

## **Citizen Participation Report for Mason Farms Subdivision**

July 24, 2023

**Purpose:** The purpose of this Citizen Participation Report was to inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of an application for the Mason Subdivision. This site is located at 1221 East Lehi Road, South of Lehi Rd East of Stapley cornering the canal, and is an application for the rezoning of 14.79 acres from RS-43 to RS-43 PAD for 4 additional single- residence housing units. This plan ensured that those affected by this application had an adequate opportunity to learn about and comment on the proposal.

**Contact:**

Steve Or Deanna Mason  
1142 E. Lehi Road  
Mesa. Arizona 85203  
Deanna: (480) 797-4840: Steve: (480) 7974841  
Email: masonfarms@masonmechanical.com

**Pre-Submittal Conference:** The Pre-submittal Conference with City of Mesa Development Services staff was held on June 28<sup>th</sup> , 2022. Staff reviewed the application and recommended that adjacent residents, and nearby registered neighborhoods be contacted.

**Action Plan:** In order to provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have.

1. A contact list was developed for citizens and agencies in this area including:
  - a. All registered neighborhood associations within one mile of the project.
  - b. Homeowners Associations within one half mile of the project.
  - c. Interested neighbors - focused on 1,000 feet from site but may include more.
2. All persons listed on the contact list received a letter describing the project, project schedule, site plan.
  - a. There was no need for the meetings as no conflict appeared in the area and no concerns were expressed to the city or to us regarding the matter.
3. Neighborhood Associations, Homeowners Associations, and neighbors within 1,000 feet of the site were mailed to inform them personally of the project and receive comments via contact info.
  - a. We received a call from a member of the Lehi Community Board (Michelle McCroskey) upon her receiving our letter and she spoke directly with the owner and expressed her support for the project.
  - b. We received an email from a neighbor (CK Sato) that was sent to both us and the city. He expressed his full support for our zone application and the proposed plans of the property.

**[All materials such Comments received were uploaded to the record for the case.]**

**Schedule:**

Pre-Submittal Conference – June 28<sup>th</sup> , 2022

Application Submittal - Aug 1, 2022

Mailings – July 25, 2023

~~First neighborhood meeting – September 12, 2022~~

~~Second neighborhood meeting – September 26, 2022~~

Submittal of Citizen Participation Report and Notification materials - July 25, 2023

Planning and Zoning Board Hearing – August 9<sup>th</sup> ,

1000 – Ft Address

<p>RODHAM LUKE J 1140 KELLY LN DUBUQUE, IA 52003</p>	<p>MILLER DENNIS M/MARSHA A 2146 N STAPLEY DR MESA, AZ 85203</p>	<p>MARK AND LEEANN FREEMAN REVOCABLE LIVING TRUS 1118 E LOCKWOOD ST MESA, AZ 85203</p>
<p>K J O LIVING TRUST PO BOX 31030 MESA, AZ 85275</p>	<p>STEADMAN CRAIG E 1125 E LOCKWOOD ST MESA, AZ 85282</p>	<p>WELLS JERRY WAYNE/BETTY LOU 2438 N STAPLEY DR MESA, AZ 85203</p>
<p>MASON FARMS LLC 1142 E LEHI RD MESA, AZ 85203</p>	<p>BUTLER SUSAN G 2440 N TERRACE CIRCLE MESA, AZ 85203</p>	<p>PUEBLO VIEJO HOMEOWNERS ASSN INC 1326 E ANASAZI MESA, AZ 85203</p>
<p>RUSSELL THOMAS/TANIS 1413 E LELAND ST MESA, AZ 85203</p>	<p>DOSSEY JOHN R/JULIANA M 2356 N SINAGUA CIR MESA, AZ 85203</p>	<p>MATHEWS KYLE S/EMILY A 1252 N AMBROSIA ST MESA, AZ 85205</p>
<p>HIROHATA GERALD 1125 E LEHI RD MESA, AZ 85203</p>	<p>MATHEWS KYLE S/EMILY A 1252 N AMBROSIA ST MESA, AZ 85205</p>	<p>JOHANN ROBERT J 2457 N STAPLEY MESA, AZ 85203</p>
<p>READER LAWRENCE ROBERT JR/HELEN ELIZABETH 2242 N SINAGUA MESA, AZ 85203</p>	<p>MARK C SETLOW &amp; SHAWNA R SETLOW REV LIV TRUST 1242 E SALADO CIR MESA, AZ 85203</p>	<p>GALLARDO ALEXANDER/MARSHALL STEPHANIE 2366 N SINAGUA CIR MESA, AZ 85203</p>
<p>SHUMWAY ERIC T/JODY R 1326 E ANASAZI ST MESA, AZ 85203</p>	<p>ANDREWS GWENDOLYN/MICHAEL 1227 E KAEI ST MESA, AZ 85203</p>	<p>DIXON KELLY/JOYCE 1120 E KAEI CIR MESA, AZ 85203</p>
<p>MESA CITY OF 20 E MAIN ST STE 650 PO BOX 1466 MESA, AZ 85211</p>	<p>WILLIAMS ROBERT L/ELIZABETH F 2341 N SINAGUA CIR MESA, AZ 85203</p>	<p>SHUMWAY ERIC T/JODY R 1326 E ANASAZI ST MESA, AZ 85203</p>
<p>GILLIAN M HETZEL LIVING TRUST 2448 N STAPLEY DR MESA, AZ 85203</p>	<p>PUEBLO VIEJO HOMEOWNERS ASSN INC 1326 E ANASAZI MESA, AZ 85203</p>	<p>KEVIN AND MARISA NIELSEN REVOCABLE LIV TRUST 1420 E LELAND ST MESA, AZ 85203</p>
<p>HOWE ROBERT M/PROVIDENTI JULIE L PO BOX 160 SEDALIA, CO 80135</p>	<p>MASON FARMS LLC 1142 E LEHI RD MESA, AZ 85203</p>	<p>LASAR-BROWN TRUSTBROWN JIM L TR 2334 N SINAGUA CIR MESA, AZ 85203</p>

