presented information books along with a slide presentation of the proposed neighborhood.

Questions and concerns posed by attendees...

Q: What size lots & setback?

A: T3N Standard, 10 ft. setback. Zero lot line with use easement. Ally load garage, no back yard, but 10 ft. side yard. Lot size: 42.6'X77'

Q: Where are the access roads?

A: Primary access on Power Road, with a secondary break-away emergency access also on Power.

Q: How will we determine where 2 stories are placed? Las Palmas residents concerned about privacy.

A: Buyers will determine. A large portion of the available lots are along the outer perimeter, to stay profitable, 2-stories have not been restricted.

Q: How far along is the project with the City of Mesa?

A: The Pre-Application Meeting is complete and this is the first of 2 Public meetings. The Formal Public Hearing Meeting is about 3-4 months out. Then it will go before the City Council and then to Engineering. We estimate 1 year before we are able to start selling.

Q: Will there be an HOA?

A: Yes

Q: Is there a chance of picking up those extra pieces of land.

A: No

Q: Will there be a perimeter wall?

A: Yes, but not all. There will be a joint wall shared with Las Palmas.

Q: Will CCC&R's be submitted when we go to Planning and Zoning?

A: Not sure.

Q: Lot size?

A: 42'X 77'

Summary of concerns : 2-stories looking down on Las Palmas, density, shared wall maintenance, maintenance of trees along LP wall, ample lighting.

Highland Communities
Skyview Public Meeting Attendance Log
27-Jan-16

<u>Name</u>	<u>Telephone</u>	<u>Email Address</u>
George E. Griffin - LP. HOA Pres.	860-790-5866	CSIGRIFF@Gmail.com
Larry Popplewell		Poipullo Adl. Com
Rod PEAKS		rpeake49@Gmail.com
Charles Young		young 89 @cox.net
Norma Cross		nlcross124@hva.com
R. Michael Logan		teamlogan2000@Yahoo.com
Karen Hokenson		THE Khokenson @Thesman.com
Todd Luth - (Investor)		

Las Palmas

480-396-2172

Skyview Public Meeting

10 February 2016 – 6:00 p.m.

Red Mountain Mesa Public Library – Program Room

Highland Communities were represented by Brent Pugmire, Erik Pugmire and Linda Barragan

Public Attendees: Larry Popplewell, Tracy Roedel, Rod Peake, Wanda O'Brien, Don Nace, Dana Pefferly, Alan Tom

Brent Pugmire conducted the meeting with the assistance of Eric Pugmire. Information books and artist renderings were shared with the attendees.

Those in attendance were pleased that single family homes were planned for that area. Their concerns are much the same as were mentioned in the first meeting.

- 1. Lighting**
- 2. Parking**
- 3. Vegetation**
- 4. Drainage**
- 5. *Traffic**
- 6. 2-story placement and privacy for Las Paimas residents**

***They are very concerned about the amount of traffic at Power and having only one main access on Power that is so close to the University/Power Intersection. They would like to see an access on University.**

Highland Communities
 Skyview Public Meeting Attendance Log
 27 Jan 16 2/10/2016

Name	Telephone	Email Address
Larry Popplewell	503-880-4279	Poipal@Aol.com
Tracy Roedel	480 294 0722	Tracy@Lscu.com
ROD PEAKE		RPEAKE49@GMAIL.COM
Wanda O'Brien	602-708-1858	O'Brien home 8000@yahoo.com
DON NACE	602-840-8837 6815 UNIVERSITY	NACEFINANCIAL@HOTMAIL.COM
Dana Pefferly	480 285 5416	Dana. Pefferly @GMAIL.COM
<u>ALAN TOM</u>	<u>480-833-3441</u>	