

Citizen Participation Plan for Lehi Cove

Date: July 31, 2018

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, and businesses in the vicinity of the site of an application for Lehi Cove. This site is located West of the northwest corner of Val Vista Road and Thomas Road, on the north side of Thomas Road and has an application for a rezoning from AG to RM 2 PAD for a 90 lot single family attached residential development. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Blake McKee

(602) 430-4496

e-mail: blake@skybridgeco.com

Pre-application Meeting: The pre-application meeting with the City of Mesa planning staff was held on January 22, 2018 (PRS17-00358). 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 following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. A contact list will be develop for citizens and agencies in this area including:
 - All registered neighborhood association within one mile of the project
 - Homeowners Associations within one mile of the project
 - Interested neighbors – focused on 1,000 feet from site, but may include more
 - Mesa Public School District in writing, with copies to the Mountain View High School, Stapley Junior High and Ishikawa Elementary School, who may be affected by this application.
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 neighborhood meetings to be held at Ishikawa Elementary School or a similar facility in the immediate area. 11 neighbors and families attended the meeting.
 - Copies of the Neighborhood Meeting Notice is attached
 - Copies of all handouts are attached
 - The sign in sheet is attached

The main objective of the meeting was to provide an introduction to the project and an opportunity to ask questions related to the proposed Site Plan and housing Product. Blake

McKee, Skybridge Companies, made a brief five minute presentation. The highlights of the meeting are the following:

- Demonstration of the proposed 90 lot subdivision
- Thorough detail of the housing product elevations and the types of materials to be used
- Explanation of the project amenities, finishes and connectivity within the site.
- Private streets with no gated entry
- Tree and plant type proposed for the project
- Estimated start date of first quarter of 2019
- Estimated sales prices of the high 200's to low 300's
- Major concern with the Vulcan asphalt plant was addressed and discussed in extensive length. This was a new concern to our knowledge and was the first Skybridge had heard of the major concern.
- Product and the Community were well received as a whole with the exception of the Vulcan Asphalt plant.

No additional neighborhood meetings were held.

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.
 - Lehi Crossing HOA representative declined to meet and discuss. No further details were given at the time nor did they express any concerns with our project.
4. Presentations will be made to groups of citizens or neighborhood associations upon request.
 - As a follow-up to the Vulcan concern discovered at the neighborhood meeting, we have actively investigated the reality of the claims. To our knowledge and through the results of an eleven day monitoring held in June, no detect of a toxic chemical was found in the air. We continue to seek a final outcome with the neighbors who remain discontent with the Vulcan asphalt plant.
 - It is our belief the neighborhood contention is directed at Vulcan and not Skybridge. As a concerned and invested neighbor, we have done all within our power to appease all parties and will continue to do so. At the current moment, a handful of the attendees remain in opposition of our project due to a personal opinion of the air quality. Again, this personal opinion is unsubstantiated in any way with regards to facts and findings.

Over the three months prior to the Neighborhood Meeting and leading up to the current moment, the applicant has received two phone calls from surrounding property owner. Both were inquiring about the product size and estimated sales pricing. The applicant shared the requested details and assumed sales prices.

Schedule:

Pre-application meeting – January 22, 2018

Application Submittal – March 22, 2018

Initial phone calls – April 2, 2018

Neighborhood Meeting – May 30, 2018

Submittal of Citizen Participation Report and Notification materials – August 1, 2018

Planning and Zoning Board Hearings – August 15, 2018



May 15, 2018

Dear Neighbor,

Skybridge Companies is pleased to invite you to a neighborhood meeting to receive your comments on our application to the City of Mesa for a rezoning and preliminary plat approval of Lehi Cove, an assemblage of 7.5 acres of property located west of the northwest corner of Val Vista and Thomas Roads, Mesa, AZ. Specifically, our request to the City is to rezone the property from Agricultural to RM2 PAD for 90 single-family attached homes. The homes will offer two homesite sizes ranging from 1,464 to 1,569 square feet and pricing is estimated to start from the high-\$200s.

A neighborhood meeting has been scheduled to give property owners in the area an opportunity to meet with the applicant and learn more about the proposed project. At the meeting, we will have site plans and other exhibits available for your review and comments. The details of the meeting are as follows:

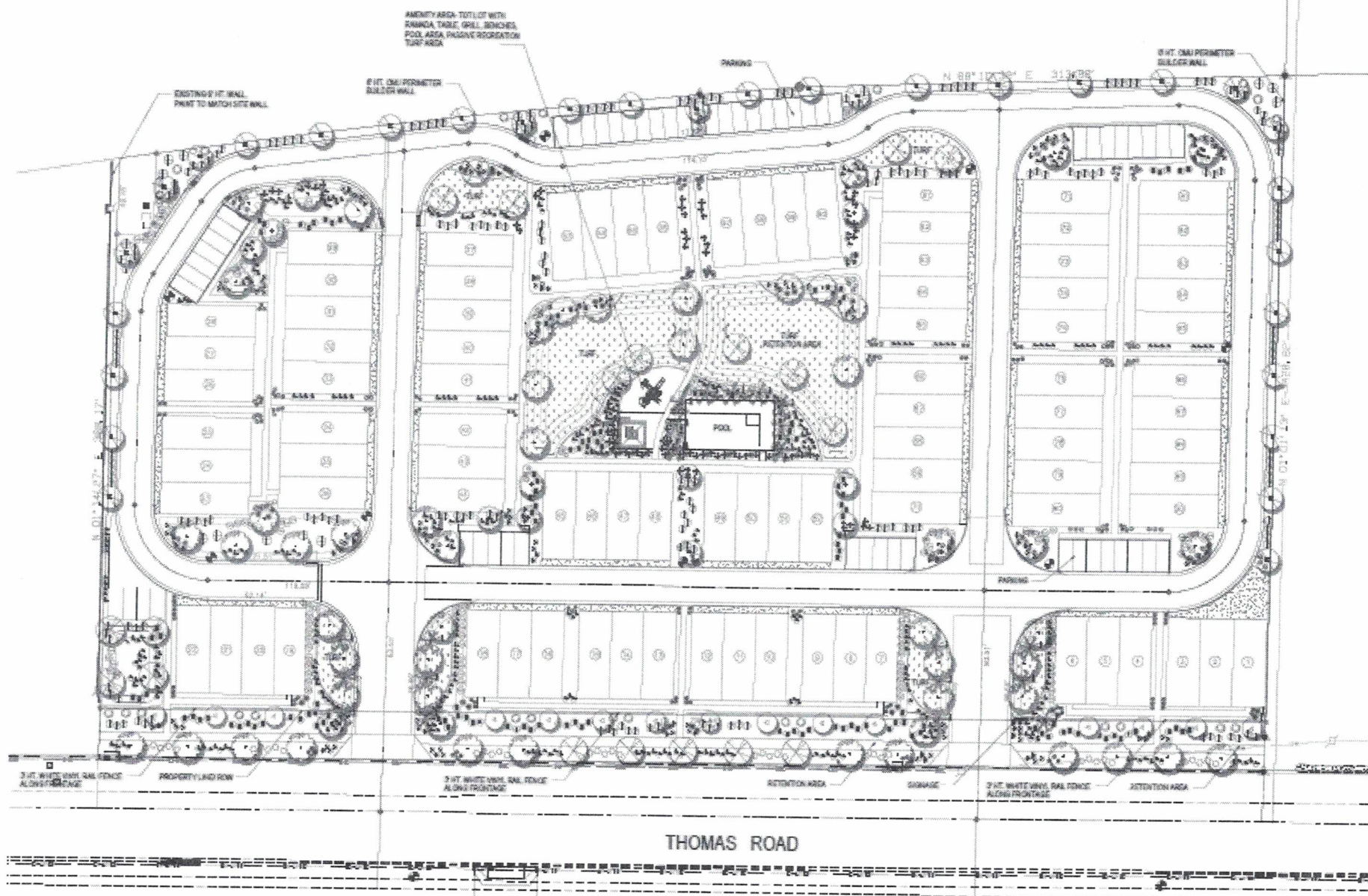
Date:	May 30, 2018
Time:	5:30 – 6:30pm
Location:	Ishikawa Elementary School Multi-Purpose Room 2635 N. 32 nd Street Mesa, AZ 85213

If you have any questions regarding this matter prior to the neighborhood meeting, please contact me at (602) 430-4496 or e-mail at blake@skybridgeco.com. As we proceed through the rezone process, there will be future public hearings at the City of Mesa's Planning and Zoning Commission and Town Council. You will be notified of these meetings as well.