<p>KALLAPURAKAL GREGORY PAUL/GREGORY PUSHPA</p> <p>1221 E Kael St Mesa, AZ 85203</p>	<p>PETERSEN KELLY LEE/CHRISTIE LYNN TR</p> <p>2138 N Stapley Dr Mesa, AZ 85203</p>	<p>K J O LIVING TRUST</p> <p>PO BOX 31030 Mesa, AZ 85275</p>
<p>LAMBLY CHRISTOPHER J/CARMICHAEL THERESA A</p> <p>2451 N Terrace Cir Mesa, AZ 85203</p>	<p>SUNSHINE PROPERTIES LLC</p> <p>PO BOX 6850 Phoenix, AZ 85005</p>	<p>MASON FARMS LLC</p> <p>1142 E Lehi Rd Mesa, AZ 85203</p>
<p>MONTESSORI HOUSE INC</p> <p>2415 N Terrace Cir Mesa, AZ 85203</p>	<p>SUNSET VISTA HOLDINGS LLC</p> <p>1333 N Greenfield Rd Ste 104 Mesa, AZ 85205</p>	<p>PUEBLO VIEJO HOMEOWNERS ASSOCIATION INC</p> <p>1326 E Anasazi Mesa, AZ 85203</p>
<p>CLAR PHILIP HANSEN TR</p> <p>1254 E Kael St Mesa, AZ 85203</p>	<p>GRAHAM GARY M/JAN M</p> <p>1226 E Kael St Mesa, AZ 85203</p>	<p>GUZZARDI JOHN/GIULIA</p> <p>CMR 426 Box 399 APO, AE 9613</p>
<p>MASON PROPERTY 1142 LLC</p> <p>915 E Kael St Mesa, AZ 85203</p>	<p>HOWE ROBERT M/PROVIDENTI JULIE L</p> <p>PO BOX 160 Sedalia, CO 80135</p>	<p>MARK TWAIN COOLEY &amp; FLORINE COOLEY REV LIV TR</p> <p>1260 E Lehi Rd Mesa, AZ 85203</p>
<p>CALLAHAN ROBERT D/CAROL L</p> <p>2429 N Terrace Cir Mesa, AZ 85203</p>	<p>SATO C K II/HOLLY</p> <p>1240 E Lehi Rd Mesa, AZ 85203</p>	<p>ISLAM FAMILY LIVING TRUST</p> <p>2321 N Sinagua Cir Mesa, AZ 85203</p>
<p>BAUGH LARA G</p> <p>1214 E Kenwood St Mesa, AZ 85203</p>	<p>BOWERS DAVID R/R ANN</p> <p>2162 N Stapley Dr Mesa, AZ 85203</p>	<p>MASON PROPERTY 1114 LLC</p> <p>915 E Kael St Mesa, AZ 85203</p>
<p>MASON RONALD STEVEN/DEANNA</p> <p>915 E Kael St Mesa, AZ 85203</p>	<p>BURK RICK D/MARGENE F</p> <p>1148 E Lockwood Mesa, AZ 85203</p>	<p>MASON FARMS LLC</p> <p>1142 E Lehi Rd Mesa, AZ 85203</p>
<p>REBSON DEREK/HOLLY</p> <p>2436 N Lazona Dr Mesa, AZ 85203</p>	<p>SHUMWAY ERIC T/JODY R</p> <p>1326 E Anasazi St Mesa, AZ 85203</p>	<p>LINN JAMES F JR/SHERRI L TR</p> <p>1321 Anasazi Mesa, AZ 85203</p>
<p>CORLEY GREGG/KELLI TR</p> <p>2318 N Sinagua Cir Mesa, AZ 85203</p>	<p>CHOKRACH JOHN/CANDY R</p> <p>1240 E Kael St Mesa, AZ 85203</p>	<p>PUEBLO VIEJO HOMEOWNERS ASSOCIATION INC</p> <p>1326 E Anasazi Mesa, AZ 85203</p>

