

FUJIFILM EXPANSION & EXISTING CAMPUS REZONING
¼ North of Pecos Rd., West side of Signal Butte Rd., and
6550 S. Mountain Rd., Mesa, Arizona

CITIZEN PARTICIPATION REPORT

January 6, 2017

Rev. January 26, 2017

Purpose:

The purpose of the Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for the following:

- (a) Rezoning for the 24.3 +/- acres (existing facility identified as APN 304-34-035C) from GI (CUP-AF) to Heavy Industrial (HI) with an Airfield (AF) and Planned Area Development (PAD) Overlay;
- (b) Rezoning for the 5.82 +/- acres (2016 north expansion are being portions of APNs 304-34-041, 042A and 042B) from HI (AF) to HI (AF-PAD);
- (c) Rezoning for the 20 +/- acres (identified as APNs 304-34-019F, 019N & 019P) from Agricultural (AG) to HI (AF-PAD);
- (d) Site Plan Review over the western 20 acres (APNs 304-34-019F, 019N & 019P) and the 2.5 acres of the North Property (simply identified as a portion of APN 304-34-041); and
- (e) Preliminary Plat approval over the western 20 acres (APNs 304-34-019F, 019N & 019P).

By providing opportunities for citizen participation, the applicant will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plan.

Contact Information:

Those coordinating the Citizen Participation activities are as follows:

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Actions:

A total of 38 notifications were sent for the neighborhood hood meeting held on December 13, 2016. Notices were mailed to all property owners within 1000, ft. of the 20 acre site and all registered neighborhood within 1 mile of the 20 acre site. The registered neighborhood contacts list were provided by the City of Mesa Neighborhood Outreach Division. A summary of the neighborhood meeting (i.e., the minutes of the meeting), plus the sign in sheets are attached to this Report.

For the upcoming P&Z Board hearing, notification will be sent to all property owners within 500 ft. of the entire 50.12 acres, given the expansion of the rezoning application, including those who signed in at the Dec. 13th neighborhood meeting. Such map, mailing list and the final version of the notification letter will be provided at a later date, as well as the affidavit of posting of the site.

Attached Exhibits:

- A) Copy of Citizen Participation Plan made with formal zoning submittal.
- B) List of property owners within 1000' feet of the subject property and registered neighborhood contacts within 1 mile of the property.
- C) Notification Map of surrounding property owners.
- D) Copy of the Notification letter for the neighborhood meeting.
- E) Neighborhood Meeting Sign-In Sheet
- F) Minutes from Neighborhood Meeting
- G) Draft copy of the P&Z Board notification letter.

Schedule:

<i>Meeting/Key Milestone</i>	<i>Scheduled Date</i>
Pre-Application Conference	November 7, 2106
Formal Application	November 28, 2016
Neighborhood Meeting	December 13, 2016
Second Submittal	January 9, 2017
Planning and Zoning Board Hearing	February 15, 2017
City Council Introduction	February 27, 2017
City Council Final Action	March 6, 2017

December 13, 2016

Neighborhood Meeting

Project: 20 Acre addition

Sign in:

Exhibit "E" - Neighborhood Meeting Sign In Sheet

Name	Initial	Company	Phone	E-Mail
Marlene Kanta	M.K.	Femcon, Inc.	602-380-8134	marlene_femcon@msn.com
Doug Pejak	D.P.	Femcon, Inc.	602-903-1073	doug_femcon@msn.com
BRIAN JOHNS	B/J	ASSOCIATED ARCHITECTS	602-964-8451	BRIAN@ASSOCIATED-ARCHITECTS.COM
Tony Martinez	TM	MPCA	480-987-9100	TMARTINEZ@MPCAPURE.COM
VALERIE CLAUSSEN	VC	PEW & LAKE	480-461-4670	VCLAUSSEN@PEWANDLAKE.COM
Don Palano	DW	Real/ty Inc.	480-688-8144	DonPalano@Realty.com
Scott Kuhn	SK	FUJIFILM	480-987-7092	SCOTT_KUHN@FUJIFILM-FFEM.COM
Mike Barker	MB	FUJIFILM	480-987-7001	Michael_Barker@FUJIFILM-FFEM.COM
Georganna Lagen	GL	FujiFilm	480-987-7057	georganna-lagen@fuji-film-ffem.com
REESE ANDERSON	RA	Pew & Lake	480-461-4670	reese.anderson@pewandlake.com

Exhibit "F" - Neighborhood Meeting Minutes

Fuji Expansion Neighborhood Meeting Minutes	
December 13, 2016 at 6 pm	
FujiFilm Conference Room 6550 S Mountain Rd, Mesa, AZ 85212 (on-site)	

Meeting began at 6:04 pm

Mr. Anderson made introductions.

Mr. Anderson made a presentation regarding the project, including the following:

- Background on existing site and recent rezoning of property to the north
- Description of adjacent properties and uses
- Description on Mesa's General Plan and land use classifications
- Description of anticipated future freeway expansion
- Overview of master site plan for additional 20 acres
- Overview of Phase 1 Site Plan
- Long term vision of rail spur to site and throughout area

Questions, Answers and Comments were taken. (See table below)

Meeting concluded at 6:25 pm

Public Comments	Applicant Response
<i>What is the timing ADOT Freeway construction?</i>	Not sure. ADOT hasn't indicated specific timing. At one point in a recent meeting ADOT stated anywhere between 5 to 25 years.
<i>Does Fuji own additional property? And hasn't ADOT bought the property to the north yet?</i>	Other than what we showed you tonight, Fuji does not own additional property in the area at this time. As explained, Fuji recently completed the expansion to the north but only on that property not affected by the future freeway. ADOT has not bought any property yet from Fuji.
<i>Is the freeway location pretty much set?</i>	Yes, as far as we know. Our design team has been working closely with ADOT on the alignment / location of the freeway. The "line work" on our architectural site plans came directly from ADOT.
<i>My clients completely support this project and it's right on path with what should be done [developed] here. [Property owners are off of 222nd St approx. ½ mile west of the site.]</i>	(N/A)

Public Comments	Applicant Response
<p><i>How does this project impact us? Do we need to talk to ADOT? [Property owners are directly to the north of site.]</i></p>	<p>It's an expansion extremely similar to the current facility. The development of this property is not directly related to the new freeway extension or alignment. It is highly recommended you talk to ADOT directly about concerns you have regarding your access and the alignment.</p>