Sincerely,

Blake McKee
President



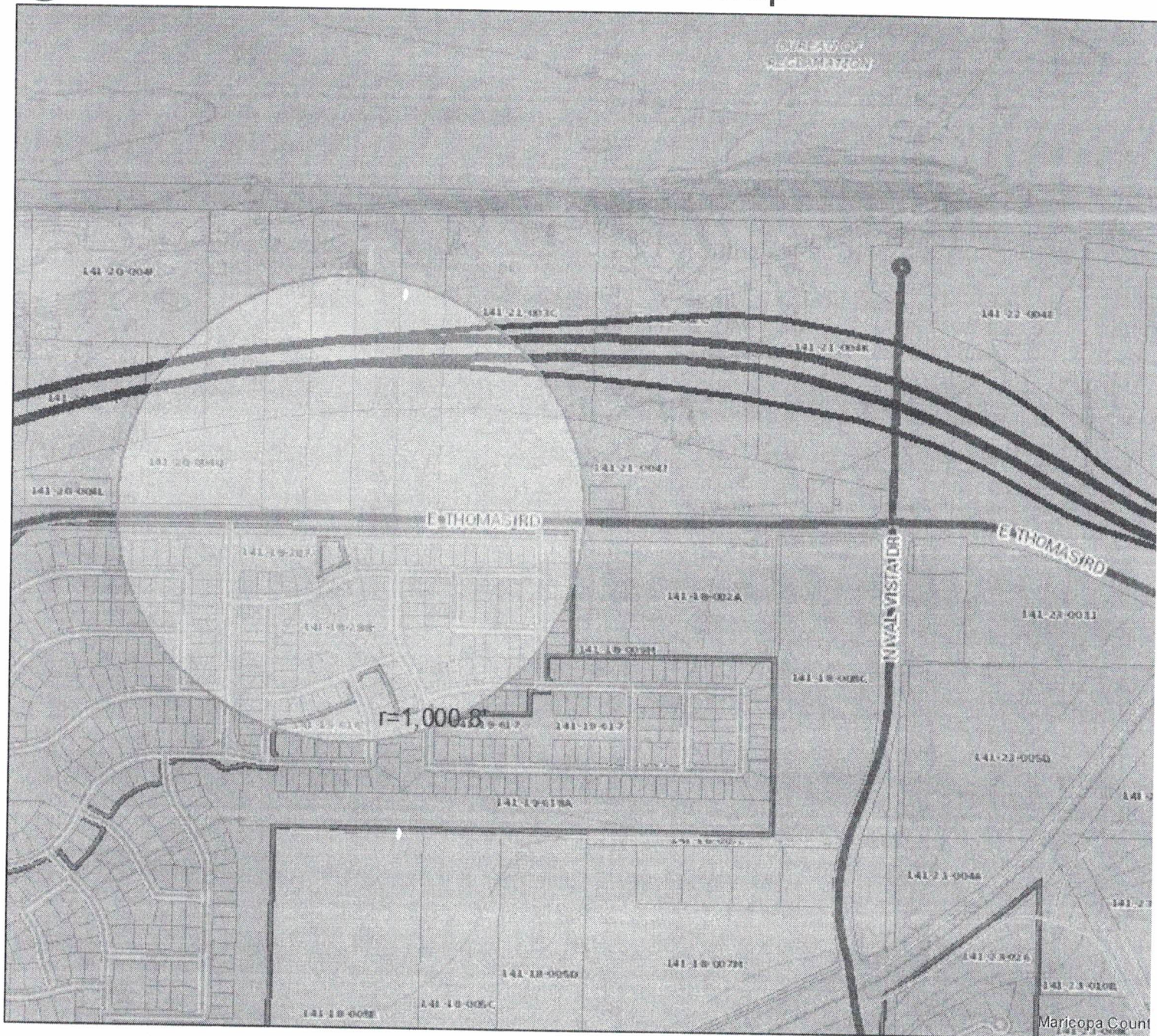


Neighborhood Meeting Sign In

Project: Lehi Cove
 Facilitator: Ishikawa
 Place/Room: Multi-Purpose

Date: 5/30/2018
 Time: 5:30

PRINT NAME	Address	PHONE	EMAIL
1. Courtney + Justin Greene	3317 E. Roland St Mesa AZ 85213	480-589-5447	courtneygreene723@gmail.com
2. Tom & Mary Putnam	3132 E. Preston St	602-295-3639	PutPut2000@aol.com
3. Renee Greer	3307 Riverside	619-846-1194	kanaka63@yahoo
4. James Hartman	3452 N. MAYFAIR MESA AZ 85213	480-546-6516	james.hartman@csu.edu
5. Tiffany Hartman	3452 N. Mayfair Mesa AZ 85213		tiffany.b.hartman@att.net
6. Tom McGill	3066 E Regina mesa	480-720-2219	mot-72@hotmail.com
7. Steve Chomsky	3214 E Rockwell St.	480-540-6025	stevencchomsky@att.net
8. Sharad Horvick	3304 E. Rockelle	480-664-0830	sharadell@hotmail.com
9. Debra George	3352 E. Rockelle	360-480-4013	georged16340@gmail.com
10. Joyce Miller	3037 E. Rockelle	480-297-5415	jdml1130@gmail.com
11. Todd Glenn	3458 E. Russell St	480-773-5755	toddykenn.jr@gmail.com
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			





PUBLIC HEARING NOTIFICATION

July 30, 2018

Dear Neighbor,

Skybridge Companies has applied for a rezoning and preliminary Plat approval of Lehi Cove, an assemblage of 7.5 acres of property located at the 3100 to 3300 blocks of East Thomas Road (North Side), Mesa, AZ. Specifically, our request to the City is to rezone the property from Agricultural to RM2 PAD for 89 Single-Family Attached homes.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on August 15, 2018 in the City Council Chamber located at the 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

If you have any questions regarding this proposal, please contact me at (602) 430-4496 or e-mail at blake@skybridgeco.com. The City of Mesa has assigned this case to Evan Balmer of their Planning Division staff. He can be reached at 480-644-3654 should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

Blake McKee
President