<p>CROWE-ELDRIDGE FAMILY TRUST ELDRIDGE LANCE L/CROWE TINA E TR 2430 N TERRACE CIR</p>	<p>PALMDALE LIVING TRUST FAIRCLOUGH COLIN DOUGLAS/HELEN SUSAN TR 518 BEAR RIDGE KELLER, TX 76248</p>	<p>JOHNSON FAMILY REVOCABLE TRUST JOHNSON CURTIS M/RUTH E TRUSTEES 2340 N SINAGUA CIR</p>
<p>SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT ALAND DEPARTMENT/PAB10W PO BOX 52025</p>	<p>SEZATE FAMILY TRUST LESLIE SEZATE TRUSTEE 1101 E LEHI RD MESA, AZ 85203</p>	<p>SEZATE FAMILY TRUST LESLIE SEZATE TRUSTEE 1101 E LEHI RD MESA, AZ 85203</p>
<p>MURDOCK FAMILY TRUST MURDOCK JUSTIN MARK/CORTNY JANE TR 1266 E SALADO CIR MESA, AZ 85203</p>	<p>NAVAGE FAMILY TRUST NAVAGE SEAN/SHALLAN A TR 2326 N SINAGUA CIR MESA, AZ 85203</p>	<p>STEVEN STUART NEIL &amp; JANELLE HILTON NEIL RL/NEIL STEVEN STUART/JANELLE HILTON TRUSTEES 1154 E LEHI RD</p>
<p>NELSON FAMILY TRUST NELSON JOHN A/ERIN K TR 1233 E KAEL ST MESA, AZ 85203</p>	<p>PIPER FAMILY TRUST PIPER RICHARD A/CAROL L TR 1116 E 8TH PL MESA, AZ 85203</p>	<p>CLOUSE FAMILY TRUSTS KEITH AND MARGO F CLOUSE TR 1132 E LOCKWOOD MESA, AZ 85203</p>
<p>CK SATO AND HOLLY SATO REVOCABLE TRUSTS SATO CK/HOLLY TR 1240 E LEHI RD MESA, AZ 85203</p>	<p>CK SATO AND HOLLY SATO REVOCABLE TRUSTS SATO CK/HOLLY TR 1240 E LEHI RD MESA, AZ 85203</p>	<p>SUMMIT SHADOWS COMMUNITY ASSOCIATION VISION COMMUNITY MANAGEMENT 16625 S DESERT FOOTHILLS PKWY</p>
<p>SUMMIT SHADOWS COMMUNITY ASSOCIATION VISION COMMUNITY MANAGEMENT 16625 S DESERT FOOTHILLS PKWY</p>	<p>SUMMIT SHADOWS COMMUNITY ASSOCIATION VISION COMMUNITY MANAGEMENT 16625 S DESERT FOOTHILLS PKWY</p>	<p>SATO C K II/HOLLY TR 1240 E LEHI RD MESA, AZ 85203</p>
<p>COSTELLO JOSEPH 1251 E SALADO CIR MESA, AZ 85203</p>	<p>BOWLBY GARRETT RYAN 1309 E SALADO CIR MESA, AZ 85203</p>	<p>PUEBLO VIEJO HOMEOWNERS ASSN INC 1326 E ANASAZI MESA, AZ 85203</p>
<p>KOERNER STEVE J/LANCETTE M 2313 N SINAGUA CIR MESA, AZ 85203</p>		

## HOA – Address

Citrus Paradise  
837 E Jasmine  
Mesa, AZ 85203

Friendly Cove/Forest Knoll  
1638 E Mallory St  
Mesa, AZ 85203

Lehi (Community Improvement  
Association)  
3021 N Chestnut Cir  
Mesa. AZ 85213  
Royal Palms Neighborhood  
1510 E Jasmine St  
Mesa, AZ 85203

Citrus Paradise  
841 E Jasmine  
Mesa, AZ 85203

Friendly Cove/Forest Knoll  
1710 E Lockwood St  
Mesa, AZ 85203

Lehi (Community Improvement  
Association)  
1118 E Lockwood St  
Mesa. AZ 85203  
Stapley Greens  
1836 N Stapley  
Mesa, AZ 85203

Friendly Cove/Forest Knoll  
2632 N Hall Cir  
Mesa, AZ 85203

Lehi (Community Improvement  
Association)  
255 E Lehi Rd  
Mesa. AZ 85201

Lehi (Community Improvement  
Association)  
2445 N Mesa Dr  
Mesa. AZ 85203  
Villas at Royal Palms Condominium  
Association  
1901 E. University Dr.  
Mesa. AZ 85203

## Letter Mailed

### Planning & Zoning Board Hearing - Notification Letter

Dear Neighbor,

We have applied for Rezoning for the property located **within the 1200 to 1400 blocks of East Lehi Road (south side)**. This request is for Rezone from Single Residence-43 (RS-43) to Single-Residence-43 with a Planned Area Development overlay (RS-43-PAD). This will allow for a single residence subdivision. The case number assigned to this project is ZON22-00835.

This letter is being sent to all property owners within 500 or 1000 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. If you have any questions regarding this proposal, please call Steve at 480-797-4841 or Deanna at 480-797-4840 or e-mail us at [Masonfarms@masonmechanical.com](mailto:Masonfarms@masonmechanical.com)

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on **August 9, 2023** in the City Council Chambers located at 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.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](http://Mesa11.com/live) or [www.youtube.com/user/cityofmesa11/live](http://www.youtube.com/user/cityofmesa11/live), or listened to by calling **888-788-0099** or **877-853-5247** (toll free) using meeting ID **530 123 2921** and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least **1 hour** prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099** or **877-853-5247** (toll free) using meeting ID **530 123 2921** and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Samantha Brannagan of their Planning Division staff. She can be reached at 480-644-4798 or [Samantha.Brannagan@mesaaz.gov](mailto:Samantha.Brannagan@mesaaz.gov), 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,

R. Steve and Deanna Mason



## 2<sup>nd</sup> Page Letter Mailed

### Mason Farms Parcel Adjustment

Mason Farms is a proposed single-family subdivision designed specifically for the Mason family, with the goal of constructing four new homes alongside an existing home, resulting in a total of five houses on five individual parcels, situated on approximately 14.79 acres. The property, currently identified as Maricopa County Assessor Parcel Numbers 136-07-005J, -005F, -005G, -005H, is zoned RS-43 and will require a PAD Overlay resulting in a RS-43-PAD to accommodate the private road. The subdivision will conform to the respective standards for lot sizes, setbacks, and other requirements within the RS-43-PAD zoning category.

The purpose of this subdivision is to provide the Mason family with adjacent housing opportunities, rather than serving as a typical subdivision for resale. Four new single-family residences will be constructed on Lots 2-5. An existing single-family home at 1221 E. Lehi Road will remain on the property, occupying one of the newly proposed lots (Lot 1).

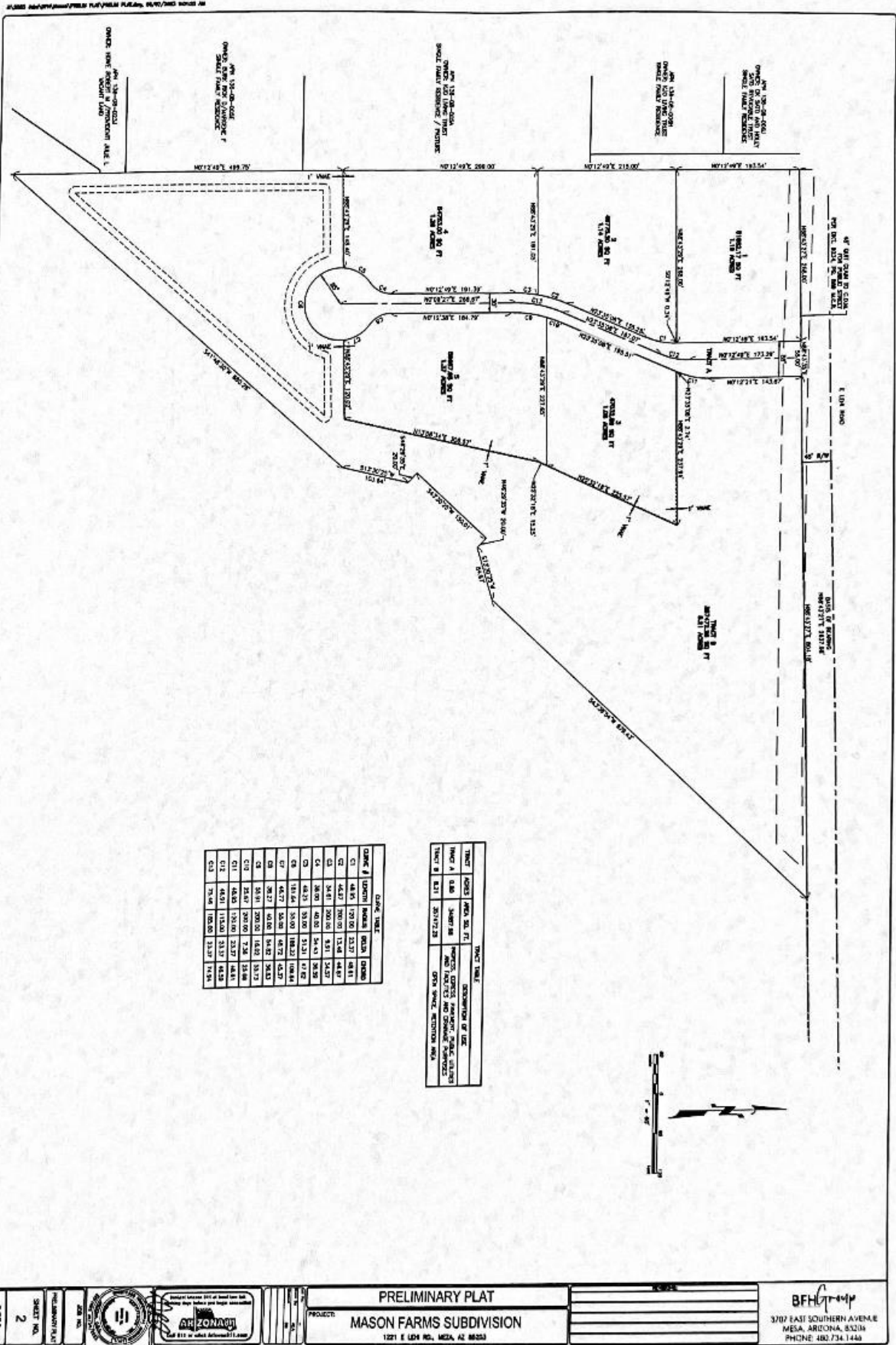
The Planned Area Development (PAD) overlay is being requested as an alternative to the standard public road requirements, in order to accommodate a private road. City Code Section 11-30-6: - LOTS AND SUBDIVISIONS allows for alternative street frontage for lots within an approved PAD. In this case, the private road within Tract A is proposed to provide access from Lehi Road, a public street, to Lots 2-5 that are not directly adjacent to Lehi Road. The PAD will ensure shared ownership, maintenance responsibilities, and access to underground utilities, such as water and other utilities. The PAD will also cover the lack of required landscaping on E. Lehi Road due to an existing canal across the entire frontage.

In addition to Lots 1-5, two tracts will be designated for other purposes. Tract A will be allocated for the private road, while Tract B will be reserved for agricultural use, such as farming alfalfa and housing horse stalls exclusively for the Mason family's personal use, with no commercial activities such as boarding horses for others. No housing development is planned for Tract B.

To preserve the rural atmosphere of the Lehi Community, the Mason family has carefully designed the layout of the parcels. Tract B, located along the canal and Lehi Road, will help maintain the area's rural character. Moreover, the new residences will be strategically set back from Lehi Road, positioned behind the existing structure to blend seamlessly with the community's aesthetic.



# Site Plan Mailed:



TRACT	ACRES	SQ. FT.	PERCENTAGE OF TRACT
TRACT A	8.68	369,778	80.00%
TRACT B	8.31	357,173	79.00%

LOT	ACRES	SQ. FT.	PERCENTAGE OF TRACT
C1	48.91	1,971,001	23.37%
C2	46.87	1,901,001	22.37%
C3	34.81	1,401,001	16.37%
C4	28.81	1,161,001	13.37%
C5	18.81	761,001	9.37%
C6	14.81	591,001	7.37%
C7	10.81	431,001	5.37%
C8	8.81	351,001	4.37%
C9	6.81	271,001	3.37%
C10	4.81	191,001	2.37%
C11	2.81	111,001	1.37%
C12	0.81	31,001	0.37%
C13	0.81	31,001	0.37%

TRACT	ACRES	SQ. FT.	PERCENTAGE OF TRACT
TRACT A	8.68	369,778	80.00%
TRACT B	8.31	357,173	79.00%